



Memorandum

AGENDA ITEM 9

DATE: December 5, 2024

TO: Transportation Authority Board

FROM: Carl Holmes - Deputy Director for Capital Projects

SUBJECT: 12/10/24 Board Meeting: Award a Construction Contract to the Lowest Responsible and Responsive Bidder, Thompson Builders Corporation, in an Amount Not to Exceed \$8,965,637, with Conditions; Authorize an Additional Construction Allotment of \$896,564 for a Total Construction Allotment Not to Exceed \$9,862,201, with Conditions; and Authorize the Executive Director to Execute All Other Related Supporting and Supplemental Agreements for the Pier E-2 Parking Lot and Torpedo Building Retrofit Projects

<p>RECOMMENDATION <input type="checkbox"/> Information <input checked="" type="checkbox"/> Action</p> <ul style="list-style-type: none"> • Award a construction contract to the lowest responsible and responsive bidder, Thompson Builders Corporation, in an amount not to exceed \$8,965,637 • Authorize an additional construction allotment of \$896,564, for a total construction allotment not to exceed \$9,862,201, for the Pier E-2 Parking Lot and Torpedo Building Retrofit Projects • Authorize the Executive Director to negotiate contract payment terms and non-material contract terms and conditions • Authorize the Executive Director to execute all other related supporting and supplemental agreements <p>SUMMARY</p> <p>We are delivering the Pier E-2 Parking Lot Project (Pier E2 Project) on behalf of the Bay Area Toll Authority (BATA). The Pier E-2 Project will improve public parking and restroom facilities for the existing Pier E-2 park built to commemorate the historic east span of the Bay Bridge. We are delivering the Torpedo Building (Torpedo Project) as an environmental</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Fund Allocation <input type="checkbox"/> Fund Programming <input type="checkbox"/> Policy/Legislation <input type="checkbox"/> Plan/Study <input type="checkbox"/> Capital Project Oversight/Delivery <input type="checkbox"/> Budget/Finance <input checked="" type="checkbox"/> Contract/Agreement <input type="checkbox"/> Other: _____
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<p>mitigation for the Yerba Buena Island (YBI) Southgate Road Realignment Improvement Project (Southgate Road Project) . The Torpedo Project will weatherproof the historic Torpedo Building adjacent to the existing Pier E-2 Park. With a total budget valued at \$12,084,561, the two projects (the Project) will increase public access to the historic amenities of YBI and Treasure Island.</p> <p>We advertised the construction contract on August 29, 2024, and received 2 electronic bids on October 15, 2024. After reviewing submitted bids, we determined that the lowest responsive and responsible bidder is Thompson Builders Corporation with a bid of \$8,965,637. We also recommend an additional construction allotment of 10%, or \$896,564, for contingency.</p>	
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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 (SFOBB) that will serve as public access. On the San Francisco side, Pier E-2 serves as an observation platform where one can imagine the prior east span alignment while seeing the new, current eastern span. The development of Pier E-2 into a public access site adds to existing amenities including access to the bicycle and pedestrian path (Bay Bridge Trail), Bridge Yard Building in Oakland, and the Torpedo Building. Newly constructed roads on YBI will provide public access to Pier E-2. Limited vehicle parking, bicycle parking, and signage were added to the site as Phase 1 of the project.

The second phase of the Caltrans Pier E-2 improvements will expand the parking lot, add a restroom, finalize the landscaping, drainage and signage at the site, upgrade 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 Phase 2 Pier E-2 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, will contract and manage the construction.

The Torpedo Building is a mitigation measure of the YBI Southgate Road Project, which was opened to traffic in May 2023. The mitigation measure requires preservation work on the Torpedo Building located on the east side of YBI. The



Southgate Road Project is the second phase of the YBI East Side Ramps project. The Southgate Road Project required execution of a Memorandum of Agreement (MOA) between Caltrans and the California State Historic Preservation Officer (SHPO). Subsequently, the Southgate Road Project was determined to have an adverse impact (removal) of Quarters 8, an officer's residence that was determined to be individually eligible for listing in the National Register of Historic Places (National Register). An amended MOA was executed in May 2019 between Caltrans, SHPO and US Coast Guard, to address mitigation responsibilities for the adverse impact. The mitigation measures have been applied to the Torpedo Building (Navy Building 262), which is located on the far northeast tip of YBI, underneath the SFOBB and is now owned by the Treasure Island Development Authority (TIDA), with access through Caltrans' right-of-way underneath the east span of the SFOBB. The Torpedo Building is listed in the National Register and is the last remnant of the former Camp Yerba Buena, a one-time U.S. Army base. The preservation elements identified in the amended MOA included roofing, structural as necessary, and retrofit of damaged, deteriorated, or missing windows and doors. The Transportation Authority, on behalf of TIDA, will contract and manage the construction.

