

From: [Amy Wooldridge](#)
To: [CITYCOUNCIL-List](#)
Cc: [Erin Smith](#)
Subject: Info on Item 5-K: Agreement with Bay Construction for Civic Center Parking Structure Renovation Project
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Hello Mayor and Councilmembers,

Here is information from Director Smith regarding additional background on Item 5-K on tonight's consent calendar, recommending an agreement with Bay Construction Co. for the Civic Center Parking Structure Renovation Project.

In Fiscal Year 2023-24, Council approved \$1,000,000 for garage improvements to enhance safety, security, and functionality. Design work extended longer than anticipated due to multiple plan revisions. Plans now meet or exceed code requirements including ADA improvements and infrastructure for future electric vehicle charging—both not part of the original estimate. Bid alternates, also not part of the original estimate, include repairing the vandalized Civic Center marquee and repainting exterior surfaces.

Staff continues seeking ways to expand bid competition, as seen in the recent Harbor Bay Business Park Bust Stops and Ferry Terminal Improvements Project that attracted seven bidders. Although the same advertisement and promotion was done for this project, fewer bidders responded likely due to the specialization and varied nature of the project scope. Additional parking funds from previous appropriations allow us to award the full project, ensuring improvements in safety, security, accessibility, and functionality of the Civic Center Garage.

For broader parking context, the Business District Parking Permit Program, established in the early 2000s, provides businesses with monthly permits for surface lots. Staff previously explored relocating permit holders to the garage but deferred further evaluation until security upgrades were completed. Modernizing agreements with DABA and WABA will allow the City to transition to a virtual, license-plate-based system, reducing administrative burden and improving efficiency. This will also provide an opportunity to revisit the concept of relocating some permit activity to the garage.

Thank you,
Amy

Amy Wooldridge
Assistant City Manager
City of Alameda
(510) 747-4709
awooldridge@alamedaca.gov

www.alamedaca.gov