

**TRANSBAY PARKS
&
UNDER RAMP PARK (URP)
PROJECT CONTRACTS**

Commission Meeting: August 21, 2018

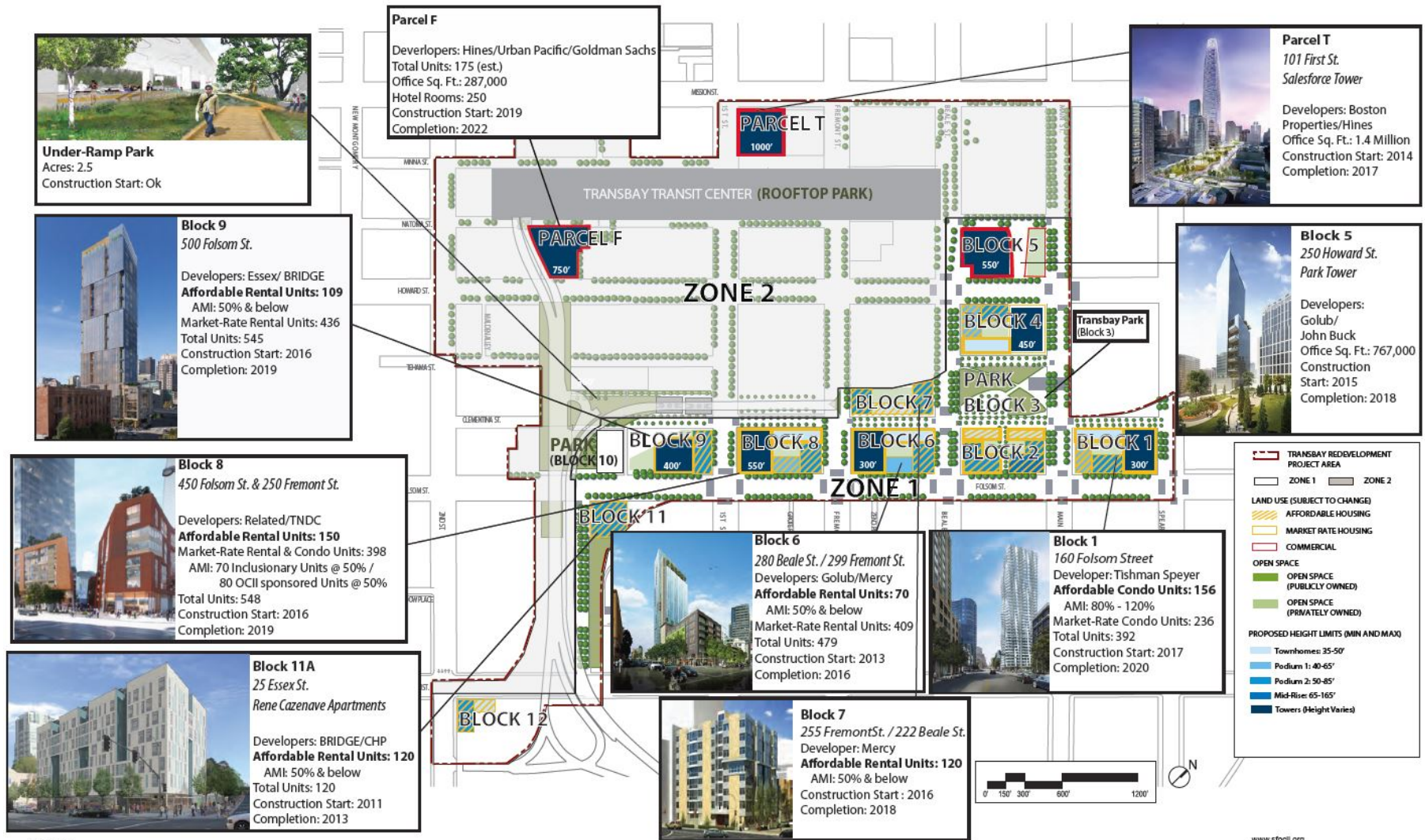
Commission Actions

- 1. Approve a Fourth Amendment to the contract with CMG to increase funding by an additional amount of \$1,549,129 to complete design and construction administration for URP**
- 2. Authorize a Memorandum Of Understanding (MOU) with San Francisco Public Works in an amount of \$6,521,327 for URP design review and project management services**