DISCUSSION

Bid Process and Results. On August 29, 2024, we issued an Invitation to Bid (ITB) for construction services for the Project through an electronic bid website.

We conducted active outreach to the contractor community to ensure that robust competition for this procurement opportunity took place. In particular, we coordinated with multiple trade and contractor industry organizations to distribute the appropriate notifications of plan availability for this construction bid opportunity. We prioritized providing access to contract documents and conducting active outreach to the contractor community to encourage participation from DBE and/or SBE firms through the following means:

- Contract announcement placed in five local/ethnic publications: San Francisco Chronicle, San Francisco Examiner, El Reportero, Nichi Bei, and Small Business Exchange; and
- Announcements posted on the Transportation Authority's website, an electronic bid website (Bid Express) and distributed via email.

On September 10, 2024, we held a virtual non-mandatory, pre-bid meeting and networking session, which provided opportunities for interested disadvantaged and small businesses to meet potential prime contractors and form partnerships.



Representatives from 3 firms attended this event, including DBE and SBE and potential prime contractors.

We also held site tours on September 11, 2024 and September 27, 2024.

On the bid-opening date of October 15, 2024, we received and opened two (2) bids in response to the ITB. We and our construction management consultant, GHD Inc., reviewed and evaluated the bids. The verified bid results are listed below in Table 1.

Table 1. Bid Results

BIDDER	AMOUNT
Engineers Estimate	\$7,400,000.00
Thompson Builders Corporation	\$8,965,637.00
S&H Construction, Inc.	\$7,980,690.00

We have determined that Thompson Builders Corporation is the lowest responsible and responsive bidder, bidding \$8,965,637. A detailed bid item list is included in Attachment 2. The amount is approximately 21% over the Engineer’s Estimate for the Project’s construction cost of \$7,400,000. The other bid by S&H Construction, Inc. was also over the engineer’s estimate but was deemed non-responsive as it was missing mandatory qualification requirements for key bid items.

Consistent with State of California requirements, since this project does not include federal funds, we established an aspirational 22% DBE/ SBE goal for the construction contract to encourage the utilization of small, disadvantaged, and minority business participation. Regular reporting on utilization of small, disadvantaged and minority businesses as well as the participation of labor force groups is required under the contract. The lowest responsible and responsive bidder, Thompson Builders Corporation, has proposed to achieve 6.3% DBE/SBE participation for this construction contract.

Schedule. The Project schedule is projected as follows:

- Award Construction Contract - December 2024
- Begin Construction - January 2025
- Construction Completion - Fall 2025

Additional Construction Allotment. In order to construct the Project, we will need to enter into agreements, permits, or certifications with other agencies/entities, including but not limited to the Caltrans, TIDA, the California Highway Patrol, the San Francisco Public Utilities Commission, San Francisco Municipal Transportation



Agency, and San Francisco Public Works, to provide final funding, perform utility tie-in's, purchase agency furnished materials and for these agencies/entities to oversee select portions of the construction contractor's work. We recommend an additional contingency of \$896,564, or 10% of total anticipated construction costs, for a total construction allotment of \$9,862,201.

Funding. The construction contract, and additional construction allotment for administration and contingency, will be funded with local funds provided by BATA through the Toll Bridge Rehabilitation Program and TIDA funds remaining from the Southgate Road Project.

The Pier E-2 Parking Lot Project will be funded via BATA Funding Agreement. The Torpedo Building will be funded by BATA and TIDA via the Southgate Road Project funding plan. The detailed funding plan is shown in Attachment 1.

Award of the construction contract is contingent on \$2,465,359 in additional funds to be approved by BATA, anticipated at their December Board Meeting.

FINANCIAL IMPACT

The proposed construction phase contracts will be funded by the various local funding sources, including agreements with TIDA for the Southgate Road Project (including the Torpedo Building) and BATA for both Torpedo Building and the Pier E-2 Parking Lot Construction.

The first year's activities are included in the adopted Fiscal Year 2024/25 budget and work program, and sufficient funds will be included in the Fiscal Year 2025/26 budget if required.

