



Memorandum

AGENDA ITEM 9

DATE: November 20, 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 E-2 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 E-2 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. Additional funds will cover removal of unforeseen buried concrete left in place from previous Naval operations on the site and 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 E-2. We anticipate completing construction by Spring 2026.	☐ 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 in 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 considered this item at its November 19, 2025, meeting and unanimously adopted a motion of support for the staff recommendation.

SUPPLEMENTAL MATERIALS

- Attachment 1 - Maps
- Attachment 2 - Resolution

YBI Construction Projects

ATTACHMENT 1

completed
Design phase
Construction

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

*Anticipated schedules subject
to funding availability

Macalla Rd
improvement
(TICD)

Interim config	Opened 2023
Final config	2028

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

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

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

Forest Road
Detour (TICD)
Opened 2023-
2027

YBI WB Ramps
Opened October
2016

Pier E2 & Torpedo
Building (SFCTA)
(2024 - 2026)

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

YBI Vista Point
Opened May
2017

YBI MUP Segment 1

Interim config	2025- 2026
Final config	Pending funds

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



San Francisco
County Transportation
Authority

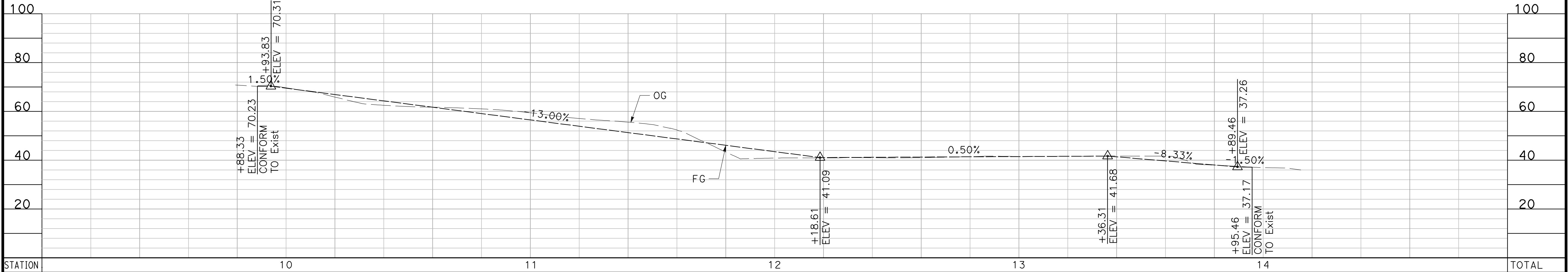
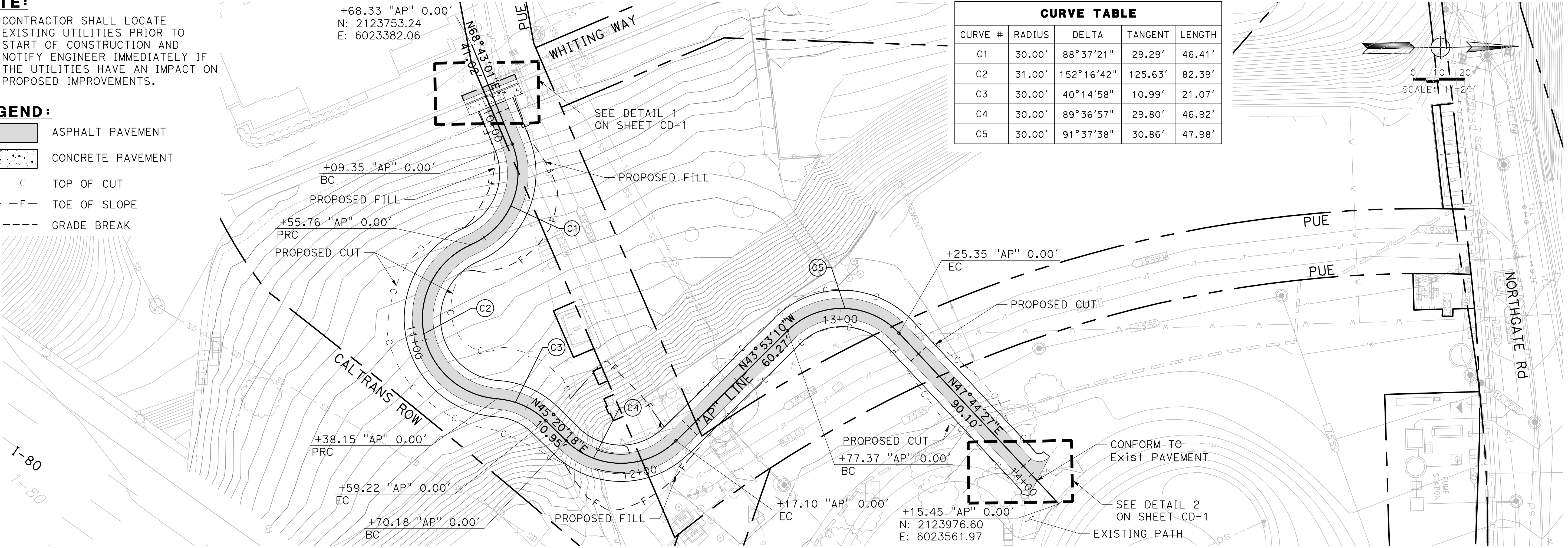
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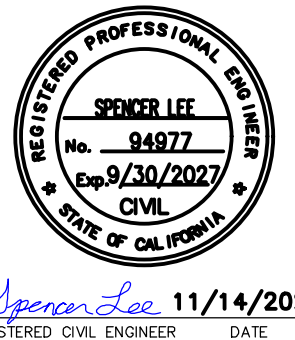
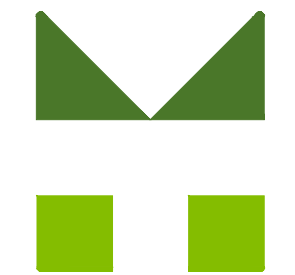
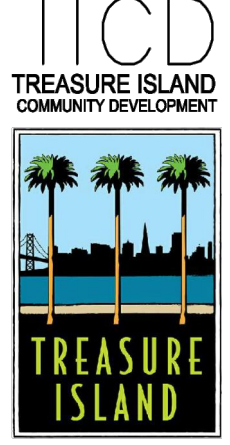
1. CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF THE UTILITIES HAVE AN IMPACT ON PROPOSED IMPROVEMENTS.

