

CRC Item No. 5 - August 29, 2018

Construction Update



Project Overview

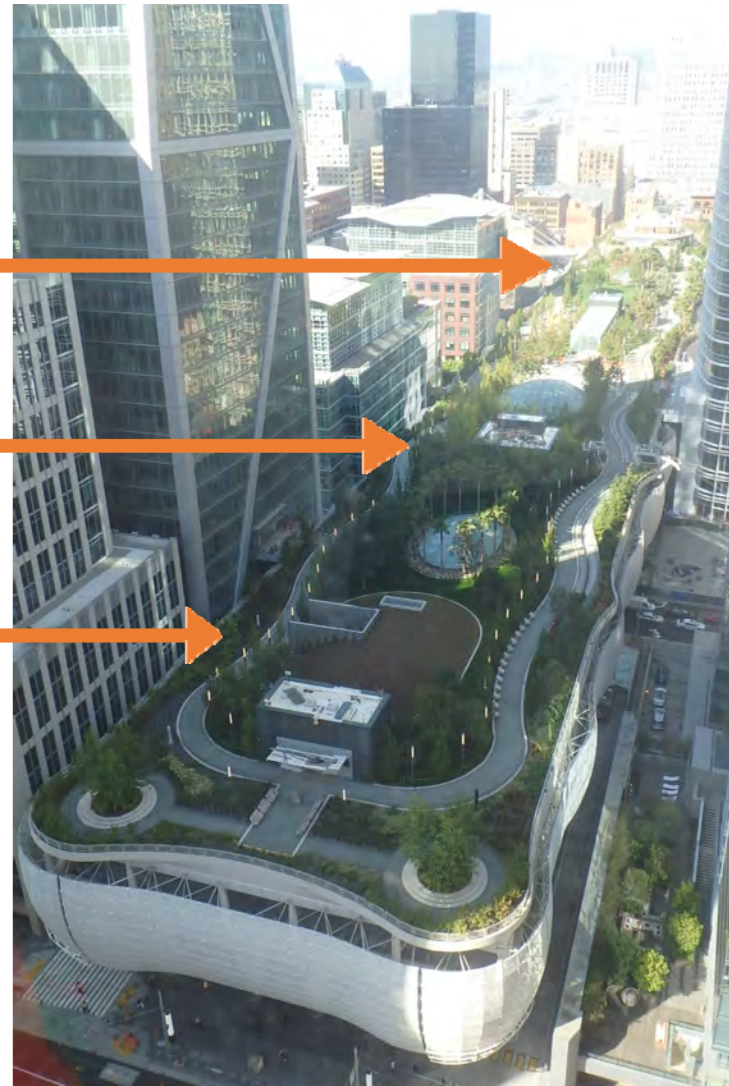
Western Zone Grid Line 1-10



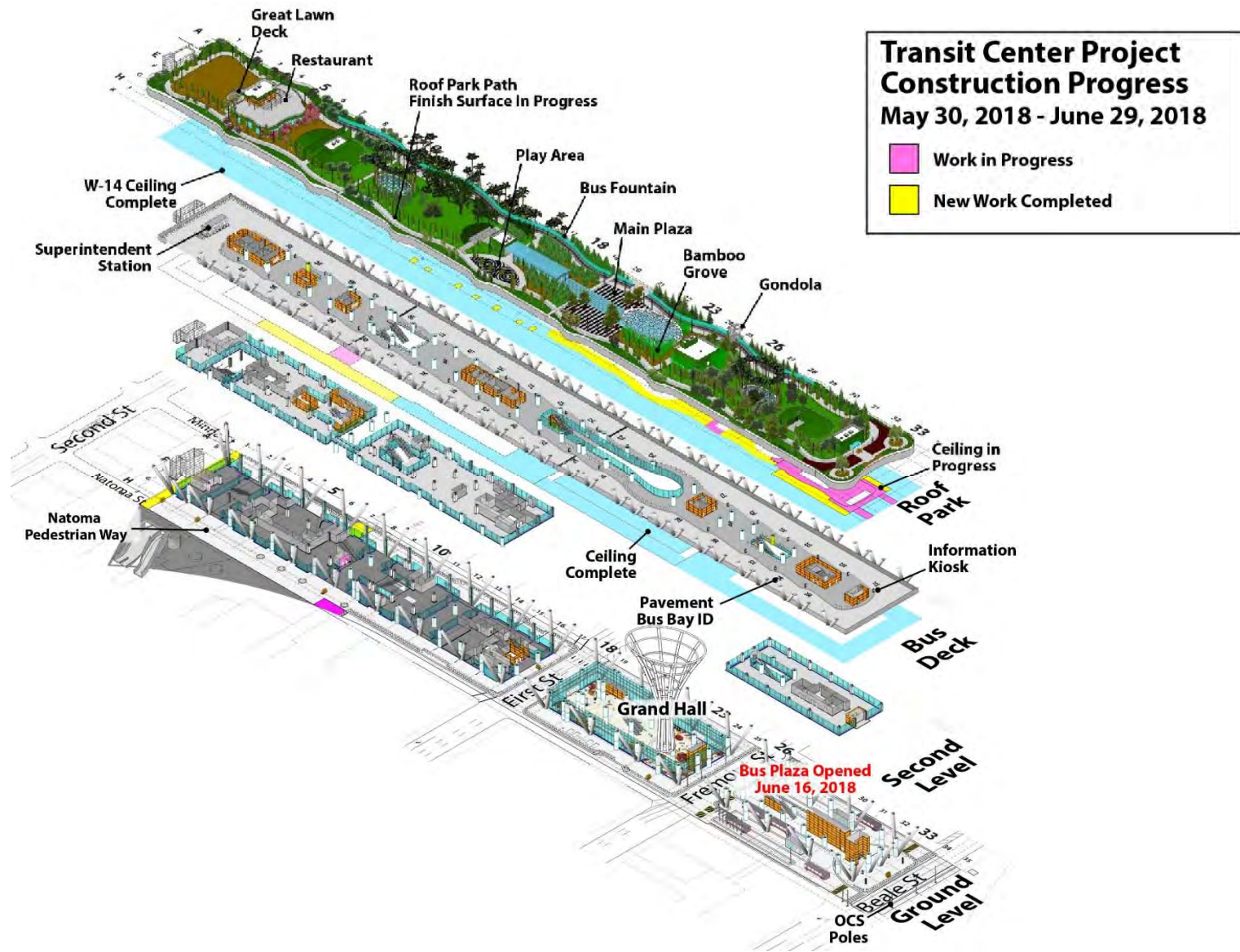
Central Zone Grid Line 10-20



Eastern Zone Grid Line 20-35



Recent Activity



Construction Activity

Transit Center – West End (GL1-20)

- Rooftop Amphitheatre is complete.
- Rooftop landscaping is complete.
- Resin paving at perimeter walkway and elevator entrances complete.
- Bus Deck Drive aisle ceiling panels near completion.
- Bus Deck Passenger Island ceiling panels near completion.
- Ceiling River Cove infill panels in progress.
- Bus Deck AC Transit Superintendent Booth complete.
- Elevators and Escalators final assembly, finishes and inspections underway.
- Street Level sidewalks and roadway construction continues on Minna. Natoma is complete.
- Priority Equipment Rooms and Turnover Rooms have Punchlist work in progress.
- Electrical conduits and power cable distribution complete.
- Equipment rooms buildout in testing phase.
- Shaw Alley Art work installation in progress.
- Breezeway at West End ceiling install in progress.

Transit Center – East End (GL20-35)

- Rooftop landscaping complete.
- Gondola assembly (Boston) and landings ongoing.
- Rooftop hardscaping around the Oculus and Glass Floor complete.
- Bus Deck, Grand Hall and Bus Plaza overhead Mechanical and Electrical nearing completion.
- Bus Deck column covers complete.
- Bus Deck Passenger Island ceiling framing, panels and fans in progress.
- Bus Deck, Grand Hall and MUNI Bus Plaza Metal wall panels near completion.
- Elevators and Escalators final assembly, finishes and inspections almost complete.
- MUNI Bus Plaza drive aisle and pedestrian islands construction complete and in operation.
- Electrical conduits and power cable distribution complete.
- Equipment rooms buildout in testing phase.

