



Memorandum

AGENDA ITEM 8

DATE: August 30, 2023

TO: Transportation Authority Board

FROM: Carl Holmes - Deputy Director for Capital Projects

SUBJECT: 9/12/23 Board Meeting: Increase the Amount of Professional Services Contract with WMH Corporation by \$350,000, to a Total Amount Not to Exceed \$3,050,000 for the Design Phase and Caltrans Right-of-Way Approval for the Yerba Buena Island Hillcrest Road Improvement Project

RECOMMENDATION Information Action

- Increase the amount of professional services contract with WMH Corporation by \$350,000, to a total amount not to exceed \$3,050,000 for the design phase and Caltrans right-of-way approval for the Yerba Buena Island (YBI) Hillcrest Road Improvement Project (Project).
- Authorize the Executive Director to negotiate and modify agreement payment terms and non-material terms and conditions.

SUMMARY

The Transportation Authority has an existing contract with WMH Corporation for professional design services for the Project, which will install a single direction 2-lane roadway with a dedicated bike path from the West Side Bridges Seismic Retrofit Project to the I-80 interchange at Southgate Road. This contract is for design services up to \$2,700,000 for 95% preliminary and final design plans. This amount was a result of the maximum project design cost allowed by the Infill Infrastructure Grant which is funding the Project. After the contract award in May 2022, the State of California Department of Housing and Community Development gave approval to increase the design service cost to \$3,210,000. We are now seeking to increase the amount of the WMH Corporation contract by \$350,000 to complete design from 95% to 100% preliminary and final design plans.

- Fund Allocation
- Fund Programming
- Policy/Legislation
- Plan/Study
- Capital Project Oversight/Delivery
- Budget/Finance
- Contract/Agreement
- Other:



BACKGROUND

The redevelopment of Treasure Island and YBI will transform the islands into a new San Francisco neighborhood with new businesses, homes, retail, parks, and transportation modes. At full buildout, the redevelopment will create 8,000 new housing units and anticipates up to 25,000 new residents, workers, and thousands of visitors each year. To improve traffic circulation around the islands, the roads are being upgraded to meet anticipated increasing demands. Hillcrest Road on YBI connects Treasure Island Road to both Southgate Road and the eastbound I-80 on-ramp to the Bay Bridge. It plays a vital connection role across YBI and between the two spans of the Bay Bridge. Hillcrest Road does not meet current City and County of San Francisco Public Works (SFPW) standards.

The Treasure Island Development Authority (TIDA) was awarded a \$30,000,000 Infill Infrastructure Grant (IIG) by the State of California Department of Housing and Community Development in the Spring of 2020 for the widening of Hillcrest Road to improve safety and traffic circulation. TIDA requested that the Transportation Authority lead the design and construction effort for the Project because of the Transportation Authority's expertise and experience on other YBI engineering projects including YBI Ramps Improvement Project, Southgate Road Realignment Project, and West Side Bridges Seismic Retrofit Project (see Attachment 2 - YBI Project Map). In December 2021, TIDA and the State executed the standard agreement which allows work to start on the Project. These documents include preliminary engineering, environmental documents, and plans, specifications, and estimates.

The TI/YBI Redevelopment Project Environmental Impact Report (EIR) includes roadway improvements on YBI including Hillcrest Road. The baseline Project will widen Hillcrest Road and provide two travel lanes and a Class II bicycle lane. This is consistent with the TI/YBI Redevelopment EIR. The baseline Project is estimated to cost \$26.8 million and is fully funded with the IIG grant. We are working closely with TIDA and Bay Area Toll Authority (BATA) to identify and secure an additional \$6.7 million to add scope to the Hillcrest project from our failed Senate Bill 1 Solutions for Congested Corridors application for the Yerba Buena Island Multi-Use Path (MUP). Instead of a 6-foot Class II bike lane along Hillcrest, the MUP envisions a 16-foot Class I bike/ped path. This requires a wider cross-section on Hillcrest and a taller and longer retaining wall built into the hillside. Building this now as part of the Hillcrest Project would achieve construction and cost efficiencies; thus, we are working diligently with TIDA and BATA to secure funding in the next few months. Phase 1 of the MUP, which is envisioned to be built in four segments to take advantage of various construction projects underway on the island, would allow full bicycle and pedestrian access from the east span of the SFOBB to the ferry terminal on Treasure Island. The Hillcrest project would build out segment 2 of the MUP, subject to funding availability.



DISCUSSION

Contract Update. In May 2022, through Resolution 22-52, we awarded a two-year contract in the amount of \$2,700,000 to WMH Corporation to provide design services up to 95% preliminary and final design plans for the Project. Over the past year, the project team has been working on the design and coordinating with TIDA, SFPW, San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, San Francisco Fire Department, and Caltrans. The design is now approaching 95% completion of plans and construction is scheduled to start in early 2024. With the California Department of Housing and Community Development's approval to allow additional reimbursable design cost, the project team would like to complete the plans to 100%.

