

February 22, 2024



**MINUTES OF THE BUILDING AND OPERATING COMMITTEE/
COMMITTEE OF THE WHOLE**

These minutes are supplemented by the audio recording that is posted online at:

<https://www.goldengate.org/district/board-of-directors/meeting-documents>.

Honorable Board of Directors
Golden Gate Bridge, Highway
and Transportation District

Honorable Members:

The Building and Operating Committee/Committee of the Whole (Committee) of the Golden Gate Bridge, Highway and Transportation District (District) met in regular session in the Board Room, Administration Building, Golden Gate Bridge Toll Plaza, San Francisco, CA, on Thursday, February 22, 2024, at 10:00 a.m., with Chair Garbarino presiding. A remote audio option for public participation was available.

- (1) **Call to Order:** 10:00 a.m.
- (2) **Roll Call:** Secretary of the District Amorette M. Ko-Wong. **[00:35 Minutes Mark on the Audio Recording]**

Committee Members Present (8): Chair Garbarino; Vice Chair Rodoni; Directors, Giudice, Mastin, Pahre, Rabbitt and Thériault.; President Cochran.

Committee Members Absent (1): Director Conroy.

Other Directors Present (4): Directors Grosboll, Hernández, Hill and Snyder

Committee of the Whole Members Present (12): Directors Garbarino, Giudice, Grosboll, Hernández, Mastin, Pahre, Rodoni, Snyder and Thériault; Second Vice President Rabbitt; First Vice President Hill; President Cochran.

Committee of the Whole Members Absent (7): Directors Conroy, Dorsey, Engardio, Moulton-Peters, Safai, Stefani and Thier.

Staff Present: General Manager Denis Mulligan; Acting Auditor-Controller and Director of Budget and Electronic Revenue Jennifer Mennucci; District Engineer Ewa Bauer-Furbush; Secretary of the District Amorette Ko-Wong; Attorney Kimon Manolius; Deputy General Manager/Bridge Division David Rivera; Deputy General Manager/Bus Transit Division Les Belton; Deputy General Manager/Ferry Division Michael Hoffman; Deputy

**BUILDING AND OPERATING COMMITTEE/COMMITTEE OF THE WHOLE
FEBRUARY 22, 2024/PAGE 2**

General Manager/Administration and Development Kellee Hopper; Executive Administrator to the General Manager Justine Bock; Senior Board Analyst Elizabeth Eells.

Copies of all reports are available on the District's web site at <https://www.goldengate.org/district/board-of-directors/meeting-documents> or upon request from the Office of the District Secretary.

(3) Approve Actions Relative to the Preconstruction Phase of *The Golden Gate Suspension Bridge Seismic Retrofit Project* [01:24 Minutes Mark on the Audio Recording]

District Engineer Ewa Bauer-Furbush presented the staff report. She reviewed key elements of the report, including the purpose and benefits of the Construction Manager/General Contractor (CMGC) procurement method.

[Director Snyder arrived]

[16:17 Minutes Mark on the Audio Recording]

Director Grosboll asked if the selection committee is confident that Halmar International, LLC (Halmar) is the most qualified proposer and whether the District has worked with the organization before.

Director Hernández asked if Halmar would eventually become the prime contractor and requested more information about the selection committee's evaluation process.

Director Thériault commented about the importance of the Independent Cost Estimator (ICE). He asked about the qualifications of the top-ranked firm Leland Saylor & Associates, Inc. and about the Board's future role in decision-making for the project. He also asked whether Halmar has a California contractor's license.

Director Mastin inquired if Project Labor Agreements (PLA) are negotiated for projects like the Seismic Retrofit project.

Director Rabbitt thanked Ms. Bauer-Furbush and her team for their work on the project and expressed his support for alternate procurement methods. He asked about the role of the ICE contractor. He also asked whether design changes can still be made to a project design that is 85% complete and requested staff provide a one-page summary of the project.

Director Pahre expressed support for considering local contractors for District projects.

Director Grosboll commented about the ICE proposers and inquired about why only two organizations submitted proposals. He asked about the length of the preconstruction phase and the project as a whole.

**BUILDING AND OPERATING COMMITTEE/COMMITTEE OF THE WHOLE
FFEBRUARY 22, 2024/PAGE 3**

Director Hernández commented about the value of a PLA, and local contractors and workers. She asked if Halmar has a commitment to hire union subcontractors for the project and invited the Halmar representatives present in the audience to address the question.

Chair Garbarino expressed appreciation for the report.

