

Memorandum

To: Cost Review Committee

From: Ron Alameida, Director of Design & Construction for the Transbay Transit Center, SF Public Works
Dennis Turchon, Senior Construction Manager, TJPA
Sara DeBord, Chief Financial Officer, TJPA

Date: For the Committee Meeting of May 18, 2018

Re: Agenda Items 8-10

Agenda Item 8 – Review of Proposed TJPA Fiscal Year 2018 – 2019 Budget

TJPA staff presented draft capital and operating fiscal year 2018-2019 budgets to the TJPA Board on May 10, 2018. The draft capital budget for the Transbay Program is \$165,522,920--\$148,279,545 budgeted for Phase 1, and \$17,243,375 budgeted for Phase 2. Two alternatives for a draft operating budget were presented, and the Board provided direction to prepare the final budget based on the second alternative, which results in an operating budget of \$35,229,500. The draft fiscal year budgets may be further refined prior to final presentation for TJPA Board approval in June 2018. Specific details regarding the budgets are in the attached TJPA Board Staff Report.

Agenda Item 9 – Expenditures and Commitments of Proceeds of the City Financing that Require CRC Approval

Commitments and Draws

The CRC has previously authorized TJPA to issue commitments (budget appropriations) for various construction, construction administration, and legal costs of up to \$175 million in City Financing proceeds, and draws of up to \$145 million. Additionally the CRC has authorized use of up to \$25 million in City Financing for base building and tenant improvement costs to ready the transit center retail spaces. Draws on the City Financing are not currently being requested, as TJPA is utilizing bond proceeds from the Community Facilities District prior to reverting back to use of City Financing. An updated cash flow projection for project costs will be provided at that time.

Agenda Item 10 – Opportunity to Comment on Contracts, Change Orders and Contract Amendments that Require CRC Review

Construction Change Orders above the \$250,000 Threshold and/or to be funded with City Financing

The following are new change order requests (CORs) and construction change orders (CCOs) since the last CRC meeting:

Transit Center

TG10.2– Plumbing

COR 310461– CM/GC’s Trailer Relocation Due to TJPA Sale of Lot N - \$325,000

This COR is for all labor, material, and equipment required to relocate the Construction Manager/General Contractor’s (CM/GC) field operations trailer complex to the north end of Lot N

after the sale of the southern end of the lot. This change includes, but is not limited to, work required for carpentry fit out, AT&T service reroute, trailer data closet and distribution reroute, chain link fencing costs, water and sewer underground service removal and relocation, new trailer alarm system, and San Francisco Public Utilities Commission (SFPUC) costs for new water service. This change has been categorized as Owner Requested. This request to the committee is for a Not-to-Exceed (NTE) amount of \$325,000.

Bus Storage Facility (BSF)

BSF CCO #046 – Bus Ramp Frame 2 Turnaround Structure - \$350,000

This change order request is for additional costs to apply methacrylate for deck treatment of the Bus Ramp Frame 2 turnaround structure. This change has been categorized as Owner Requested. This request to the committee is for an NTE amount of \$350,000.

BSF CCO #047 – Channelizer Installation near Harrison Street Slip Ramp - \$50,000

This change order request is for the additional material and labor costs to install 37 permanent channelizers at 5 feet spacing (white paddles/white reflectors) at the Fremont Street off ramp and Harrison Street slip ramp per the request by AC Transit’s safety division during its operator training. This change has been categorized as Owner Requested. This request to the committee is for an NTE amount of \$50,000.

BSF CCO #048 Installation of Gate at the Base of the Harrison Street Ramp - \$20,000

This change order request is for the installation of an additional functioning gate at the base of the Harrison Street slip ramp, to allow transit and maintenance vehicles access to the Bus Ramp. Power was already run to the site via the TG18.1 contract for the Bus Ramp project and the contractor for the BSF will install the gate. This change has been categorized as Scope Procurement. This request to the committee is for an NTE amount of \$20,000.

BSF CCO #49 Offhaul of Additional Class 1 Soil at the Administration Building - \$50,000

This change order request is for the offhaul of Class 1 soils that were found in the excavation for the administration building near Second Street. This amount is in addition to the amount paid in previous CCOs related to Class 1 offhaul. This change has been categorized as Unforeseen Conditions. This request to the committee is for an NTE amount of \$50,000.

The attached change order logs provide further detail on all CCOs presented to the CRC to-date.