

## Memorandum

### AGENDA ITEM 5

**DATE:** July 3, 2025

**TO:** Treasure Island Mobility Management Agency Committee

**FROM:** Carl Holmes – Deputy Director for Capital Projects

**SUBJECT:** 07/08/25 Committee Meeting: Recommend Awarding a Construction Contract to the Lowest Responsible and Responsive Bidder, Thompson Builders Corporation, in an Amount Not to Exceed \$3,047,000; Authorizing an Additional Construction Allotment of \$152,350, for a Total Construction Allotment Not to Exceed \$3,199,350; and Authorizing the Executive Director to Execute All Other Related Supporting and Supplemental Agreements for the Treasure Island Ferry Terminal Enhancements Project

#### RECOMMENDATION ☐ Information ☒ Action

- Award a construction contract to the lowest responsible and responsive bidder, Thompson Builders Corporation, in an amount not to exceed \$3,047,000
- Authorize an additional construction allotment of \$152,350, for a total construction allotment not to exceed \$3,199,350
- Authorize the Executive Director to negotiate contract payment terms and non-material contract terms and conditions
- Authorize the Executive Director to execute all other related supporting and supplemental agreements

#### SUMMARY

The Treasure Island Mobility Management Agency (TIMMA) has been working jointly with Treasure Island Community Development (TICD), the master developer, and the Treasure Island Development Authority (TIDA) on an intermodal Transit Hub as part of the Treasure Island/Yerba Buena Island Redevelopment Project to provide transportation to the islands. We are constructing a component of the Transit Hub – the transit shelters, public restrooms, and support spaces, which will form a gateway to Treasure Island for residents,

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

workers and visitors arriving by ferry, bus, or bike.

We advertised the construction contract on May 1, 2025, and received 1 electronic bid on June 3, 2025. After reviewing the submitted bid, we determined that the lowest responsive and responsible bidder is Thompson Builders Corporation with a bid of \$3,047,000. We are recommending awarding a construction contract to Thompson Builders Corporation for \$3,047,000 and an additional construction allotment of 5%, or \$152,350, for contingency, for a total construction allotment not to exceed \$3,199,350.

## BACKGROUND

On April 1, 2014, the San Francisco Board of Supervisors adopted a resolution designating the San Francisco County Transportation Authority (Transportation Authority) as TIMMA to implement elements of the Treasure Island Transportation Implementation Plan (TITIP) in support of the Treasure Island/Yerba Buena Island Development Project. The TITIP calls for, and TIMMA will be responsible for implementing, the Treasure Island Mobility Management Program - a comprehensive and integrated program to manage travel demand on Treasure Island as the development project occurs, including an integrated congestion pricing program with vehicle tolling, parking pricing, and transit pass components.

The Environmental Impact Report of the Treasure Island/Yerba Buena Island Redevelopment Project was approved in 2011 with the following text that sets the framework for the Transit Hub:

*The Development Program would include the construction of a Transit Hub in the Island Center. The Transit Hub would have a new Ferry Terminal..., shelters for bus and shuttle transfers, and an area for ticket sales and travel and tourist information.*

As the redevelopment of Treasure Island has moved forward, so has the design and construction of the Transit Hub, located at the southwest corner of Treasure Island where the causeway connects it to Yerba Buena Island. The Transit Hub consists of the Ferry Terminal; a public plaza; and bus stops for Muni and the future on-island shuttle and east bay services. TICD designed and constructed the Ferry Terminal and public plaza and is operating an interim ferry service.

We are constructing a component of the Transit Hub - the transit shelters, public restrooms, and support spaces - with federal and state grant funds, using the design completed by TICD. The Ferry Terminal and Transit Hub will form a welcoming,

convenient gateway to Treasure Island for residents, workers and visitors arriving by ferry, bus, or bike.

## DISCUSSION

**Bid Process and Results.** On May 1, 2025, we issued an Invitation to Bid for construction services for the Project through Bid Express, an electronic construction-bidding website.

We conducted active outreach to the contractor community to ensure robust competition for this procurement opportunity. In particular, we coordinated with multiple trade and contractor industry organizations to distribute the appropriate notifications of plan availability for this construction bid opportunity. We prioritized providing access to contract documents and conducting active outreach to the contractor community to encourage participation from Disadvantaged Business Enterprise (DBE) and Small Business Enterprise (SBE) firms through the following means:

- Contract announcements placed in four local/ethnic publications: San Francisco Chronicle, Nichi Bei, Sing Tao, and Small Business Exchange; and
- Announcements posted on the Transportation Authority's website, the electronic bid website and distributed via email to DBE and SBE firms.

