



PROGRAM STATUS REPORT AND PLAN FOR 2014

January 9, 2014

Transbay Transit Center

TJPA





Transbay Transit Center

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2013 Milestones & Accomplishments

Funding Report

DBE/SBE Report

Community Outreach Report

Plan for 2014

This Time Next Year



Transbay Transit Center

2013 MILESTONES & ACCOMPLISHMENTS



Transbay Transit Center

2013 Milestones & Accomplishments

Temporary Terminal



- Third full year of successful operation
- Key transportation link during the July & October BART strikes
- Welcomed inaugural run of AC Transit's new Transbay fleet



Transbay Transit Center

2013 Milestones & Accomplishments

Temporary Terminal

- Additional benches installed to provide seating at every bus stop
- Additional security cameras installed at Clipper machines
- Staff trained in First Aid/ CPR and crisis management





Transbay Transit Center

2013 Milestones & Accomplishments

Transit Center Design

- Redesigned exterior awning from glass to perforated aluminum incorporating the Penrose design, reducing Program costs by \$17M
- Redesigned glass reinforced concrete ceilings to metal, reducing Program costs by \$10M
- Completed the Phase 1 100% construction documents (CDs) for final peer review





Transbay Transit Center

2013 Milestones & Accomplishments Transit Center Design

- Completed the network Basis of Design for future Information Technology packages
- Completed negotiations with S.F. Public Utilities Commission for power to the Transit Center
- Design coordination with Transbay Transit Tower and 181 Fremont Street:
 - Executed foundation agreements with developers
 - Continued coordination between design teams for pedestrian bridges, gondola, and the Tim Hawkinson sculpture foundation design and construction



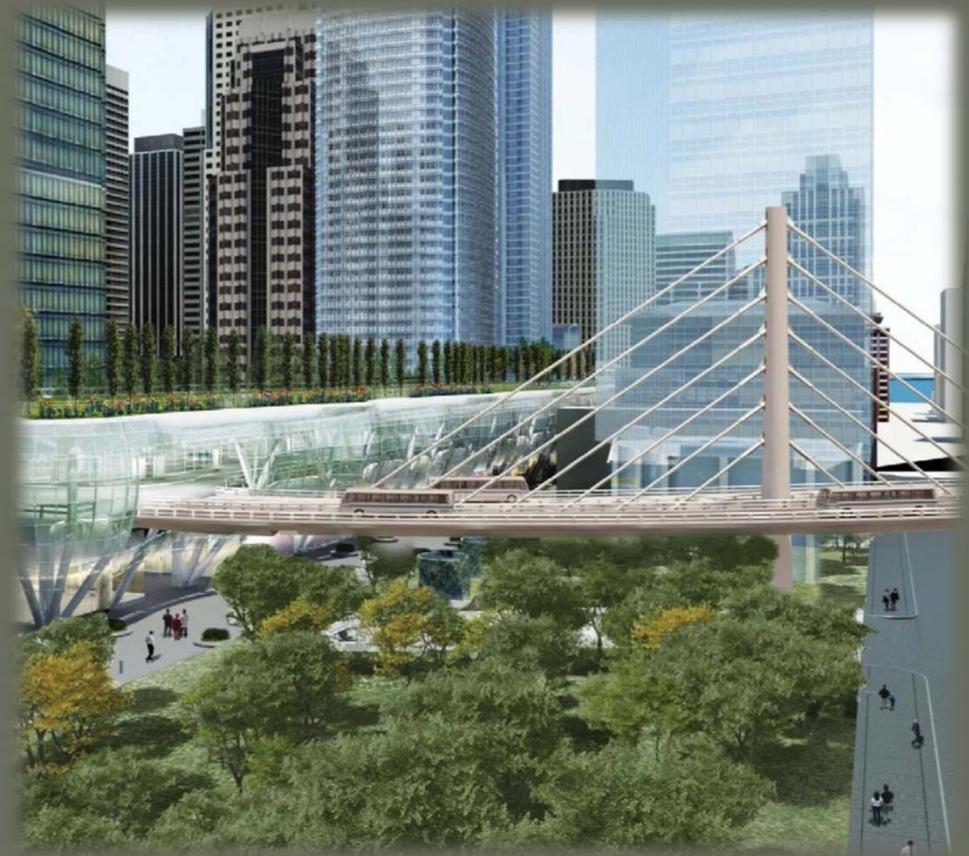


Transbay Transit Center

2013 Milestones & Accomplishments

Bus Ramps

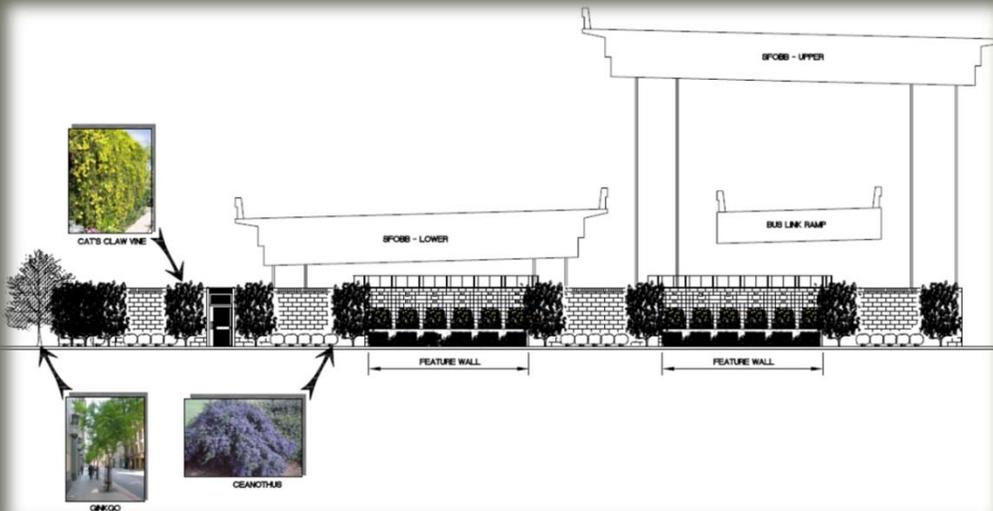
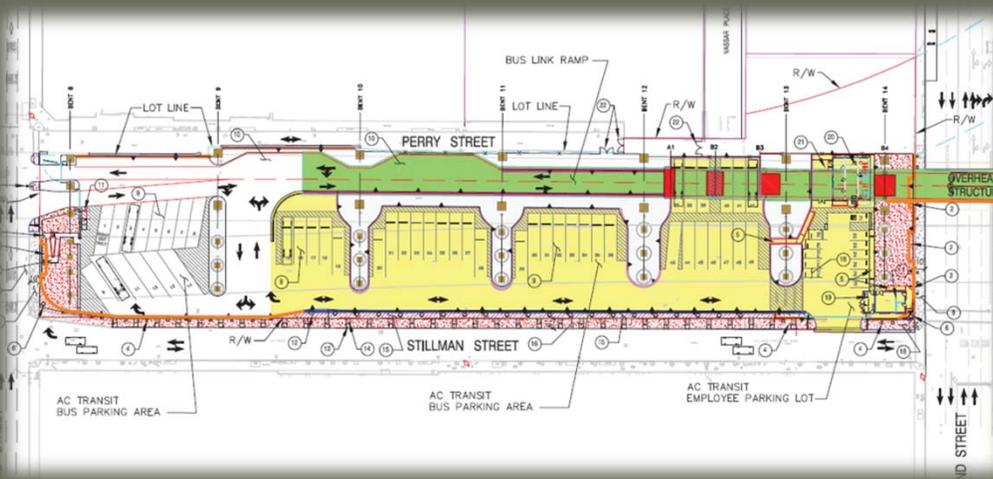
- Fact Sheets approved by Caltrans
- Completed foundation report
- Completed independent structural calculations
- Completed constructability reviews and bid packaging
- Pre-qualified seven bidders
- Issued for bid in November





Transbay Transit Center

2013 Milestones & Accomplishments Bus Storage



- Structural Type Selection approved by Caltrans
- Fact Sheets approved by Caltrans
- Project Study Report/Project Report submitted to Caltrans for final approval
- Completed structural mitigation analysis and submitted to Caltrans
- Issued 65% submittal to Caltrans and AC Transit for review and comment

