



AGENDA REPORT

Public Works

DATE:	January 28, 2025
TO:	Mayor Martinez and Members of the City Council
FROM:	Daniel Chavarria, Director of Public Works
Subject:	Contract Amendment No. 1 for Swinerton Management & Consulting for Terminal 4 Wharf Removal
FINANCIAL IMPACT:	The Terminal 4 Wharf Removal Project is being funded by various grants, including one from the State Coastal Conservancy and another from the San Francisco Bay Restoration Authority. Funds for this contract amendment are available in Account String: 10661065-400654-23021
PREVIOUS COUNCIL ACTION:	May 2, 2023
STATEMENT OF THE ISSUE:	City staff is seeking approval to execute a contract amendment no. 1 with Swinerton Management & Consulting to extend the term, increase the contract amount, and modify the service plan to provide additional construction management and inspection services for the Terminal 4 Wharf Removal project.
RECOMMENDED ACTION:	APPROVE a first contract amendment with Swinerton Management & Consulting to provide additional construction management and inspection services, and surveying services for the Terminal 4 Wharf Removal Project, to be funded by a State Coastal Conservancy grant, for a term extending through December 31, 2026, increasing the contract amount by \$195,218, for a total contract amount of \$835,100, which further allows a contingency amount equal to 10 percent of the quoted price for the amendment – Public Works Department (Daniel Chavarria 510-620-5478).

DISCUSSION:

On May 2, 2023, the City Council approved a contract with Swinerton Management & Consulting to provide construction management services during the bid and construction phases of the Terminal 4 Wharf Removal Project (Project) (Attachment 1).

The Project involved the removal of the creosote-treated piles and deteriorated wharf decking and structures at the Terminal 4 site. The State Coastal Conservancy (SCC) and the San Francisco Bay Restoration Authority have provided grant funding for this project, along with some mitigation funds from the San Francisco Bay Conservation and Development Commission. The in-water work related to the project, including removing piles from the Bay floor, limits the time work can occur. This limited work window has resulted in work spanning two seasons, which has increased certain costs related to construction management. In addition, certain surveys need to be performed to verify the completed field work as prescribed in certain permits obtained for the project. Therefore, an additional \$195,218 is being requested for construction management and inspection services, and survey work. Additional time on the grant is needed to perform the two seasonal surveys required. An additional allowance for a 10 percent contingency is also being requested (Attachment 2).

Terminal 4 Wharf Removal Project Summary

The Terminal 4 Wharf Removal Project consists of completing construction documents, demolishing derelict pilings, decking, and two buildings, and constructing enhanced rock slope protection and monitoring at Terminal 4 located at Point San Pablo, north of Point Molate.

The Project is needed because the deteriorating warehouse, piles, decking, and debris of Terminal 4 Wharf currently poses a marine debris problem, a navigation hazard, and continue to degrade and impair water and habitat quality. The existing debris and pile field inhibit the expansion of nearby eelgrass beds. When Pacific Herring and other fish and marine invertebrates spawn on creosote-treated piles, exposure to polycyclic aromatic hydrocarbons (PAHs), which are part of the creosote compound, results in adverse effects. In Pacific Herring, these effects include developmental delays, degeneration, changes in movement, alterations to cardiac function in embryos, lower rate of hatching success, and skeletal defects in larvae. This Project will remove toxic creosote pilings from San Francisco Bay. The Terminal 4 site is owned by the City of Richmond and is managed by the Port of Richmond. The site is located on the western shore of Richmond, California, about 2.5 miles northwest of the eastern end of the Richmond-San Rafael Bridge, and just south of the tip of Point San Pablo.

SYNERGISTIC POLICIES:

The Project supports the implementation of General Plan Land Use Element Policy LU4.4 Toxic and Contaminated Sites which specifies the City to “Continue to work with the appropriate local, state, and federal agencies to promote the clean-up and reuse of

contaminated sites to protect human and environmental health. Work with property owners and regional agencies to prevent, reduce or eliminate soil and water contamination from industrial operations, the Port and other activities that use, produce or dispose of hazardous or toxic substances. Implement appropriate mitigation measures and clean-up of sites that are known to contain toxic materials as a condition of reuse. Support the remediation and reuse of large, disturbed sites, such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo, into mixed-use centers that provide the maximum benefit to the community without compromising the integrity of the surrounding natural areas.”

CONCLUSION:

The proposed first contract amendment is needed to complete the delivery of the Project and perform certain surveys that are needed to verify field work completed. The amendment is funded by the grant resources secured for this Project.

DOCUMENTS ATTACHED:

Attachment 1 – Original Contract - Swinerton

Attachment 2 – Amendment No. 1 - Swinerton Contract