On May 7, 2025, we held a virtual non-mandatory, pre-bid meeting and networking session, which provided opportunities for interested disadvantaged and small businesses to meet potential prime contractors and form partnerships. On the bid-opening date of June 3, 2025, we received and opened one (1) bid in response to the Invitation to Bid. The verified bid results are listed below in Table 1.

**Table 1. Bid Results**

<b>BIDDER</b>	<b>AMOUNT</b>
Engineers Estimate	\$ 2,950,000.00
Thompson Builders Corporation	\$ 3,047,000.00

We have determined that Thompson Builders Corporation is the lowest responsible and responsive bidder, bidding \$3,047,000.00. A detailed bid item list is included in Attachment 1. The amount is approximately 3% over the Engineer's Estimate for the Project's construction cost of \$2,950,000.

**DBE Goal and Good Faith Effort Process.** Since this project includes federal funds, we are mandated to follow federal requirements for this procurement, including the

establishment of a DBE goal. Accordingly, in collaboration with the California Department of Transportation (Caltrans), we established a 22% DBE goal for the construction contract.

The lowest responsible and responsive bidder, Thompson Builders Corporation, submitted a DBE commitment of 2.6%. Pursuant to federal DBE regulations, a bidder must either meet the DBE goal by obtaining sufficient DBE participation or must show that it made adequate good faith efforts to meet the goal. The project team reviewed the DBE goal documentation provided by Thompson Builders Corporation. Pursuant to this review, we found Thompson Builders Corporation has made a satisfactory good faith effort to meet the DBE participation goal. Caltrans reviewed our good faith efforts evaluation and accepted our good faith effort determination. Furthermore, there were no protests during the required 5-day protest period.

**Schedule.** The project schedule is projected as follows:

- Award Construction Contract – July 2025
- Begin Construction – September 2025
- Construction Completion – Summer 2026

**Additional Construction Allotment.** In order to construct the project, we will need to enter into agreements, permits, or certifications with other agencies/entities, including but not limited to the Caltrans, TIDA, the San Francisco Public Utilities Commission, SFMTA, and San Francisco Public Works, to provide final funding, perform utility tie-in's, purchase agency furnished materials and for these agencies/entities to oversee select portions of the construction contractor's work. We recommend an additional contingency of \$152,350, or 5% of total anticipated construction costs, for a total construction allotment of \$3,199,350.

**Funding.** The construction contract, and additional construction allotment for supplemental work items and contingency, will be funded with Federal Highway Administration (FHWA) Ferry Boat Discretionary funds, administered by Caltrans, and local matching funds provided by the state Affordable Housing and Sustainable Communities (AHSC) grant.

**Table 2. Ferry Terminal Enhancements Project Funding Plan**

<b>Phase</b>	<b>FHWA</b>	<b>AHSC</b>	<b>TOTAL</b>
Preliminary Engineering	\$200,000	\$50,000	\$250,000
Construction Capital	\$2,335,600	\$863,750	\$3,199,350
Construction Engineering <sup>1</sup>	\$464,400	\$86,250	\$550,650
<b>TOTALS</b>	<b>\$3,000,000</b>	<b>\$1,000,000</b>	<b>\$4,000,000</b>

<sup>1</sup>Construction engineering includes soft costs during the construction phase (i.e., staff time, consultants for construction management services, and design services during construction).

## **FINANCIAL IMPACT**

The proposed construction contract will be funded by federal and state grant funds mentioned above. The adopted Fiscal Year 2025/26 budget includes sufficient funds to accommodate the recommended action(s).