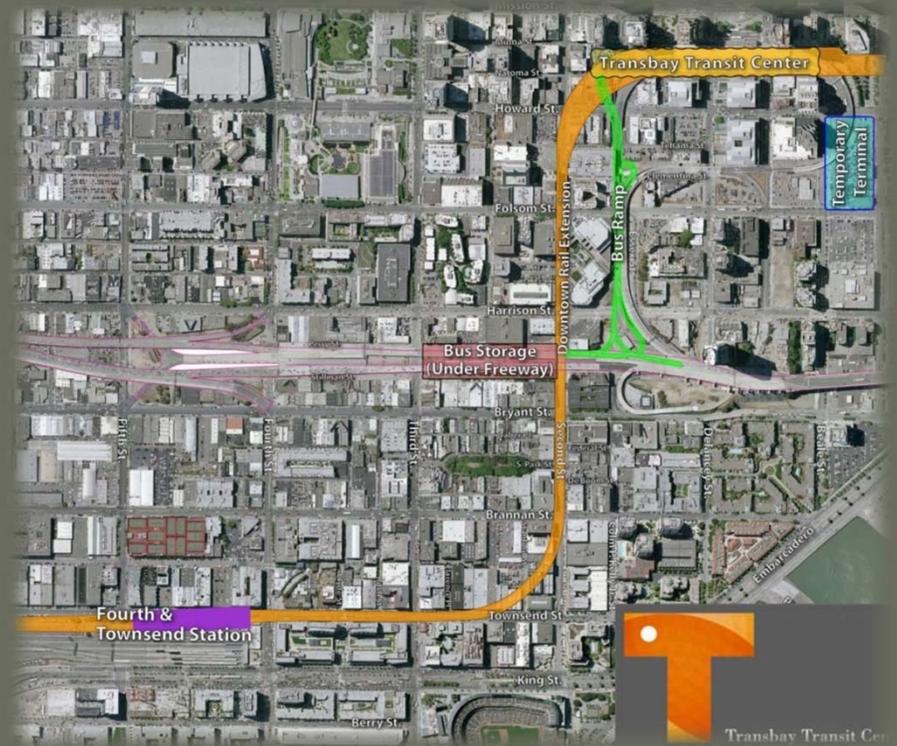


Transbay Transit Center

2013 Milestones & Accomplishments

Downtown Rail Extension (DTX)

- The Metropolitan Transportation Commission adopted the final environmental evaluation for its Regional Transportation Plan – the RTP designates the DTX as a New Starts priority project
- The City continues to make progress towards formation of a Community Facilities District (Mello-Roos) for the Transit Center District to raise revenues for the Transbay Transit Center Program





Transbay Transit Center

2013 Milestones & Accomplishments

Downtown Rail Extension

- California High-Speed Rail Authority (CHSRA), Caltrain, and Federal Railroad Administration signed off on track alignments
- CHSRA approved three design criteria variance requests
- Published a Notice of Preparation for the Supplemental EIS/EIR for Phase 2 DTX refinements
- Completed design concepts for the DTX to accommodate the City's proposals for reducing or eliminating the Railyard, developing the Railyard site, grounding portions of I-280, and undergrounding the rails at Mission Bay Drive and 16th Street





Transbay Transit Center

2013 Milestones & Accomplishments

Archaeology

- Completed all archaeological field investigations and monitoring in the footprint of the Transit Center
- Completed archaeological plan for Bus Ramps construction
- Secured concurrence from the State Historic Preservation Officer on the archaeological plans for Blocks 6/7 and 11





Transbay Transit Center

2013 Milestones & Accomplishments

Transit Center Procurement

Trade Packages Issued for Bid:

TG07.1 Structural Steel Superstructure

- Repackaged the scope after single bid was received in March
- Split scope into three sections to attract more bidders
- Rebid the package in April; four bids were received in June
- Awarded the contract in July





Transbay Transit Center

2013 Milestones & Accomplishments

Transit Center Procurement

Trade Packages Issued for Bid:

TG07.2 Structural Concrete

TG08.1 Curtain Walls and Skylights
Addendum 8

TG08.2 Exterior Awning

TG18.1 Bus Ramps





Transbay Transit Center

2013 Milestones & Accomplishments

Transit Center Procurement

Requests for Qualifications:

TG07.5 Metal Stairs and Ladders

TG10.2 Plumbing

TG10.3 HVAC (heating, ventilation, & air conditioning)

TG10.4 Electrical

TG10.5 Fire Suppression

TG14.1 Elevators and Escalators





Transbay Transit Center

2013 Milestones & Accomplishments

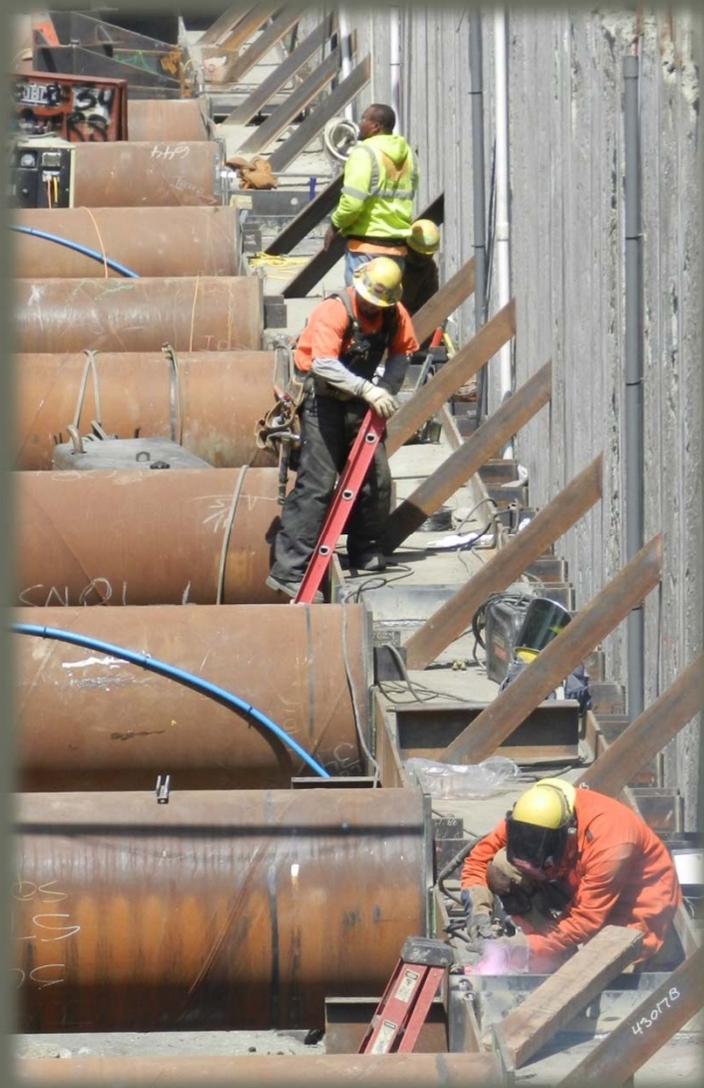
Construction

Buttress, Shoring, Excavation

- Completed buttress installation—182 shafts
- Bracing system 99% complete
- Excavation 96% complete
- Micropiles 70% complete

Below Grade Structure

- Grounding and geothermal are 65% complete
- Zones 1 and 2 mat slab waterproofing is complete
- Foundation mat slabs are 60% complete
- Walls in Zones 1 and 2 are in progress