CAC POSITION

There is no CAC position on this item because we were unable to agendize this item at the most recent CAC meeting. Specifically, the award protest period was not complete at the time of the November 20, 2024 CAC meeting. The 5-day protest period has now closed and the prices will expire 90 days following the October 15, 2024 Bid Opening date. The next CAC meeting is January 22, 2025 which will be outside of the 90-day window. The CAC will be briefed on this item at its January 22 meeting.



SUPPLEMENTAL MATERIALS

- Attachment 1 - Pier E-2 Parking Lot and Torpedo Building Project Funding Plan
- Attachment 2 - Project Bid Item List
- Attachment 3 - Resolution

Attachment 1

Pier E-2 Parking Lot and Torpedo Building Project Funding Plan

Phase	BATA Toll Bridge Rehabilitation Program Funds (Secured)	BATA Toll Bridge Rehabilitation Program Funds (Pending)	TIDA (Secured)	TOTAL
Pier E-2 Parking Lot Construction Capital	\$6,000,000	\$1,170,787		\$7,170,787
Pier E-2 Parking Lot Contingency		\$717,079		\$717,079
Pier E-2 Parking Lot Construction Support ⁽¹⁾	\$1,000,000	\$577,493		\$1,577,493
Torpedo Building Design	\$250,000			\$250,000
Torpedo Building Construction Capital	\$1,294,850		\$500,000	\$1,794,850
Torpedo Building Contingency	\$179,485			\$179,485
Torpedo Building Construction Support ⁽¹⁾	\$394,867			\$394,867
TOTALS	\$9,119,202	\$2,465,359	\$500,000	\$12,084,561

⁽¹⁾ Construction support costs include, but not limited to, salaries, project management, construction management, agency coordination, etc.

Attachment 2

TORPEDO BUILDING PACKAGE

BID ITEM LIST

Thompson Builders Corporation

Item No.	Description	Unit	Total Quantity	Unit Price	Total Cost
1	MOBILIZATION	LS	1	\$100,000.00	\$100,000.00
2	SITE STAGING AND ACCESS	LS	1	\$76,140.00	\$76,140.00
3	DEMOLITION AND PREPARATION OF PLANS BY THE CONTRACTOR	LS	1	\$36,800.00	\$36,800.00
4	ROOFING DISPOSAL	LS	1	\$12,270.00	\$12,270.00
5	NEW ROOFING (Metal Panels)	LS	1	\$340,400.00	\$340,400.00
6	WINDOW RESTORATION	LS	1	\$574,200.00	\$574,200.00
7	ALLOWANCE FOR REPLACEMENT HARDWARE	LS	1	\$15,000.00	\$15,000.00
8	NEW STOREFRONTS AND OVERHEAD COOLING DOORS	LS	1	\$350,600.00	\$350,600.00
9	EXTERIOR WINDOW COVERING	LS	1	\$118,300.00	\$118,300.00
10	RESTORATION AND INTERIOR SUPPORT OF EXSITING ROLLING DOORS	LS	1	\$37,740.00	\$37,740.00
11	ALLOWANCE FOR EXTERIOR CONCRETE CRACK AND SPALL REPAIR	LS	1	\$20,000.00	\$20,000.00
12	TREES PROCUREMENT	LS	1	\$113,400.00	\$113,400.00
				Total Bid:	\$1,794,850.00