Ribbon Cutting Ceremony, August 10th



Grand Opening



Bus Deck Operations Commence on August 12th



Greyhound Passenger Waiting Area



AC Transit



Muni Treasure Island Service



08/20/2018

Westcat Lynx



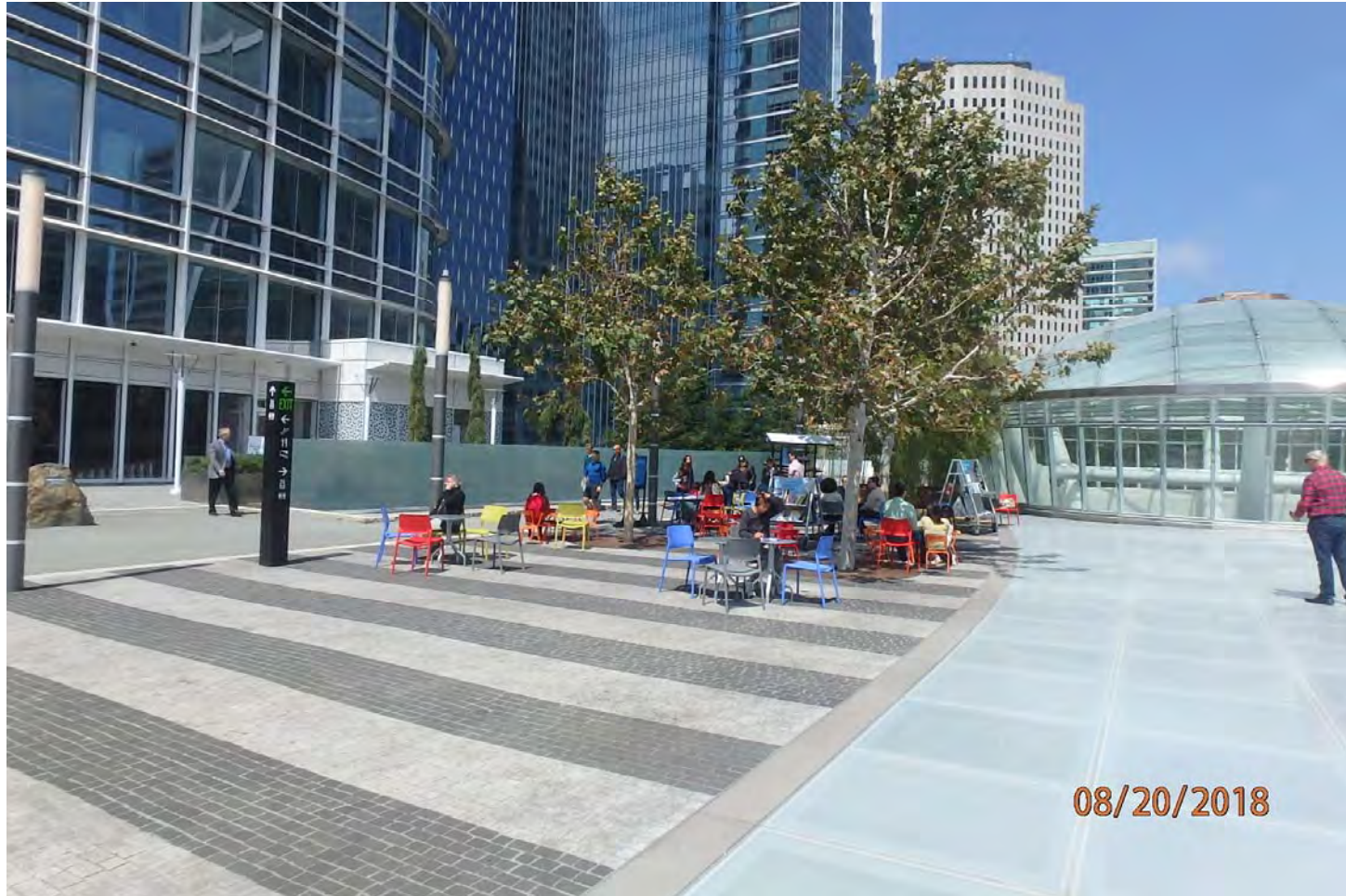
Greyhound



Escalator from Bus Deck to Roof Park



Roof Park Plaza



Roof Park Plaza



Roof Park Children Play Area



Roof Park Great Lawn



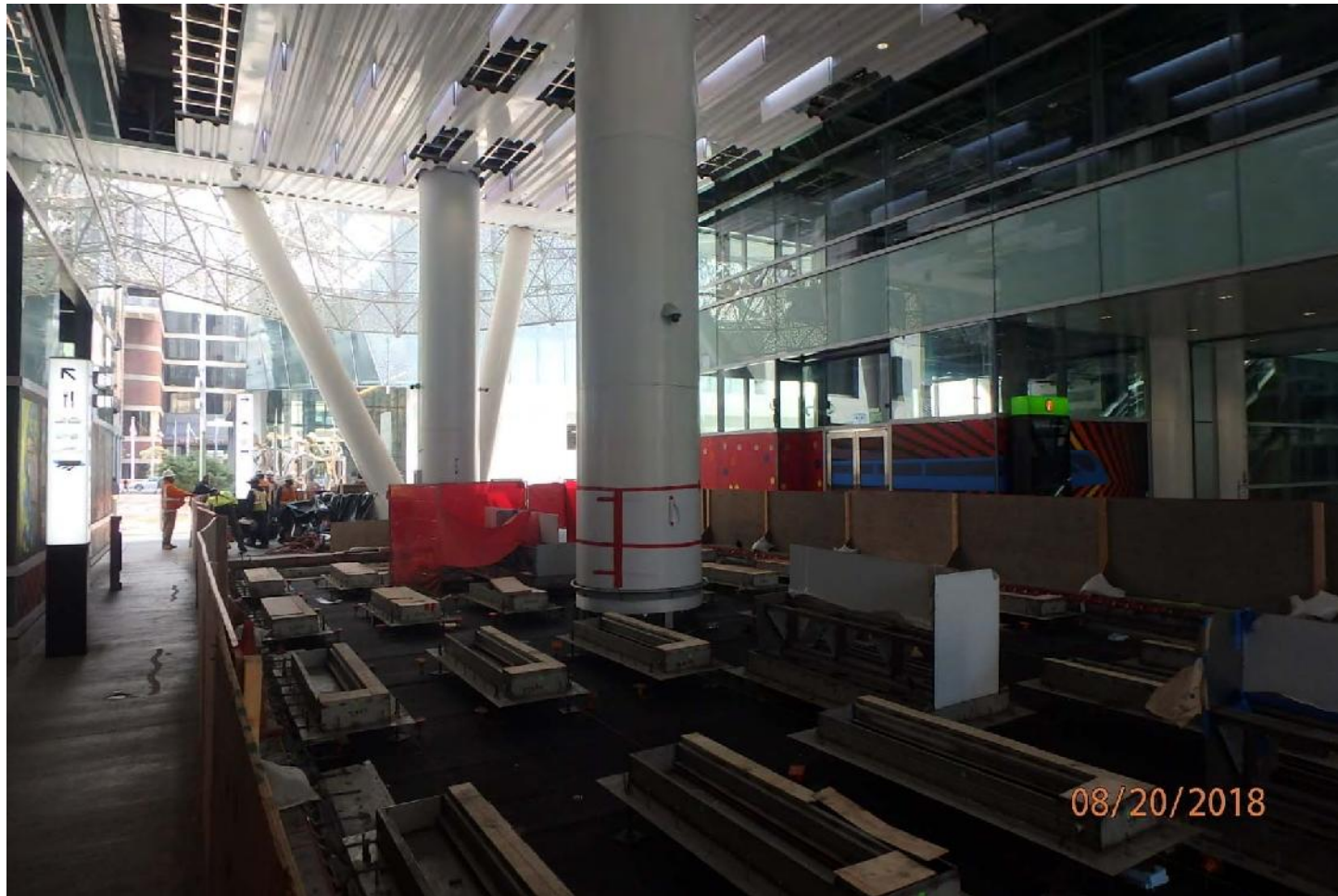
Bus Jet Fountain



Food Trucks



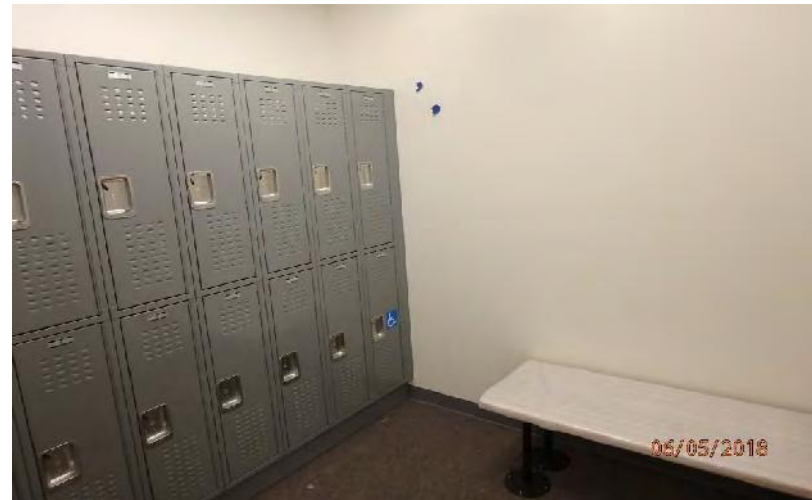
Remaining Work to Complete – Shaw Alley



