



122-0032026-002

Agenda Item **No. 5(b)**
Meeting of September 1, 2026

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: 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

EXECUTIVE SUMMARY

In 2011, the Redevelopment Agency of the City and County of San Francisco (“Former Agency”) entered into an contract (“Original Contract”) with Conger Moss Guillard Landscape Architecture (“CMG”), for a not-to-exceed amount of \$2,479,808. The Original Contract was for CMG to complete design documentation and to assist the Former Agency with various projects in the Transbay neighborhood. The San Francisco Office of Community Investment and Infrastructure (“OCII”), the successor to the Former Agency, hired San Francisco Public Works (“SFPW”) as a project management partner to assist with the bidding and construction of the now complete, Folsom Street Improvement Project (“FSIP”), the design of Under Ramp Park (“URP” or the “Project”), as well as the Essex Street improvements (“Essex Street”) together, the “Transbay Public Infrastructure”. The Commission approved four amendments to the Original Contract as various elements of the Transbay Public Infrastructure projects changed and or were completed.

URP will span 3.5 blocks and be comprised of five distinct spaces. OCII does not and will not own any of the property within the URP site. URP is approximately 3.2 acres, 0.8 acres of which are City of San Francisco right-of-way. Of URP’s remaining 2.4 acres, the Transbay Joint Powers Authority (“TJPA”) owns the majority of the property. The California Department of Transportation (“Caltrans”) owns the balance of the land. To enable the Project, Caltrans intends to lease its property within the Project site to the TJPA and allow for the park construction.

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MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

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URP design and planning were put on hold by TJPA from late 2018 to early 2021 because fissures were discovered in two beams at the then newly completed TJPA Salesforce Transit Center ("STC"). OCII resumed work on URP in 2021, and by the Fall of 2022 CMG updated the design. Both the Commission and TJPA Board separately approved the updated URP Schematic Design in 2023.

Also in 2023, the Commission approved, by Resolution No. 30-2023, an Amended and Restated Personal Services Contract with CMG for URP ("2023 Updated Contract") with a budget of \$4,910,056. Various scopes of work were added under the 2023 Updated Contract including;

- Dynamic structural analysis
- Security risk assessment
- Design to reuse an Art Deco-era structure as a concessions building
- Signage and wayfinding
- Operations planning coordination

The 2023 Updated Contract closed out the FSIP and the Essex Street elements of the Original Contract. The 2023 Updated Contract also updated CMG and their consultants' fees for the URP Design Development ("DD"), Construction Documents ("CD"), bid and award, and Construction Administration ("CA") phases.

To date, CMG has completed many of the scopes of work in the 2023 Updated Contract as outlined in the agreement's Attachment B, "Fee Summary", including Survey and Geotechnical Services, Dynamic Structural Analysis, Signage and Environmental Graphics, Physical Security plans, Design Development, Construction Documents, and is partially through the Permitting phase.

Due to unforeseen conditions including environmental contamination investigations and extended durations for multi-agency design reviews, most of the funds in the 2023 Updated Contract's budget have been exhausted. In response, in December 2025 a \$398,720 budget adjustment was completed to reallocate funds to continue design and engineering work related to permitting requirements, right-of-way realignment, and continued multi-agency design review of the Project. The extended environmental assessment and additional hours for multi-agency (Caltrans, TJPA, and the City) comment coordination have increased costs and extended the Project's timeline. To keep the Project moving forward, OCII is proposing to reallocate an additional \$360,402 in unused budget from tasks and from the future Construction Administration phase into the Permitting and Contingency tasks. This amendment does not increase the 2023 Updated Contract's total budget amount.

This amendment to the 2023 Updated Contract ("First Amendment") also addresses a change to the insurance and indemnification provisions. TJPA, as the URP majority property owner and Caltrans lessee, will be added as an additional insured and indemnified party under this agreement.

Staff recommends approval of the First Amendment to the Amended and Restated Contract with CMG.

BACKGROUND & DISCUSSION

In 2006, the Former Agency, in collaboration with other City agencies, commissioned the production of the 2006 Transbay Streetscape and Open Space Concept Plan ("Concept Plan"). In June 2011, the Former Agency entered into the Original Contract with CMG to complete design and engineering services for select URP elements of the Concept Plan as well as other adjacent streetscape project scopes of work. Between 2013 and 2018, the Original Contract with CMG was amended four times, for a total contract amount of \$5,969,235.