Attachment 2

PIER E2 IMPROVEMENTS PACKAGE

BID ITEM LIST

Thompson Builders Corporation

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
1	CONSTRUCTION STAKING	LS	1	\$18,400.00	\$18,400.00
2	PROGRESS SCHEDULE (CRITICAL PATH METHOD)	LS	1	\$20,720.00	\$20,720.00
3	CONSTRUCTION AREA SIGNS	LS	1	\$4,300.00	\$4,300.00
4	TRAFFIC CONTROL SYSTEM	LS	1	\$24,530.00	\$24,530.00
5	TEMPORARY PAVEMENT STRIPING AND PAVEMENT MARKING	LS	1	\$12,270.00	\$12,270.00
6	DUST CONTROL	LS	1	\$76,260.00	\$76,260.00
7	JOB SITE MANAGEMENT	LS	1	\$23,920.00	\$23,920.00
8	EROSION CONTROL MEASURES	LS	1	\$45,040.00	\$45,040.00
9	HEALTH AND SAFETY PLAN	LS	1	\$3,070.00	\$3,070.00
10	TESTING OF CONTAMINATED SOILS	LS	1	\$9,210.00	\$9,210.00
11	REMOVE CONTAMINATED SOILS	CY	400	\$107.00	\$42,800.00
12	POTHOLE UTILITIES	EA	8	\$4,250.00	\$34,000.00
13	PROTECT EXISTING UTILITIES	LS	1	\$27,610.00	\$27,610.00
14	REMOVE MONITORING WELL (#7)	EA	1	\$11,650.00	\$11,650.00
15	REMOVE K-RAIL	LF	130	\$45.00	\$5,850.00
16	REMOVE CHAIN LINK FENCING (MIXED HEIGHTS 6 TO 8 FEET TALL)	LF	500	\$20.00	\$10,000.00
17	SALVAGE EXISTING BOLLARDS (B2 & B3 BOLLARDS)	EA	7	\$390.00	\$2,730.00
18	SALVAGE EXISTING WOOD WHEEL STOPS FOR REUSE	EA	26	\$153.00	\$3,978.00
19	ADJUST MONITORING WELL COVER TO NEW ELEVATION	EA	9	\$1,810.00	\$16,290.00
20	ADJUST MANHOLE RIM	EA	1	\$7,900.00	\$7,900.00
21	RELOCATE SOLAR LIGHT FIXTURE	EA	2	\$6,200.00	\$12,400.00
22	CLEARING AND GRUBBING	SF	18000	\$1.20	\$21,600.00
23	ROADWAY EXCAVATION / EARTHWORK	CY	1300	\$94.00	\$122,200.00
24	PATCH AND REPAIR EXISTING AB SURFACING	SF	5000	\$4.60	\$23,000.00
25	STORM DRAIN INLET - BUBBLER	EA	2	\$3,330.00	\$6,660.00
26	2" STORM DRAIN CLEANOUT	EA	9	\$1,280.00	\$11,520.00
27	12" RCP STORM PIPE	LF	60	\$250.00	\$15,000.00
28	12" PVC STORM PIPE	LF	407	\$146.00	\$59,422.00
29	BIOSWALE	LF	412	\$191.00	\$78,692.00
30	BIORETENTION BASIN	SF	4000	\$40.00	\$160,000.00
31	GRASS PAVE	SF	915	\$26.00	\$23,790.00
32	24" BOX TREE	EA	3	\$3,070.00	\$9,210.00
33	5 GAL SHRUB AND GRASS	EA	489	\$80.00	\$39,120.00
34	1 GAL PERENNIAL	EA	41	\$55.00	\$2,255.00
35	CALIFORNIA NATIVE MIX 1 - HYDROSEEDING	SF	31190	\$5.50	\$171,545.00
36	NATIVE LOW GRASS MIX 2 - HYDROSEEDING	SF	915	\$4.80	\$4,392.00
37	BIOSWALE MIX 3 - HYDROSEEDING	SF	2800	\$4.80	\$13,440.00
38	ASPHALT PAVEMENT (4" THICK)	SF	25000	\$9.00	\$225,000.00
39	UTILIDOR - PRECAST	LF	395	\$2,600.00	\$1,027,000.00
40	UTILIDOR - CAST-IN-PLACE	LF	125	\$4,650.00	\$581,250.00
41	UTILIDOR DOME DRAIN	EA	1	\$3,070.00	\$3,070.00
42	UTILITY MAG WARNING TAPE	LF	693	\$8.00	\$5,544.00
43	6" CURB AND GUTTER	LF	700	\$94.00	\$65,800.00
44	6" VERTICAL CURB	LF	1400	\$73.00	\$102,200.00