Remaining Work to Complete – Ceiling Panels



Lower Concourse Offices/Finishes



Bus Storage Facility



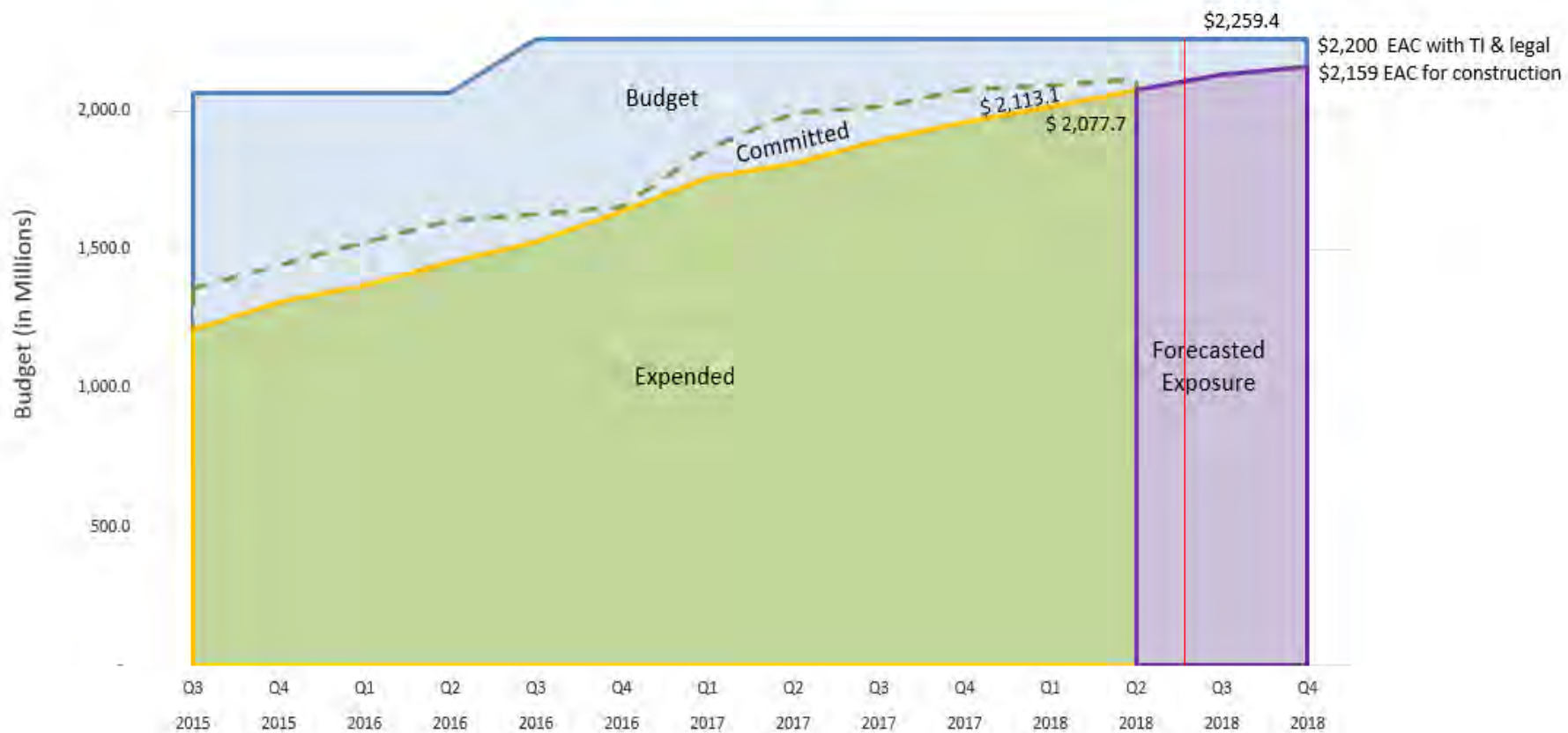
Current Work Activities

- Concrete pavement 100% complete.
- AC Transit is moving into the Admin and Storage buildings.
- 3rd Street signal installation ongoing.
- Landscaping ongoing along exterior soundwalls.

Budget

Phase 1 - Transbay Program

Data thru: June '18



Phase 1 Budget & Commitments (in millions)

	<u>Budget</u>	<u>Committed</u>	<u>Expended</u>	<u>Balance</u> (Budget less Committed Costs)
