



PROGRAM STATUS REPORT AND PLAN FOR 2015

January 16, 2015

Transbay Transit Center

TJPA





2014 Milestones & Accomplishments

DBE/SBE Report

Funding Report

Community Outreach Report

Plan for 2015

This Time Next Year



Transbay Transit Center

2014 MILESTONES & ACCOMPLISHMENTS



Transbay Transit Center

2014 Milestones & Accomplishments **Temporary Terminal**

- **Fourth full year of successful operation**
- **Installed upgraded high resolution security cameras at key locations**
- **Amtrak lease agreement approved at October TJPA Board Meeting, Amtrak's move to the Temporary Terminal scheduled for early 2015**
- **Facility Management Contract with ABM extended through spring 2018, approved at November TJPA Board Meeting**





2014 Milestones & Accomplishments Transit Center Design

- Updated reconciled construction cost estimate in February
- Completed the Phase 1 Issued for Construction (IFC) documents in April
- Conducted a bidder survey with Leland Saylor Associates
- Developed additional Value Engineering and Secondary Mitigation Measures
- Issued conformed IFC documents in December, which incorporated:
 - Approved Alternates
 - Value Engineering/Secondary Mitigation Measures





Transbay Transit Center

2014 Milestones & Accomplishments **Transit Center Design**

- Began Converged IP Network, Security and Communications systems design
- Completed negotiations with S.F. Public Utilities Commission for power to the Transit Center
- Continued design coordination with Salesforce Tower and 181 Fremont Street
 - Pedestrian bridges
 - Gondola
 - Tim Hawkinson sculpture foundation design and construction
 - Site civil work





2014 Milestones & Accomplishments
Transit Center Procurement

Trade Packages Awarded:

TG05.8	Rooftop Cranes	TG10.4	Electrical
TG05.10	Temporary Facilities	TG10.5	Fire Suppression
TG07.2	Structural Concrete	TG14.1	Elevators and Escalators
TG07.5R	Metal Stairs and Ladders	TG15.1	Dock Levelers and Bumpers
TG07.9	Bollards and Barriers	TG15.2	Façade Access Equipment
TG08.2R	Exterior Awning*	TG16.8	Fireproofing
TG10.2	Plumbing	TG18.1	Bus Ramp
TG10.3	Mechanical		