Attachment 2

PIER E2 IMPROVEMENTS PACKAGE

BID ITEM LIST

Thompson Builders Corporation

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
45	3' WIDE CONCRETE VALLEY GUTTER	LF	400	\$80.00	\$32,000.00
46	CONCRETE FLUSH BAND	LF	436	\$75.00	\$32,700.00
47	6" VEHICULAR CONCRETE PAVEMENT	SF	4438	\$26.00	\$115,388.00
48	4" PEDESTRIAN CONCRETE PAVEMENT	SF	8094	\$29.00	\$234,726.00
49	CURB RAMP	EA	4	\$6,610.00	\$26,440.00
50	TACTILE WARNING TILES - TYPE 1	SF	244	\$111.00	\$27,084.00
51	TACTILE WARNING TILES - TYPE 2	SF	13	\$122.00	\$1,586.00
52	CONCRETE WHEEL STOP	EA	34	\$280.00	\$9,520.00
53	CURB INLET STRUCTURE - CONDITION 1	EA	2	\$3,020.00	\$6,040.00
54	CURB INLET STRUCTURE - CONDITION 2	EA	1	\$18,320.00	\$18,320.00
55	MISCELLANEOUS METAL FABRICATIONS	LS	1	\$97,500.00	\$97,500.00
56	8' HT WWM SECURITY FENCE	LF	190	\$630.00	\$119,700.00
57	8' HT WWM SECURITY FENCE GATE - VEHICULAR	EA	1	\$84,460.00	\$84,460.00
58	4' HT WWM PERIMETER FENCE - PEDESTRIAN	LF	601	\$250.00	\$150,250.00
59	4' HT WWM PERIMETER FENCE GATE - PEDESTRIAN	EA	1	\$11,140.00	\$11,140.00
60	4' HT WWM PERIMETER FENCE GATE - VEHICULAR	EA	1	\$11,640.00	\$11,640.00
61	6' HT WWM MAIN ENTRY GATE - VEHICLE & PEDESTRIAN	LS	1	\$25,580.00	\$25,580.00
62	6' HT CHAINLINK FENCE	LF	99	\$169.00	\$16,731.00
63	BOLLARD - TYPE B1 - (SURFACE MOUNTED)	EA	9	\$970.00	\$8,730.00
64	BOLLARD - TYPE B2 - (REPURPOSED REMOVABLE BOLLARD)	EA	4	\$2,420.00	\$9,680.00
65	BOLLARD - TYPE B3 - (MODIFIED EXISTING REMOVALBLE BOLLARD)	EA	3	\$3,070.00	\$9,210.00
66	BOLLARD - TYPE B4 - (SLEEVED COVER BOLLARD)	EA	2	\$2,560.00	\$5,120.00
67	BOLLARD - TYPE B5R - (PUC REMOVABLE BOLLARD)	EA	3	\$2,700.00	\$8,100.00
68	BOLLARD - TYPE B5F - (PUC FIXED BOLLARD)	EA	16	\$1,540.00	\$24,640.00
69	ADA SIGNAGE	EA	2	\$1,450.00	\$2,900.00
70	4" WHITE STRIPING (PARKING STALLS)	LF	1000	\$11.00	\$11,000.00
71	ROADWAY STENCILED STRIPING (IE TRAFFIC ARROWS)	EA	8	\$420.00	\$3,360.00
72	CROSSWALK STRIPING	SF	500	\$27.00	\$13,500.00
73	COMMUNICATIONS - PULL BOX (17"x30"x24")	EA	4	\$5,330.00	\$21,320.00
74	COMMUNICATIONS - 4" CONDUIT	LF	5000	\$37.00	\$185,000.00
75	PULL BOX (INTERCEPT) (3'x3'x5')	EA	1	\$34,690.00	\$34,690.00
76	480V MAIN DISTRIBUTION PANEL W/PAD	EA	1	\$43,370.00	\$43,370.00
77	PRIMARY DUCT BANK	LF	70	\$310.00	\$21,700.00
78	PULL BOX (6J-PS 41, 480KV) (3'X3'X5')	EA	1	\$37,180.00	\$37,180.00
79	30KVA TRANSFORMER W/PAD (PS41)	EA	1	\$30,980.00	\$30,980.00
80	PULL BOX (PS41 INTERCEPT, 208V) (3'X3'X5')	EA	1	\$34,690.00	\$34,690.00
81	4" ELECTRICAL CONDUIT - 12kv INTERCEPT TO PULLBOX	LF	74	\$250.00	\$18,500.00
82	4" ELECTRICAL CONDUIT - PULLBOX TO BOX (FOR FUTURE CONNECTION)	LF	9	\$250.00	\$2,250.00
83	4" ELECTRICAL CONDUIT - PULLBOX TO SFPUC TRANSFORMER	LF	126	\$250.00	\$31,500.00
84	4" ELECTRICAL CONDUIT - TRANSFORMER TO DISTRIBUTION BOARD	LF	9	\$250.00	\$2,250.00
85	4" ELECTRICAL CONDUIT - DISTRIBUTION BOARD TO UTILIDOR	LF	45	\$310.00	\$13,950.00
86	PULL BOX (3'X3'X5')	EA	3	\$28,510.00	\$85,530.00
87	4" ELECTRICAL CONDUIT - BOX (FOR FUTURE CONNECTION) TO UTILIDOR	LF	40	\$220.00	\$8,800.00
88	3#4 & 1#6GND XHHW-2 ELECT CONDUCTORS - DISTRIBUTION BOARD TO UTILIDOR	LF	128	\$40.00	\$5,120.00

