



Spring 2014 Newsletter

Maria Ayerdi-Kaplan Named Dealmaker of the Year by San Francisco Business Times

On March 25th, TJPA's Executive Director Maria Ayerdi-Kaplan was honored by the San Francisco Business Times as San Francisco's "Dealmaker of the Year". A panel of judges and San Francisco Business Times real estate editors and reporters selected the winners for over 20 real estate categories, with Dealmaker and Deal of the Year as the two highest honors.



TJPA Executive Director Maria Ayerdi-Kaplan accepts award from San Francisco Business Times as Dealmaker of the Year

Maria was recognized for her vision and persistence in moving the Transbay Transit Center Project forward, including leading the negotiations for the historic sale of the Transbay Transit Tower property to Boston Properties and Hines for \$192 million in 2013, collecting more than \$3,700 per square foot of land – one of the highest prices paid per square foot for a commercial property in San Francisco history. After forming the TJPA in 2001, Maria negotiated the transfer of 17 acres of state land for the development of the Transit Center, the Downtown Rail Extension, and surrounding residential and office towers. Proceeds from the sale of portions of those state lands for development are being used to fund construction of the Transbay project.

In December, Maria was also inducted into the Lambda Alpha International Honorary Society for the Advancement of Land Economics at its Annual Initiation Dinner. She was honored for her extraordinary accomplishments in securing more than \$2 billion in funding and bringing the Transbay Transit Center project to fruition, which has been the catalyst for the extensive development that is now taking place in the surrounding Transbay neighborhood.

Lambda Alpha was established in 1930 at Northwestern University in Evanston, Illinois to help foster the study of land economics. The inspiration for Lambda Alpha was Professor Richard T. Ely (1854-1943), often called the “Father of Land Economics.” Lambda Alpha International has chapters in many key cities in the United States, Canada, England, and Spain with members-at large in many other parts of the world.

Major Construction Progress and Other Significant Milestones for Transbay During 2013

2013 was marked by steady and significant progress for all aspects of the Transbay project. We reached a number of major milestones, staying on schedule to open the new Transit Center in late 2017.

Significant accomplishments in 2013 included:

- DTX officially designated as regional priority for federal New Starts program in Regional Transportation Plan
- Completed buttress installation
- Installed 3rd of 3 temporary traffic bridges to allow excavation to proceed without traffic disruption
- First concrete pour for permanent foundation of new Transit Center

- Contract awarded for structural steel
- Sale of State Parcel T for \$191.8 million for the development of the Transbay Transit Tower
- Sale of State Parcels Block 6/7 for \$30.6 million for redevelopment by the City's Office of Community Investment and Infrastructure
- Completed negotiations with San Francisco Public Utilities Commission to provide power to the Transit Center at discounted rate
- Third full year of successful operation of Temporary Terminal



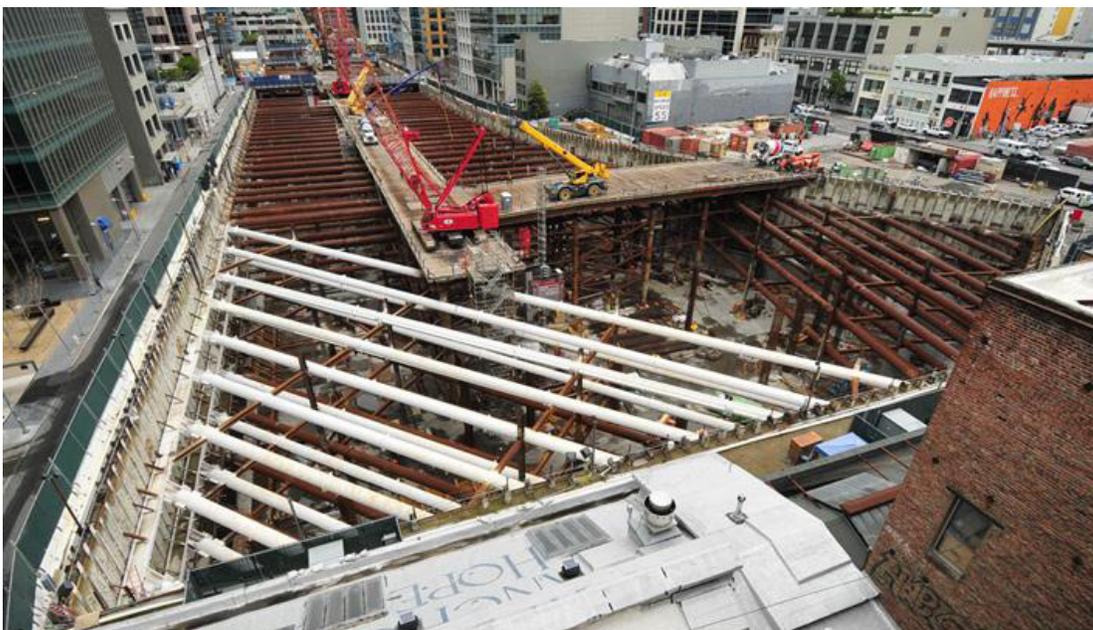
Progress Continues in 2014 as TJPA Completes Excavation of More Than 600,000 Cubic Yards of Soil

In February, the TJPA completed excavation for the Transbay Transit Center. “This brings us another step closer to the opening of the ‘Grand Central Station of the West,’” said Executive Director Maria Ayerdi-Kaplan. “The Transbay project has revitalized San Francisco’s South of Market neighborhood and will continue to generate economic growth throughout the region. Construction of the new Transbay Transit Center will strengthen the Bay Area’s position as a national leader in sustainable, transit-oriented development and put us at the forefront in the battle against climate change.”

