

Transbay Under Ramp Park CMG Contract Amendment

September 1, 2026

OClI Commission



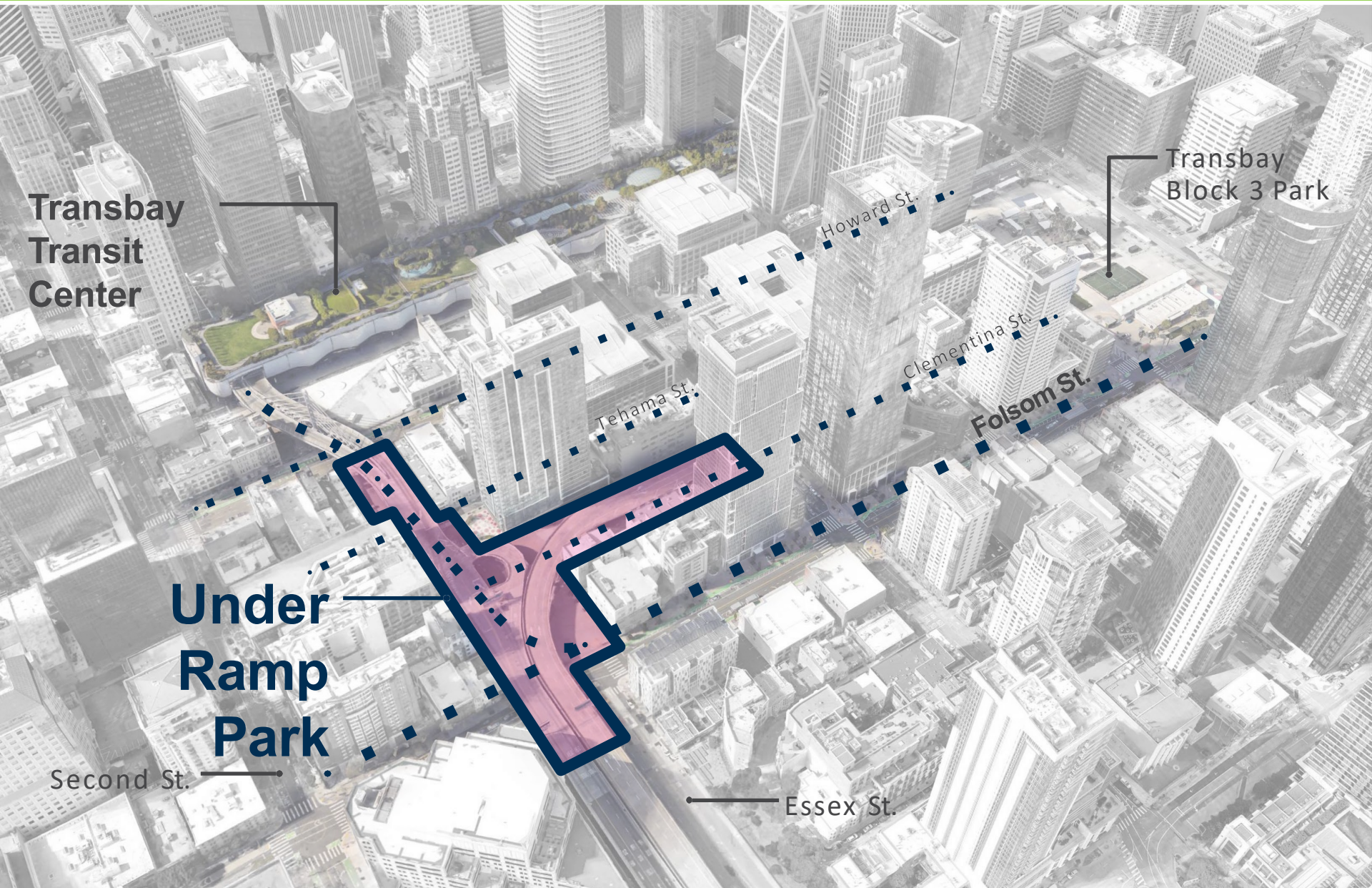
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

Requested Commission Action

Authorizing a contract amendment to reallocate budget line items and make administrative insurance changes to the Amended and Restated Contract with CMG Landscape Architecture, a California Corporation, to complete design and permitting tasks for the Under Ramp Park Project; Transbay Redevelopment Project Area