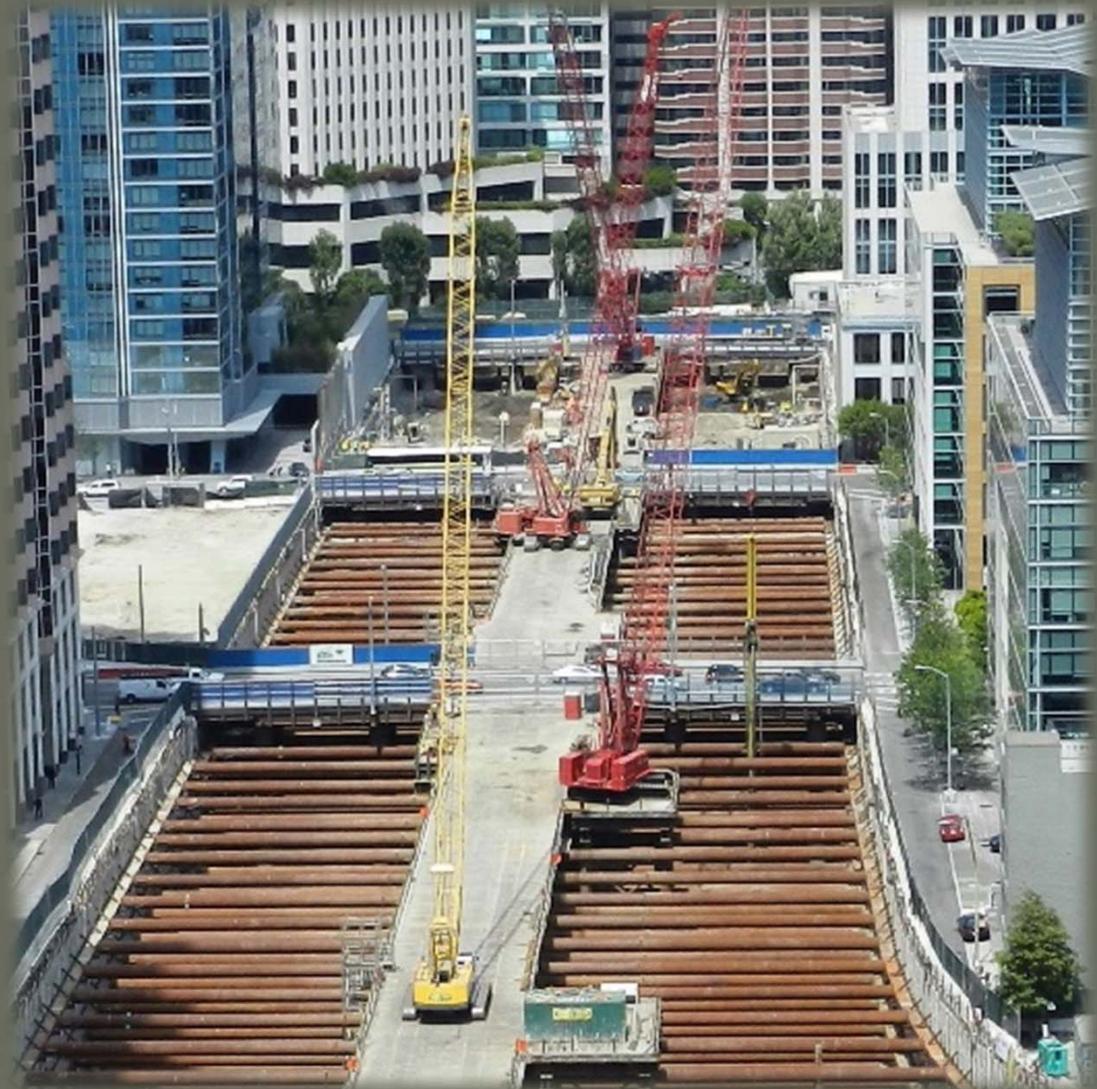


Transbay Transit Center

2013 Milestones & Accomplishments **Construction**

Temporary Bridge & Trestle

- Installed Beale Street temporary bridge
- Completed the construction trestle across all zones





Transbay Transit Center

2013 Milestones & Accomplishments

Construction

Structural Steel

- Mill order has been placed for 24,200 tons of steel
- 35 out of 304 cast nodes are complete





Transbay Transit Center

2013 Milestones & Accomplishments

Construction

Utility Relocation

- Completed five utility relocation packages with 100% SBE participation
- Temporarily supported PG&E conduits under Beale Street for relocation of existing power lines in Block 5
- Increased the diameter of the auxiliary water supply system line along Mission street between First and Second streets
- Cleared Block 6 of utility encroachments





Transbay Transit Center

2013 Milestones & Accomplishments

Construction

- 160 construction workers on site each day, on average
- Approximately 315,000 construction-related trade hours completed in 2013 with over 1,000,000 hours completed to date, including Temporary Terminal and Demolition
- No work stoppages or labor shortages

Summary of Safety Statistics for 2013

Number of incidents	12
Number of OSHA lost time incidents	0
Number of OSHA recordable incidents	3
Muscle Strain (Back) 1 Lacerations 2	
First Aid/Near Misses/Other	9

