

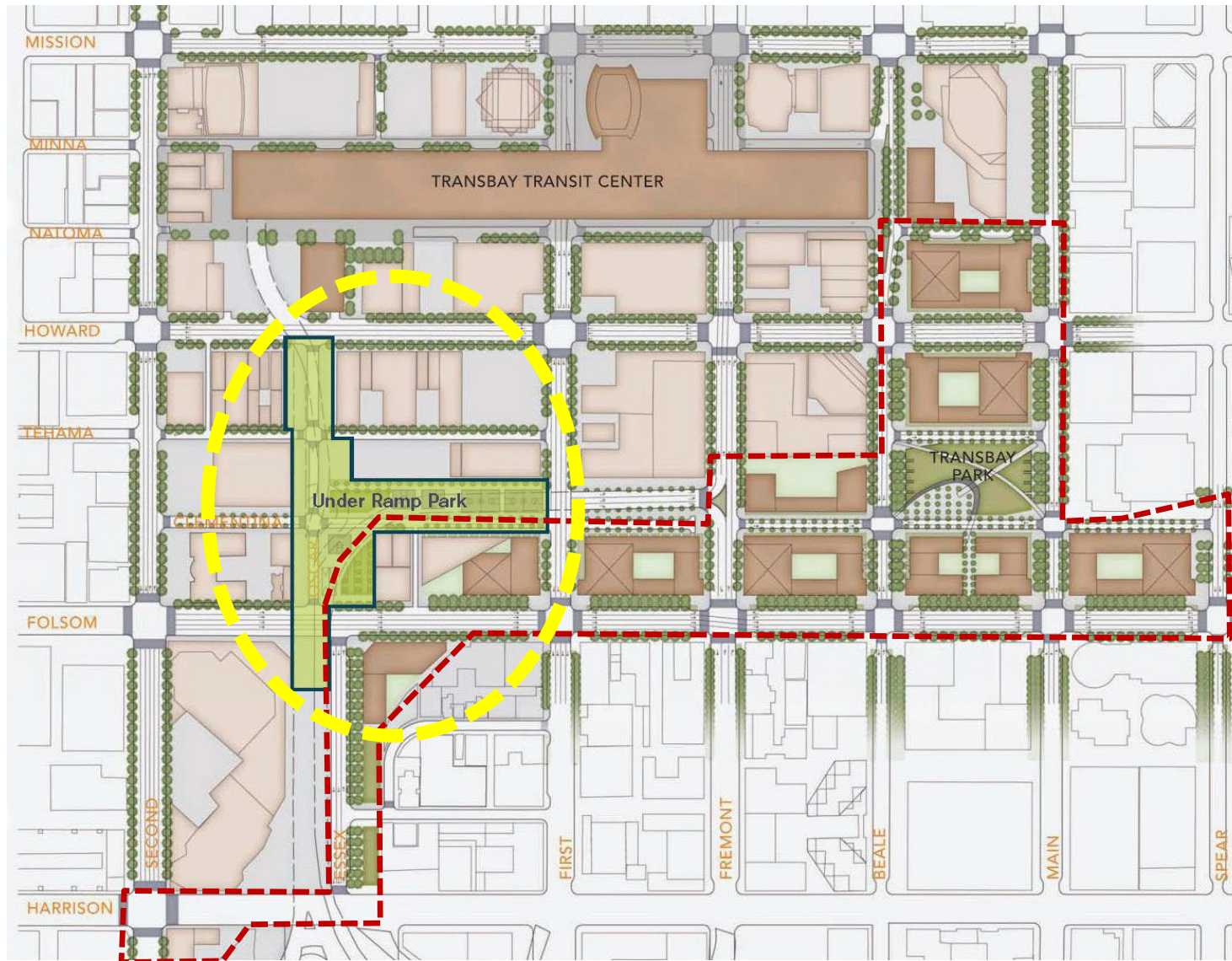
Amended & Restated Design Contract with CMG Landscape Architecture for Under Ramp Park

CCII Meeting: October 3, 2023

Commission Action

Authorize an Amended and Restated Contract with CMG Landscape Architecture to increase funding by \$4,910,056 for a total not-to-exceed amount of \$8,528,561 to close out completed scopes from the original contract and provide design, engineering, permitting and construction administration services for the Under Ramp Park project

Transbay Project Area



URP Overview & Current Status

- 2.4-acre park located under Fremont Street off-ramp and the TJPA bus ramp serving the Salesforce Transit Center (“STC”)
 - Designed to serve residents, commuters, office workers, and visitors
 - Park program: a dog park, areas for informal play, walking, biking, adult and youth sports, relaxation spaces, events and community programs, and casual dining
- Schematic Design approved by CCII and TJPA in June 2023