Total Awarded in 2014: **\$292,867,982**

*Design services only



Transbay Transit Center

2014 Milestones & Accomplishments Bus Storage

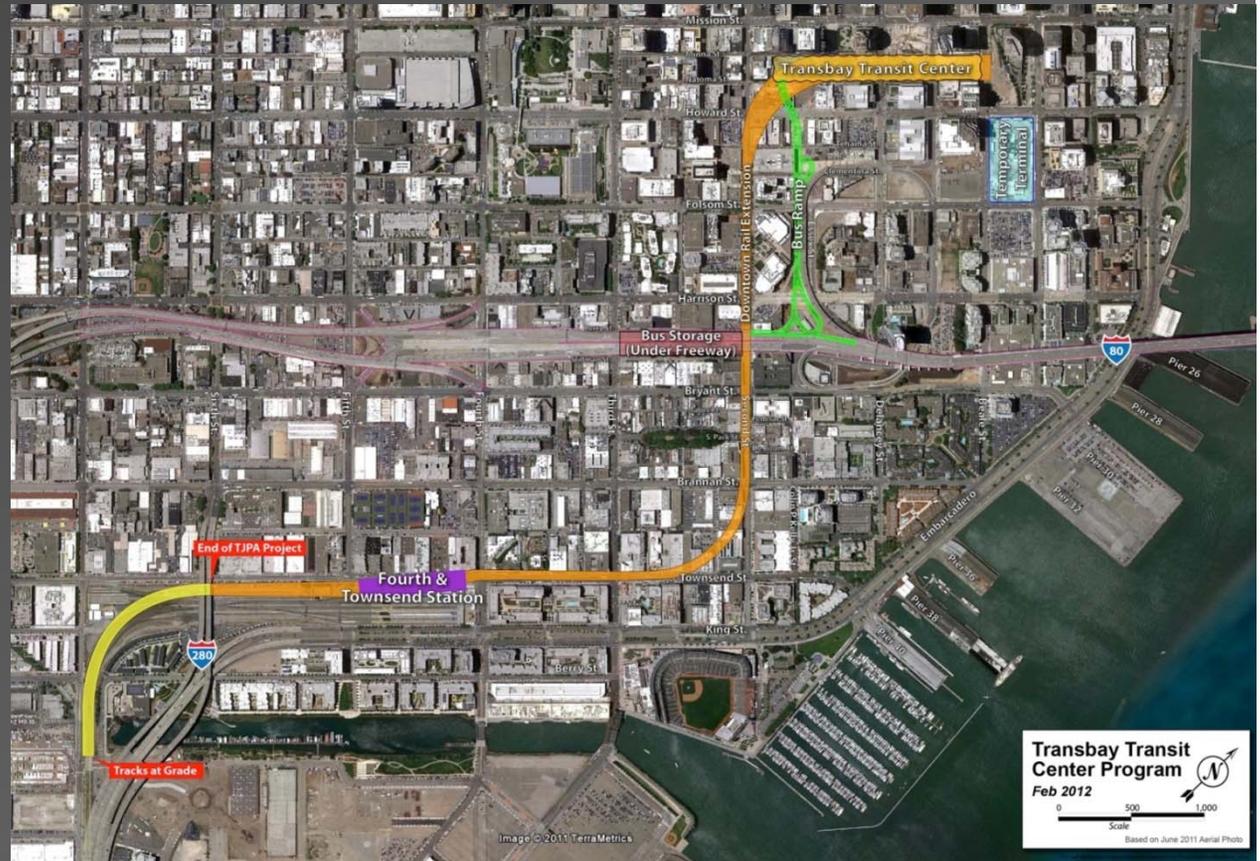
- Submitted Project Study Report/Project Report to Caltrans for approval
- West Approach San Francisco-Oakland Bay Bridge Impact Assessment Report approved by Caltrans
- Geometric Mandatory and Advisory Fact Sheets approved by Caltrans
- Received 65% PS&E (plans, specifications & estimate) submittal comments from Caltrans and AC Transit
- Initiated 95% PS&E





2014 Milestones & Accomplishments Downtown Rail Extension

- Completed Administrative Draft Supplemental EIS/EIR and received stakeholder comments
- Investigated project delivery options for Phase 2 DTX and presented them at the January TJPA Board Meeting





2014 Milestones & Accomplishments **Downtown Rail Extension**

- **Modified ventilation structure designs to maximize development potential on shared parcels**
- **Worked closely with the City to further develop realigned Fourth & Townsend Underground Station plans in conjunction with the City's Fourth & King Street Railyards Study**
- **Continued to work with California High Speed Rail Authority and Caltrain in pursuit of common platform heights and vehicle widths to increase flexibility and capacity at the Transit Center**





Transbay Transit Center

2014 Milestones & Accomplishments Archaeology

Transit Center - Completed archaeological field investigations and monitoring; analysis and reporting of artifacts underway

Fremont Street - Prehistoric skeletal remains encountered ~ 60 feet under Fremont Street; carbon dating indicates they are over 7,500 years old

Bus Ramp - Completed archaeological field investigations

Block 9 - Tracked completion of archaeological field investigations by OCII developer's archaeologist