Construction Costs	\$1,584.9	\$1,513.3	\$1,481.9	\$71.6
Program-wide Costs (Soft Costs)	\$618.0	\$599.8	\$595.7	\$18.2
Contingencies & Reserves	\$56.4	\$0.0	\$0.0	\$56.4
TOTAL	\$2,259.4	\$2,113.1	\$2,077.7	\$146.3

Contingency Cost

Contingency Tracking (\$millions)

	Construction Contingency	CM/GC Contingency	Program Reserve	Total Contingency & Reserve
Baseline Budget Amounts	\$61.8	\$32.5	\$117.0	\$211.3
Contingency Usage Through June 2018	(\$55.8)	(\$16.2)	(\$33.7)	(\$105.7)
Remaining Baseline Budget Amounts (at June 2018)	\$6.0	\$16.3	\$83.3	\$105.6
Total Draws/Adds July 2018	(\$0.6)	(\$0.9)	(\$0.2)	(\$1.7)
Remaining Balances	\$5.4	\$15.4	\$83.1*	\$103.9

Uses of Contingency this period

Additional costs for Natoma Street curb, gutters, and ramps scope transfers from TG12.1 to TG07.6 and additional supervisory staff for curtain wall installation impacts from the awning design; ASI changes to the plumbing contractor; and the modification of the concrete barrier along with other changes at bus storage facility. Program Reserve draw was for Board approved amount for PMPC extended services.