Agenda

- 1. Transbay Project Area Parks Overview**
- 2. Presentation of proposed Fourth Amendment to contract with CMG**
- 3. Presentation of proposed MOU with SFPW**

Transbay Redevelopment Area



4/25/2018

www.sfoall.org

Transbay Redevelopment Area (Before)



Transbay Redevelopment Area (After)

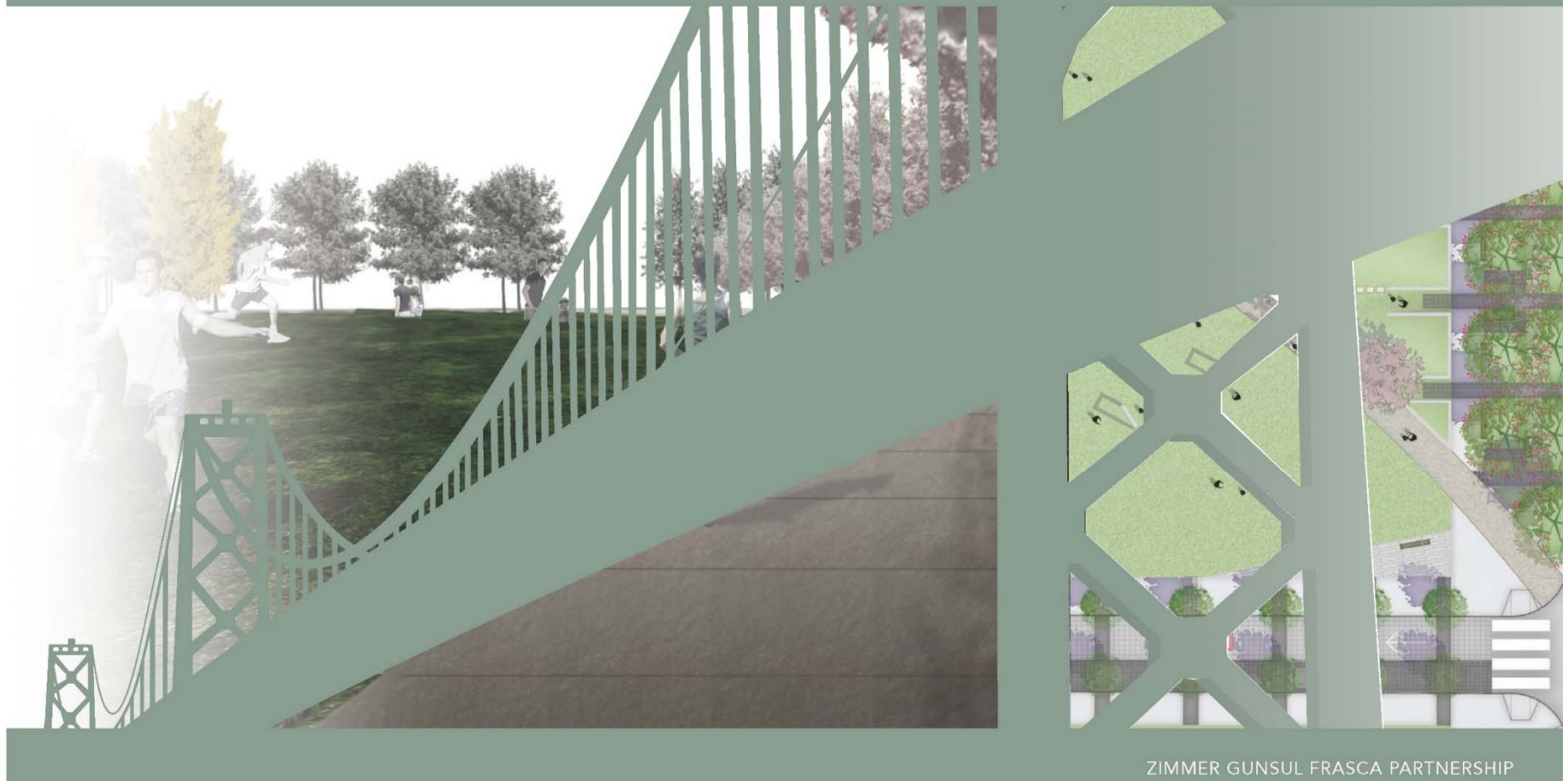


Streetscape & Open Space Concept Plan

SAN FRANCISCO REDEVELOPMENT AGENCY & SAN FRANCISCO PLANNING DEPARTMENT

TRANSBAY REDEVELOPMENT PROJECT AREA STREETSCAPE & OPEN SPACE CONCEPT PLAN

NOVEMBER 21, 2006



ZIMMER GUNSUL FRASCA PARTNERSHIP

Parks & Open Spaces

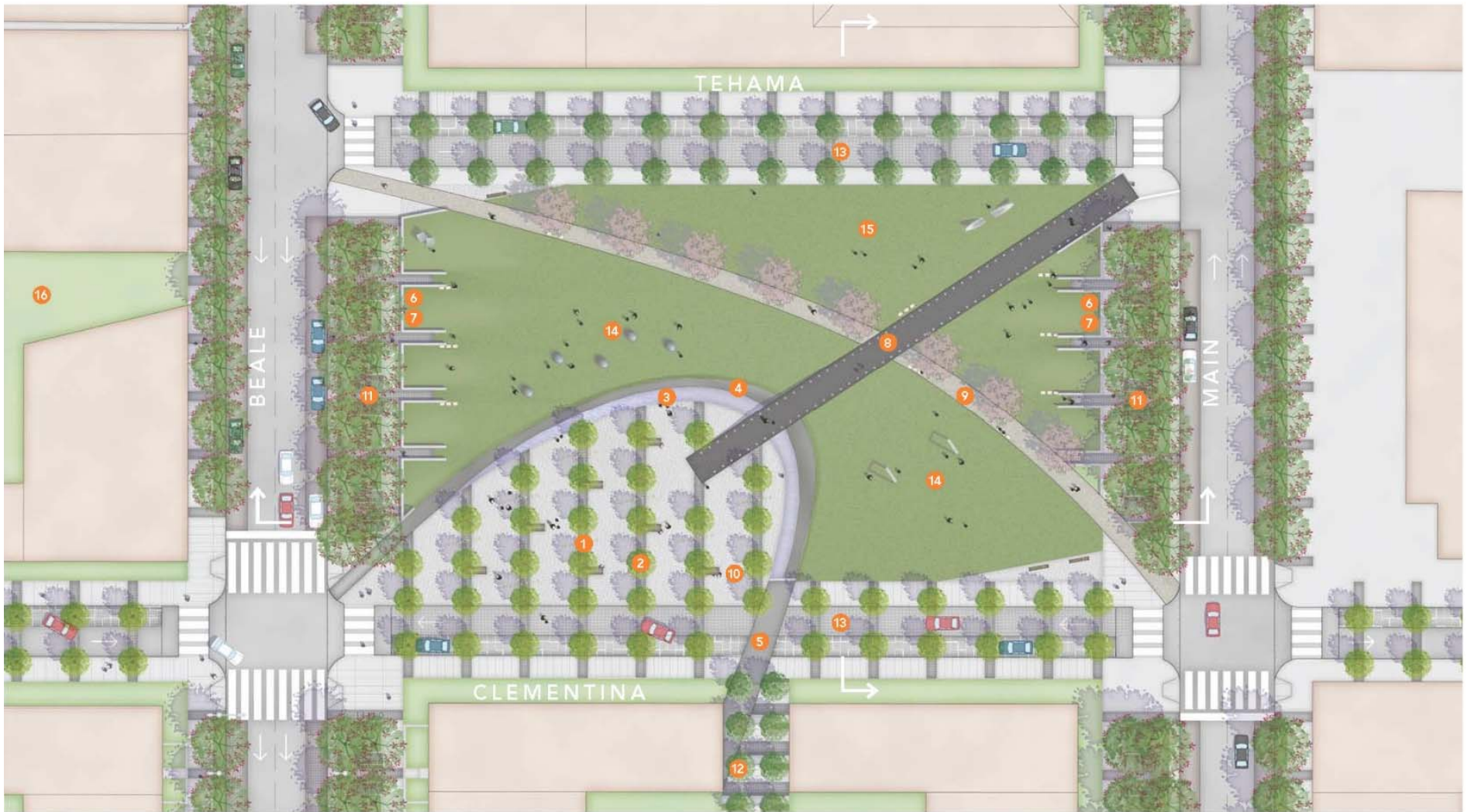


Salesforce Park (Complete)



Transbay Park Concept Design

(Anticipated completion: 2022)



Under Ramp Park



OCII Infrastructure & Parks Development

- ❑ OCII is responsible for implementation of both Under Ramp and Transbay Parks
- ❑ We partner with private design firms and City agencies on project management and construction administration services

Commission Actions

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2. Authorize a Memorandum Of Understanding (MOU) with SFPW in an amount of \$6,521,327 for URP design review and project management services

URP Background