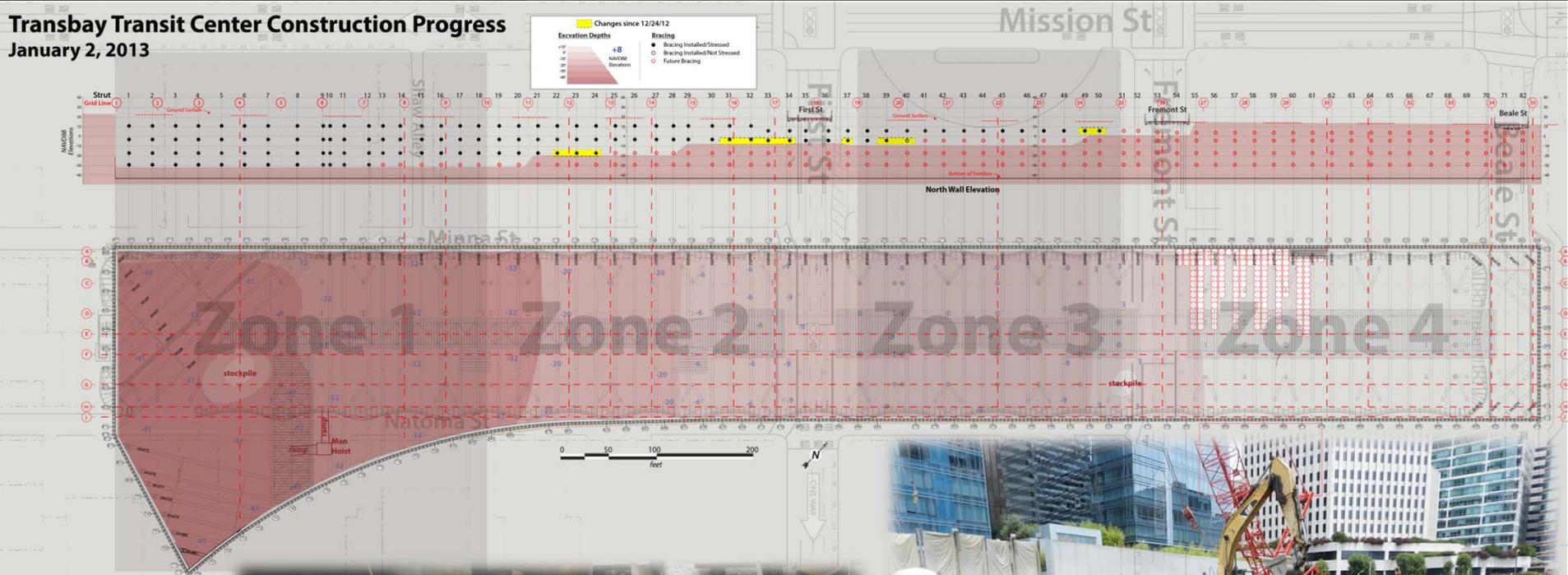




Transbay Transit Center

2013 Milestones & Accomplishments Construction – Jan. 2013

Transbay Transit Center Construction Progress
January 2, 2013

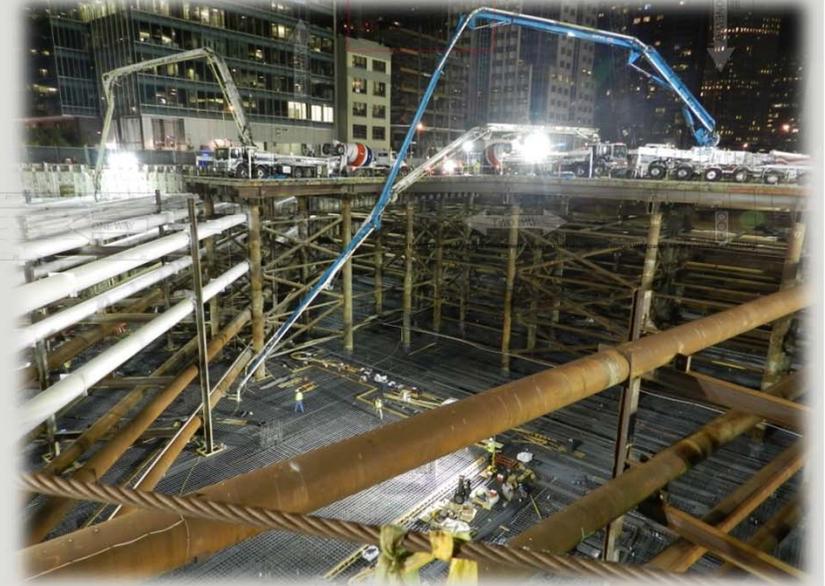
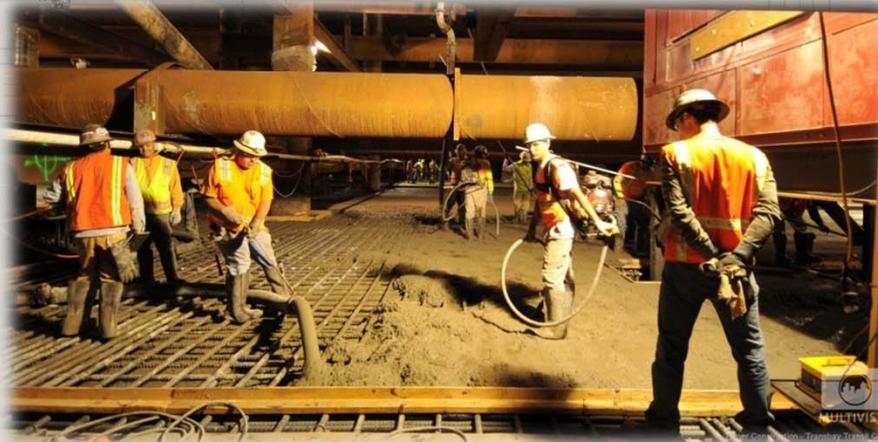
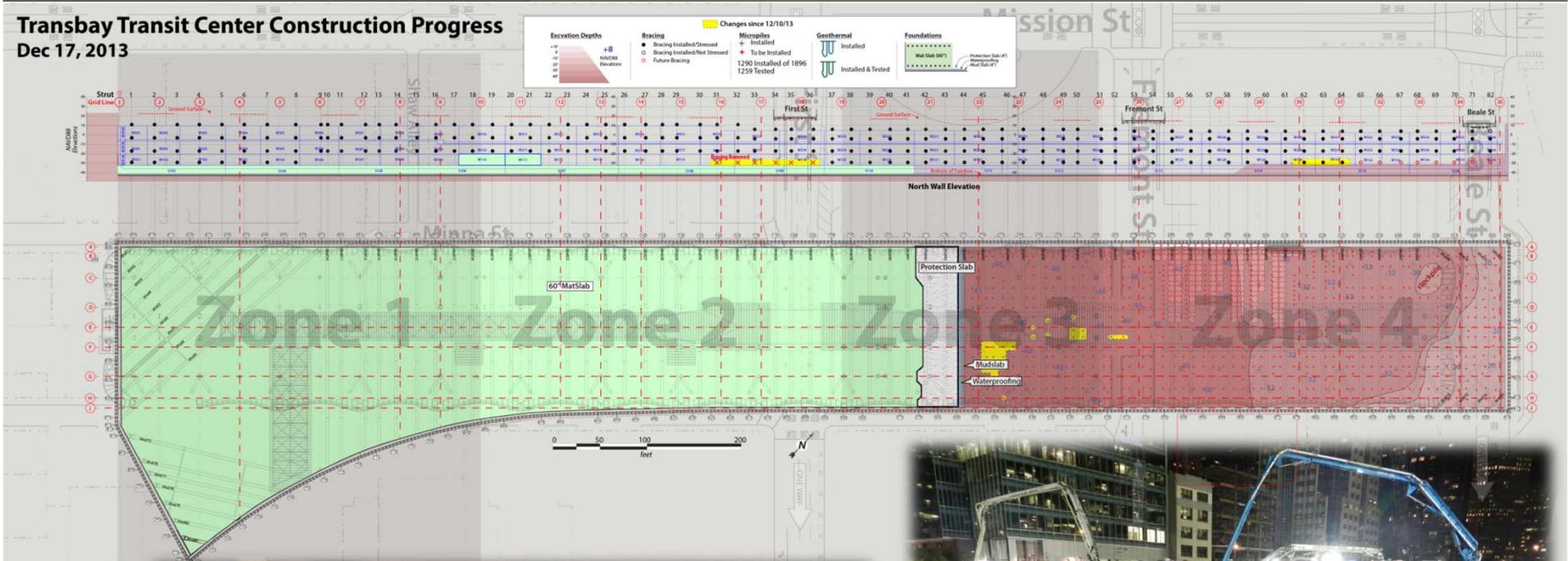




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2013 Milestones & Accomplishments Construction – Dec. 2013

Transbay Transit Center Construction Progress
Dec 17, 2013

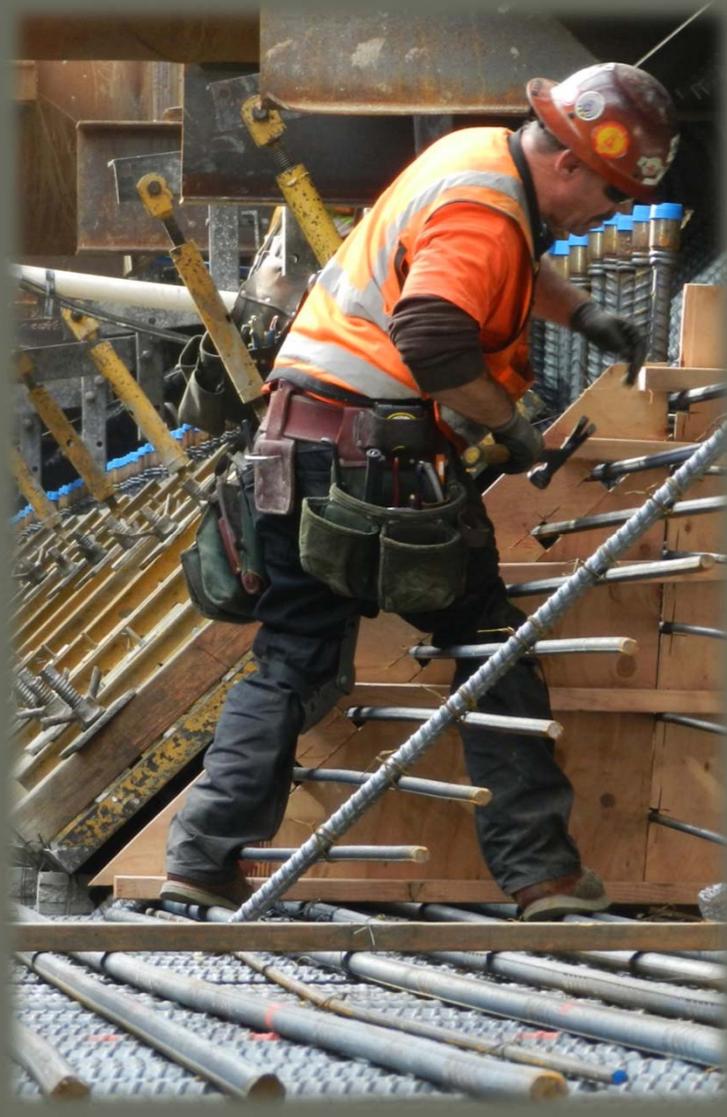




Transbay Transit Center

2013 Milestones & Accomplishments **Outreach to Veterans**

- Outreach to United Contractors helped create their “United for Veterans” construction hiring initiative
- Twenty companies have signed the initiative pledge, and two veteran apprentices have been hired
- Webcor/Obayashi has hired over a dozen veterans to staff positions
- Swords to Plowshares has formed a partnership with the City’s Office of Economic and Workforce Development to conduct veterans outreach





Transbay Transit Center

2013 Milestones & Accomplishments **Programwide**

Transbay Transit Tower

- Sale of the Tower parcel to Hines/Boston Properties
- Groundbreaking ceremony on the site to commemorate the transfer of the property on March 27
- Site permit issued by Department of Building Inspection in September
- Test pile installation began in December





Transbay Transit Center

2013 Milestones & Accomplishments Programwide

Block 6/7

- Sale of Block 6 to developer Golub & Company to build market-rate residential housing
- Selection of Mercy Housing to develop Block 7 into affordable housing beginning in 2015

Block 9

- Selection of Avant Housing and Bridge Housing to develop market-rate residential units starting in 2014
- Purchase of the site by Avant-Essex





Transbay Transit Center

2013 Milestones & Accomplishments **Programwide**

Requests for Proposals

RFP 13-01

IT System Support

RFP 13-02

Program Management/Program Controls
Services

RFP 13-03

Safety & Security Concept of Operations





Transbay Transit Center

2013 Milestones & Accomplishments Programwide

- Revised the Phase 1 Baseline Budget, which was approved by the Board in July
- Updated the estimate for Phase 2 DTX
- Exploring alternate delivery methods (P3, DB) for Phase 2 DTX





Transbay Transit Center

2013 Milestones & Accomplishments Programwide

FTA & FRA Oversight

- Conducted a review of the Program with the Federal Railroad Administration (FRA) in August, which resulted in no negative findings
- Integrated the Federal Transit Administration's (FTA) new Program Management Oversight Contractor into the Program
- Published the annual TIFIA report





Transbay Transit Center

2013 Milestones & Accomplishments Programwide

Risk Management

- Updated Risk Assessment and Risk Register
- Developing list of secondary mitigation measures
- Held two quarterly meetings of the Risk Management Committee
- Issued Risk and Contingency Management Plan to the FTA and FRA





Transbay Transit Center

FUNDING REPORT



Transbay Transit Center

2013 Funding Accomplishments

- Grant allocations approved:

AC Transit Capital Contribution	\$2,148,388
One Bay Area Grant	\$6,000,000
Proposition K Grant	\$4,500,000
Regional Measure 1 Grant	\$47,800,000

- Sale of State Parcel T for \$191.8 million for the development of the Transbay Transit Tower
- Sale of State Parcels P, P' and P" (Block 6/7) for \$30.6 million for redevelopment by the City's Office of Community Investment and Infrastructure
- Investment grade rating to pursue a TIFIA loan amendment for additional funding for use in Phase 1



Transbay Transit Center

Transbay Project Benefits – Seifel Study

- The Transbay Project will add over \$3.9 billion in value to existing and future real estate development on private properties within a $\frac{3}{4}$ mile radius of the Transit Center
- Seifel Study justifies taxes, fees, and assessments to property owners, developers, businesses, and residents in close proximity to the Transbay Project for construction, maintenance, and security for the Project
- Seifel Study justifies government grants and loans for the Project



Transbay Transit Center

Funding Activities Planned for 2014

- Continue to seek discretionary funding from US Department of Transportation and US Department of Homeland Security
- Seek TIFIA loan amendment to accelerate use of funds, increase debt capacity through subordinate debt, and refinance to increase loan amount
- Approval of a Mello-Roos Community Facilities District to levy a per-square-foot tax, calculated based on appropriate factors such as land use and development intensity
- Consider swap of Mello-Roos revenues with tax increment revenues to fund Phase 1 budget



Transbay Transit Center

Funding Activities Planned for 2014 (cont.)