Attachment 2

PIER E2 IMPROVEMENTS PACKAGE

BID ITEM LIST

Thompson Builders Corporation

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
89	2#1/0 & 1#3GND XHHW-2 ELECT CONDUCTORS - DISTRIBUTION BD TO UTILIDOR	LF	128	\$47.00	\$6,016.00
90	4" ELECTRICAL CONDUIT - UTILIDOR TO 6J BOX (PUMP STATION)	LF	36	\$220.00	\$7,920.00
91	3#4 & 1#6 XHHW-2 ELECTRICAL CONDUCTORS - UTILIDOR TO 6J BOX	LF	72	\$47.00	\$3,384.00
92	4" ELECT CONDUIT - 6J BOX TO UTILIDOR (PUMP STATION)	LF	32	\$220.00	\$7,040.00
93	3#4 & 1#6 XHHW-2 ELECT CONDUCTORS - 6J BOX TO UTILIDOR (PUMP STATION)	LF	64	\$47.00	\$3,008.00
94	4" ELECTRICAL CONDUIT - 6J BOX TO TRANSFORMER (PUMP STATION)	LF	160	\$220.00	\$35,200.00
95	3#4 & 1#6 XHHW-2 ELECT CONDUCTORS - 6J BOX TO XFORMER (PUMP STATION)	LF	640	\$47.00	\$30,080.00
96	2" ELECTRICAL CONDUIT - TRANSFORMER TO PULLBOX (PUMP STATION)	LF	152	\$220.00	\$33,440.00
97	4#1&1#6GND CU ELECT CONDUCTORS - XFORMER TO PULLBOX (PUMP STATION)	LF	380	\$47.00	\$17,860.00
98	4" ELECTRICAL CONDUIT - UTILIDOR TO COMM BOX (UTILIDOR PULLBOX)	LF	32	\$220.00	\$7,040.00
99	2#1/0 & 1#3GND XHHW-2 ELECT CONDUCTORS - UTILIDOR-6J BOX	LF	96	\$47.00	\$4,512.00
100	4" ELECTRICAL CONDUIT - 6J BOX TO UTILIDOR (UTILIDOR PULLBOX)	LF	32	\$220.00	\$7,040.00
101	4" ELECTRICAL CONDUIT - UTILIDOR TO 6J BOX (RESTROOM)	LF	38	\$220.00	\$8,360.00
102	4" ELECTRICAL CONDUIT - 6J BOX TO UTILIDOR (RESTROOM)	LF	46	\$220.00	\$10,120.00
103	4" ELECTRICAL CONDUIT - 6J BOX TO TRANSFORMER (RESTROOM)	LF	40	\$220.00	\$8,800.00
104	2#1/0 & 1#3GND XHHW-2 ELECT CONDUCTORS - 6J BOX TO XFORMER	LF	120	\$47.00	\$5,640.00
105	2" ELECTRICAL CONDUIT - TRANSFORMER TO PULLBOX (RESTROOM)	LF	154	\$220.00	\$33,880.00
106	3#1/0&1#4GND CU ELECT CONDUCTORS - XFORMER-PANEL, PANEL-PULLBOX	LF	360	\$47.00	\$16,920.00
107	4" ELECTRICAL CONDUIT - PULLBOX TO UTILIDOR (RESTROOM)	LF	32	\$220.00	\$7,040.00
108	3#1/0&1#4GND ELECT CONDUCTORS - XFRMR-PANEL, PANEL-PULLBOX	LF	64	\$47.00	\$3,008.00
109	2" ELECTRICAL CONDUIT - PULLBOX TO SOLAR LIGHT FIXTURES	LF	834	\$161.00	\$134,274.00
110	2" ELECT CONDUIT - JT TO SUBPANEL FOR PIER (PIER/TORPEDO BUILDING)	LF	32	\$220.00	\$7,040.00
111	3#1/0 & GND CU ELECT CONDUCTORS - XFORMER-PANEL, PANEL-PULLBOX	LF	64	\$25.00	\$1,600.00
112	4" ELECTRICAL CONDUIT - JT TO PULLBOX (PIER/TORPEDO BUILDING)	LF	40	\$220.00	\$8,800.00
113	5" ELECT CONDUIT - PULLBOX TO CAPPED TERMINATION	LF	68	\$220.00	\$14,960.00
114	4" ELECTRICAL CONDUIT (UTILIDOR)	LF	1026	\$37.00	\$37,962.00
115	2#1/0 & 1#3GND CU ELECTRICAL CONDUCTORS - (UTILIDOR)	LF	1800	\$25.00	\$45,000.00
116	4" ELECTRICAL CONDUIT (UTILIDOR) FOR FUTURE USE	LF	1026	\$37.00	\$37,962.00
117	#4 XHHW-2 ELECTRICAL CONDUCTORS - (UTILIDOR)	LF	2052	\$25.00	\$51,300.00
118	3#1/0 & GROUND VARIES XHHW-2 ELECTRICAL CONDUCTORS - (UTILIDOR)	LF	1539	\$25.00	\$38,475.00
119	PULL BOX (6J-RESTROOM INTERCEPT, 208V)	EA	1	\$43,370.00	\$43,370.00
120	25KVA TRANSFORMER W/ PAD (RESTROOM)	EA	1	\$32,220.00	\$32,220.00
121	100A 120/240V 1PH PEDESTAL W/PAD (RESTROOM)	EA	1	\$34,690.00	\$34,690.00
122	PULL BOX (240V TO UTILIDOR) (3'X3'X5')	EA	1	\$28,510.00	\$28,510.00
123	LOW VOLTAGE PULL BOX	EA	1	\$2,110.00	\$2,110.00
124	100A 240/120V, 1PH PIER PEDESTAL PANEL W/PAD	EA	1	\$37,180.00	\$37,180.00
125	LOW VOLTAGE SERVICE (LED DRIVERS TO GUARDRAIL HANDRAIL LIGHTS)	LF	65	\$38.00	\$2,470.00
126	LOW VOLTAGE SERVICE (LED DRIVERS TO STAIRS HANDRAIL)	LF	50	\$38.00	\$1,900.00
127	LOW VOLTAGE SERVICE (LED DRIVERS TO BACK STAIRS HANDRAIL)	LF	25	\$38.00	\$950.00
128	CONDUCTORS [2, 4 & 6]	LF	80	\$100.00	\$8,000.00
129	SOLAR LIGHT POLE - L1	EA	2	\$15,860.00	\$31,720.00
130	SOLAR LIGHT POLE - L2	EA	5	\$15,860.00	\$79,300.00
131	GUARDRAIL SOLAR LIGHT - L3	EA	56	\$540.00	\$30,240.00
132	LED LIGHT TAPE - L4 (INCLUDES METAL FABRICATIONS)	LF	149	\$1,250.00	\$186,250.00

