

Torpedo Building Retrofit and Pier E-2 Parking Lot Projects

Construction Contract Award



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Board — Agenda Item 9
December 10, 2024

YBI Construction Projects

Macalla Road Reconstruction (TICD)
(2019 - 2023)

YBI Multi-Use Path (SFCTA)
(2026 - 2029)

Forest Road Detour (TICD)
(2022 - 2023)

YBI WB Ramps
Opened October 2016

Pier E2 & Torpedo Building (2024 - 2025)

YBI Vista Point
Opened May 2017

I-80 EB Off-Ramp/Southgate Road Realignment (SFCTA)
(2020 - 2023)

West Side Bridges Project (SFCTA)
(2023 - 2026)

Hillcrest Road Improvement Project (SFCTA)
(2024 - 2027)



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Project Overview

Project is comprised of 2 Packages :

- **Torpedo Building Weatherproofing**
- **Pier E-2 Parking Lot**

Project Goals

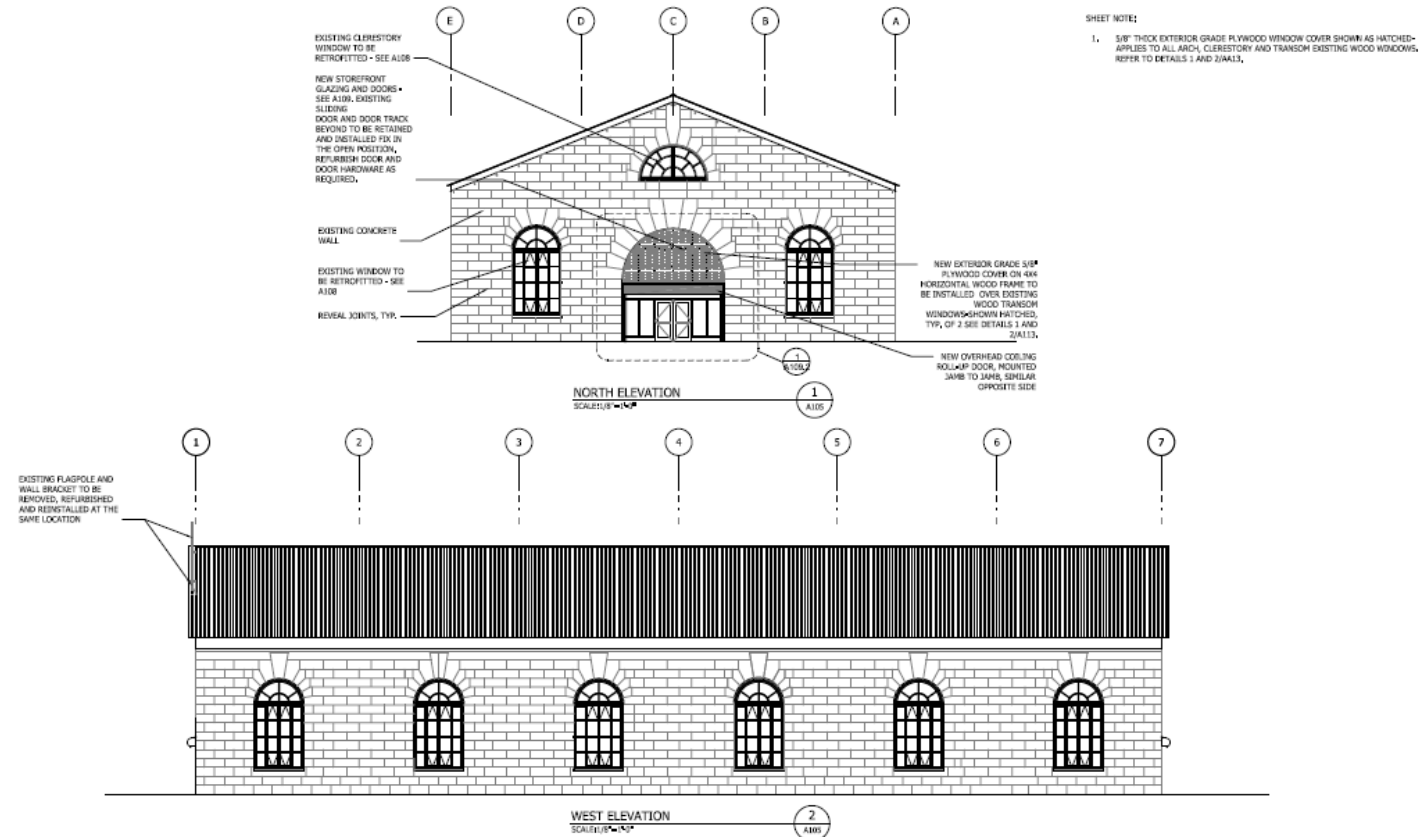
- **Weatherproof adjacent historic Torpedo Building**
- **Improve public facilities for existing Pier E-2 park**
- **Increase public access to historic amenities**