- ❑ Transbay Redevelopment Plan and Transit Center District Plan include open space improvements in district
- ❑ 2006 Transbay Streetscape and Open Space Concept Plan envisioned open space under new overhead bus/auto ramps
- ❑ In 2011 OCII hired Conger Moss Guillard to design URP
- ❑ In 2018 OCII intends to hire San Francisco Public Works for design review and project management services for URP

URP Background

- ❑ 2.4-acre park situated under the Caltrans I-80 Fremont Street off-ramp and the TJPA bus ramp serving the new STC
 - Project will serve the needs of residents, commuters, office workers, and visitors
 - URP programming includes: a dog park, areas for informal play, walking, biking, adult and youth sports, relaxation spaces, events and community programs, and casual dining
- ❑ Draft Schematic Design is complete and it will come to Commission for approval in late 2018

URP Background

- 2006: Former Agency hearings for Streetscape and Open Space Plan
- 2011: Public Workshop (1)
- 2012: Public Workshop (2)
- 2012: Transbay CAC Conceptual Design review
- 2013: OCH Commission approves Conceptual Design
- 2014: Transbay CAC design update (1)
- 2017: Transbay CAC meetings (4)
- 2017: South of Downtown Activation (SODA) meetings (2)
- 2018: Transbay CAC meetings (1)
- 2018: TJPA CAC design update meeting (1)

**FOURTH AMENDMENT TO THE
CONTRACT WITH CMG FOR DESIGN
AND CONSTRUCTION MANAGEMENT
SERVICES FOR URP**

CMG Background

- ❑ In 2011 CMG hired to design and provide construction support for the FSIP, Under-ramp Park, and Essex Street
- ❑ First Amendment approved in 2013
 - Design of Folsom cycletrack & URP pavilion, URP bus ramp analysis
- ❑ Second Amendment approved In 2015
 - FSIP: Design bus boarding islands, assist Transbay Block Developers with streetscape
- ❑ Third Amendment approved in 2018
 - FSIP: Complete design and construction administration
- ❑ Existing contract amount is \$4,420,106 (\$2,809,176 spent)
- ❑ Current status of work: Draft Schematic Design Completed

CMG 4th Amendment Scope of Work

- ❑ New design services not-to-exceed \$1,549,129 for Schematic Design through construction completion:
 - URP design work
 - Produce additional design submittals for TJPA, Caltrans and SFPW
 - Expand the Park Pavilion building's scope and design a permanent concession building
 - Perform new site studies
 - Design security measures and internet service infrastructure
 - Design work unrelated to URP
 - Safety improvements to the Essex/Guy Place stairs