## **SUPPLEMENTAL MATERIALS**

- Attachment 1 – Bid Item List
- Attachment 2 – Resolution

**Attachment 1**  
**Ferry Terminal Enhancements Project**  
**Bid Item List**  
**Thompson Builders Corporation**

Item	Description	Unit	Quantity	Unit Price	Total Cost
1	EARTHWORK – Restrooms	LS	1	\$566,500.00	\$566,500.00
2	SITE DEMOLITION – Restrooms	LS	1	\$35,000.00	\$35,000.00
3	PLANTING, LANDSCAPING AND IRRIGATION – Restrooms	LS	1	\$30,000.00	\$30,000.00
4	SITE UTILITIES – Restrooms	LS	1	\$45,000.00	\$45,000.00
5	CONCRETE – Restrooms	LS	1	\$200,000.00	\$200,000.00
6	CONCRETE FINISHING – Restrooms	LS	1	\$25,000.00	\$25,000.00
7	MISCELLANEOUS METAL – Restrooms	LS	1	\$1,000.00	\$1,000.00
8	ROUGH CARPENTRY, SHEATHING – Restrooms	LS	1	\$130,000.00	\$130,000.00
9	WATER AND GRAFFITI REPELLANTS – Restrooms	LS	1	\$0.00	\$0.00
10	METAL PANELS – Restrooms	LS	1	\$250,000.00	\$250,000.00
11	SINGLE PLY ROOFING – Restrooms	LS	1	\$30,000.00	\$30,000.00
12	SHEET METAL FLASHING AND TRIM – Restrooms	LS	1	\$9,000.00	\$9,000.00
13	ROOF SPECIALTIES AND ACCESSORIES – Restrooms	LS	1	\$0.00	\$0.00
14	FIRESTOPPING, JOINT SEALANT, AND CAULKING – Restrooms	LS	1	\$8,000.00	\$8,000.00
15	HOLLOW METAL DOORS, FRAMES, HARDWARE – Restrooms	LS	1	\$23,000.00	\$23,000.00
16	METAL FRAMED SKYLIGHTS – Restrooms	LS	1	\$7,500.00	\$7,500.00
17	TRANSLUCENT WALL ASSEMBLIES – Restrooms	LS	1	\$100,000.00	\$100,000.00
18	LOUVERS AND VENTS – Restrooms	LS	1	\$10,000.00	\$10,000.00
19	PLASTER ASSEMBLIES – Restrooms	LS	1	\$19,000.00	\$19,000.00
20	STRUCTURAL AND NON-STRUCTURAL METAL FRAMING, ROOF FRAMING & WALL FRAMING – Restrooms	LS	1	\$100,000.00	\$100,000.00
21	GYPSON WALLBOARD – Restrooms	LS	1	\$40,000.00	\$40,000.00
22	TILING AND BASE – Restrooms	LS	1	\$55,000.00	\$55,000.00
23	WALL COVERING – Restrooms	LS	1	\$2,500.00	\$2,500.00
24	PAINTING – Restrooms	LS	1	\$22,000.00	\$22,000.00
25	MISCELLANEOUS SPECIALTIES – Restrooms	LS	1	\$8,000.00	\$8,000.00

**Attachment 1**  
**Ferry Terminal Enhancements Project**  
**Bid Item List**  
**Thompson Builders Corporation**

Item	Description	Unit	Quantity	Unit Price	Total Cost
26	SIGNAGE – Restrooms	LS	1	\$3,500.00	\$3,500.00
27	TOILET PARTITIONS & ACCESSORIES – Restrooms	LS	1	\$33,000.00	\$33,000.00
28	PLUMBING – Restrooms	LS	1	\$244,000.00	\$244,000.00
29	ELECTRICAL – Restrooms	LS	1	\$160,000.00	\$160,000.00
30	EARTHWORK – Bus Shelters (Locations 1 and 2)	LS	1	\$285,000.00	\$285,000.00
31	SITE DEMOLITION – Bus Shelters (Locations 1 and 2)	LS	1	\$60,000.00	\$60,000.00
32	SITE UTILITIES – Bus Shelters (Locations 1 and 2)	LS	1	\$15,000.00	\$15,000.00
33	CONCRETE – Bus Shelters (Locations 1 and 2)	LS	1	\$110,000.00	\$110,000.00
34	MISCELLANEOUS METAL – Bus Shelters (Locations 1 and 2)	LS	1	\$1,000.00	\$1,000.00
35	STEEL – Bus Shelters (Locations 1 and 2)	LS	1	\$61,000.00	\$61,000.00
36	DECORATIVE METAL – Bus Shelters (Locations 1 and 2)	LS	1	\$31,000.00	\$31,000.00
37	EXTERIOR FINISH CARPENTRY – Bus Shelters (Locations 1 and 2)	LS	1	\$22,000.00	\$22,000.00
38	METAL PANELS – Bus Shelters (Locations 1 and 2)	LS	1	\$165,000.00	\$165,000.00
39	GLAZING – Bus Shelters (Locations 1 and 2)	LS	1	\$40,000.00	\$40,000.00
40	PAINTING AND COATING – Bus Shelters (Locations 1 and 2)	LS	1	\$35,000.00	\$35,000.00
41	MISCELLANEOUS SPECIALTIES - Bus Shelters (Locations 1 and 2)	LS	1	\$20,000.00	\$20,000.00
42	ELECTRICAL – Bus Shelters (Locations 1 and 2)	LS	1	\$45,000.00	\$45,000.00
			<b>Total</b>		<b>\$3,047,000.00</b>

