



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	September 17, 2024
TITLE	Authorization to Amend a Professional Services Agreement with Terracon Consultants, Inc. in the Amount of \$58,600 for the Remove Ferry Point Pier Project No. 556800: Miller/Knox Regional Shoreline
DIVISION	Acquisition, Stewardship, and Development
FROM	Ren Bates, Chief of Design & Construction Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development
APPROVED	Sabrina Landreth, General Manger 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize execution of a \$58,600 amendment to the professional services agreement with Terracon Consultants, Inc. (Terracon) for the Remove Ferry Point Pier Project at Miller/Knox Regional Shoreline (Miller-Knox).

BACKGROUND

The Ferry Point Pier was built in the 1900s and continued to be used until 1975. In 1992, the East Bay Regional Park (Park District) acquired the pier along with an adjacent 17-acre parcel of land, both of which were incorporated into the Miller/Knox Regional Shoreline. The Park District holds a lease from the State Lands Commission for 2.95 acres of submerged lands including the underwater mud upon which the pier stands.

The historic Ferry Point Pier has significantly deteriorated over several decades; therefore, the Park District is deconstructing and removing the derelict portions of the structure which are structurally unsound and are at risk of falling into the San Francisco Bay and becoming a hazard to navigation. Removal started July 30, 2024, and will be completed later this year.

A contract to remove the Ferry Point Pier was awarded to Lind Marine, Inc. on October 4, 2022, by Board Resolution No. 2022-10-250. On November 9, 2023, during final permitting, and as a requirement of the Bay Area Air Quality Management District, the Park District engaged the services of Terracon, one of the Park District's on-call consultants, to inspect, sample, and test the pier for hazardous materials. They identified that tar material at the top of each pile had asbestos-containing construction material.

Abating asbestos in this type of in-water demolition is not common, so the Park District, Terracon, and Lind Marine spent several months developing a work plan for safe removal of the pier. The plan requires that Terracon has a State of California Certified Asbestos Professional on site monitoring personal exposure to asbestos. This monitoring includes work at Lind Marine's shipyard in Mare Island where the hazardous materials will be sorted and prepared for safe shipment. The Park District

awarded a contract with Terracon on May 21, 2024, to perform this work. Demolition of the pier is taking longer than the Contractor's original proposed schedule, and Terracon's estimate was based on the Contractor's schedule. The proposed contract amendment will allow Terracon to continue monitoring personal asbestos exposure through the completion of the project.

ANALYSIS

Portions of the Ferry Point Pier are derelict and need to be removed. The proposed action will allow for the project to be safely removed this year. Without this approval, the contractor would need to stop work, and the removal could not be completed this year.

FISCAL IMPACT

There is adequate funding for this work in the project budget (Project No. 556800), and no need for additional funding is anticipated.

SOURCE OF FUNDS	
Remove Ferry Point Pier (Project No. 556800)	\$ 3,026,080
Expenditures and Encumbrances to Date	(2,193,454)
Total Funds Available	\$ 832,626

USE OF FUNDS	
Consultant Contract Amendment	\$ 58,600
Total Current Project Cost	\$ 2,252,054

ATTACHMENT

- A. Miller/Knox Regional Shoreline – Remove Ferry Point Pier Project Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 09 -
SEPTEMBER 17, 2024**

**AUTHORIZATION TO AMEND A PROFESSIONAL SERVICES AGREEMENT WITH
TERRACON CONSULTANTS, INC. IN THE AMOUNT OF \$58,600 FOR THE
REMOVE FERRY POINT PIER PROJECT NO. 556800: MILLER/KNOX REGIONAL
SHORELINE**

WHEREAS, the historic Ferry Point Pier has significantly deteriorated over several decades; therefore, the East Bay Regional Park District (Park District) is deconstructing and removing the derelict portions of the structure which are structurally unsound and are at risk of falling into the San Francisco Bay and becoming a hazard to navigation; and

WHEREAS, a contract to remove the Ferry Point Pier was awarded to Lind Marine, Inc. on October 4, 2022, by Board Resolution No. 2022-10-250; and

WHEREAS, as a requirement of Bay Area Air Quality Management District permitting, the pier was inspected, sampled, and tested for hazardous materials and the tar material at the top of each pile was an asbestos-carrying construction material; and

WHEREAS, abating asbestos in this type of in-water demolition is not common, and Park District staff worked with Terracon Consultants, Inc. (Terracon) and Lind Marine over several months to develop a work plan for safe removal of the pier; and

WHEREAS, the plan requires a State of California Certified Asbestos Professional at the project site during construction to monitor personal exposure to asbestos; and

WHEREAS, the demolition schedule is exceeding the Contractor's original proposed schedule, requiring additional personal asbestos monitoring services for the additional time; and

WHEREAS, continued personal asbestos monitoring is required by local law, and the proposed contract amendment will allow Terracon to continue monitoring personal asbestos exposure through the completion of the project; and

WHEREAS, costs to continue monitoring during the asbestos abatement will require an amendment to the contract with Terracon to monitor demolition work; and

WHEREAS, funds for this action are available within the project budget;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorize an amendment in the amount of \$58,600 to the existing contract with Terracon as presented to the Board on May 21, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted September 17, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: