



Office of the City Manager

February 28, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Re: South Sailing Basin Dock Closure Update

The South Sailing Basin contains three public docks: the East Dock, the Middle Dock and the West Dock. The Middle Dock has two gangways, with one for ADA access [see Attachment 1].

This document provides an update on the recent closures of the East Dock and the ADA gangway of the Middle Dock in the South Sailing Basin of the Berkeley Waterfront.

East Dock

On February 26th, an assessment by marine engineering firm COWI recommended that the dock should be closed for public access until repairs can be completed. They observed three out of four piles under the dock had lost significant sectional thickness to provide adequate vertical and lateral strength to support the dock. As of February 27th, staff have closed access to the East Dock.

The total cost to repair the East Dock is estimated to be \$250,000. Funding for the design and permitting portion of this cost is approximately \$50,000 and has been set aside in the Marina Fund. The estimated \$200,000 construction cost is currently unfunded. If funding is secured, construction could be completed and the dock could be re-opened in Fall 2025. PRW is working with the City Manager's Office to identify options for the construction funding.

The East Dock was originally constructed in the early 1980s to allow water access from the South Cove East Parking Lot.

ADA Gangway and Float at the Middle Dock

The ADA gangway and float showed signs of deterioration last year, and on-site repairs were made in March 2024 to add welds and additional framing. Despite those repair efforts, the gangway and float sustained irreparable damage following recent storm events, and the gangway was closed this winter.

Staff has identified a replacement option with an updated design to prevent future damage, including a temporary repair to re-open the gangway for public access until the replacement float arrives. The cost is estimated to be \$110,000, and funding has been set aside in the Marina

Fund to cover this cost. With the temporary repair, the Middle Dock ADA Gangway is expected to re-open for public access by May 2025, with the new float installed by Fall 2025.

An ADA gangway and float was added to the Middle Dock in April 2020, funded with a State Coastal Conservancy grant [see Attachment 2].

Other Docks Open to the Public

Two docks in the South Sailing Basin remain open: the West Dock and the main gangway of the Middle Dock. In addition, the K Dock public dock in the inner harbor, and the launch ramp in the inner harbor [see Attachment 3] remain open.

Cal Sailing Club and Cal Adventures, the sailing clubs that operate out of the South Sailing Basin, rely primarily on the West and Middle docks, which remain open to public and available for water sports users, swimmers, and walkers.

Other South Cove Capital Projects

The South Cove receives over 35,000 visitors per year who use the outdoor recreation facilities and attend community programs at the Berkeley Waterfront. The South Cove has undergone many improvements in recent years. These include:

- South Cove East Parking Lot and Restroom Project, \$2.4M (2018)
- South Sailing Basin East and West Dock Float Replacement, \$185,000 (2019)
- South Cove ADA Accessible Gangway Project, \$380,000 (2020)
- Bay Trail Extension Improvement Project, \$716,000 (2020)

Additionally, the South Cove area has multiple capital and planning projects underway now. These include:

- South Cove West Parking Lot Project, \$1.9M, planned completion: November 2025. The project will cover the existing gravel surface with asphalt and install safety elements and a new storm water treatment system.
- South Sailing Basin Dredging Study, \$323,000, planned completion: Summer 2026. The study is conducting public engagement to better define dredging scope, to determine dredging depth, and to provide an accurate cost estimate. Final permits and design are anticipated to be completed in Summer 2026. Construction funding has yet to be identified.
- South Sailing Basin Seawall Study, \$500,000, planned completion: Summer 2026. The study will explore and determine the best repair option for the South Sailing Basin Seawall and begin permitting. Final permits and design are anticipated to be completed in Summer 2026. Construction funding has yet to be identified.

Staff continue to work to implement improvements to the South Cove area that address infrastructure needs and ensure the public can continue to enjoy the Berkeley Waterfront and access the San Francisco Bay.

cc: Sharon Friedrichsen, Interim Deputy City Manager
Tasha Tervalon, Interim Deputy City Manager
Scott Ferris, Director, Parks, Recreation & Waterfront
Farimah Brown, City Attorney
Jenny Wong, City Auditor
Mark Numainville, City Clerk
Matthai Chakko, Assistant to the City Manager

Attachment 1: South Sailing Basin Docks and K Dock



Attachment 2: Middle Dock ADA Gangway and Float



Attachment 3: Waterfront Map