We established a Disadvantaged Business Enterprise (DBE)/Small Business Enterprise (SBE) goal of 15% for this contract. To date, the WMH team has achieved 97% DBE/SBE participation from multiple firms, including WMH Corporation (SBE), Associated Right of Way Services, Inc. (SBE), Biggs Cardosa Associates, Inc. (SBE), Earth Mechanics, Inc. (DBE/SBE), David J. Powers & Associates, Inc. (DBE), Haygood & Associates Landscape Architects (DBE), MGE Engineering, Inc. (DBE), Power Systems Design (SBE), Towill, Inc. (SBE), and Y&C Transportation Consultants, Inc. (DBE).

FINANCIAL IMPACT

The Project contract amount is funded with Infill Infrastructure Grant funds awarded to TIDA by the State of California. The proposed amendment will increase the contract budget by \$350,000 for a total amount not to exceed of \$3,050,000. The Transportation Authority has a Memorandum of Agreement with TIDA for the reimbursement of design services. The approved Fiscal Year 2023/24 budget amendment includes this year's activities.

CAC POSITION

The Community Advisory Committee considered this item at its September 6, 2023, meeting and unanimously adopted a motion of support for the staff recommendation.

SUPPLEMENTAL MATERIALS

- Attachment 1 - Design Services for Hillcrest Road Improvement Project - Scope of Services
- Attachment 2 - YBI Project Map
- Attachment 3 - Resolution



Attachment 1 Scope of Services

WMH Corporation shall prepare plans, specifications, and estimates for the Hillcrest Road Widening Project (Hillcrest Project).

Specific tasks include: 1) Project Management, 2) Right of Way Engineering, and 3) Project Engineering and Design. The tasks are detailed below.

Task 1 - Project Management

This task provides for management of civil engineering design efforts, interagency coordination meetings, and regular progress updates. Contractor will perform the following project management tasks and activities:

- Supervise, coordinate, and monitor products development, for conformance with the Transportation Authority, San Francisco Public Works (SFPW), San Francisco Municipal Transportation Agency (SFMTA), San Francisco Public Utilities Commission (SFPUC), and Caltrans standards and policies.
- Coordinate all design staff and any subconsultants to assure the free and timely flow of information for each task activity.
- Assure that all documents requiring City oversight review are prepared in accordance with City standards, guidelines, and procedures.
- Assure that all documents requiring Caltrans' approval are prepared in accordance with Caltrans' standards, guidelines, and procedures.
- Prepare a detailed Critical Path Method (CPM) schedule to meet milestone deliverables and required board cycle approvals.
- Reporting: Prepare monthly reports detailing work activity in the period, schedule, cost and performance against key project objectives and metrics.

Task 2 - Right of Way Engineering

This task consists of all right-of-way engineering for the Project including obtaining Caltrans Encroachment Permit and United States Coast Guard (USCG) easements if necessary.



Deliverables:

- *All right-of-way engineering deliverables (Hard Copy, Appraisal Maps, Plat Maps, Legal Descriptions, etc.) prepared in accordance with City, USCG, and Caltrans standards.*
- *Caltrans Encroachment Permit*
- *Right-of-Way Easement*
- *Coordination with USCG and Treasure Island Development Authority (TIDA)*

Task 3 - Project Engineering and Design

Final design shall consist generally of the preparation of PS&E in accordance with current City and Caltrans standards. The final contract plans shall include all necessary plan sheets required for the complete construction of the Project. In addition, the selected consultant shall be responsible for the preparation, submittal, and approval of all accompanying documents (i.e., various design reports, utility relocations, permits, agreements, reports, survey notes, slope stake notes, SFPW permits and requirements, SFMTA permits and requirements, SFPUC permits and requirements, and Caltrans District Office Engineer/Headquarters Office Engineer permits and requirements). Below are the tasks that are anticipated to be performed:

3.1 PS&E (35% Submittal)

Deliverables:

- *Geometric Approval Drawings including design exceptions if necessary*
- *35% Plans including typical cross sections*
- *Structures Type Selection Report*
- *QA/QC documentation*

3.2 PS&E (65% Submittal)

Deliverables:

- *65% Plans*
- *Geotechnical Materials Report*
- *Foundation Report*
- *Hydraulics Report*
- *All necessary City permits*



- *Draft Agreements and Permits (Caltrans and utility providers, etc.)*
- *Draft Storm Water Pollution Prevention Plan (SWPPP)*
- *Draft Construction Cost Estimate*
- *Electronic copy of plans, design, reports, draft permits, and draft agreements*
- *Traffic Management Plan*
- *Constructability Review*

3.3 PS&E (95% Submittal)

Deliverables:

- *95% Plans*
- *Draft Final SWPPP*
- *Construction Cost Estimate*
- *Constructability Review*
- *Draft Agreements and Permits (City, Caltrans, and utility providers, etc.)*
- *Electronic copy of plans, design, reports, draft permits, and draft agreements*
- *QA/QC documentation*

3.4 PS&E (100% Final Submittal)

Deliverables:

- *Final Roadway Plans*
- *Final Structure Plans*
- *Final SWPPP*
- *Construction Cost Estimate*
- *Constructability Review*
- *Agreements and Permits (City, Caltrans, and utility providers, etc.)*
- *Electronic copy of plans, design, reports, draft permits, and draft agreements*
- *QA/QC documentation*

Project schedule: The Transportation Authority desires to adhere to the milestone schedule shown below for the consultant contract. The schedule is intended to include adequate time for review and comments by the appropriate participating agencies.