- Approval of Community Business District to fund the maintenance and operations of the Rooftop Park
- Continue to seek full funding for Phase 2 DTX
 - Work with local funding partners to obtain local funding commitment as part of the New Starts Funding Plan
 - Consider alternative delivery and funding plans for Phase 2 such as Design-Build and Design-Build-Finance-Maintain



Transbay Transit Center

DBE/SBE REPORT



Transbay Transit Center

TJPA DBE & SBE: By the Numbers

\$203,387,073



■ DBE-SBE Awards ■ Total

\$126,790,995

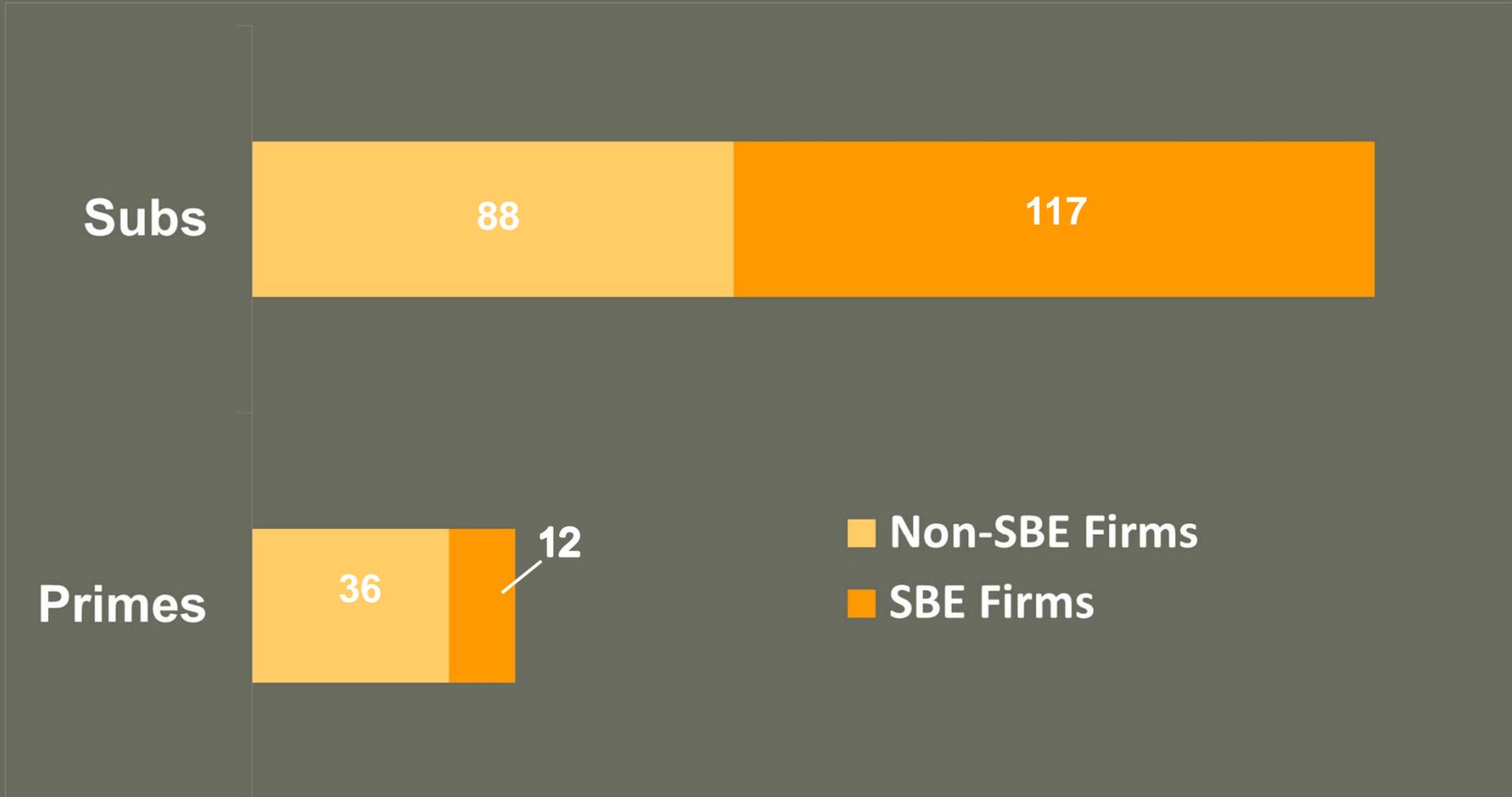


■ DBE-SBE Payments ■ Total



Transbay Transit Center

SBE Consultants Professional Services

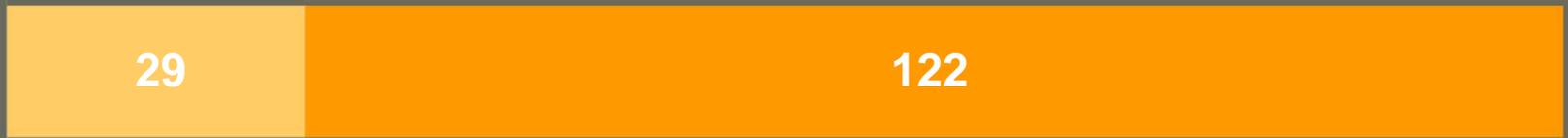




Transbay Transit Center

SBE Contractors Construction Activities

Lower
Tier
Subs



1st
Tier
Subs



■ Non-SBE Firms
■ SBE Firms



Transbay Transit Center

Goals & Payments

	DBE Target	DBE Awarded	SBE Awarded
FY04-05	n/a	29%	n/a
FY05-06	n/a	n/a	n/a
FY06-07	4%	25%	n/a
FY07-08	15%	12%	18%
FY08-09	29%	25%	29%
FY09-10	25%	20%	31%
FY10-13	8%	10%	20%

Life to Date payments to SBEs = \$126.8 million



Transbay Transit Center

Contractor Outreach



- Staff attendance at outreach events regarding contract opportunities
- Participation in Business Outreach Committee networking events
- Pre-bid meetings to provide networking opportunities on all construction packages
- Contract unbundling and small business set asides, as appropriate
- Certification assistance workshops hosted by CM/GC



Transbay Transit Center

COMMUNITY OUTREACH REPORT



Transbay Transit Center

2013 Community Outreach

Continued Community Outreach Program to support construction:

- Hosted regular community meetings at TJPA
- 10-day look-ahead email updates to neighbors
- Staffed 24-hour construction hotline
- Continued quarterly newsletters highlighting project components and milestones
- Reduction of complaints year over year:
 - 2011 (6 months): 104 complaints
 - 2012 (12 months): 78 complaints
 - 2013 (12 months): 56 complaints



Transbay Transit Center

2013 Community Outreach

Community Outreach included:

- Ongoing communications regarding excavation, bracing, rebar, geothermal and foundation pouring activities
- Installation of the temporary traffic bridge over Beale street
- TJPA booth at San Francisco Pride and hosted LGBT contractor outreach event
- Maria Ayerdi-Kaplan inducted into Lambda Alpha International Honorary Society for Advancement of Land Economics



Transbay Transit Center

2013 Community Outreach

Community Outreach (cont.):

- Approximately 40 tours to schools, business groups, media, and other interested parties
- Website Update:
 - Faces of Transbay
 - Developed new home page with more accessible tabs
 - Updated all content on the website
 - Updated software across whole website