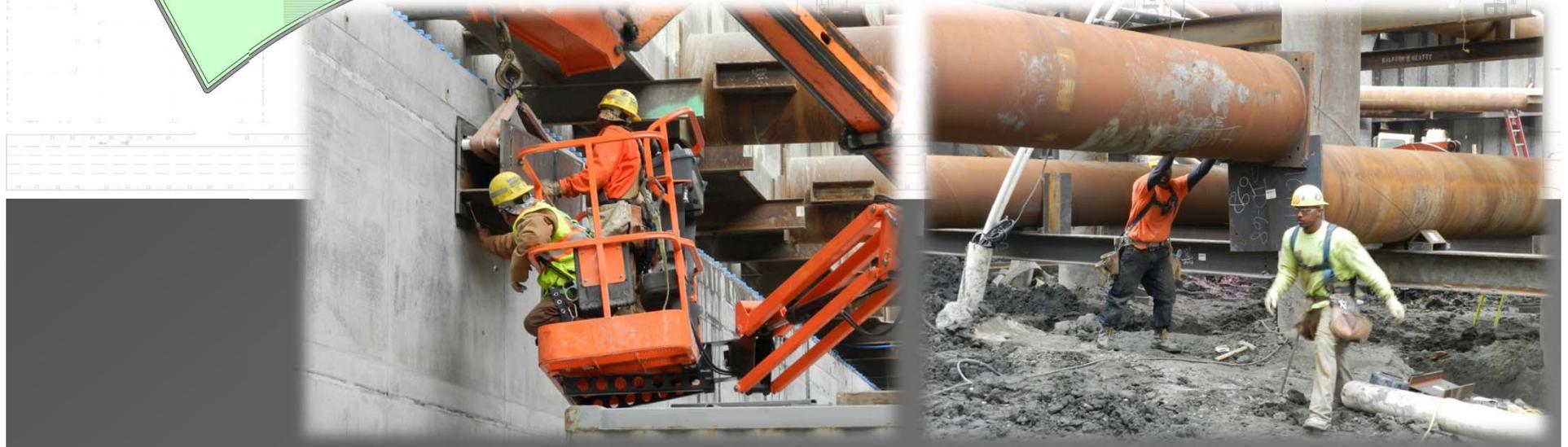
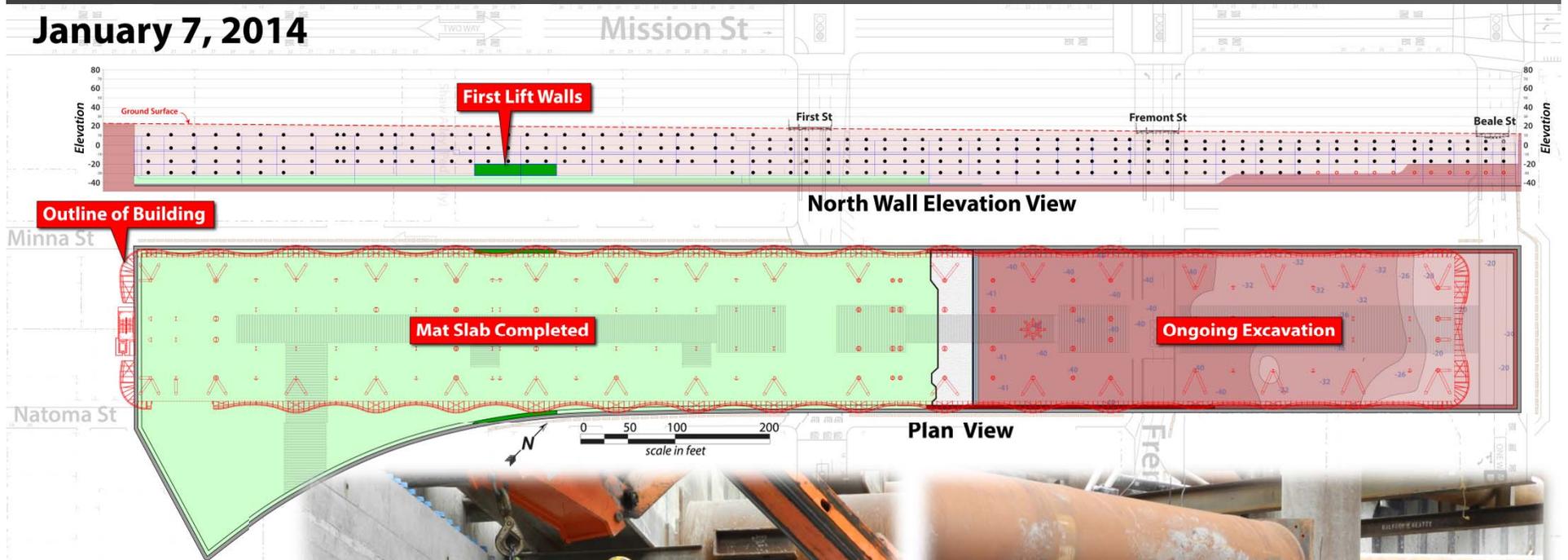