LEGEND:

- ASPHALT PAVEMENT
CONCRETE PAVEMENT
---C--- TOP OF CUT
---F--- TOE OF SLOPE
----- GRADE BREAK

CURVE TABLE				
CURVE #	RADIUS	DELTA	TANGENT	LENGTH
C1	30.00'	88°37'21"	29.29'	46.41'
C2	31.00'	152°16'42"	125.63'	82.39'
C3	30.00'	40°14'58"	10.99'	21.07'
C4	30.00'	89°36'57"	29.80'	46.92'
C5	30.00'	91°37'38"	30.86'	47.98'



REVISIONS				REVISIONS							100% SUBMITTAL	YERBA BUENA ISLAND ACCESS PATH LAYOUT L-1		SHEET 6 —OF— 11
NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY							

Designed By: JD
Drawn By: JD
Checked By: SL
Drawing No.: —
Date: 11/14/2025



RESOLUTION AUTHORIZING AN ADDITIONAL CONSTRUCTION ALLOTMENT OF \$1,000,000, FOR A REVISED ADDITIONAL CONSTRUCTION ALLOTMENT NOT TO EXCEED \$1,896,564; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND MODIFY CONTRACT PAYMENT TERMS AND NON-MATERIAL TERMS AND CONDITIONS; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER RELATED SUPPORTING AND SUPPLEMENTAL AGREEMENTS, FOR THE PIER E-2 PARKING LOT PROJECT

WHEREAS, The Transportation Authority is leading and administering construction work for the Pier E-2 Parking Lot Project (Project) on behalf of the Bay Area Toll Authority (BATA), which 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; and

WHEREAS, In December 2024, through approval of Resolution 25-27, the Board awarded a base construction contract to Thompson Builders Corporation, with an additional construction allotment of \$896,564 to fund both the Project and another concurrent project (Torpedo Building Retrofit); and

WHEREAS, In September 2025, the Transportation Authority secured an additional \$1,000,000 from BATA's Toll Bridge Rehabilitation Program for the Project; and

WHEREAS, 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 E-2, as well as cover the removal of unforeseen buried concrete left in place from previous Naval operations on the site; and

WHEREAS, Transportation Authority staff proposes to increase the additional construction allotment by \$1,000,000, to a revised amount not to exceed \$1,896,564 for the Project; and



WHEREAS, The scope of work described here will be included in the Fiscal Year 2025/26 mid-year budget amendment, and sufficient funds will be included in future fiscal year budgets as needed to cover the cost of the additional construction activities; and

WHEREAS, The construction contract and additional construction allotment, totaling \$10,862,201, will be funded by local funding sources, including BATA Bridge Rehabilitation Funds, discussed above; and

WHEREAS, At its November 19, 2025, meeting, the Community Advisory Committee considered and unanimously adopted a motion of support for the staff recommendation; now, therefore, be it

RESOLVED, That the Transportation Authority hereby authorizes an additional construction allotment of \$1,000,000, for a revised additional construction allotment not to exceed \$1,896,564, for the Pier E-2 Parking Lot 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 Transportation Authority 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.