Transbay Transit Center

Faces of Transbay

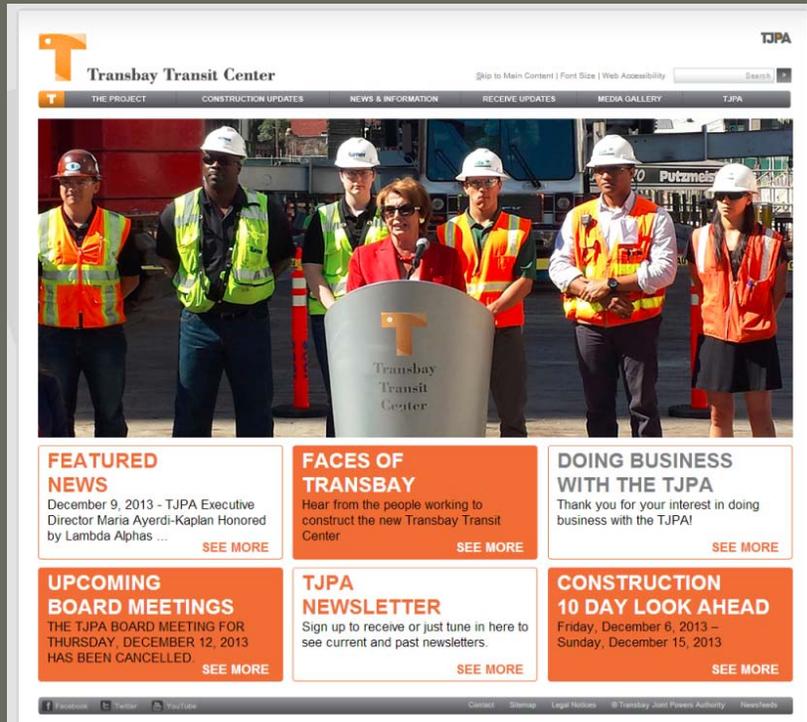
Interviews and videos showcase those who are involved in the project on a day-to-day basis and are directly responsible for its continuing progress:

- **Monique Hawn** – Monique actively works with the community to respond to concerns and provide assistance.
- **Construction 101 (with Jack Adams)** – Tutorial on construction vocabulary to help those who receive our 10-day look ahead better understand what's happening on site.
- **Anvil Builders (HT Tran)** – HT Tran discusses Anvil Builders and the partnership the TJPA has created with them to put veterans back to work.
- **Summer Interns** – Summer intern interviews give an in-depth look at what an internship with the TJPA entails and what interns learned.



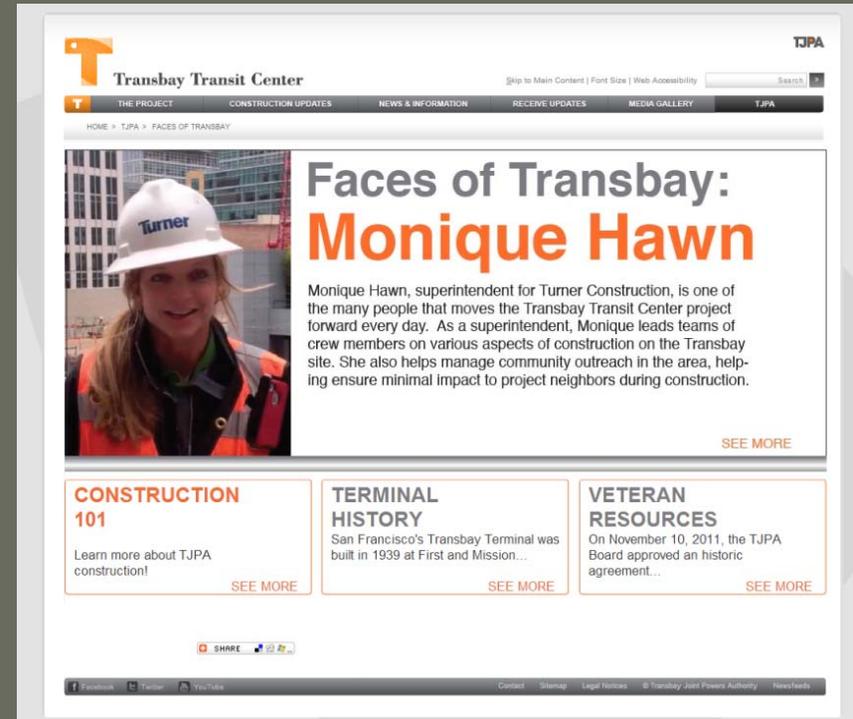
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Website Update Examples



Home Page

New rotating home page images, shortcuts, and design



Faces of Transbay

Unique glimpses into the work of those making the Transbay project possible



Transbay Transit Center

Social Media Initiative

- Increased presence on Facebook and Twitter to generate more traffic
- New Instagram account
- Social Media successes:
 - Facebook – From roughly 700 likes to nearly 1,000 likes
 - Twitter – From roughly 180 followers to nearly 400 followers
 - Instagram – From 0 followers to nearly 100 followers



Transbay Transit Center

Social Media Examples

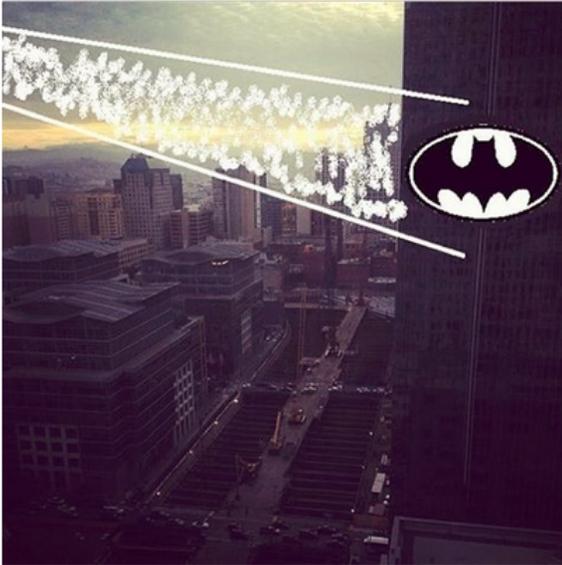


 **thetransbayproject** Following
 2 months ago
 Did you see? The Transbay Transit Center Project is featured in this month's San Francisco Magazine with beautiful pictures of our project to boot!
 #transbayproject #grandcentralofthewest #transbaynumberone #sf

Instagram
@TheTransbayProject

 **Transbay Transit Center Project**
 November 15

The future Transbay Transit Center can sleep safe and sound tonight thanks to... #BatKid! Thanks for saving our beloved city!



Unlike · Comment · Share 3

 You, Allison Berry, Shelb Ven, Tina Walker and 21 others like this.

 Write a comment...

Facebook
Transbay Transit Center Project

 **Austin Gible** @gibbnbits 7 Dec
 Let's be honest, everyone in a major city wishes they were getting something like the @TransbayCenter. #Beautiful #Kudos @sfgov
 Retweeted by TJPA
 Collapse Reply Retweet Favorite More

1 RETWEET 1 FAVORITE 

10:13 AM - 7 Dec 13 · Details

 **Jessica Kwong** @JessicaKwong 12 Dec
 @TransbayCenter site work reaches milestone
 sfexaminer.com/sanfrancisco/t... Only site's east end still needs concrete pours: pic.twitter.com/akwhixM1kr



5 RETWEETS 1 FAVORITE 

10:41 AM - 12 Dec 13 · Details Flag media
 Collapse Reply Retweet Favorite More

Twitter Interactions
@TransbayCenter



Transbay Transit Center

2013 Media Coverage

Secured regular media coverage of milestones and areas of interest, including:

- The Transbay Transit Tower groundbreaking
 - More than 20 hits locally, nationally and internationally
- First concrete pour of the Transbay Transit Center foundation
 - San Francisco Chronicle, San Francisco Business Times, KPIX, KTVU, KCBS, San Francisco Magazine and more...





Transbay Transit Center

2013 Media Coverage (cont.)

- Introduction of the Penrose skin
 - Wall Street Journal, San Francisco Examiner, San Francisco Business Times, KQED, Yahoo Finance, and more...
- How Cities Work Series – The Discovery Channel
- San Francisco Magazine – Dizzy Delirious Development
- Media Site Tours including: ABC 7, KTVU, San Francisco Chronicle, San Francisco Examiner, and Curbed SF





Transbay Transit Center

2014 Outreach Plan

- Continue outreach to project neighbors as work progresses
 - Completion of excavation
 - Completion of micropile installation
 - Completion of mat slab work
 - Beginning of above-ground steel installation
- Continue 10-day look ahead email updates, monthly outreach meetings, and quarterly newsletters
- Continue to add to “Faces of Transbay” and increase social media presence
- Participate in additional community events



Transbay Transit Center

2014 Outreach Plan (cont.)

- Media Outreach:
 - Continue to highlight engineering and construction accomplishments (as was done in 2013 with the first concrete pour)
 - Continue to inform media by creating site tours to understand the benefits provided by the construction of the Transit Center as well as the engineering aspects of the project





Transbay Transit Center

PLAN for 2014



Transbay Transit Center

Plan for 2014

Transit Center Design

- Complete Mechanical, Electrical, Plumbing CDs for bidding in January
- Complete Main Package CDs for bidding in April
- Begin Enhanced IT, Security and Communications systems design
- Begin Tenant Improvement CDs for Greyhound, Amtrak and facilities management offices
- Complete design/construction guidelines for retail tenants