Under Ramp Park Project Background + Update

Under Ramp Park Project Site



Under Ramp Park Project Team

OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE (OCII)

- **Project Sponsor and Manager of design of the Park**

TRANSBAY JOINT POWER AUTHORITY (TJPA)

- **Property Co-Owner**
- **Owner of Future Park Improvements**
- **Lessee of portions of the Park site owned by Caltrans**
- **Reviewing Agency**

CALIFORNIA DEPARTMENT OF TRANSPORTATION (Caltrans)

- **Property Co-owner**
- **Lessor of its land under Fremont Street off-ramp to TJPA**
- **Reviewing Agency**

EAST CUT COMMUNITY BENEFITS DISTRICT (ECCBD)

- **Park Operator**

CITY OF SAN FRANCISCO (City)

- **Construction Management by San Francisco Public Works (SFPW)**

Schematic Design Illustrative Plan

Illustrative Plan

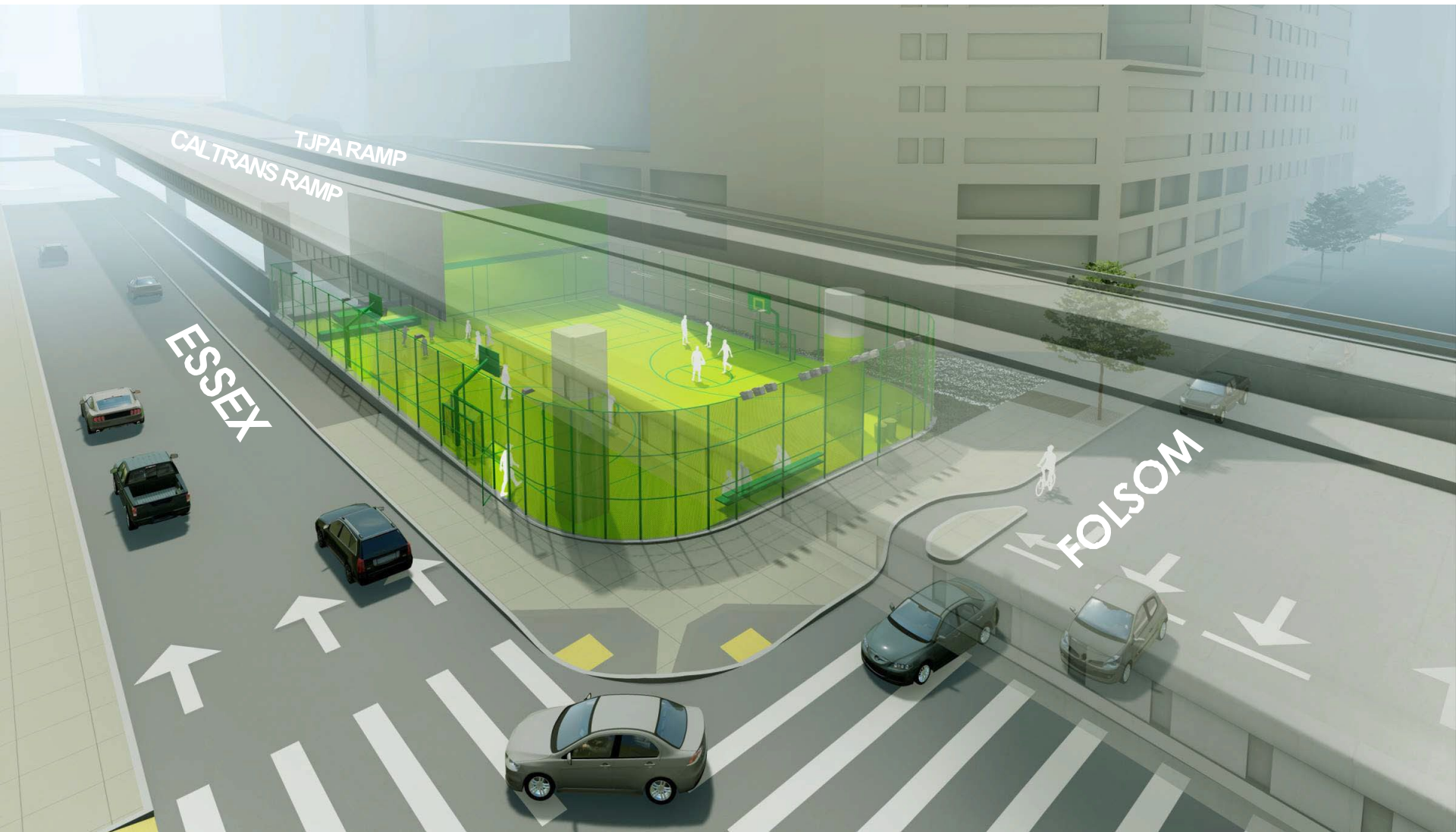
LEGEND

- ① Howard St. Plaza to be constructed by 555 Howard developer
- ② Sculptural Seating Garden
- ③ 33 Tehama Plaza & Seating (existing)
- ④ Concession Seating
- ⑤ Outdoor Leisure Games
- ⑥ Exercise Zone
- ⑦ Dog Run With Topographic Slope
- ⑧ Separated Bike Path
- ⑨ Synthetic Flex Lawn & Terraced Bleacher
- ⑩ Folsom Plaza Terrace
- ⑪ Park Pavilion Building
- ⑫ Multi-Sport Court

--- Limit Of Work



Schematic Design Program: Sports Courts



Multi-Sport Court

Schematic Design: Pavilion



Schematic Design Program: Plaza/Green



Pavilion Building from Clementina

Schematic Design: Concessions Building



Schematic Design: Concession Garden



Concession Seating *

*Final design does not include fire pits. Concession seating material is pre-cast concrete and powder-coated steel custom bench swings have been added as an amenity

Schematic Design: Dog Park



Dog Park

Schematic Design: Sculptural Seating



Supplemental Environmental Investigation

- *OCII's environmental investigation of the park site found a contaminant of concern, **trichloroethylene (TCE)**, on Caltrans' land, including in soil and groundwater*
- ***TCE** becomes inert when exposed to the outside air, and there is currently no health risk to the public*
- *Remedial excavation TCE-affected areas may not be needed based on the limited magnitude of the contamination*