- Contract Award - May 2022
- 35% PS&E and all Task 3.1 deliverables - March 2023



- 95% PS&E and all Task 3.2 and Task 3.3 deliverables - August 2023
- 100% Final PS&E and all Task 3.4 deliverables - November 2023

Preparation of the final design engineering, City and County of San Francisco permits and approvals, and Caltrans encroachment permit shall commence immediately following completion of a contract amendment from the Transportation Authority. WMH Corporation shall be responsible for all work necessary to obtain all City and County of San Francisco permits and approvals, Caltrans encroachment permit, CCSF right-of-way, and complete Final PS&E, and shall comply with applicable local, State, and Federal standards.

YBI Construction Projects

Attachment 2

Macalla Road Reconstruction (TICD)
(2019 - 2022)

YBI Multi-use Path (SFCTA)
(2025 - 2027)

Forest Road Detour (TICD)
(2022 - 2023)

YBI WB Ramps
Opened October 2016

Pier E2 & Torpedo Building
(2024 - 2025)

YBI Vista Point
Opened May 2017

I-80 EB Off-Ramp/Southgate Road Realignment (SFCTA)
(2020 - 2023)

West Side Bridges Project (SFCTA)
(2023 - 2026)

Hillcrest Road Improvement Project (SFCTA)
(2024 - 2025)



San Francisco
County Transportation
Authority



RESOLUTION INCREASING THE AMOUNT OF THE PROFESSIONAL SERVICES CONTRACT WITH WMH CORPORATION BY \$350,000, TO A TOTAL AMOUNT NOT TO EXCEED \$3,050,000 FOR DESIGN PHASE AND CALTRANS RIGHT-OF-WAY APPROVAL FOR THE YERBA BUENA ISLAND HILLCREST ROAD IMPROVEMENT PROJECT, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE CONTRACT PAYMENT TERMS AND NON-MATERIAL TERMS AND CONDITIONS

WHEREAS, The Treasure Island/Yerba Buena Island Redevelopment Environmental Impact Report requires roadway improvements on Yerba Buena Island including Hillcrest Road; and

WHEREAS, The existing Hillcrest Road does not meet San Francisco Public Works' safety standards such as having sidewalks and bike lanes; and

WHEREAS, In Spring 2020, the Treasure Island Development Authority (TIDA) was awarded a \$30,000,000 Infill Infrastructure Grant (IIG) by the State of California Department of Housing and Community Development for the widening of Hillcrest Road to improve safety and traffic circulation; and

WHEREAS, TIDA requested the Transportation Authority to lead and manage project development efforts for the Hillcrest Road Improvement Project (Project); and

WHEREAS, Transportation Authority has a Memorandum of Agreement with TIDA for the reimbursement of design services and TIDA will then seek reimbursement from the IIG; and

WHEREAS, IIG staff initially limited the amount of reimbursable design cost to \$3,000,000; and

WHEREAS, In May 2022, through Resolution 22-52, the Transportation Authority awarded a two-year contract in the amount of \$2,700,000 to WMH Corporation to provide design services up to 95% preliminary and final design plans for the Project; and



WHEREAS, In August 2022, IIG staff increased the amount of reimbursable design cost to \$3,210,000; and

WHEREAS, The Transportation Authority Project team would like to complete 100% design to enable start of construction scheduled for early 2024; and

WHEREAS, At its September 6, 2023 meeting, the Community Advisory Committee was briefed on and unanimously adopted a motion of support for the staff recommendation; now, therefore, be it

RESOLVED, That the Transportation Authority hereby increases the amount of the professional services contract with WMH Corporation by \$350,000, to a total amount not to exceed \$3,050,000 for the design phase and Caltrans right-of-way approval of the Hillcrest Road Improvement Project; and be it further

RESOLVED, That the Executive Director is authorized to negotiate contract payment terms and non-material contract terms and conditions; and be it further

RESOLVED, That for the purposes of this resolution, "non-material" shall mean contract terms and conditions other than provisions related to the overall contract amount, terms of payment, and general scope of services; and be it further

RESOLVED, That notwithstanding the foregoing and any rule or policy of the Transportation Authority to the contrary, the Executive Director is expressly authorized to execute contracts and amendments to contracts that do not cause the total contract value, as approved herein, to be exceeded and that do not expand the general scope of services.