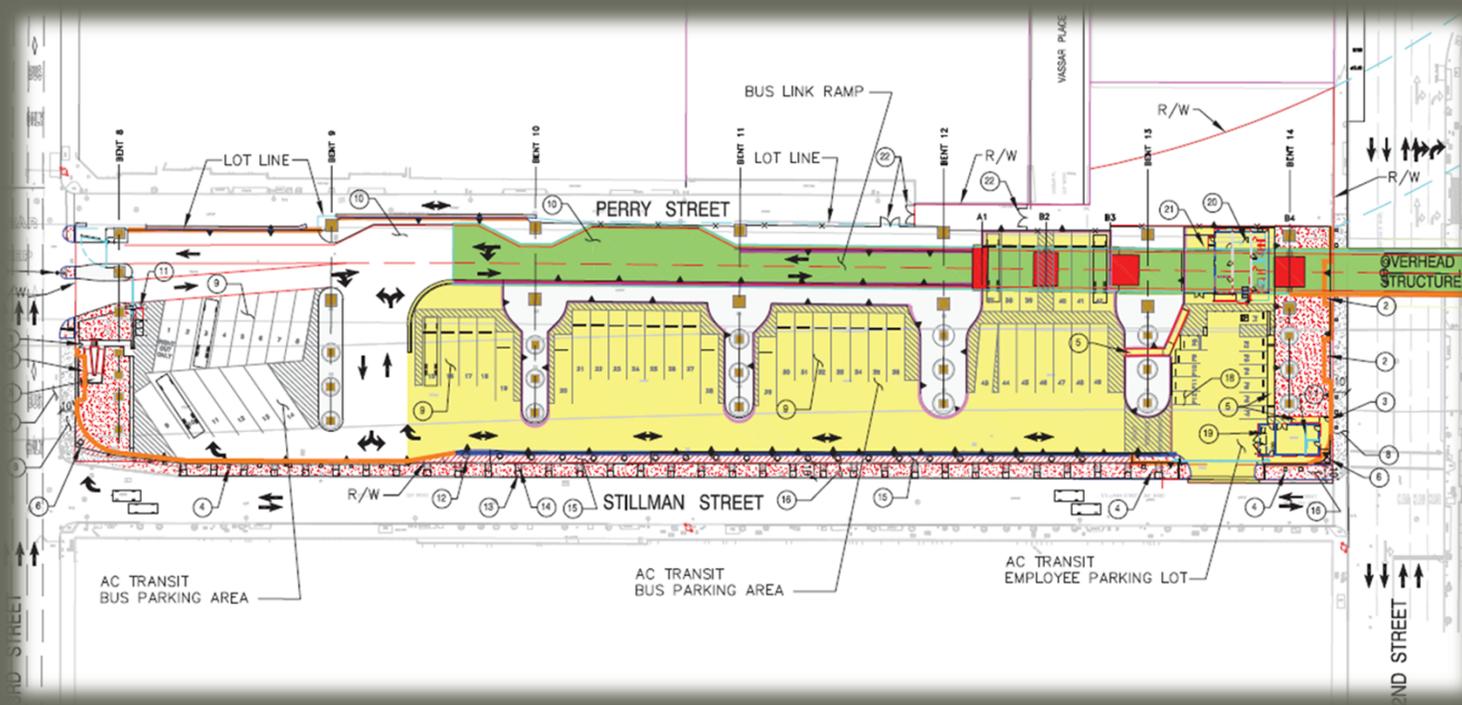


Transbay Transit Center

Plan for 2014

Bus Storage

- Caltrans approval of structural mitigation analysis
- Caltrans approval of Project Study Report/ Project Report
- Neighborhood update meeting





Transbay Transit Center

Plan for 2014

Anticipated Contract Awards

February

TG08.1 & TG08.2 Glazing Systems

March

TG07.2 Superstructure Concrete

TG10.1 Commissioning

TG18.1 Bus Ramps

April

TG07.5 Metal Stairs

TG14.1 Elevators & Escalators





Transbay Transit Center

Plan for 2014

Anticipated Contract Awards

May

- TG05.8** Rooftop Cranes
- TG05.10** Temporary Facilities
- TG10.2** Plumbing
- TG10.3** HVAC
- TG10.4** Electrical, Communications, Security & Integrated Networks
- TG10.5** Fire Protection and Suppression

July

- TG07.3** Miscellaneous Metals
- TG07.7** Bus Crash Rail
- TG07.8** Expansion Joints
- TG07.9** Site Bollards and Wedge Barriers
- TG08.3** GFR/Metal Fascia (W-18, 9)
- TG15.1** Dock Levelers/Bumpers/
Trash Compactors
- TG15.2** Window Washing Equipment





Transbay Transit Center

Plan for 2014

Anticipated Contract Awards

August

TG07.6 Concrete Topping Slabs

TG08.5 Aluminum and Glazed Curtain Walls, Glass Retail Façade, Aluminum Column Cladding, Glass Cladding (W-2, 6, 5, 7)

TG08.6 Metal Ceilings (W-14)

September

TG07.4 Concrete Masonry Unit

TG13.1 Landscaping and Irrigation

TG16.1 Drywall/Framing

TG16.6 Doors/Framing/Hardware

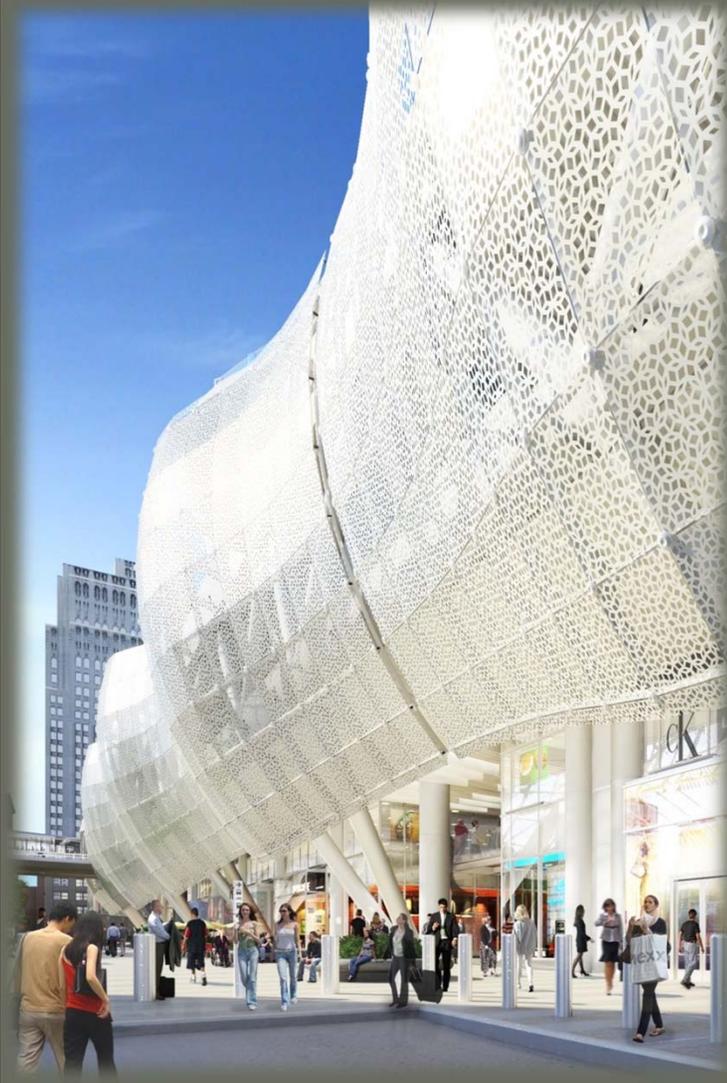
October

TG08.4 Metal Panels Systems (W-16, 17, 19)

TG08.7 Glass Flooring (W-12, 13)

TG08.8 Roof Park Café (W-20)

TG13.2 Roofing/Waterproofing





Transbay Transit Center

Plan for 2014

Anticipated Contract Awards

November

TG16.2 Tile/Flooring/Base

December

TG16.3 Terrazzo

TG16.4 Carpentry

TG16.5 Paint

January 2015

TG12.1 Civil/Sitework At Grade

TG17.1 Signage, Graphics, Directory Systems

TG20.1 Final Cleaning





Transbay Transit Center

Plan for 2014

Downtown Rail Extension

- Approve Supplemental EIS/EIR for Phase 2 DTX refinements
- Continue to seek full funding for Phase 2 DTX and explore appropriate delivery methods to expedite construction – (P3, Design-Build-Finance, etc.)
- Continue coordination with the California High-Speed Rail Authority, Caltrain and FRA