In total, the TJPA removed approximately 640,000 cubic yards of soil from a work site that spans four city blocks and is among the largest excavations in the City’s history. The excavation for the Transit Center is the equivalent of more than 120 Olympic size swimming pools or has enough room to stack 50,400 Mini Coopers. The TJPA recycled much of the excavated soil or sold it for reuse on other construction projects. It sent bay mud or soil with high clay content to clean landfills.

With the soil removed, crews are free to continue laying the five-foot thick layer of concrete that will serve as the foundation for the future Transbay Transit Center. The foundation, the pouring for which began in September, will ultimately require 60,000 cubic yards of concrete. Once the foundation is complete, the TJPA will begin erecting the structural steel for the Transit Center.

“After more than three years of hard work below grade, we are excited to bring this building to life as the steel framework emerges from the excavation,” said Executive Director Ayerdi-Kaplan.



View from West End of fully excavated Transbay construction site

Another Significant Milestone Reached with Completion of Micropile Installation

In March, the Transbay project reached another significant milestone with the completion of micropile installation. Contractors installed and grouted 1,896 micropiles spaced 10 feet apart in a grid pattern beneath the concrete mat foundation slab of the Transit Center's underground rail levels. A micropile is a 2.5" diameter steel reinforced pile, constructed within a drilled borehole.

These 70-80 foot long steel rods are injected with grout that creates a "hook" into the surrounding soils, and then tied directly into the foundation of the Transit Center. These "hooks" prevent uplift, which otherwise would be caused by pressure from groundwater underneath the Transit Center. The TJPA tested 100% of the micropiles to ensure they were properly installed and grouted.

