

# Berkeley South Sailing Cove Restroom Project: Final Programmatic Report (AMENDED)

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*Recipient Organization/Agency: City of Berkeley*  
*Date Submitted: May 31, 2019 (Final Submission)*  
*Award Amount: \$600,000*  
*Matching Contributions: \$194,430*  
*Total Disbursements: \$600,000*  
*Project Number: #8006.12.033631*

## 1. Summary of Accomplishments

### Accomplishments

This project has installed a new public restroom as a project element in the City's larger project to renovate the South Sailing Cove East Parking Lot at the Berkeley Marina. The new restroom was opened to the public on November 7, 2018. The new restroom contains four separate rooms, two exterior drinking fountains, two exterior showers, bicycle racks, and all features of the restroom are fully ADA accessible. As part of the renovation and new asphaltting and striping at the South Cove East Parking Lot, the project also installed new accessible paths of travel that connect the new restroom to the new ADA accessible parking slots and to the existing Bay Trail (completed in 2014). Specific to the new restroom, the project also installed a new sanitary sewer line, a new water line, and new electrical and safety lighting service. The project also reinforced the base soils underneath the restroom and parking lot with compaction and new soil stabilizers for improved stability and longevity (the restroom and the parking lot will both have life expectancies of 25-50 years).

### Recreational Benefits

The installation of the new accessible and sanitary public restroom is a vast improvement to the site. The new restroom is located at the nexus of several recreational destinations that draw up to 10,000 visitors per year: (1) the two public sailing clubs (Cal Sailing Club and Cal Adventures); (2) the three non-motorized small-boat public docks (servicing windsurfers, kayakers, paddle boarders, sailboats, swimmers, sight-seers and bird watchers, etc.); (3) the recently-constructed Bay Trail for bicyclists and pedestrians; (4) customers for the fishing charter boats and small-scale ferry boats; and (5) the City's Shorebird Park and Nature Center. Also at the site is the City's Adventure Playground, an outdoor do-it-yourself park for youth that recently drew a record 65,000 visitors in 2018.

The City also sponsors several annual special events at the Berkeley Marina that draw several thousand visitors that pass by the South Cove Parking Lot and new restroom via car, bicycle, and by foot. These include the following: (1) the City's July 4th fireworks celebration (up to 30,000 visitors); (2) the Bay Festival in April (5,000 visitors); (3) the International Kite Festival in July (up to 30,000 visitors); (4) the International Shoreline Cleanup Day in September (up to 1,800 volunteers); and more recently, (5) the new Winter on the Waterfront Festival in December (600 visitors). Smaller weekly special events include

local Audubon birdwatching tours, the City's Nature Center tours, as well as the daily use of the South Sailing Cove small boat docks by water recreation users. More recently, in 2017, a new small-scale ferry service began at the Berkeley Marina, bringing hundreds of new visitors to the South Cove Parking Lot area on a daily basis (by car, Uber, bicycle, scooter, and by foot).

## 2. Project Activities & Outcomes

### Primary Activities (in order of installation)

- a. The project to construct a new public restroom at the South Sailing Cove and was publicly bid alongside the NFWF Cosco Busan project to renovate the east parking lot. The combined contract costs for design, permitting, construction, construction management, and construction support administration for both projects was \$2,453,278. Funding included \$814,630 from the two Cosco Busan NFWF grants (including \$600,000 from this grant), \$500,000 from the State Coastal Conservancy, \$160,000 from the Division of Boating and Waterways, and \$978,648 from local City funds.
- b. A Notice To Proceed (NTP) from the City was issued to Team Ghilotti on November 20, 2017, which initiated the construction document submittal process.
- c. The contractor team, Team Ghilotti took control of the site on December 4, 2017 and completed site demolition.
- d. The underground utilities and soil compaction and stabilization work for the new restroom and renovated parking lot was completed by January 31, 2018.
- e. The new public restroom was installed on February 8, 2018.
- f. The concrete curb and ADA accessible sidewalk work for the new restroom and renovated parking lot was completed in late April, 2018.
- g. The final asphalt paving and safety striping for the new restroom and renovated parking lot was completed in late May, 2018.
- h. The grand-reopening ceremony for the entire South Cove Parking Lot Renovation and New Restroom Project was held on May 31, 2018, and the parking lot was opened to the public.
- i. The power utility company (PG&E) installed the new electrical meters on October 30, 2018.
- j. The final testing of the electrical system for the new restroom was completed on November 7, 2018 and the new restroom was opened to the public.

### Benefits

The City's Marina Master Plan of 2003 called for a new public restroom at the South Sailing Cove at the Berkeley Marina. This grant enabled the City to complete this important item in the Master Plan. Based on the number of visitors to the South Cove area described in **Item 2. Recreational Benefits** above, a new accessible and sanitary restroom facility will allow the City to successfully meet the needs of a highly-used and extremely popular regional recreational destination at the waters of the San Francisco Bay.

### Discrepancies/Benefits

There were no discrepancies between the project activities and the contract activities. However there were two notable changes during project implementation.

### Subsurfacing Grading

- **Discrepancy:** Despite a thorough geotechnical investigation of the site during the design phase, the grading and compaction operation encountered locations where the underlying water-saturated Bay mud soils were close to the surface. This situation required some unexpected off-haul of Bay mud soils to install the deep bioswale and its storm drain lines, as well as additional compaction by heavy

equipment in selected areas, including the location of the new public restroom (these change orders were covered by City contingency funds).