Attachment 2

PIER E2 IMPROVEMENTS PACKAGE

BID ITEM LIST

Thompson Builders Corporation

Item No.	Description	Unit	Quantity	Unit Price	Total Cost
133	GUARDRAIL / HANDRAIL LED LIGHT FIXTURE - L5A	LS	1	\$15,370.00	\$15,370.00
134	HANDRAIL LED LIGHT FIXTURE - L5B	LS	1	\$15,370.00	\$15,370.00
135	LIGHT FIXTURES EL1 AND EL2 WIRE CONNECTIONS	LS	1	\$4,610.00	\$4,610.00
136	3/8" COPPER WATER SERVICE	LF	6	\$220.00	\$1,320.00
137	1" COPPER SERVICE	LF	42	\$167.00	\$7,014.00
138	6" DIP WATERLINE	LF	644	\$165.00	\$106,260.00
139	8" DIP WATERLINE	LF	281	\$179.00	\$50,299.00
140	UTILITY SLEEVE - 8" DIP	LF	10	\$146.00	\$1,460.00
141	UTILITY SLEEVE - 12" DIP	LF	10	\$210.00	\$2,100.00
142	BLOWOFF ASSEMBLY	EA	1	\$3,430.00	\$3,430.00
143	FIRE HYDRANT	EA	1	\$16,730.00	\$16,730.00
144	BALL VALVE	EA	3	\$3,520.00	\$10,560.00
145	CHECK VALVE	EA	1	\$3,030.00	\$3,030.00
146	GATE VALVE	EA	1	\$2,360.00	\$2,360.00
147	VALVE BOX	EA	3	\$950.00	\$2,850.00
148	RP BACKFLOW PREVENTER	EA	1	\$7,150.00	\$7,150.00
149	DRINKING FOUNTAIN	EA	1	\$14,730.00	\$14,730.00
150	1-1/2" PVC SEWER	LF	7	\$210.00	\$1,470.00
151	2" PVC SEWER	LF	7	\$210.00	\$1,470.00
152	3"OD/2.5"ID HDPE SEWER FORCE MAIN	LF	15	\$440.00	\$6,600.00
153	5"OD/4.25"ID HDPE SEWER FORC EMAIN	LF	755	\$118.00	\$89,090.00
154	8" HDPE SEWERLINE GRAVITY CONNECTION	LF	33	\$290.00	\$9,570.00
155	PREPACKAGED SANITARY SEWER PUMP STATION	EA	1	\$37,210.00	\$37,210.00
156	SEWER MANHOLE	EA	1	\$23,390.00	\$23,390.00
157	RESTROOM STRUCTURE - W/FOUNDATION AND UTILITY CONNECTIONS	LS	1	\$223,800.00	\$223,800.00
158	MOBILIZATION	LS	1	\$475,000.00	\$475,000.00
159	POWER SYSTEM STUDIES: SHORT CIRCUIT, ARC FLASH, COORDINATION	EA	1	\$7,440.00	\$7,440.00
Total Bid:					\$7,170,787.00