RESOLUTION AWARDING A CONSTRUCTION CONTRACT TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER, THOMPSON BUILDERS CORPORATION, IN AN AMOUNT NOT TO EXCEED \$3,047,000; AUTHORIZING AN ADDITIONAL CONSTRUCTION ALLOTMENT OF \$152,350, FOR A TOTAL CONSTRUCTION ALLOTMENT NOT TO EXCEED \$3,199,350; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER RELATED SUPPORTING AND SUPPLEMENTAL AGREEMENTS FOR THE TREASURE ISLAND FERRY TERMINAL ENHANCEMENTS PROJECT

WHEREAS, The Treasure Island Mobility Management Agency (TIMMA) has been working jointly with Treasure Island Community Development, the master developer, and the Treasure Island Development Authority (TIDA) on an intermodal Transit Hub as part of the Treasure Island/Yerba Buena Island Redevelopment Project to provide transportation to the islands; and

WHEREAS, TIMMA is seeking construction services for a component of the Transit Hub which comprises transit shelters, public restrooms, and support spaces, which were designed as part of the Ferry Terminal and associated public plaza; and

WHEREAS, Federal funding requirements mandates the TIMMA to establish a Disadvantaged Business Enterprise (DBE) goal, the agency established a 22% DBE goal for the construction contract in collaboration with the California Department of Transportation (Caltrans); and

WHEREAS, On May 1, 2025, the TIMMA issued an Invitation to Bid for construction services for the Treasure Island Ferry Terminal Enhancements Project (Project) through Bid Express, an electronic construction-bidding website; and

WHEREAS, On the bid-opening date of June 3, 2025, the TIMMA received and opened one (1) bid in response to the Invitation to Bid by Thompson Builders Corporation with a DBE commitment of 2.6%; and

WHEREAS, staff reviewed and approved the Good Faith Effort documentation



submitted by Thompson Builders Corporation regarding their DBE efforts, and Caltrans accepted the Good Faith Effort determination; and

WHEREAS, In order to construct the Project, the TIMMA will need to enter into agreements, permits, or certifications with other agencies/entities, including but not limited to Caltrans, TIDA, San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, and San Francisco Public Works, to provide final funding, perform utility tie-ins, purchase agency furnished materials, and for these agencies/entities to oversee select portions of the construction contractor's work; and

WHEREAS, TIMMA staff recommend an additional contingency of \$152,350, or 5% of total anticipated construction costs, for a total construction allotment of \$3,199,350; and

WHEREAS, The adopted Fiscal Year 2025/26 budget includes sufficient funds to accommodate the recommended action(s); and

WHEREAS, The construction contract, and additional construction allotment for supplemental work items and contingency, will be funded with federal and state grant funds through the Federal Highway Administration Ferry Boat Discretionary funds administered by Caltrans, and local matching funds provided by the state Affordable Housing and Sustainable Communities grant; and

RESOLVED, That the TIMMA hereby awards a construction contract to Thompson Builders Corporation, in an amount not to exceed \$3,047,000; authorizing an additional construction allotment of \$152,350, for a total construction allotment not to exceed \$3,199,350; and authorizing the Executive Director to execute all other related supporting and supplemental agreements for the Treasure Island Ferry Terminal Enhancements Project; and be it further

RESOLVED, That the Executive Director is hereby 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 TIMMA to the contrary, the Executive Director is expressly authorized to execute agreements and amendments to agreements that do not cause the total agreement value, as approved herein, to be exceeded and that do not expand the general scope of services.