



Memorandum

AGENDA ITEM 8

DATE: October 23, 2025

TO: Transportation Authority Board

FROM: Carl Holmes – Deputy Director for Capital Projects

SUBJECT: 11/04/2025 Board Meeting: Approve a Two-Year Professional Services Contract with WSP USA Inc. in an Amount Not to Exceed \$3,800,000 for Construction Management Services for the Treasure Island Road Improvements – Yerba Buena Island Multi-Use Pathway Segment 4 Project

RECOMMENDATION ☐ Information ☒ Action

- Approve a two-year professional service contract with WSP USA Inc. (WSP) in an amount not to exceed \$3,800,000 for Construction Management Services for the Treasure Island Road Improvements (TIRI) – Yerba Buena Island Multi-Use Pathway (YBI MUP) Segment 4 Project (Project)
- Authorize the Executive Director to negotiate contract payment terms and non-material terms and conditions

SUMMARY

On behalf of the Treasure Island Development Authority (TIDA), the Transportation Authority will be administering the construction work for TIRI -YBI MUP Segment 4 Project. We issued a Request for Proposals (RFP) for construction management services for this project on August 22, 2025. By the due date, we received four proposals and one proposal was deemed disqualified due to delivery after the response deadline. A multi-agency technical review panel including Treasure Island Development Authority (TIDA), San Francisco Public Works (SFPW), and Transportation Authority staff recommended WSP to provide construction management services for the Project.

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



BACKGROUND

The redevelopment of Treasure Island and Yerba Buena Island 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 anticipate up to 25,000 new residents, workers and thousands of visitors each year. To improve traffic circulation around the islands as a result of the anticipated population growth, we are working jointly with TIDA and SFPW on the development of various transportation projects on the islands.

The Treasure Island/Yerba Buena Island Redevelopment Project Environmental Impact Report (TI/YBI EIR) includes physical infrastructure improvements along Treasure Island Road designed to prioritize transit movement and active transportation. These improvements include converting the existing westbound on-ramp to the Bay Bridge West Span to transit and emergency vehicle access only. The transit lane allows SF Muni and emergency vehicles to bypass vehicle queues and reduce operational impact to bus services.

The Project will improve traffic circulation on YBI and include TI/YBI EIR improvements by widening Treasure Island Road and provide two travel lanes, a new transit lane, and a new Class I multi-use path. This Class I path is Segment 4 of the YBI Multi-use Path Project. The limits for the Project are between the Macalla Road Intersection and the northern limits of the West Side Bridges Project.

The Project will also include the construction of a retaining wall on the uphill side for approximately 900 feet and slope stability measures on the water side of Treasure Island Road. The additional scope of work includes streetlights, medians, safety barriers and railings, aesthetic treatment of the retaining wall, and environmental monitoring and mitigation.

DISCUSSION

Project Status and Schedule. The Project completed environmental clearance, received National Environmental Policy Act Categorical Exclusion in December 2023, and was revalidated in May 2025 to include the transit lane. The Project also received California Environmental Quality Act Statutory Exemption in March 2023. The plans are anticipated to reach 100% completion in Spring 2026. The Project is being fast-tracked to take advantage of the closure of Treasure Island and Hillcrest roads as part of the West Side Bridges Seismic Retrofit Project and Hillcrest Road Improvement



Project. The Project is scheduled to go into construction in Summer 2026 and complete construction in late 2027.

The planned schedule for the construction management service is as follows:

<u>Activity</u>	<u>Completion Date</u>
• Notice to Proceed Pre-construction Services Part 1	Nov 2025
• Biddability review	
• Construction cost estimate	
• Perform Pre-construction Services Part 1	Nov 2025 - March 2026
• Notice to Proceed Pre-construction Services Part 2	March 2026
• Managing the bid process	
• Perform Pre-construction Services Part 2	March 2026 - June 2026
• Notice to Proceed Construction Services	June 2026
• Perform Construction Management Services	June 2026 - Nov 2027

Procurement Process. We issued an RFP for construction management services for the Project on August 22, 2025. We hosted a virtual pre-proposal conference on August 29, 2025, which provided opportunities for small businesses and larger firms to meet and form partnerships. Thirty firms registered for the conference. We took steps to encourage participation from small and disadvantaged, and local business enterprises, including advertising in six local newspapers: San Francisco Chronicle, San Francisco Examiner, San Francisco Bayview, Small Business Exchange, Nichi Bei, and El Reportero. We also distributed the RFP to certified small, disadvantaged, and local businesses; Bay Area and cultural chambers of commerce; and small business councils.

