



Memorandum (Revised on 06/30/26)

AGENDA ITEM 11

DATE: May 28, 2025

TO: Transportation Authority Board

FROM: Carl Holmes – Deputy Director for Capital Projects

SUBJECT: 06/09/26 Board Meeting: Authorize an Additional Construction Allotment of \$2,000,000, for a Revised Additional Construction Allotment Not to Exceed \$3,896,564; and Approve a Contract Amendment with GHD Inc. in the Amount of \$324,000 for the Bimla Rhinehart Vista Point Pier Parking Lot Project

RECOMMENDATION ☐ Information ☒ Action

- Authorize an additional construction allotment of \$2,000,000, for a revised additional construction allotment not to exceed \$3,896,564, for the Bimla Rhinehart Vista Point Pier Parking Lot Project (Project)
- Approve a contract amendment with GHD Inc. (GHD) to increase the contract by \$324,000, to a revised not to exceed amount of \$1,564,455, to perform construction management services for the Project
- ~~Approve a contract amendment with GHD Inc. (GHD) to increase the contract by \$324,000, to a revised not to exceed amount of \$1,564,455, to perform construction management services for the Project~~
- Authorize the Executive Director to negotiate and modify contract payment terms and non-material terms and conditions

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 Bimla Rhinehart Vista Point, 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 Pier E-2 (Bimla Rhinehart Vista Point) Parking Lot and Torpedo Building

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



Retrofit Projects. In December 2025, through Resolution 26-32, the Board approved an additional construction allotment of \$1,000,000. In May 2026, the Transportation Authority secured an additional \$2,400,000 for the Project, from BATA funding. The additional funding will allow soil mediation of contaminants left over from construction of the east span of the Bay Bridge and will also cover removal of contaminated soils from previous Naval operations on the site. Additionally, we have negotiated a contract amendment with GHD to provide construction management services for this additional work. We anticipate completing construction by Fall 2026.	
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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, the Bimla Rhinehart Vista Point serves as an observation platform where one can imagine the prior east span alignment while seeing the new, current eastern span. The development of the historic Pier E-2 into a public access site adds to existing amenities including access to the bicycle and pedestrian path (Bay Bridge Trail), and the Torpedo Building. Newly constructed roads and bike paths on Yerba Buena Island (YBI) will provide public access to Pier E-2.

The current project has expanded the Vista Point parking lot, added a restroom, developed landscaping, drainage and signage at the site, upgraded 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 Project 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 of the parking lot portion of the project.

DISCUSSION

Additional Construction Allotment. In December 2024, through Resolution 25-27, the Transportation Authority awarded a base construction contract to Thompson Builders Corporation (TBC) in an amount not to exceed \$8,965,637 and authorized an additional construction allotment of \$896,564 for the Pier E-2 Parking Lot and Torpedo Building Retrofit Projects. Funding above the base construction contract with TBC is included in the construction phase budget as additional construction allotment. In December 2025, through Resolution 26-32, we increased the additional



construction allotment by \$1,000,000, to a revised amount not to exceed \$1,896,564. This additional amount was used to construct the Multi Use access pathway from the east span of the Bay Bridge to the Bimla Rhinehart Vista Point Park.

We are now proposing to increase the construction allotment by \$2,000,000 to fund additional soil remediation work requested by Caltrans to mitigate soil contamination left over from prior construction of the east span of the Bay Bridge and former Naval operations at the site. The additional work will extend the project schedule by six months.

GHD Contract Amendment. In September 2023 the Transportation Authority Board awarded a two-year professional services contract to GHD in an amount not to exceed \$1,200,000 for construction management services for the Project. To date, GHD's current agreement is for \$1,240,455 through June 30, 2026.

Concurrent with the recommendation to increase the additional construction allotment by \$2,000,000, we are seeking approval to increase the GHD contract amount by \$324,000, to a total amount not to exceed \$1,564,455, and extend the contract through October 31, 2026.