- *OCII is working with the State Water Board, the regulatory agency, to determine what remediation it may require to safely develop the park.*

CMG Contract Amendment

CMG Contract (Slide 16)

2023 Amended and Restated Contract

Total Contract Value

\$4,910,056

Completed Scopes of Work

Design Development

95% Construction Documents*

CBD Coordination

Signage and Environmental Graphics

**Oculus Feature Concept
(contractually complete)**

Physical Security

*CMG will reissue the 95% Construction Documents to address extended multi-agency design review comments

Remaining Scopes of Work

Permitting (remaining sub-tasks)

Bid and Award

Construction Administration

Project Close Out and Maintenance Period

Contract Fee Reallocation (Slide 17)

2023 Updated Contract Budget	
Total Contract Amount	\$4,910,056.00
Remaining Contract Balance	\$867,741.00
First Amendment Reallocation	\$386,902.50
Change in Contract Value	\$0

Project Schedule (Slide 18)

SCHEDULE	MILESTONE
Fall 2026	CMG Contract Amendment
Fall 2026	OCII submits of Permit Set to reviewing Agencies
Winter 2026	Remaining OCII and Partner Agency Approvals
Spring/Summer 2027	Advertise Construction Bid
Fall 2027	Award Construction Contract / Notice to Proceed
Fall 2027 – Spring 2030	Park construction
Spring 2030	Park opens to the public

Contracting & Workforce Compliance

- **2011:** CMG was an SBE when OCII selected them for the Original Contract.
- **2015:** CMG successfully graduated out of the SBE Program due to economic growth and increased opportunities.
 - Due to this, CMG continues to make good faith efforts to include SBEs when awarding scopes of work.
 - CMG contracted for \$1,143,714 in professional services subcontracts with SF-based SBE firms, including:
 - Y.A. Studio
 - Martin M. Ron Associates, Inc.
 - Volume Design, Inc.
 - Emily Borland–Specifications, Inc

Transbay Citizens' Advisory Committee

- Staff presented this proposed amendment to the CMG Amended and Restated Contract to the Transbay Citizens' Advisory Committee (CAC) on August 13, 2026 as an action item for its consideration
- The CAC voted unanimously in favor of the amendment

QUESTIONS