By the due date of September 26, 2025, we received four proposals in response to the RFP, and one proposal deemed disqualified due to delivery after the response deadline. A selection panel comprised of the Transportation Authority, TIDA, and SFPW staff evaluated the proposals based on qualifications and other criteria identified in the RFP, including the proposer's understanding of project objectives, technical and management approach, and capabilities and experience. The panel short-listed and interviewed three firms on October 14, 2025. Based on the competitive process defined in the RFP and the interviews, the panel recommends that the Board award a construction management services contract to WSP, as the



team demonstrated clear understanding of project objectives and challenges, specifically, around YBI transportation improvements, roadway construction, retaining wall construction, utility joint trench installation, and bike/pedestrian connections.

Pursuant to Transportation Authority policy, we established a Disadvantaged Business Enterprise (DBE)/Small Business Enterprise (SBE)/Local Business Enterprise (LBE) goal of 13% for this contract. On October 3, 2025, the U.S. Department of Transportation (DOT) issued an Interim Final Rule dramatically modifying USDOT's DBE regulations. The changes affected all federally funded projects, and included temporarily suspending DBE goals on pending procurements and existing contracts, and discontinuing the tracking of DBE participation, and eliminating the race- or gender-based presumptions previously used to establish firms' eligibility for DBE certification.

Nevertheless, the Interim Final Rule does not affect the proposed contract, primarily because it will not be funded by federal DOT funds. Even if federal DOT funding were to be used, the awardee was selected consistent with the Interim Final Rule's standards. Furthermore, the selection process as described in the RFP is based on demonstrated competence and professional qualifications, and proposers' ability to meet the DBE/SBE/LBE goal was not intended to be used as a selection criterion. Even though the DBE/LBE/SBE goal was not part of the evaluation criteria, WSP's team includes a combined 20.8% SBE/LBE participation from multiple firms, including BioMaAS Inc. (SBE), Geometrix Surveying Engineering Inc. (LBE), Inspection Services, Inc. (SBE), KL Bartlett Consulting (SBE), and Pendergast Consulting Group, Inc. (SBE). We will continue to monitor and await further guidance from DOT and Caltrans regarding updates to the federal DBE Program and the Caltrans DBE Program Plan.

Funding. The proposed construction management services contract amount will be funded by regional and local sources, including Regional Measure 3 (RM3) Bridge Toll funds from the Metropolitan Transportation Commission (MTC), TIDA funds, and a Prop L appropriation which is a separate item on this agenda. In September 2025, through Resolution 26-14, the Board approved the submission of an allocation request to MTC for \$16.25 million in RM3 funds for the Project. MTC will consider the request at its November 19, 2025 meeting. On October 8, 2025, TIDA's Board approved entering a Memorandum of Agreement with the Transportation Authority, committing \$10.8 million to the Project.



FINANCIAL IMPACT

The proposed construction management services contract amount for the Project is \$3.8 million for a two-year period. Award of the full contract amount is contingent upon MTC's approval of allocating the aforementioned RM3 funds and the execution of a Memorandum of Agreement with TIDA, anticipated by mid-November and early December 2025, respectively. We will include this year's activities in the Fiscal Year 2025/26 mid-year budget amendment and sufficient funds will be included in future budgets to cover the remaining cost of the contract.

CAC POSITION

The CAC will consider this item at its October 29, 2025 meeting.

SUPPLEMENTAL MATERIALS

- Attachment 1 – Construction Management Services for the Yerba Buena Island Treasure Island Road Improvement Project – Scope of Services
- Attachment 2 – YBI Project Map

ATTACHMENT 1

YERBA BUENA ISLAND TREASURE ISLAND ROAD IMPROVEMENT PROJECT

WSP CONSTRUCTION MANAGEMENT SERVICES

SCOPE OF WORK

WSP USA Inc. (Contractor) and its subconsultants shall perform the following construction management services as required to the not-to-exceed limit for this Scope of Work.

Phase 1 - Pre-Construction Services

TASK 1.1 Biddability Review

- Perform field investigations as necessary.
- Perform biddability review of the 100% contract documents (construction plans, special provisions, bid proposal and relevant information) for the project and submit a biddability report on discrepancies, inconsistencies, omissions, ambiguities, proposed changes, and recommendations.

TASK 1.2 Construction Cost & Schedule

- Perform an independent construction cost estimate and construction schedule in Critical Path Method format.