Transbay Transit Center

2014 Milestones & Accomplishments Construction – January 2014

January 7, 2014



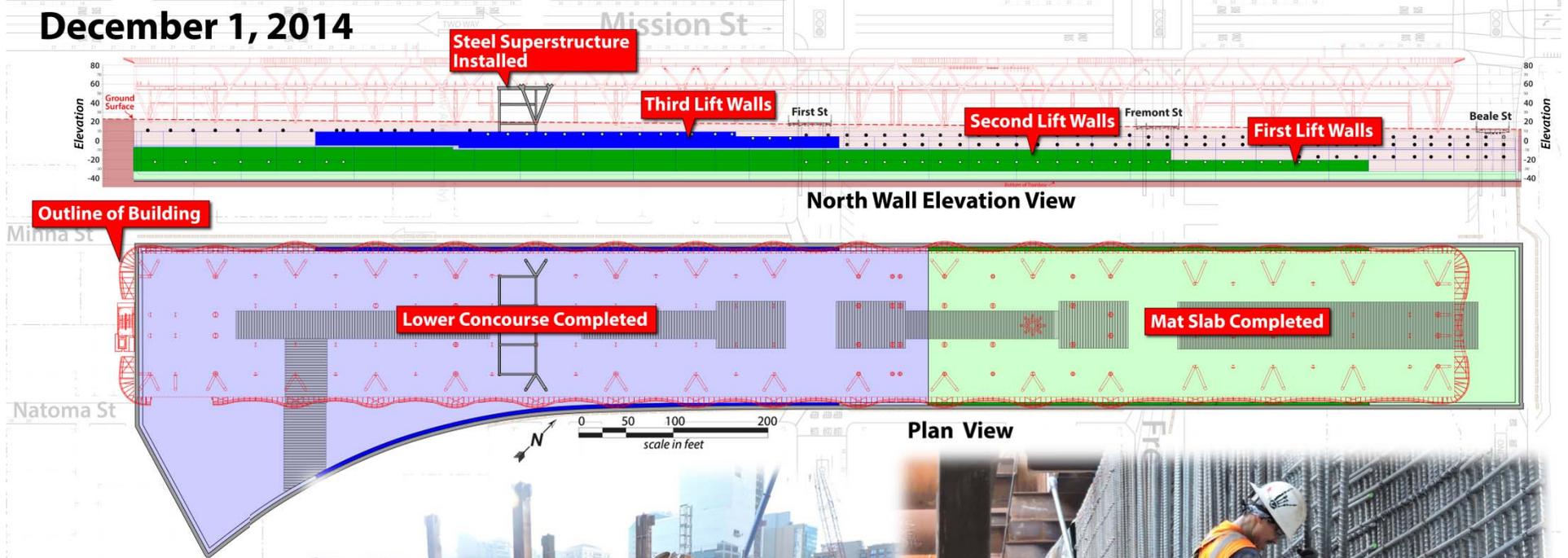


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2014 Milestones & Accomplishments

Construction – December 2014

December 1, 2014



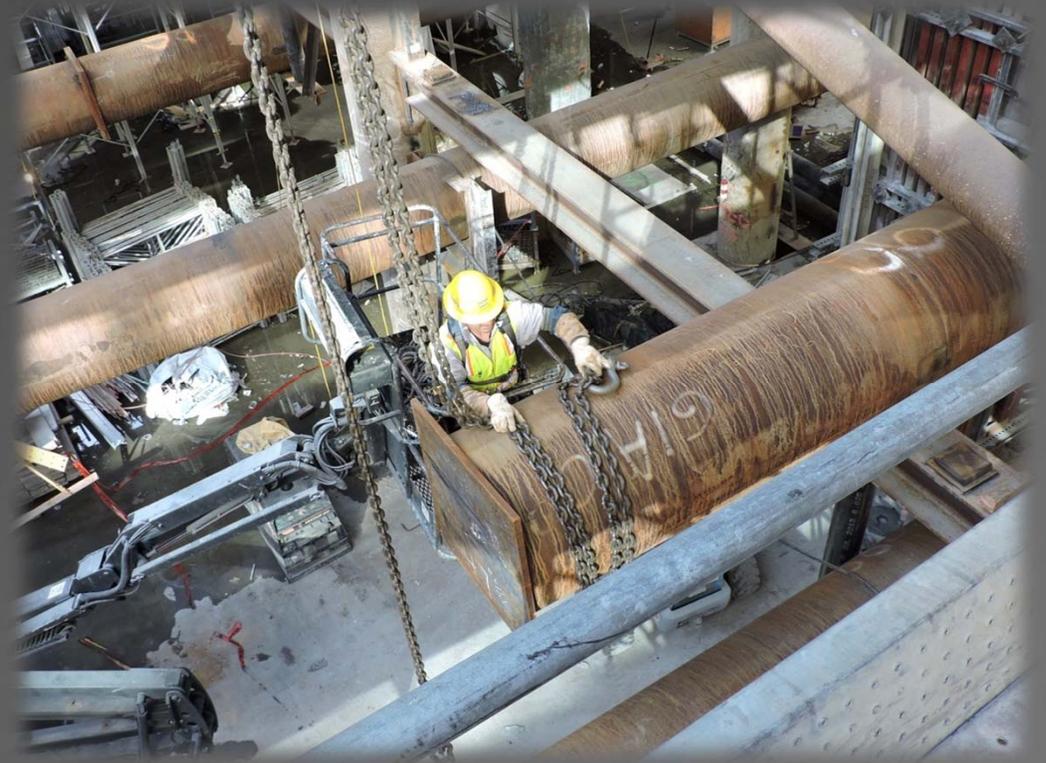


Transbay Transit Center

2014 Milestones & Accomplishments Construction – Transit Center

Buttress, Shoring, Excavation

- Bracing system 100% complete
- Excavation 100% complete
- Micropiles 100% complete
- Re-bracing fully coordinated with below grade concrete





2014 Milestones & Accomplishments Construction – Transit Center

Train Box Construction

- Mat slab geothermal and grounding 100% complete
- Mat slab waterproofing 100% complete
- Mat slab foundation concrete 100% complete

- Train Box lower walls 88% complete
- Lower Concourse slab 67% complete





2014 Milestones & Accomplishments Construction – Transit Center



Steel Superstructure - Fabrication

- Cast Nodes casting and machining over 80% completed (248 of 304)
- Cast Nodes delivery nearly 80% complete (209 of the 234 castings delivered to fabrication shops in Oregon)
- Shop Steel Fabrication - In progress for all zones

Cast Nodes	Bradken Casting	Shipped to SKANSKA	Percent at Fab Shop
Ground Level	35	24	68%
Bus Deck Level	75	55	73%
Roof Level	138	114	83%
Light Columns	56	41	73%
Total Nodes	304	234	77%



Transbay Transit Center

2014 Milestones & Accomplishments Construction – Transit Center

Steel Superstructure



Basket Column
Assembly

First Steel
Column

First steel column (orange) installed on November 7, 2014



Transbay Transit Center

2014 Milestones & Accomplishments **Construction - Bus Ramp**

- Construction contract awarded to Shimmick Construction at May TJPA Board Meeting
- Demolition of existing underground structures nearly complete
- Drilled and poured 10 of 29 CIDH piles (2'- 9' diameter)
- Coordination with Caltrans near the Sterling Street Substation
- Completed installation of barrette pile foundations for cable-stayed bridge pylon





Construction - Utility Relocation

- Completed construction of all six utility relocation trade packages with 100% SBE participation
- Increased the capacity of the auxiliary water supply system line along Mission Street between First and Main Streets
- Strengthened PG&E conduits and ductbanks along Mission Street
- Cleared Block 5 of gas and primary electric service lines

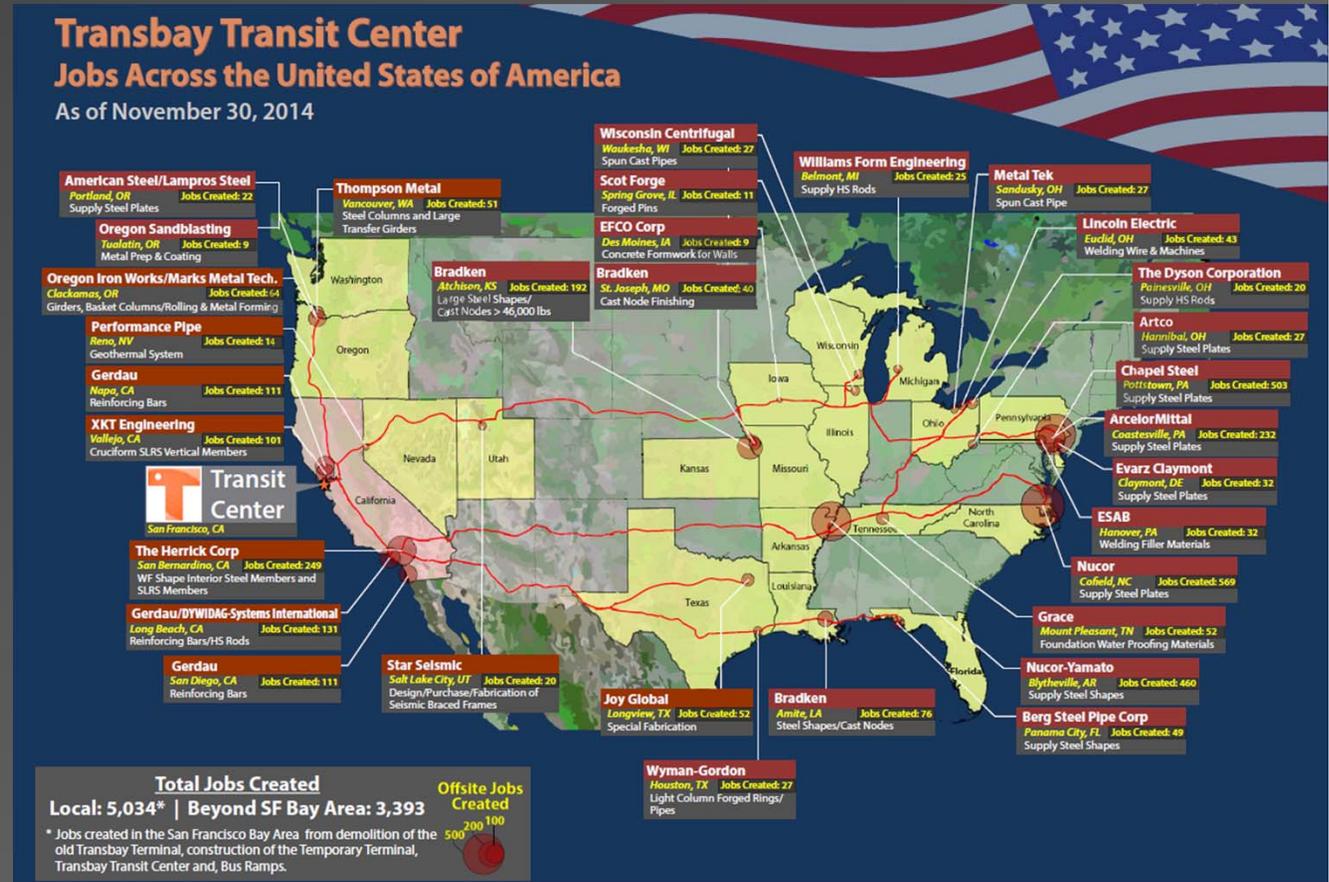




Transbay Transit Center

2014 Milestones & Accomplishments Construction – Work Force

- 160 construction workers on site each day, on average
- Approximately 375,000 construction-related trade hours completed in 2014 with over 1,290,000 hours completed to date
- Over 8,400 jobs created in 20 states
- No work stoppages or labor shortages





2014 Milestones & Accomplishments Construction

Outreach to Veterans

- Approximately 90 veterans are currently employed by companies, suppliers and vendors that directly support construction of the Transit Center
- Anvil Builders, a disabled veteran-owned business, was awarded its second trade package, valued at \$15M
- Collaboration with United Contractors “United for Veterans” has led to nearly 30 veterans securing jobs in the SF building trades