2023 Updated Contract

The 2023 Updated Contract closed all non-URP scopes of work in the Original Contract. The 2023 Updated Contract dedicated \$4,910,056 to cover the costs of the updated URP scopes of work, as well as additional design services as follows:

Additional Design Services

1. Project restart and coordination tasks;
2. Inclusion of dynamic structural analysis and associated engineering services required for Caltrans and TJPA's review and approval of the Project's final design;
3. Expanded Design Development and Construction Documentation;
 - a. Additional architectural, structural, and thermal/waterproofing design for Concessions Building;
 - b. Architectural and structural design related to expansion of the Folsom Pavilion Building to add a trash room and terrace;
4. Permitting;
5. Construction Administration;
6. Project close-out tasks;
7. Signage and environmental graphics design and coordination;
8. East Cut CBD design input meetings for operations optimization; and
9. \$500,000 (10%) Design Contingency restoration

URP Design and Permitting Status

CMG has completed the majority of the design scopes of work under the 2023 Updated Contract as described in the contract Attachment B, "Fee Summary", and is currently in the Permitting phase. CMG is finalizing the 95% Construction Document set, which will serve as the formal Project construction permit submittal to the reviewing agencies, primarily the Department of Building Inspection ("DBI"), which will issue the building permits needed for the two buildings in the Project. The permit set will also allow TJPA, as property owner, to secure required encroachment permits from Caltrans. CMG and its subconsultants have completed many of the services from the Project Restart through Construction Documents Phases as outlined in the 2023 Updated Contract Attachment A1: Scope of Services.

2023 Updated Contract:

Completed Scopes of Work

- Project Restart and Coordination
- Survey and Geotechnical Services
- Design Development
 - a. San Francisco Recreation and Parks Department (“RPD”) Peer Review
 - b. 50% and 100% Cost Estimates
- 50% and 95% Construction Documents*
 - a. 50% and 95% Cost Estimates
 - b. Meetings to get input and feedback on the designs completed with the following agencies:
 - i. Caltrans
 - ii. RPD 50% Construction Document Peer Review
 - iii. San Francisco Municipal Transit Agency (“SFMTA”) streetscape design review
 - iv. San Francisco Public Works (“SFPW”) right-of-way (“ROW”) and architectural Disability Access Compliance (“DAC”)
 - v. Public Utilities Commission (“PUC”) Lighting and Power
 - vi. SFPW Building Design & Construction Constructability Review
 - vii. SFPW Infrastructure Design & Construction Civil Engineering and Hydraulics
 - viii. San Francisco Planning Department Historic Preservation Group (“Historic Preservation”)
 - c. Address multi-agency design comments and incorporate any design changes.
- Permitting (partially complete)
 - a. Pre-submittal meetings completed with the following agencies:
 - i. Caltrans
 - ii. DBI
 - iii. San Francisco Fire Department (“SFFD”)
 - iv. SFMTA
 - v. PUC
 - vi. SFPW: ROW, DAC, Building Design & Construction Constructability Review, Infrastructure Design, Construction Civil Engineering, and Hydraulics.
 - vii. Department of Public Health (“DPH”)
 - b. Incorporation of initial reviewing agency comments completed
- East Cut CBD Coordination
- Signage and Environmental Graphics
- Finalizing electrical requirements for signature design elements
- Physical Security

Remaining Scopes of Work

- Permitting
 - a. Submittal of Permit Backcheck set to reviewing agencies, including DBI and Caltrans
- Bid and Award
- Construction Administration
- Project Close Out and Maintenance Period

Environmental Site Analyses

In 2024, URP’s Phase II Environmental Site Assessment (“ESA”) identified trichloroethylene (“TCE”) as a contaminant of concern in soil samples on Caltrans’ property. Additional testing identified TCE present in soil and groundwater samples, as well as soil vapor samples at several sampling locations (“Release Area”). After DPH’s notification to the State, Caltrans voluntarily enrolled in regulatory oversight from CalEPA, which referred the case to the Regional Water Board (“Water Board”). Presently, OCII is waiting for the Water Board’s recommendations.

Fee Reallocation Table

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

Next Steps

The First Amendment allows OCII and CMG to continue advancing the design, engineering, and permit scopes of work. OCII staff intends to return to the Commission in the coming months to seek a second amendment to the 2023 Updated Contract to address URP construction completion and close-out scopes of work.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

The First Amendment to the Amended and Restated Contract reallocates consultant fees and extends its time of completion without affecting the design of the construction of Under Ramp Park. The Commission’s approval of this amendment, therefore, is not subject to environmental review because it is not a “project,” as defined by CEQA Guidelines Section 15378(b)(5), since it is an administrative activity of government that will not result in direct or indirect physical changes in the environment.

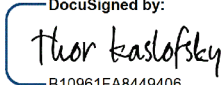
CITIZENS ADVISORY COMMITTEE

Staff presented the First Amendment to the Amended and Restated Contract to the CAC on August 13, 2026 as an action item for its consideration. The CAC voted unanimously in favor of the First Amendment.

