

Bay Area Toll Authority Oversight Committee

May 8, 2019

Agenda Item 2b

Funding Agreement – Bridge Yard Building Premises Capital Improvements: East Bay Regional Park District (\$500,000)

Subject: A request to enter into a funding agreement with the East Bay Regional Park District (EBRPD) for the capital improvement of the San Francisco-Oakland Bay Bridge (SFOBB) Bridge Yard Building premises, in an amount not to exceed \$500,000.

Background: The Bridge Yard Building premises, near the Bay Bridge Toll Plaza and west of the Caltrans' maintenance facilities, had housed Caltrans bridge painting and warehousing activities. These activities have been relocated to a recently completed maintenance complex nearby. With intentions of opening the building for use by the general public and as a rest stop along the Bay Bridge bicycle/pedestrian path, BATA recently completed the seismic retrofit upgrade and initial renovation for building code conformance. The Bridge Yard Building is located within the future Judge John Sutter Regional Shoreline (previously known as Gateway Park). As such, EBRPD is the operator of the Bridge Yard Building and adjoining parking lot.

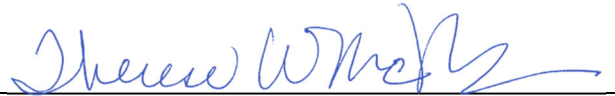
In December 2017, EBRPD and Caltrans executed a lease agreement and in June 2018, BATA executed a funding agreement to assist EBRPD with funding for building operations and maintenance.

Since taking possession of the Bridge Yard Building premises, EBRPD has identified \$500,000 in items for capital improvement to facilitate activating public use of the space. This includes security improvements, preservation and warehousing for SFOBB bridge artifacts currently housed in the Bridge Yard building, protecting ancillary buildings in the area west of the bridge yard building, event space furnishings, window shades, and evaluating various building systems such as lighting and acoustic studies. EBRPD has also initiated the design process for kitchen and restroom tenant improvements to increase the occupancy capacity of the existing Bridge Yard event space. These items are important interim developments to achieve the public use vision originally intended from the agreements executed by Caltrans, BATA and EBRPD and require additional capital investment estimated at \$500,000. EBRPD's design for kitchen and restroom tenant improvements is still underway so a complete cost estimate is currently unavailable, and an additional funding request may be required once studies have been completed.

BATA staff recommends contributing an amount not to exceed \$500,000 towards tenant improvements at the Bridge Yard Building premises.

Recommendation: Staff recommends that the Committee authorize the Executive Director or designee to negotiate and enter into a capital funding agreement in an amount not to exceed \$500,000 with the EBRPD for capital improvements of the Bridge Yard Building premises.

Attachments: Request for Committee Approval Sheet – Summary of Proposed Funding Agreement



Therese W. McMillan

REQUEST FOR COMMITTEE APPROVAL
Summary of Proposed Funding Agreement

Work Item No.:	1251
Agency	East Bay Regional Park District Oakland, CA
Work Project Title:	Bridge Yard Building Premises Capital Improvements
Purpose of Project:	Bridge Yard Building premises capital improvements for public use and access.
Project Cost Not to Exceed:	\$500,000
Funding Source:	Toll Bridge Rehabilitation Program Budget
Fiscal Impact:	Funds in the amount of \$500,000 are included in the FY 2018-19 Toll Bridge Rehabilitation Program Budget
Motion by Committee:	<p>That the Executive Director or designee is authorized to negotiate and enter into a funding agreement in an amount not to exceed \$500,000 with the East Bay Regional Park District, as described above and in the BATA Oversight Committee Summary Sheet dated May 8, 2019; and</p> <p>That the Chief Financial Officer is directed to set aside funds in the amount of \$500,000 for such funding agreement.</p>
BATA Oversight Committee:	<hr/> Amy R. Worth, Chair
Approved:	Date: May 8, 2019