To date, GHD has exceeded its 20% Small Business Enterprise (SBE) goal and maintained a 25% SBE participation through January 2026, from multiple sub-consultants including Saylor Consulting Group (SBE) and VSCE, Inc. (SBE).

The proposed amended scope of work is provided in Attachment 2.

Budget. The overall construction phase budget for the Bimla Rhinehart Vista Point and Torpedo Building Projects of \$15,234,702 is shown on the following table:

Construction Phase Budget

Budget Item	Budget Amount
Base Construction Contract	\$ 8,965,637
Approved Construction Allotment	\$ 1,896,564
Construction Engineering	\$ 1,972,501
Additional Construction Allotment for Soil Mitigation	\$ 2,000,000
Additional Construction Engineering for Soil Mitigation	\$ 400,000
Total Construction Budget	\$ 15,234,702

Schedule. The Project schedule forecasts the following milestones:

- Award and Executed Construction Contract - December 2024
- Construction Start - March 2025



- Construction Completion – August 2026
- Project Closeout – December 2026

FINANCIAL IMPACT

The proposed construction phase contracts will be funded by local funding sources, including BATA Bridge Rehabilitation Funds, discussed above. Funding for the proposed construction phase contract amendments is included in the proposed Fiscal Year 2026/27 Budget and Work Program.

CAC POSITION

The CAC considered this item at its May 27, 2026, meeting and unanimously adopted a motion of support for the staff recommendation.

SUPPLEMENTAL MATERIALS

- Attachment 1 – Map of YBI Construction Projects
- Attachment 2 – GHD Scope of Services
- Attachment 3 – 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)



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County Transportation
Authority

Attachment 2

GHD Scope of Work

I. Description of Services

The construction management contract for each project will consist of a three-phase effort with Phase 1 consisting of pre-construction services; Phase 2 consisting of construction phase management services, and Phase 3 consisting of post construction phase services. The construction management (CM) services required will include:

Phase 1 - Pre-Construction Services

- Provide timely briefings to Transportation Authority, Bay Area Toll Authority (BATA), and Treasure Island Development Authority (TIDA) management regarding project issues, construction issues, and progress.
- Perform constructability review of the construction contract documents (construction plans, special provisions, bid proposal and relevant information) for the project and submit a constructability report on discrepancies, inconsistencies, omissions, ambiguities, proposed changes, and recommendations.
- 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.
- Prepare a detailed Critical Path Method construction schedule including pre-construction and construction activities.
- 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 qualified bidder.
- Process construction contract for execution by the contractor.
- Arrange for, coordinate and conduct a pre-construction conference, including preparation of meeting minutes.
- Complete review, comment and approval of the Construction Contractor's baseline schedule of work.
- Oversee construction renovation of historic buildings including roof replacement, structural enhancements, and repair/rehabilitation of historic windows and doors.
- Oversee parking lot construction, landscaping, streetlight installation, utility installation, drainage, traffic signage, traffic striping, and restroom construction.

Phase 2 - Construction Phase Services

- Perform all necessary construction-administration functions as required by the Transportation Authority's Construction Contract Administration Procedures, City and County of San Francisco (City) Department requirements and specifications, Bay Area Toll Authority (BATA)

requirements, Caltrans Standard Specifications, and Caltrans Construction and Local Assistance Procedures Manual including:

- 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, the City, Treasure Island Development Authority (TIDA), BATA, Caltrans oversight, U.S. 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.
- 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
- 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, the City, TIDA, BATA, Caltrans, USCG, project designer and all affected parties.
- Schedule, manage and perform construction staking in accordance with the methods, procedures and requirements of the City and Caltrans.
- 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 Authority's Construction Contract Administration Procedures, the City requirements and codes, Caltrans Construction Manual and the Caltrans Materials Testing Manuals.
- Coordinate and meet construction oversight requirements of the City, BATA, Caltrans, USCG, and TIDA for work being performed within the respective jurisdictions. Construction Manager shall be responsible for coordinating with the City, Caltrans, 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.
- 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 the City, TIDA, Caltrans, and BATA construction management staff.
- Maintain construction documents per funding 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 State Prevailing Wage Law (Labor Code Sections 1720-1781) requirements.

Phase 3 - Post-Construction Services

- Perform 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. 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.

General Project Administration

The Construction Manager 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 DBE 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 Construction Manager direct expenses and subconsultant charges will be attached.

The Construction Manager shall demonstrate the availability of qualified personnel to perform construction engineering and construction contract administration.

The Construction Manager 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, the Construction Contractor will be required to provide a construction trailer for the construction management team's use which shall include desks, layout table, phone, computers, fax machine, reproduction machine, file cabinets and for use for weekly construction meetings. The Construction Manager shall provide all necessary safety equipment required for their personnel to perform the work efficiently and safely. The Construction Manager 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 Construction Manager 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 having a driver control switch.

The Construction Manager field personnel shall perform services in accordance with the City, BATA, and Caltrans 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 and Caltrans standards.

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

Schedule

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

<u>Activity</u>	<u>Completion Date</u>
• Notice to Proceed for Pre-construction Services	Oct 2023
• Perform Pre-construction Services	Oct 2023 – Jan 2024
• Notice to Proceed for Construction Services	Mar 2025
• Perform Construction Management Services	Mar 2025 – Jun 2026



RESOLUTION AUTHORIZING AN ADDITIONAL CONSTRUCTION ALLOTMENT OF \$2,000,000, FOR A REVISED ADDITIONAL CONSTRUCTION ALLOTMENT NOT TO EXCEED \$3,896,564; APPROVING A CONTRACT AMENDMENT WITH GHD INC. IN THE AMOUNT OF \$324,000; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND MODIFY CONTRACT PAYMENT TERMS AND NON-MATERIAL TERMS AND CONDITIONS FOR THE BIMLA RHINEHART VISTA POINT PIER PARKING LOT PROJECT

WHEREAS, The Transportation Authority is leading and administering construction work for the Bimla Rhinehart Vista Point Pier Parking Lot Project (Project) on behalf of the Bay Area Toll Authority (BATA) to improve public parking and restroom facilities for the existing Bimla Rhinehart Vista Point; and

WHEREAS, 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 Bimla Rhinehart Vista Point Pier Parking Lot and Torpedo Building Retrofit Projects; and

WHEREAS, In December 2025, through Resolution 26-32, the Board approved an additional construction allotment of \$1,000,000, to construct the Multi Use access pathway from the east span of the Bay Bridge to the Bimla Rhinehart Vista Point Park; and

WHEREAS, In September 2023, the Board awarded a two-year professional services contract to GHD Inc. (GHD) in an amount not to exceed \$1,200,000 for construction management services for the Project, and which was subsequently amended to an amount not to exceed \$1,240,455 through June 30, 2026; and

WHEREAS, In May 2026, the Transportation Authority secured an additional \$2,400,000 for the Project, from BATA's Toll Bridge Rehabilitation Program, which would allow for additional soil remediation and removal at the site as requested by



Caltrans; and

WHEREAS, The Project's construction phase budget totals \$15,234,702 and is funded with local funding sources, including BATA Toll Bridge Rehabilitation Funds; and

WHEREAS, The Project started construction in March 2025 and is anticipated to be completed by August 2026, with Project closeout anticipated by December 2026; and

WHEREAS, Transportation Authority staff are seeking approval to increase the additional construction allotment by \$2,000,000; and increase GHD's contract amount by \$324,000, to a total amount not to exceed \$1,564,455, and extend the contract through October 31, 2026, to cover construction management services for the additional soil work; and

WHEREAS, Funding for the proposed construction phase contract amendments is included in the Transportation Authority's proposed Fiscal Year 2026/27 Budget and Work Program; and

WHEREAS, At its May 27, 2026, 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 \$2,000,000, for a revised additional construction allotment not to exceed \$3,896,564; and approves a contract amendment with GHD Inc. to increase the amount by \$324,000, to a revised not to exceed amount of \$1,564,455, for construction management services on the Bimla Rhinehart Vista Point Pier 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.