Total CMG Authorization Request

Description	\$ AMOUNTS
Existing contract amount	\$4,420,106
New design and construction administration services	\$1,549,129
Total New Contract Amount	\$5,969,235

**MOU WITH SAN FRANCISCO PUBLIC
WORKS FOR URP DESIGN REVIEW AND
PROJECT MANAGEMENT SERVICES**

SFPW MOU Scope of Work

□ SFPW scopes of work:

- Project Management services
- Preparing all MOUs with other City agencies
- Managing consultants
- Ensuring consistency with City requirements that apply to OCII projects (i.e. ADA, environmental)
- Ensuring contract compliance with OCII SBE policies
- Architectural and engineering design review through construction documentation
- Construction management of URP

Total SFPW MOU Authorization Request

MOU Budget Approach

SFPW MOU Fee	
SFPW Base Management & Service Fees	\$ 4,648,043
Allowance for As-Needed Services	\$ 1,873,284
Total SFPW Management & Services Fees	\$ 6,521,327

Total SFPW Authorization Request

Base Services

City Agency	\$ Amount
SFPW Management & Service Fees	\$ 3,593,371
15% fee contingency	\$ 539,006
Total SFPW Management & Services Fees	\$ 4,132,377
SFPW Peer Review Fees	\$ 130,507
15% fee contingency	\$ 19,576
Total SFPW Peer Review Fees	\$ 150,083
Total SFPW	\$ 4,282,460
MTA Fees	\$ 292,898
15% fee contingency	\$ 43,935
Total MTA	\$ 336,833
PUC Fees	\$ 25,000
15% fee contingency	\$ 3,750
Total PUC	\$ 28,750
Total Basic Services Amount	\$ 4,648,043

Total SFPW Authorization Request

Allowances for As-Needed Studies

Arts Commission informal review	\$ 3,000
Constructability review – as-needed consultant	\$ 30,000
Second cost estimate and reconciliation – as-needed consultant	\$ 40,000
10% Contract Admin. Fee on as-needed contracts	\$ 30,000
Contract Preparation	\$ 30,000
Maher Fees	\$ 6,000
PUC stormwater reviews	\$ 12,000
Tree removal and tree planting permit	\$ 3,000
Material Testing Lab & Special Inspections	\$ 530,000
DBI plan check, Demo, Site and Building Permits, USD fees, and BSM Encroachment permits (include state water resource BAQMD)	\$ 800,000
ESA phases I & II	\$ 114,943
SFPW Legal (City Attorney)	\$ 5,000
Reproduction & printing costs	\$ 25,000
Subtotal	\$ 1,628,943
15% fee contingency	\$ 244,341
Total Allowances Amount	\$ 1,873,284

Next Steps

- ❑ **Fall 2018:** Finalize URP's Schematic Design for review by the TJPA, Caltrans, and OCII staff
- ❑ **Winter 2018:** Request OCII Commission and TJPA approval of URP's Schematic Design
- ❑ **Spring 2019:** Begin URP Design Development phase drawings
- ❑ **Mid 2019 – Spring 2020:** Production of URP Construction Documentation
- ❑ **2019 – 2020:** Caltrans negotiations to lease land under I-80 ramp
- ❑ **Summer 2020:** SFPW advertises and bids Construction Contract and request OCII Commission approval of Construction Contract funding
- ❑ **Late 2020:** Construction Begins
- ❑ **2022:** Anticipated construction completion

Commission Actions

1. Approve a Fourth Amendment to the contract with CMG to increase funding an additional amount of **\$1,549,129** to complete design and construction administration for URP
2. Authorize a Memorandum Of Understanding (MOU) with SFPW in an amount of **\$6,521,327** and a term of 4 years for URP design review and project management services

THANK YOU