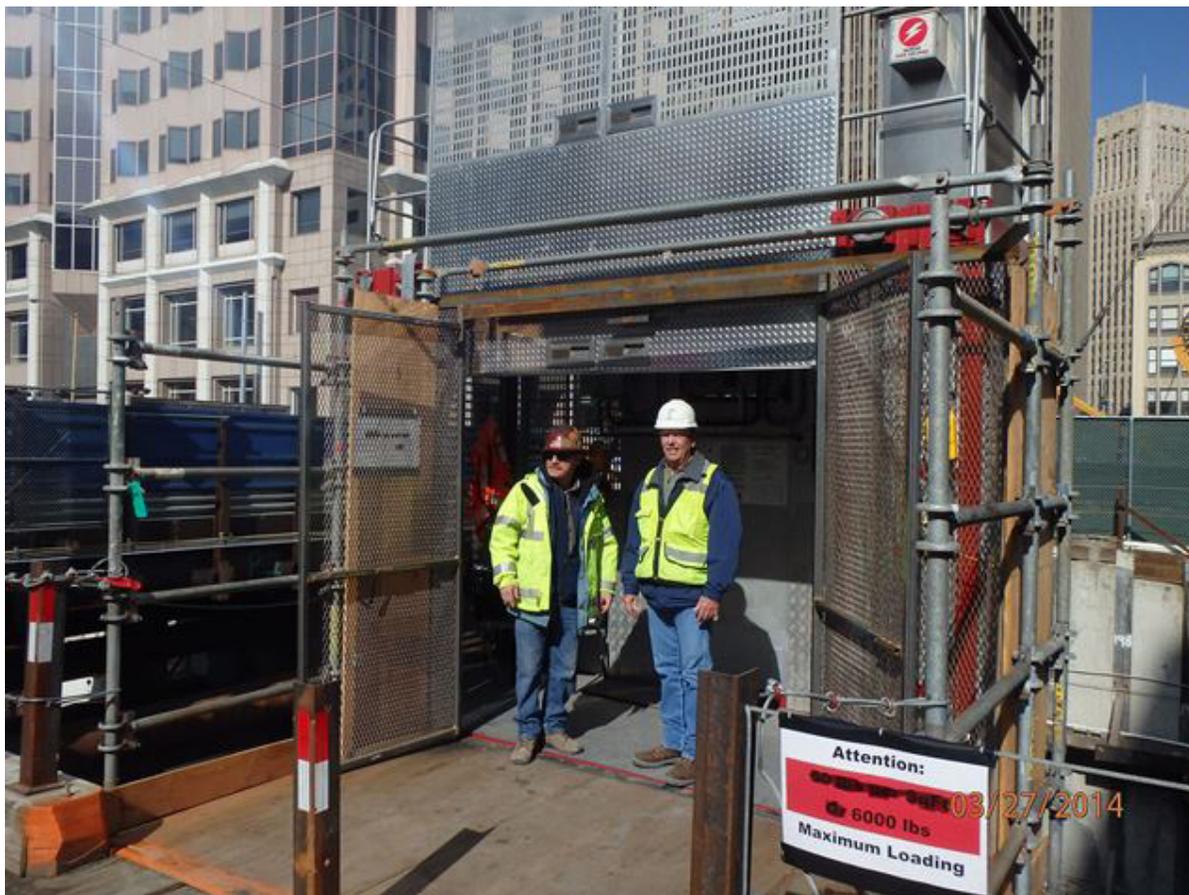


Rows of orange-tipped micropiles line the lower level of the Transit Center "Train Box"

TJPA Working to Increase Focus on Veteran Hiring

In working with members of local unions and the City of San Francisco, it became clear to the TJPA and our contractors that there is a disconnect between employers eager to hire qualified veterans and veterans searching for work. Employers lack outreach tools and veterans have no reliable and comprehensive source of information on employment opportunities.

The TJPA's innovative veteran hiring program was inspired by First Lady Michelle Obama's Joining Forces initiative. Ms. Obama has championed federal and local programs that provide job opportunities and other benefits to veterans in recognition of their service to the country. In that spirit, the TJPA directed Webcor/Obayashi Joint Venture (W/O), construction manager and general contractor for the Transbay Transit Center Program, to undertake a comprehensive effort to hire veterans for construction related jobs. Webcor is now working with United Contractors (a construction contractors association) on the United for Veterans construction employer hiring pledge and initiative. As part of this effort, Webcor has committed to hiring more veterans for both salaried and union jobs, developed informational materials for union apprenticeship programs, and initiated a construction speaker series at San Francisco State University and City College of San Francisco. Each event includes a salaried construction employer, a union representative, and the City's designated veterans' representative. Webcor is also collaborating with the San Francisco Veterans Affairs Commission on the One Vet, One Voice program, which is working to make San Francisco the model city for veteran services.



Workers from Anvil Builders on the job at Transbay construction site. Anvil, which is responsible for installation and operation of the temporary elevators construction workers use to access the site, was founded by disabled veteran HT Tran.

To improve the system of connecting veterans and employers, W/O identified the following areas of focus:

- Identify qualified and interested veteran candidates by performing outreach in places frequented by veterans
- Ensure that veterans are notified of local construction employment opportunities and their specific requirements
- Establish and coordinate structured internship programs with local construction companies
- Actively work with trade unions to improve procedures for identifying existing veteran members
- Identify interested veterans and efficiently connect them to employers
- Develop more educational materials about construction trade jobs and salaried positions by working with the Trades, CA Division of Apprenticeship Standards, San Francisco Office of Economic Development, and employers

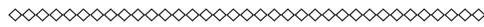
For more information on TJPA's work with veterans, please visit <http://transbaycenter.org/tjpa/faces-of-transbay/veterans>.

Discovery of Human Skeleton on Site at the Transbay Transit Center Project

On February 25, 2014, contractors installing concrete in the rail level made an extraordinary discovery. At a depth of roughly 60 feet, workers unearthed human remains. The TJPA's archaeologists, in coordination with the County Medical Examiner, determined that the remains were of Native American descent, were not modern, and were possibly ancient. The medical examiner contacted the Native American Heritage Commission (NAHC) in Sacramento. The next day it was confirmed through visual dental inspection that the remains were Native American. Given the depth of the find, it is anticipated that the age of the remains could be several thousand years old.

The NAHC identified an official Most Likely Descendent (MLD), who provided recommendations to the TJPA as to the removal and interment of the remains. All construction and supervisory personnel working in the area of the remains attended an archaeology and cultural sensitivity training session to ensure that everyone working near the site realizes that this is a very sensitive event for the designated MLD and his family.

The removal of the remains required four days. Concurrently with the removal, all construction work in the immediate vicinity was monitored by an archaeologist and a designated Native American representative. Construction work outside the treatment zone progressed, but was also monitored under a monitoring plan designed by an archaeologist and a designated Native American representative to confirm that there were no further remains within the zone. Construction work outside the immediate vicinity progressed unimpeded throughout this effort.



We hope you will explore opportunities to participate in the shaping of this project through our Transbay Joint Powers Authority Board meetings, Citizens Advisory Committee meetings, monthly public progress briefings or one of many presentations we make throughout the community. For regular updates, including a weekly 10-day construction outlook, please visit our website at <http://www.transbaycenter.org>.

Thank you for your support of this innovative model for transit-oriented development. We look forward to continuing to work with all of the stakeholders in the Transbay community surrounding our construction site and throughout San Francisco, the Bay Area, and the State of California.

Sincerely,

Maria Ayerdi-Kaplan
Executive Director