URP PROJECT SCHEDULE (subject to change)

- Fall 2026: Completion and submittal of Permit Set to reviewing Agencies
- Late 2026:
 - Remaining OCII and Partner Agency Approvals,
 - Commission review of URP Contract Amendment
- Spring/Summer 2027: Advertise Construction Bid
- Fall 2027: OCII Bond Issuance to fund URP's construction (Commission action)
- Fall 2027-Spring 2030: Park construction
- Spring 2030: Park opens to the public

(Originated by Laura Shifley, Transbay Development Specialist)

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Thor Kaslofsky
Executive Director

Attachment 1: Contract Fee Reallocation Summary

Under Ramp Park- Fee Reallocation Summary

8/18/2026



Task No.	Task / Deliverable	Original Contract Fee Total	2025 Reallocation	2026 Reallocation	Adjusted Fee Total	Adjusted Fee Remaining
1.	PROJECT RESTART AND COORDINATION (Hourly NTE)	\$77,155.00			\$77,155.00	\$0.00
2.	SURVEY AND GEOTECHNICAL SERVICES (Lump Sum)	\$163,000.00			\$163,000.00	\$0.00
3.	DYNAMIC STRUCTURAL ANALYSIS (Hourly NTE)	\$227,300.00	-\$67,230.00		\$160,070.00	\$0.00
4.	DESIGN DEVELOPMENT (Lump Sum)	\$950,480.00		-\$5,000.00	\$945,480.00	\$0.00
5.	CONSTRUCTION DOCUMENTS (Lump Sum)	\$1,600,580.00		-\$20,000.00	\$1,580,580.00	\$0.00
6.	PERMITTING (Hourly NTE)	\$175,820.00		\$336,902.50	\$512,722.50	\$350,908.70
7.	BIDDING AND AWARD (Lump Sum)	\$93,000.00			\$93,000.00	\$93,000.00
8.	CONSTRUCTION ADMINISTRATION (Lump Sum)	\$785,860.00	-\$331,490.00	-\$360,402.50	\$93,967.50	\$93,967.50
9.	PROJECT CLOSE-OUT AND MAINTENANCE PERIOD (Hourly NTE)	\$63,825.00		-\$1,500.00	\$62,325.00	\$62,325.00
10.	EAST CUT CBD COORDINATION (Hourly NTE)	\$41,747.00			\$41,747.00	\$9,783.25
11.	SIGNAGE - ENVIRONMENTAL GRAPHICS (Lump Sum)	\$90,000.00			\$90,000.00	\$23,600.00
12.	OCULUS FEATURE CONCEPT (Lump Sum)	\$22,500.00			\$22,500.00	\$0.00
13.	TJPA VECTOR ANALYSIS AND SECURITY (Hourly NTE)	\$93,789.00			\$93,789.00	\$3,064.00
14.	CONTINGENCY	\$500,000.00			\$948,720.00	\$206,659.55
	14a. Topographic Survey	\$5,336.00				
	14b. Energy Modeling	\$32,000.00				
	14c. Ground Penetrating Radar Survey	\$8,600.00				
	14d. Column Mounted Lighting Design	\$24,440.00				
	14e. Column Mounted Lighting CA	\$2,000.00				
	14f. Oculus Design	\$35,825.00				
	14g. Oculus CA	\$11,000.00				
	14h. Sports Court Fencing Engineering	\$20,265.00				
	14i. Sports Court Fencing CA	\$4,000.00				
	14j. RPD Review	\$18,000.00				
	14k. Waterproofing at Adjacent Parcels	\$11,423.00				
	14l. Cost Reconciliation	\$25,280.00				
	14m. Additional Construction Documentation (Schedule Delay)	\$57,400.00				
	14n. Additional Signage and Wayfinding	\$35,000.00				
	14o. Site Lighting Redesign	\$24,100.00				
	14p. Pavilion Concrete Façade Wall	\$11,250.00				
	14q. Screen Light Trespass Assessment	\$5,000.00				
	14r. Land Acknowledgement Signage	\$22,965.00				
	14s. Additional Comment Review	\$25,315.00				
	14t. LIDAR Precise Plans	\$3,250.00				
	14u. Oculus Electrical Redesign	\$14,325.00				
	14v. Clementina Legal Description	\$7,540.00				
	14w. Pavilion Concealed Lighting Redesign	\$37,620.00				
	14x. ZSM Historic Preservation Color Studies	\$5,000.00				
	14y. ZSM Motif Lighting Redesign	\$9,960.00				
	14z. Concession Building Structural	\$21,505.00				
	14aa. Oscar Legal Description	\$4,460.00				
	14ab. Permitting Extension	\$161,695.00	\$161,695.00			
	14ac. Sports Court Egress Revisions	\$28,125.00	\$28,125.00			
	14ad. Clementina Drop-off Realignment	\$25,000.00	\$25,000.00			
	14ae. Additional Permitting Extension	\$53,900.00				
	14af. Additional Survey Work and Legal Description	\$14,960.00				
	14ag. Public/Private Scope for Band	\$1,520.00				
	14ah. Signage and Environmental Graphics (final scope)	\$110,000.00				
	Design Review Contingency		\$100,000.00			
	General Contingency Addition		\$83,900.00	\$50,000.00		
15.	REIMBURSABLE EXPENSES	\$25,000.00			\$25,000.00	\$24,533.71
TOTAL CONTRACT VALUE		\$4,910,056.00			\$4,910,056.00	\$867,741.71
Net Change in Contract Value			\$0.00	\$0.00	\$0.00	
Contract Reallocation Totals			\$398,720.00	\$386,902.50	\$785,622.50	