TASK 1.3 Management of the construction contract bidding process

- Management of the construction contract bidding phase; and management of the pre-bid conference and bid opening procedures including review of bids, bid bonds, insurance certificates and related contractor bid proposal submittals; and assist the Transportation Authority in selecting the recommended lowest responsible and responsive bidder.
- Process construction contract for execution by the contractor.
- Arrange for, coordinate and conduct a pre-construction conference, including preparation of meeting minutes.
- Contractor should have experience with roadway improvements, retaining walls, tieback walls and soil nail walls of projects of similar scope, size, and complexity to the YBI Treasure Island Road Improvement Project. These experiences include roadways, transit lanes, multi-use paths, steep terrain, unstable soil conditions, soil erosion, permeation grouting, stabilizing hill sides, hard rock excavation, stormwater drainage, retaining walls, streetlight, joint-trench, electrical conduit installation, fiber optic installation, utility relocation and multiuse paths.

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Phase 2 - Construction Phase Services

TASK 2.1. Project Set-up

2.1.1 Establish a specific Safety Plan.

2.1.2 Set up Construction Management tools, including filing, approval processes, Organizational Chart, communication protocols, Project Progress Meetings standard materials, action items tracks, financial dashboard, Requests for Information (RFI) dashboard, Construction Change Orders (CCOs) dashboard, Risk register form.

2.1.3 Establish and process project control documents including:

- Daily inspection diaries.
- Weekly progress reports.
- Monthly construction payments.
- Requests for Information (RFI).
- Material certifications.
- Material Submittals.
- Weekly Statement of Working Days.
- Construction Change Orders.
- Review of certified payrolls.

TASK 2.2

Contractor shall perform all necessary construction-administration functions as required by the Transportation Authority's Construction Contract Administration Procedures, Caltrans Standard Specifications, the project Special Provisions, and Caltrans Construction and Local Assistance Procedures Manual, City and County of San Francisco (City) Department requirements and specifications, and Bay Area Toll Authority (BATA) requirements:

- Perform all required field inspection activities, monitor contractor's performance and enforce all requirements of applicable codes, specifications, and contract drawings.
- Provide inspectors for day-to-day on the job observation/inspection of work. The inspectors shall make reasonable efforts to guard against defects and deficiencies in the work of the Construction Contractor and to ensure that provisions of the contract documents are being met.
- Prepare daily inspection reports documenting observed construction activities.
- Hold weekly progress meetings, weekly or as deemed necessary, between contractors, the Transportation Authority, Caltrans oversight, the City, Treasure

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Island Development Authority (TIDA), BATA, United States Coast Guard (USCG), and other interested parties. Prepare and distribute minutes of all meetings.

- Take photographs and videotape recordings of pre-construction field conditions, during construction progress, and post construction conditions.
- Prepare and recommend contractor progress payments including measurements of bid items. Negotiate differences over the amount with the contractor and process payments through the Transportation Authority Project Manager.
- Monitor project budget, purchases and payment.
- Prepare monthly progress reports documenting the progress of construction describing key issues, cost status, and schedule status.

Prepare quarterly project status newsletters

- Review of construction schedule updates:
 - Review construction contractor's monthly updates incorporating actual progress, weather delays and change order impacts. Compare work progress with planned schedule and notify construction contractor of project slippage. Review Construction Contractor's plan to mitigate schedule delay. Analyze the schedule to determine the impact of weather and change orders.
- Evaluate, negotiate, recommend, and prepare change orders. Perform quantity and cost analysis as required for negotiation of change orders.
- Analyze additional compensation claims submitted by the Construction Contractor and prepare responses. Perform claims administration including coordinating and monitoring claims responses, logging claims and tracking claims status.
- Process all Construction Contractor submittals and monitor City and Caltrans review activities.
- Review, comment and facilitate responses to RFI's. Prepare responses to RFI on construction issues. Transmit design-related RFI's to designer. Conduct meetings with Construction Contractor and other parties as necessary to discuss and resolve RFI's.
- Act as construction project coordinator and the point of contact for all communications and interaction with the Construction Contractor, Caltrans, the City, TIDA, BATA, USCG, project designer and all affected parties.
- Oversee and inspect Construction Contractor Control and the tie-in points.
- Schedule, manage, perform and document all field and laboratory testing services. Ensure the Construction Contractor furnishes Certificates of Compliance or source release tags with the applicable delivered materials at the project site. Materials testing shall conform to the requirements and frequencies as defined in the Transportation

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Authority's Construction Contract Administration Procedures, Caltrans Construction Manual, Caltrans Materials Testing Manuals, the City requirements and codes.