- **Benefit:** The City now has a much better understanding of the geotechnical conditions and groundwater levels at the landfill soils that comprise the uplands at the Berkeley Marina. The additional repairs to the soils now give the City greater confidence in the longevity of the project. This experience will greatly inform the budgeting and designs for renovations of the ten other parking lots and planned new public restrooms at the Berkeley Marina over the next decade. These renovations will vastly improve the visitor experience to the Berkeley Marina and will provide extensive environmental benefits in the form of: (1) stormwater treatment before it enters the bay, and (2) the re-use of existing soils for the base layer of the renovated parking lots and new public restrooms (i.e., instead of off-hauling soils to landfills).

#### Electrical System

- **Discrepancy:** During the excavation of the site for the installation of new electrical lines for the new restroom and parking lot renovation, the power utility company (PG&E) discovered that their distribution lines to the site did not match their records, and were actually in the wrong locations, rendering them inaccessible to PG&E repair crews. In order to bring power to the parking lights and new public restroom, the distribution lines needed to be re-routed to a more accessible location.
- **Benefit:** While this was an unanticipated but necessary change order cost (covered by City contingency funds), it became an opportunity to re-design the new electrical system to improve service to the parking lot, restroom, and the adjacent public sailing clubs, and allow for increased electrical capacity for future activities. The sailing clubs are especially happy about this unanticipated benefit.

### 3. The Future

- In 2019, the City will conduct a new engineering study in partnership with the California Water Emergency Transportation Authority (WETA) to study the feasibility of a new public ferry service at the Berkeley Waterfront. This project could potentially transport over 800 commuters on a daily basis, and possible many more travelers for recreation and tourism at the Berkeley Waterfront and other locations throughout the San Francisco Bay.
- In addition, the City's Marina Master Plan of 2003 calls for the renovation of all existing parking lots and existing restrooms, along with additional public restrooms at the Berkeley Marina.
- In addition, the City's Marina Master Plan of 2003 also calls for the completion of the Bay Trail spur at the Berkeley Marina. To-date, the City has completed the first three segments of the five-segment trail, and plans to implement the remaining segments over the next decade.

### 4. Lessons Learned

- The water table at the South Cove Parking Lot site was higher than indicated by the geotechnical survey results, and so additional excavation of wet Bay mud soils should be anticipated for future parking lot and restroom projects at the Berkeley Marina.
- The records of existing power distribution lines from the local power utility company (PG&E) might not be up-to-date, and so additional field surveys of existing utility lines should be done during the design phase.

### 5. Project Documents

- Photos included below

***POSTING OF FINAL REPORT:*** *This report and attached project documents may be shared by the Foundation and any Funding Source for the Project via their respective websites. In the event that the Recipient intends to claim that its final report or project documents contains material that does not have to be posted on such websites because it is protected from disclosure by statutory or regulatory provisions, the Recipient shall clearly mark all such potentially protected materials as “PROTECTED” and provide an explanation and complete citation to the statutory or regulatory source for such protection.*





*Image 1: South Cove East Parking Lot – Excavating the new sanitary sewer line for the new public restroom, starting at the mainline manhole at University Ave, 10 feet below grade (Photo by D. Sheils).*





*Image 2: South Cove East Parking Lot – Trenching southward from University Ave to the location of the new public restroom adjacent to the Bay Trail (Photo by D. Sheils).*



*Image 3: South Cove East Parking Lot – Compacting and stabilizing existing subsoils atop Bay muds  
(Photo by D. Sheils).*





*Image 4: South Cove East Parking Lot – Complete final base layer for new restroom (Photo by D. Sheils).*





*Image 5: South Cove East Parking Lot – Installing the new pre-fabricated restroom by crane at the site. The restroom building is constructed in two sections in order to meet highway transportation requirements (Photo by D. Sheils).*



*Image 6: South Cove East Parking Lot – Installing the new pre-fabricated public restroom by crane at the site (Photo by D. Sheils).*





*Image 7: South Cove East Parking Lot – Installing the drainage system for the new concrete restroom plaza area and outdoor washdown area at the restroom (Photo by R. Miller).*





*Image 8: South Cove East Parking Lot – Installing the drainage system for the new concrete restroom plaza area and outdoor washdown area at the restroom (Photo by R. Miller).*





*Image 9: South Cove East Parking Lot – Installing the new concrete restroom plaza adjacent to the new ADA accessible parking slots with accessible path of travel to the new public restroom (Photo by D. Sheils).*



*Image 10: South Cove East Parking Lot – Installing truncated dome detectable surfaces for the new accessible concrete sidewalk path of travel to the new public restroom (Photo by D. Sheils).*



*Image 11: South Cove East Parking Lot – New asphalt paving atop the stabilized base layer to provide ADA accessible parking slots adjacent to the new public restroom (Photo by D. Sheils).*





*Image 12: South Cove East Parking Lot – The fully asphalted and striped accessible path of travel from the ADA parking slots to the new public restroom (Photo by D. Sheils).*





*Image 13: South Cove East Parking Lot – Before renovation, the shower consisted of an old outdoor shower head with a garden hose (Photo by R. Miller).*



*Image 14: South Cove East Parking Lot – Post renovation, there is a new outdoor washdown at the new public restroom with time-limited pushbuttons for water savings. There is also an ADA accessible pushbutton (Photo by D. Sheils).*





*Image 15: South Cove Parking Lot and Restroom Project – Grand Re-opening ceremony with City Councilmembers and Mayor, Parks and Waterfront Commissioners, project staff, and the public, May 31, 2018 (Photo by D. Sheils).*



*Image 16: Project funder support signage is above the drinking fountain at the new restroom (Photo by R. Miller).*