RESOLUTION AWARDING A CONSTRUCTION CONTRACT TO THE LOWEST RESPONSIBLE AND RESPONSIVE BIDDER, THOMPSON BUILDERS CORPORATION, IN AN AMOUNT NOT TO EXCEED \$8,965,637, WITH CONDITIONS; AUTHORIZING AN ADDITIONAL CONSTRUCTION ALLOTMENT OF \$896,564 FOR A TOTAL CONSTRUCTION ALLOTMENT NOT TO EXCEED \$9,862,201, WITH CONDITIONS; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL OTHER RELATED SUPPORTING AND SUPPLEMENTAL AGREEMENTS FOR THE PIER E-2 PARKING LOT AND TORPEDO BUILDING RETROFIT PROJECTS

WHEREAS, The Transportation Authority is delivering the Pier E-2 Parking Lot Project (Pier E-2 Project) on behalf of the Bay Area Toll Authority (BATA), which will improve public parking and restroom facilities for the existing Pier E-2 park built to commemorate the historic east span of the Bay Bridge and

WHEREAS, The Transportation Authority is delivering the Torpedo Building Retrofit Project (Torpedo Building Project) as an environmental mitigation measure of the overall Yerba Buena Island Southgate Road Realignment Improvement Project, which will weatherproof the historic Torpedo Building adjacent to the existing Pier E-2 park; and

WHEREAS, On August 29, 2024, Transportation Authority staff issued an Invitation to Bid (ITB) for construction services for the Torpedo Building and Pier E-2 Projects; received two electronic bids on October 15, 2024, and determined the lowest responsive and responsible bidder is Thompson Builders Corporation with a bid of \$8,965,637; and

WHEREAS, In order to construct the project, the Transportation Authority will need to enter into agreements, permits, or certifications with other agencies/entities, including but not limited to the Caltrans, Treasure Island Development Authority, the California Highway Patrol, the San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, and San Francisco Public Works, to



provide final funding, perform utility tie-ins, purchase agency furnished materials, and for these agencies/entities to oversee select portions of the construction contractor's work; and

WHEREAS, Transportation Authority staff is also recommending an additional contingency of \$896,564, or 10% of total anticipated construction costs, for a total construction allotment of \$9,862,201; and

WHEREAS, The construction contract will be funded by the various local funding sources, including agreements with the Treasure Island Development Authority and BATA through its Toll Bridge Rehabilitation Program funds; and

WHEREAS, Award of the construction contract is contingent on \$2,465,359 in additional funds to be approved by BATA, anticipated at their December Board meeting; now, therefore, be it

RESOLVED, That the Transportation Authority hereby awards a construction contract to the lowest responsible and responsive bidder, Thompson Builders Corporation, in an amount not to exceed \$8,965,637, with conditions; and be it further

RESOLVED, That the Transportation Authority hereby authorizes an additional construction allotment of \$896,564 for a total construction allotment not to exceed \$9,862,201, with conditions; and be it further

RESOLVED, That the Executive Director is hereby authorized to execute all other related supporting and supplemental agreements for the Pier E-2 Parking Lot and Torpedo Building Retrofit Projects; 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.