Forecasted Contingency Use

CM/GC: \$1.0M

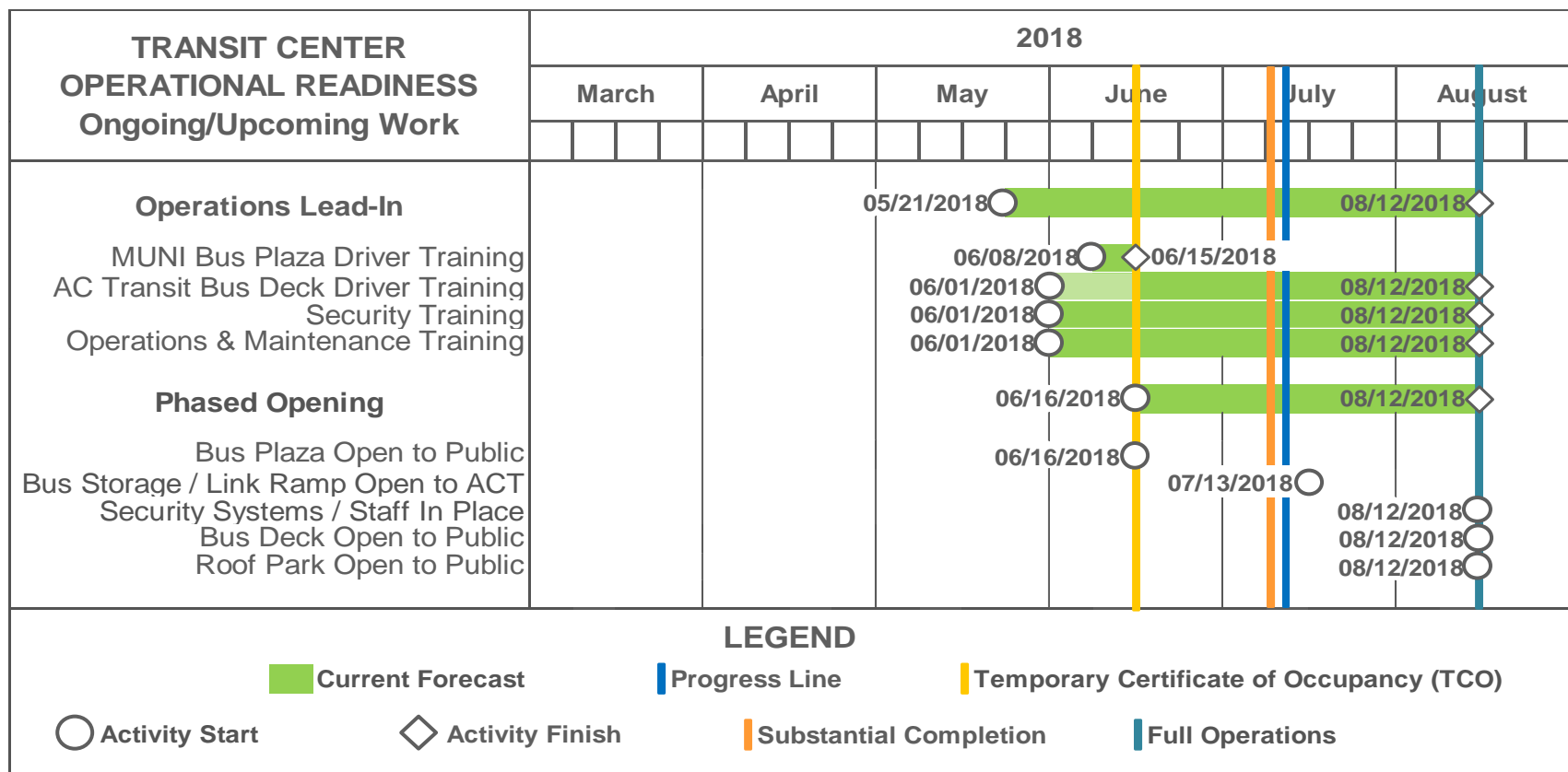
Construction: \$1.1M

Program Reserve: \$20.9M (Soft Costs \$3.8M+Contingency Replenishment \$11.2M+301

Legal \$5.9M)

*Note: Program Reserve balance of \$83.1 million assumed to include contingencies earmarked for tenant improvements and legal costs related to 301 Mission St.

Schedule



TIME BETWEEN TCO & SUBSTANTIAL COMPLETION IS INSPECTIONS/CORRECTIONS.

Project Close-out Risk

- Work to Complete List Fulfillment.
- Punch List, Final Completion & Tenant Improvement Coordination.
- Close-out Documentation & Retention Release.
- Final Trade Change Order Reconciliation.
- Potential Sub-Contractor Claims Resolution.
- Actual Sub-Contractor Claims Resolution.
- Potential CM/GC Claims.



Questions?

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