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Memorandum

TO: BATA Oversight Committee

DATE: February 29, 2012

FR: Executive Director

W. I. 1251

RE: San Francisco-Oakland Bay Bridge Toll Plaza and Gateway Park Update and Contract Amendments: Perkins + Will (\$100,000) and HNTB (\$500,000)

Over the past several years, a Gateway Park Working Group (GPWG), which includes representatives of nine agencies, including BATA, Caltrans, East Bay Regional Parks District (EBRPD), and the Bay Conservation and Development Commission, has been meeting to determine the vision and process for the development of the Gateway Park Area. The proposed Gateway Park is at the end of the Bay Bridge in Oakland and is partly a mitigation obligation of the East Span project. (See Figure 1 attached.)

In July 2009, BATA engaged Perkins + Will, a competitively selected design consultant, to prepare a project concept report (PCR) to advance park planning and define a scope for the development of the Gateway Park Area. When initially envisioned, the park area to be studied included park and bridge maintenance designated areas under the control of Caltrans and EBRPD and Oakland Army Base (OAB) Redevelopment areas under the control of the City of Oakland. In addition, HNTB, under a BATA on-call design services contract, was engaged to provide program management support to BATA to coordinate the Gateway Park project with other on-going projects in the area, including the Oakland redevelopment and new toll bridge administration, operation, and maintenance facilities being constructed or planned.

Although the Gateway Park PCR process was nearly completed a year ago, the final report was postponed pending the City of Oakland's revision to their OAB Redevelopment Master Plan. The City of Oakland has only recently unveiled their draft plan that calls for the development of a logistics center that includes a railroad intensive break-bulk marine terminal in the lands adjacent to the western portion of Gateway Park.

As the draft final Gateway Park PCR assumed a less industrial redevelopment of the Oakland Army Base area, Perkins + Will and the GPWG will need to reevaluate and revise the Gateway Park PCR to better incorporate the park area with the working waterfront proposed by the City.

To move the Gateway Park project to the next phase, staff is requesting two contract amendments. First, staff is requesting to amend the BATA contract with Perkins + Will to finalize the PCR (within ten weeks after execution of the amendment) incorporating the new information from the City of Oakland. Second, staff is requesting to amend the BATA contract with HNTB to continue to provide program management services in the corridor over the next two years to coordinate delivery of the Gateway park project with other programmed projects in the toll plaza area. The work will be funded from the Toll Bridge Rehabilitation Program.

Upon completion of the PCR, staff plans for BATA to contract with one of its on-call consultants to complete the Project Approval/Environmental Document (PA/ED) phase of the project. Staff anticipates returning to the Committee in June with the selection and contract approval request for PA/ED.

Staff Recommendation

The Committee is requested approve the following actions:

- i) authorize the Executive Director or his designee to negotiate and enter into a contract amendment in an amount not to exceed \$100,000 with Perkins + Will to revise the project concept report for Gateway Park based upon recent information from the Oakland Master Plan development for the area; and
- ii) authorize the Executive Director or his designee to negotiate and enter into a contract amendment in an amount not to exceed \$500,000 with HNTB to provide program management services to coordinate delivery of the Gateway Park Project with other programmed projects in the San Francisco-Oakland Bay Bridge Toll Plaza area.



Steve Heminger

SH:pl

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REQUEST FOR COMMITTEE APPROVAL
Summary of Proposed Contract Amendment

Work Item No.: 1252

Vendor: Perkins + Will
San Francisco, CA

Work Project Title: Gateway Park Area Project Concept Report

Purpose of Project: Prepare a project concept report for the Gateway Park Area located in the vicinity of the San Francisco-Oakland Bay Bridge toll plaza.

Brief Scope of Work: Revise the Gateway Park Project Concept Report based on the City of Oakland's Oakland Army Base Redevelopment Master Plan.

Project Cost Not to Exceed: This Amendment - \$100,000. (Current contract - \$1,050,000; maximum contract amount after this amendment \$1,150,000)

Funding Source: \$100,000 in Toll Bridge Rehabilitation Program funds

Fiscal Impact: Funds are included in the program budget

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a contract amendment in the amount not to exceed \$100,000 with Perkins + Will to update the draft PCR for the Gateway Park Area; and the Chief Financial Officer is authorized to set aside funds for such contract amendment in the amount specified.

BATA Oversight Committee:

Bill Dodd, Chair

Approved: Date: March 7, 2012

REQUEST FOR COMMITTEE APPROVAL
Summary of Proposed Contract Amendment

Work Item No.: 1252

Vendor: HNTB
Oakland, CA

Work Project Title: Gateway Park Corridor Program Management

Purpose of Project: Provide program management support for Gateway Park and Toll Plaza Corridor Projects to BATA

Brief Scope of Work: Consultant shall provide continuing program management support services, including scheduling, estimating, planning and program coordination for BATA projects in the Gateway Park and Toll Plaza Corridor through June 30, 2014.

Project Cost Not to Exceed: This Amendment - \$500,000. (Current contract - \$300,000; maximum contract amount after this amendment \$800,000)

Funding Source: Toll Bridge Rehabilitation Program funds

Fiscal Impact: Funds are included in the program budget

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a contract amendment in the amount not to exceed \$500,000 with HNTB to provide continuing program management services for the Gateway Park and Toll Plaza Corridor Projects; and the Chief Financial Officer is authorized to set aside funds for such contract amendment in the amount specified.

BATA Oversight Committee:

Bill Dodd, Chair

Approved: Date: March 7, 2012