Torpedo Building Weatherproofing

Weatherproofing structure is a mitigation measure for the Southgate Road Realignment Project

- New Roof
- Restore Windows
- Protective Covering
- Trees Procurement



Pier E-2 Parking Lot

- Access Road
- Utility Corridor
- Parking Area
- Bioretention & Landscaping
- Prefabricated Restroom
- Fencing
- Lighting



Preliminary Project Schedule

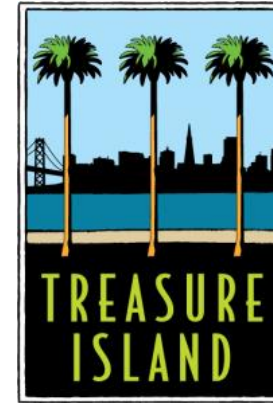
Complete project within 165 Working Days

MILESTONE ACTIVITY	DATE
Award Construction Contract	December 2024
Begin Construction	January 2025
Anticipated Construction Completion	Fall 2025



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Key Stakeholders & Funding Partners



**DEVELOPMENT
AUTHORITY
(TIDA)**



Procurement

- Engineer's Estimate of \$7.4M
- Aspirational Disadvantaged and Small Business Enterprise (DBE/SBE) Goal of 22%
- Invitation to Bid released on August 29
- Bid opening on October 15



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Bid Results

BIDDER	BID TOTAL
Thompson Builders Corporation	\$8,965,637
S&H Construction, Inc. (Non-Responsive)	\$7,980,690

- We recommend awarding a construction contract to the lowest responsible and responsive bidder, Thompson Builders Corporation.



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Cost

BUDGET ITEM

BUDGET AMOUNT

Pier E-2 Construction

\$7,170,787

Torpedo Building Construction

\$1,794,850

Subtotal Base Construction Contract

\$8,965,637

Contingency (10%)

\$896,564

Total Construction Capital Budget

\$9,862,201



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Funding

PROJECT	BATA TOLL BRIDGE REHABILITATION PROGRAM FUNDS (SECURED)	BATA TOLL BRIDGE REHABILITATION PROGRAM FUNDS (PENDING) ⁽¹⁾	TREASURE ISLAND DEVELOPMENT AUTHORITY (SECURED)	TOTAL
Pier E-2 Parking Lot	\$7,000,000	\$1,748,280	--	\$8,748,280
Torpedo Building	\$1,939,717	--	\$500,000	\$2,439,717
Contingency	\$179,485	\$717,079	--	\$896,564
Total	\$9,119,202	\$2,465,359	\$500,000	\$12,084,561

⁽¹⁾ BATA is anticipated to approve additional funding for the project at its December Board meeting.

Requested Actions

- Award a construction contract to 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 of \$9,862,201
- Authorize the Executive Director to execute all other supporting & supplemental agreements



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Thank you.

www.sfcta.org

Carl Holmes
Deputy Director for Capital Projects



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