- Coordinate and meet construction oversight requirements of the City, BATA, USCG, and TIDA for work being performed within the respective jurisdictions. The Construction Manager shall be responsible for coordinating with the City, USCG, and TIDA regarding traffic control measures, press releases, responses to public inquiries, and complaints regarding the project.
- Oversee environmental mitigation monitoring. Monitor and enforce Construction Contractor Stormwater Pollution Prevention Plan compliance.
- Oversee archaeological monitoring and mitigation compliance.
- Enforce safety and health requirements and applicable regulations for the protection of the public and project personnel.
- Facilitate all necessary utility coordination with respective utility companies.
- Provide coordination and review of Construction Contractor's detours and staging plans with Caltrans, the City, TIDA, and BATA construction management staff.
- Maintain construction documents per Federal and State requirements. Enforce Labor Compliance requirements.
- Quality Assurance/Quality Control (QA/QC) - Establish and implement a QA/QC procedure for construction management activities undertaken by in-house staff and by subconsultants. The QA/QC procedure set forth for the project shall be consistent with Caltrans' most recent version of the "Guidelines for Quality Control/Quality Assurance for Project Delivery" Enforce Quality Assurance requirements.
- Ensure construction contractor complies with Federal and State Prevailing Wage Law (Labor Code Sections 1720-1781) requirements.

Phase 3 - Post-Construction Services

- The Contractor's Post Construction Phase activities including:
 - Prepare initial punch list and final punch list items.
 - Finalize all bid items, claims, and change orders. Provide contract change order and documentation to project designer. Coordinate preparation of record drawings (as-built drawings) by project designer.
 - Provide final inspection services and project closeout activities, including preparation of a final construction project report per Federal, State, and the City requirements.
 - Turn all required construction documents over to Transportation Authority, the City, Caltrans, and BATA for archiving.

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General Project Administration

The Contractor will also perform the following general project administrative duties:

- a) Prepare a monthly summary of total construction management service charges made to each task. This summary shall present the contract budget for each task, any re-allocated budget amounts, the prior billing amount, the current billing, total billed to date, and a total percent billed to date. Narratives will contain a brief analysis of budget-to-actual expenditure variances, highlighting any items of potential concern for Transportation Authority consideration before an item becomes a funding issue.
- b) Provide a summary table in the format determined by the Transportation Authority indicating the amount of LBE and/or SBE firm participation each month based upon current billing and total billed to date.
- c) Provide a monthly invoice in the standard format determined by the Transportation Authority that will present charges by task, by staff members at agreed-upon hourly rates, with summary expense charges and subconsultant charges. Detailed support documentation for all Contractor's direct expenses and subconsultant charges will be attached.

The Contractor shall maintain a suitable construction field office in the project area for the duration of the project. Under a separate contract with the Transportation Authority, TIDA or the Construction Contractor will be required to provide a construction trailer for the Contractor team's use which shall include desks, layout table, phone, computers, Internet services, reproduction machine, file cabinets and for use for weekly construction meetings. The Contractor shall provide all necessary safety equipment required for their personnel to perform the work efficiently and safely. The Contractor personnel shall be provided with radio or cellular-equipped vehicles, digital camera, and personal protective equipment suitable for the location and nature of work involved.

The Contractor shall provide for the field personnel a fully operable, maintained and fueled pick-up truck which is suitable for the location and nature of work to be performed (automobiles and vans without side windows are not suitable). Each vehicle shall be equipped with an amber flashing warning light visible from the rear and have a driver control switch.

The Contractor field personnel shall perform services in accordance with the City, TIDA, and BATA criteria and guidelines and subject to the following general requirements:

All reports, calculations, measurements, test data and other documentation shall be prepared on forms specified and/or consistent with City standards.

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All construction management services, and construction work must comply with the requirements of the Transportation Authority, the City, BATA, USCG and TIDA. The Contractor will report directly to the Transportation Authority's Project Manager.

Attachment 2- YBI Construction Projects

completed
Design phase
Construction

Macalla Rd improvement (TICD)	
Interim config	Opened 2023
Final config	2028

Forest Road Detour (TICD)	
Opened 2023-2027	

YBI MUP Segment 4:
Treasure Island Road
Improvements
(2026 - 2028)*

*Anticipated schedules
subject to funding availability

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

Hillcrest Road
Improvement Project
(SFCTA) (2024 - 2026)

YBI MUP Segment 1	
Interim config	2025-2026
Final config	Pending funds

YBI MUP Segment 3: West Side
Bridges Contract Change Order
(2025-2026)

YBI MUP Segment 2: Hillcrest
Contract Change Order
(2025-2026)



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