Transbay Transit Center

Plan for 2014

Programwide

- Transfer Block 9 for development; receive payment
- Receive bids for Block 8
- Coordinate with the City's Office of Community Investment and Infrastructure to issue Block 5 RFP
- Issue RFQ/RFP for Retail/Master Facilities Manager
- Complete update of Operations & Maintenance Study





Transbay Transit Center

Plan for 2014

Programwide

- Begin archaeological investigations for Bus Ramps
- Refresh the Phase 1 Risk Assessment
- Develop Security Concept of Operations
- Explore with the San Francisco Bicycle Coalition a pedestrian/bicycle awareness program for construction vehicle operators





Transbay Transit Center

Plan for 2014

Transit Center Construction



- Complete excavation, bracing, and micropile installation and testing
- Complete remaining utility trade package
- Continue below-grade structure
- Begin structural steel erection
- Begin concrete decking construction
- Begin MEP rough-in



Transbay Transit Center

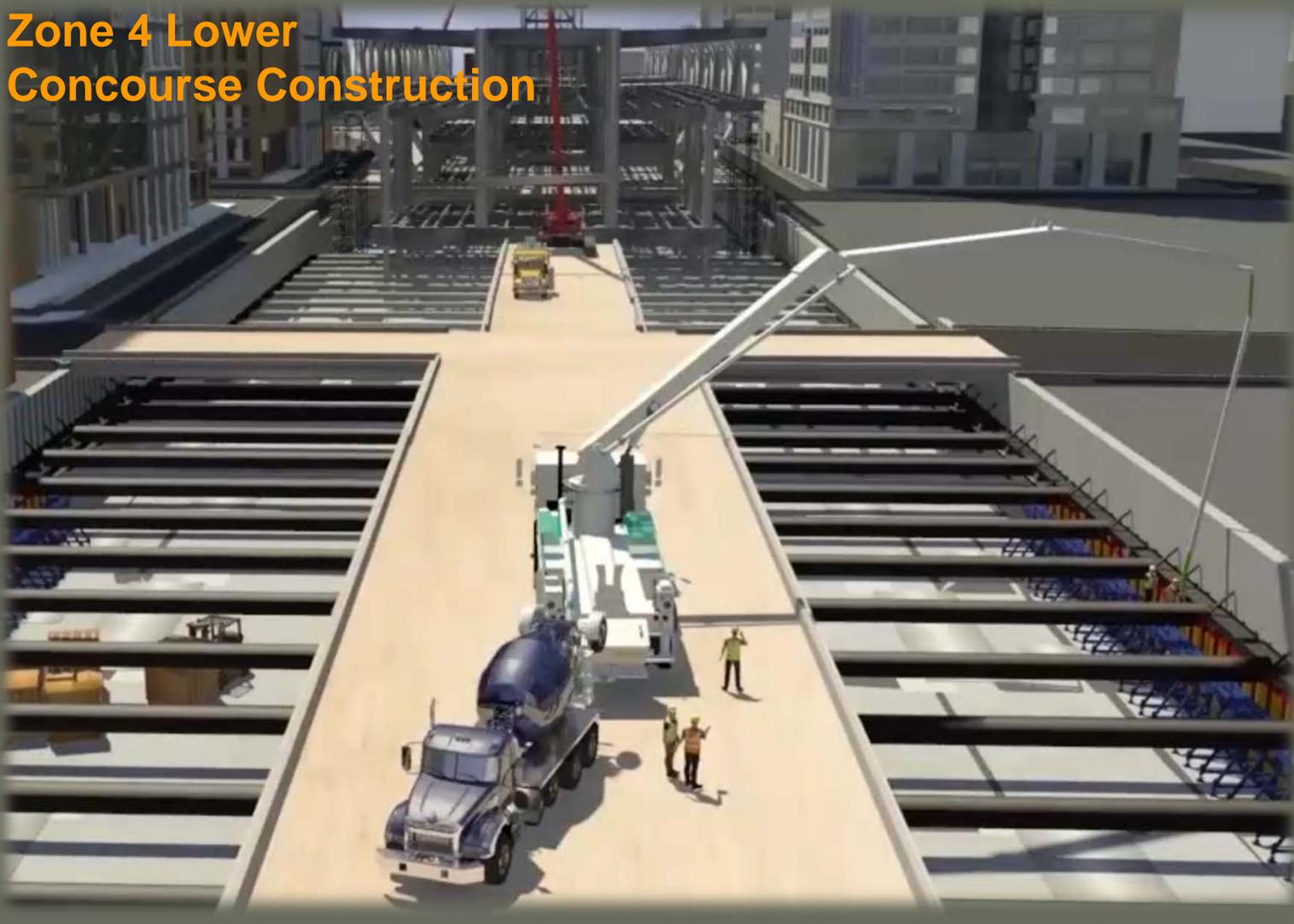
THIS TIME NEXT YEAR



Transbay Transit Center

2015

Zone 4 Lower Concourse Construction

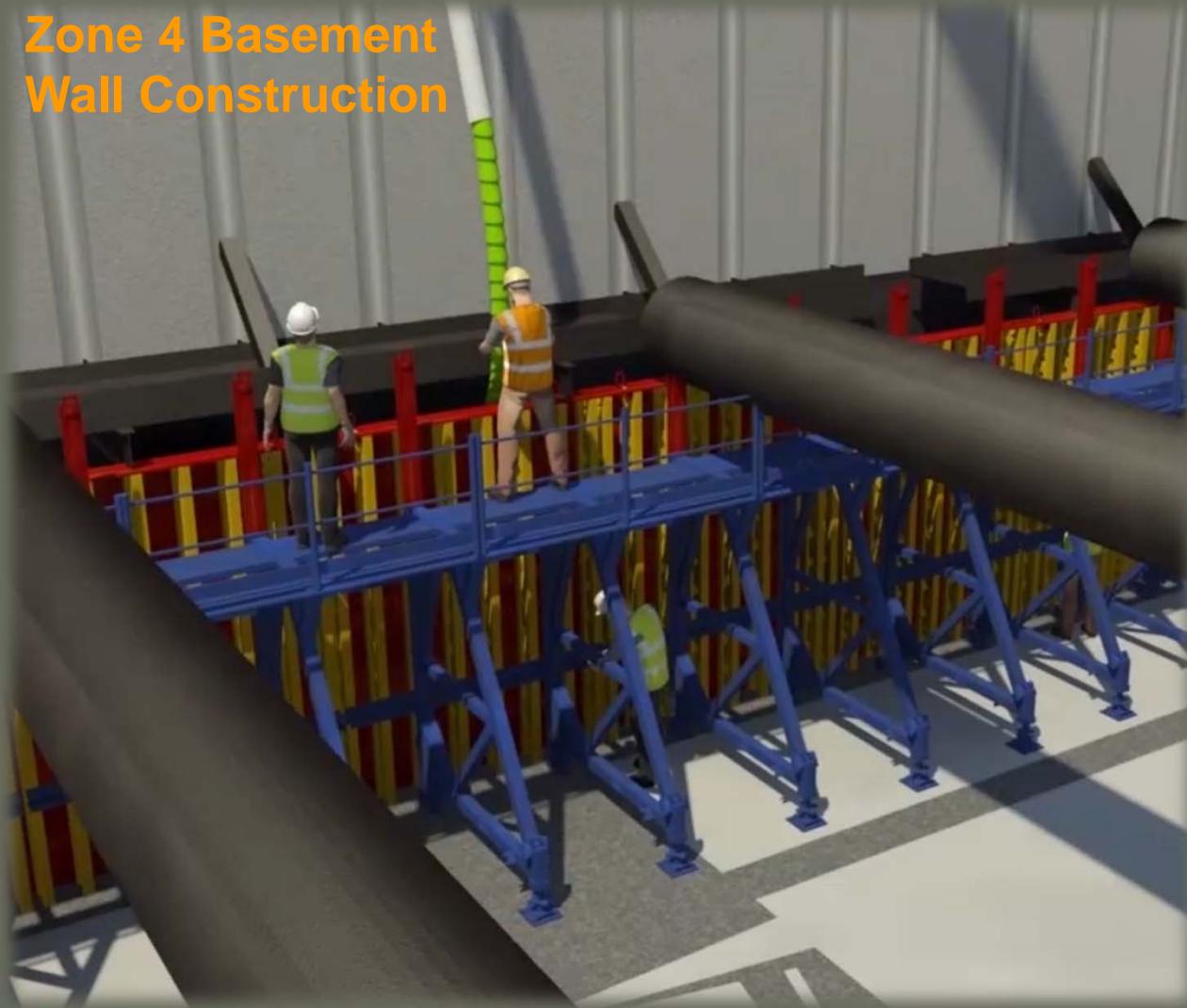




Transbay Transit Center

2015

Zone 4 Basement Wall Construction





Transbay Transit Center

2015

Zone 1 Ground Level
Slab Construction



Thank You!