



Memorandum

AGENDA ITEM 6

DATE: November 13, 2025

TO: Transportation Authority Board

FROM: Carl Holmes – Deputy Director for Capital Projects

SUBJECT: 12/09/25 Board Meeting: Authorize an Additional Construction Allotment of \$1,000,000, for a Revised Additional Construction Allotment Not to Exceed \$1,896,564, for the Pier E2 Parking Lot Project

RECOMMENDATION ☐ Information ☒ Action • Authorize an additional construction allotment of \$1,000,000, for a revised additional construction allotment not to exceed \$1,896,564, for the Pier E2 Parking Lot Project (Project) • Authorize the Executive Director to negotiate and modify contract payment terms and non-material terms and conditions • Authorize the Executive Director to execute all other related supporting and supplemental agreements SUMMARY The Transportation Authority is leading and administering construction work for the Project on behalf of the Bay Area Toll Authority (BATA). The Project will improve public parking and restroom facilities for the existing Pier E-2 park, built to commemorate the historic east span of the Bay Bridge. In December 2024, through Resolution 25-27, the Board awarded a base construction contract to Thompson Builders Corporation in an amount not to exceed \$8,965,637, with an additional construction allotment of \$896,564, for the Project and the Torpedo Building Retrofit Project. In September 2025, we secured an additional \$1,000,000 from BATA for the Project. The additional funding will allow the construction of a new proposed multi-use access pathway from the east span of the Bay Bridge to the Bimla Rhinehart Vista Point Park, located at the former Pier E2. Additional funds will also cover removal of unforeseen buried concrete left in place from previous Naval operations on the site. We are proposing to increase the additional construction allotment by \$1,000,000, to a revised amount not to exceed \$1,896,564 for the Project.	☐ Fund Allocation ☐ Fund Programming ☐ Policy/Legislation ☐ Plan/Study ☒ Capital Project Oversight/Delivery ☐ Budget/Finance ☒ Contract/Agreement ☐ Other: _____
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BACKGROUND

In March 2018, the Caltrans Toll Bridge Program Oversight Committee approved retaining four of the six remaining marine pier foundations of the San Francisco Oakland Bay Bridge that will serve as public access. On the San Francisco side, Pier E-2 serves as an observation platform where one can imagine the prior east span alignment while viewing the new, current eastern span. The development of Pier E-2 into a public access site adds to existing amenities including access to the bicycle and pedestrian path (Bay Bridge Trail), Bridge Yard Building in Oakland, and the Torpedo Building. Newly constructed roads on Yerba Buena Island (YBI) will provide public access to Pier E-2. Limited vehicle parking, bicycle parking, and signage were added to the site as Phase 1 of the Pier E-2 improvement project.

Phase 2 of the project will expand the parking lot; add a restroom; finalize the landscaping, drainage and signage at the site; upgrade the entrance gates; and provide utilities to serve both the parking lot improvements and the future improvements planned for the Torpedo Building. At the completion of the Phase 2 Pier E-2 improvements, the Vista Point will be completed and opened to the public for enhanced access to the San Francisco Bay and other amenities described above. The Transportation Authority, on behalf of BATA, is contracting and managing the construction.

DISCUSSION

Additional Construction Allotment. In December 2024, through Resolution 25-27, the Transportation Authority awarded a base construction contract to Thompson Builders Corporation in an amount not to exceed \$8,965,637 and authorized an additional construction allotment of \$896,564, for the Project and the Torpedo Building Retrofit Project. Funding above the base construction contract with Thompson Builders Corporation is included in the Construction Phase budget as additional construction allotment. The construction allotment is utilized through executing construction contract change orders with Thompson Builders Corporation, entering into agreements, permits, or certifications with other agencies/entities, including but not limited to Caltrans, Treasure Island Development Authority, the California Highway Patrol, the San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, 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.

In September 2025, we secured an additional \$1,000,000 from BATA's Toll Bridge Rehabilitation Program for the Project, approved by the BATA Oversight Committee at its September 10, 2025 meeting. We are proposing to increase the additional construction allotment by \$1,000,000, to a revised amount not to exceed \$1,896,564. This additional amount will be used to fund out-of-scope work needed to address unforeseen buried concrete left over from prior Naval operations and to construct a newly-proposed multi-use access pathway from the east span of the Bay Bridge to the Bimla Rhinehart Vista Point Park.



Budget. The overall Project Construction Capital Budget of \$10,862,201 is shown on the following table:

Project Construction Capital Budget

Budget Item	Budget Amount
Base Construction Contract	\$ 8,965,637
Additional Construction Allotment	\$ 1,896,564
Total Construction Capital Budget	\$ 10,862,201

Schedule. The Project schedule is projected as follows:

- Awarded and Executed Construction Contract - December 2024
- Construction Started - March 2025
- Construction Completion - Spring 2026
- Project Closeout - Summer 2026

FINANCIAL IMPACT

The construction contract and additional construction allotment will be funded by local funding sources, including BATA Bridge Rehabilitation Funds, discussed above. We will include the additional funding and construction contract activities in the Fiscal Year 2025/26 mid-year budget amendment. Funding will be included in future budgets if required.

CAC POSITION

The CAC will consider this item at its November 19, 2025, meeting.