Recently Approved URP Schematic Design

URP - Overall Site Plan



Recently Approved URP Schematic Design



Perspective View: Lower Pavilion at Flex Lawn Area

Recently Approved URP Schematic Design



Perspective View: Concession Seating Area

URP Background

- **2011:** SFRA's Original Contract with CMG
 - Contract covered: FSIP design and construction support; URP and Essex St. designs
- **2013:** Commission approved FSIP Schematic Design and URP Concept Design
- **2014:** CMG completed initial URP Schematic Design and submitted package to staff
- **2014 – 2017:** Staff halted CMG's URP-related work for OCII to negotiate (1) lease with Caltrans and (2) Caltrans release of reversionary rights to URP parcel

URP Background

- **2014 – 2017:** Caltrans' URP Schematic Design comments resulted in URP program changes
- **2017:** OCII and Caltrans agree on lease; OCII directs CMG to begin new URP Concept/Schematic Designs
- **2018:** CMG finalized Caltrans- and TJPA-compliant revised URP Schematic Design
- **2018 – 2021:** URP progress halted due to TJPA discovery of fissures in STC

URP Background

- **2021:** With TJPA approval, OCII directs CMG to resume work on URP
 - TB5 Art Deco Pavilion incorporation feasibility analysis
- **2022:** CMG completed updated URP Schematic Design and submitted package to OCII, TJPA, and Caltrans for compliance review
- **2023:** Commission and TJPA Board approve updated URP Schematic Design

Design Team

LEAD: CMG Landscape Architecture

ENGINEER: Arup

ARCHITECT: Y.A. Studio*

IRRIGATION: RDMA

SURVEYOR: Martin Ron & Associates*

SPECIFICATIONS: Raeber

WATERPROOFING: Aquatech

*Small Business Enterprises (SBEs)

Original Contract & Amendments

- **2011:** CMG hired to design and provide construction support for the FSIP, Under-ramp Park, and Essex Street - **\$2,479,808**
- **2013: 1st Amendment** - **\$1,124,521**
 - Design of Folsom cycletrack & URP pavilion, URP bus ramp analysis
- **2015: 2nd Amendment** - **\$147,808**
 - FSIP: Design bus boarding islands, assist Transbay Block Developers with streetscape
- **2018: 3rd Amendment** - **\$667,969**
 - FSIP: Complete design and construction administration
- **2018: 4th Amendment** - **\$1,549,129**
 - New URP SD scope/budget per Caltrans reqmts., additional DD, CD, and Bid Negotiation work, Essex Stairs safety measures, 20% design contingency
- **Total Original Contract + Amendments** - **\$5,969,235**

Updated & Amended URP Design Contract

Scope Additions

1. Update remaining 2018 URP scope at 2023 consultant fee rates
2. Project restart and coordination tasks
3. Caltrans- and TJPA-required safety, engineering studies, and design review
4. Expanded DD and CD phases
 - a. Concession scope regarding the reprogramming of the Art Deco Pavilion
 - i. includes additional architectural, structural, thermal and waterproofing design
 - b. Folsom Pavilion scope associated with expanded building size and the addition of a trash room and terrace, including architectural and structural design

Updated & Amended URP Design Contract

Scope Additions (con't)

5. Permitting
6. Construction Administration
7. Project close-out and a 3-month maintenance and monitoring period following Substantial Completion
8. Signage and environmental graphics design and coordination
9. Design review and operations/maintenance coordination meetings with the CBD (future park operator)
10. \$500,000 (11%) Design Contingency

Contract Budget Summary

2011 Original Contract:	Budget:	\$2,479,808
2013 First Amendment:	Budget:	\$1,124,521
2015 Second Amendment:	Budget:	\$ 147,808
2018 June Third Amendment:	Budget:	\$ 667,969
<u>2018 August Fourth Amendment:</u>	<u>Budget:</u>	<u>\$1,549,129</u>
Total:		\$5,969,235

Original Contract Remaining Balance (as of June 2023)	\$2,350,730
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<i>Amended and Restated New Funding</i>	\$2,559,326
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<u>Amended and Restated Increase</u>	<u>\$4,910,056</u>
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Amended and Restated Total Budget	\$8,528,561
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Small Business Enterprise Participation

**Original Contract +
Amendments**

27%

**Updated & Amended URP
Design Contract**

24%

**Professional Trainee
Program**

7 trainees
(2 Landscape Arch. / 5 Arch.)

Project Schedule

- **Early 2025:** Complete Construction Documents and bond issuance for construction (Commission action)
- **Early 2026 - Late 2027:** Park construction
- **Late 2027/Early 2028:** Park opens to the public

Questions?