Ms. Bauer-Furbush confirmed that Halmar is a high-quality contractor. She reviewed staff's actions to ensure that Halmar is skilled and qualified, and she explained staff's actions to research the companies and their work, check their references and bonding organizations, evaluate their qualifications, and review their legal qualifications and history. She expressed appreciation for the efforts of her staff, the legal team and DBE office. She reviewed the ICE contractor qualifications. Mr. Mulligan confirmed that the procurement would return to the Board for additional approvals. Ms. Bauer-Furbush added information about the CMGC process, which has been used by other organizations. She provided information about ICE's role in the procurement process and outlined the value of getting verification of the costs. She indicated that there is still room to make adjustments to the design, which is 85% complete and stated that staff would provide a one-page summary of the project. She confirmed that Halmar is a union contractor and has a local office. She said the project is estimated to take five to six years.

Brian Petersen, of Halmar, responded that he has worked in the Bay Area for 17 years and previously worked for American Bridge on the Bay Bridge project. He commented about the value of the CMGC approach. He confirmed that Halmar performs most of its work in a union environment and said the work may not be appropriate for a PLA. He confirmed Halmar's commitment to having the best possible work performed on the Bridge.

(a) Action by the Committee

Staff recommended and the Committee concurred by motion made and seconded by **Directors PAHRE/MASTIN** to forward the following recommendation to the Board of Directors for its consideration:

RECOMMENDATION

The Building and Operating Committee/Committee of the Whole recommends that the Board of Directors approve the following actions relative to the Preconstruction Phase of the *Golden Gate Suspension Bridge Seismic Retrofit Project (Project #1923)*:

- (i) Authorize execution of Professional Services Agreement (PSA) No. 2023-B-015, *Golden Gate Suspension Bridge Seismic Retrofit CMGC Preconstruction Services*, with Halmar International, LLC, Nanuet, NY (Halmar), in an amount not-to-exceed \$5,754,332, for Construction Manager/General Contractor (CMGC) preconstruction services subject to the Golden Gate Bridge, Highway and Transportation District (District) receiving the Federal Highway Administration's (FHWA) approval of the award prior to the PSA execution;

**BUILDING AND OPERATING COMMITTEE/COMMITTEE OF THE WHOLE
FEBRUARY 22, 2024/PAGE 4**

- (ii) Authorize execution of PSA No. 2023-B-042, Golden Gate Suspension Bridge Seismic Retrofit ICE Services, with Leland Saylor Associates, Walnut Creek, CA, in an amount not-to-exceed \$1,514,263, for Independent Cost Estimator (ICE) preconstruction services, subject to the District receiving the California Department of Transportation's (Caltrans) approval of the award prior to the PSA execution;
- (iii) Authorize execution of the Fourteenth Amendment to PSA No. 2010-B-1, with HDR Engineering, Inc., Walnut Creek, CA, in an amount not-to-exceed \$5,543,833, for additional engineering design services to finalize the Project construction documents and to assist the District in establishing construction price and schedule for the Project during the Preconstruction Phase; and,
- (iv) Authorize an \$8,540,031 increase, to be funded with District reserves, in the FY 23/24 Bridge Division Capital Budget for Project #1923 to finance the estimated \$15,913,057 in costs for the District's staff and consultant services, and other expenses required to develop the final construction documents and the construction price and schedule, for the total Project budget of \$19,845,538.

**Action by the Board at its meeting of February 23, 2024 – Resolution
Refer to Finance-Auditing Committee Meeting of February 22, 2024**

AYES (12): Directors Garbarino, Giudice, Grosboll, Hill, Hernández, Mastin, Pahre, Rabbitt, Rodoni, Snyder and Thériault; President Cochran.
NOES (0): None.
ABSENT (7): Directors Conroy, Dorsey, Engardio, Moulton-Peters, Safaí, Stefani and Thier.

**(4) Status Report from Board Appointee(s) on Sonoma-Marín Area Rail Transit Board
[46:04 Minutes Mark on the Audio Recording]**

Chair Garbarino and Directors Rabbitt and Pahre provided a Sonoma-Marín Area Rail Transit (SMART) Board status report, which was for informational purposes only and no action was taken.

[51:58 Minutes Mark on the Audio Recording]

Director Theriault commented about freight on the tracks.

Chair Garbarino spoke about an experience she had on a train that encountered freight on the tracks.

Director Mastin inquired about issues related to storing freight on the tracks.

Director Pahre stated that SMART has reached out to the community in the area where freight is stored.

**BUILDING AND OPERATING COMMITTEE/COMMITTEE OF THE WHOLE
FEBRUARY 22, 2024/PAGE 5**

Director Rabbitt acknowledged that there can be equity and political issues with storing certain types of freight on the tracks.

(5) Status Report on Engineering Projects [54:58 Minutes Mark on the Audio Recording]

District Engineer Ewa Bauer-Furbush presented a status report, which was for informational purposes only and no action was taken.

(6) Public Comment

There were no public comments.

(7) Adjournment [55:44 Minutes Mark on the Audio Recording]

All business having been concluded, **Directors GIUDICE/SNYDER** moved and seconded that the meeting be adjourned at 10:56 a.m.

Carried

Respectfully submitted,



Patricia Garbarino, Chair
Building and Operating Committee

PG:AMK:EIE:tnm