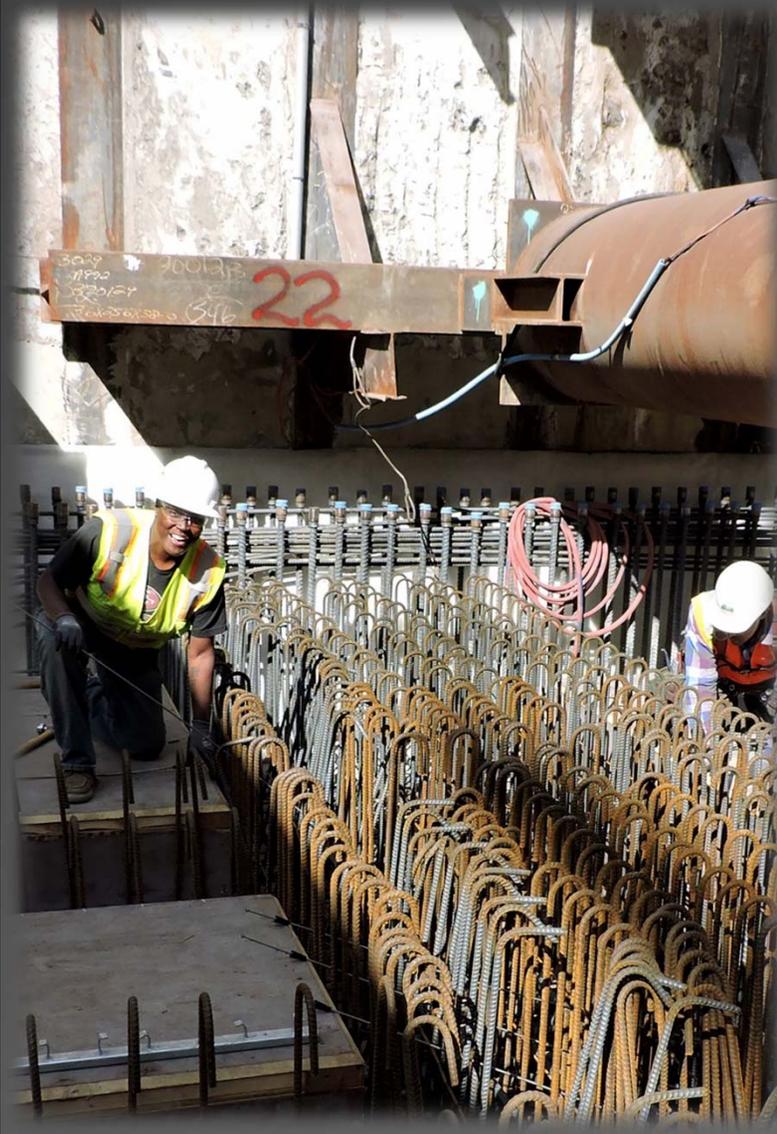




2014 Milestones & Accomplishments Construction

Contractor Outreach

- Participation in Business Outreach Committee networking events
- Increased Pre-bid meetings to provide networking opportunities on all construction packages
- Contract unbundling and small business participation goals, as appropriate
- Outreach and certification assistance workshops hosted by CM/GC
- Actively working with 72 Chamber of Commerce organizations throughout Bay Area





Transbay Transit Center

2014 Milestones & Accomplishments **Programwide**

**TJPA Board vote in favor of City and County of San Francisco
Community Facilities District formation at December TJPA Board Meeting**





2014 Milestones & Accomplishments Programwide



Block 5 – \$172.5 M

John Buck Company and Golub Real Estate selected in September for commercial development

- Design work underway; close of escrow planned for fall 2015

Block 6/7 – \$30.57 M

Golub Real Estate selected in 2012 for residential tower development

Mercy Housing selected for affordable housing development

- Construction of Block 6 began in November 2013, with completion expected in late 2015

Block 6



2014 Milestones & Accomplishments **Programwide**

Block 8 – \$70 M

Related California and Tenderloin Neighborhood Development Corporation selected in 2014 for residential development

- **Design work underway; close of escrow planned for fall 2015**

Block 9 – \$43.6 M

Avant Housing and Bridge Housing selected in 2013 for residential development

- **Disposition and Development Agreement and Schematic Design approved in 2014**
- **On-site archaeology, geotech and environmental investigations undertaken**
- **Close of escrow planned for Feb 2015**





2014 Milestones & Accomplishments Programwide

Requests for Qualifications and Proposals

RFP 13-02

Program Management/Program Controls Services – Awarded to URS Corporation

RFP 13-03

Safety and Security Concept of Operations – Awarded to Ross & Baruzzini

RFQ 14-01

Master Retail Lessor/Facilities Operator/Event Programmer – Issued in December

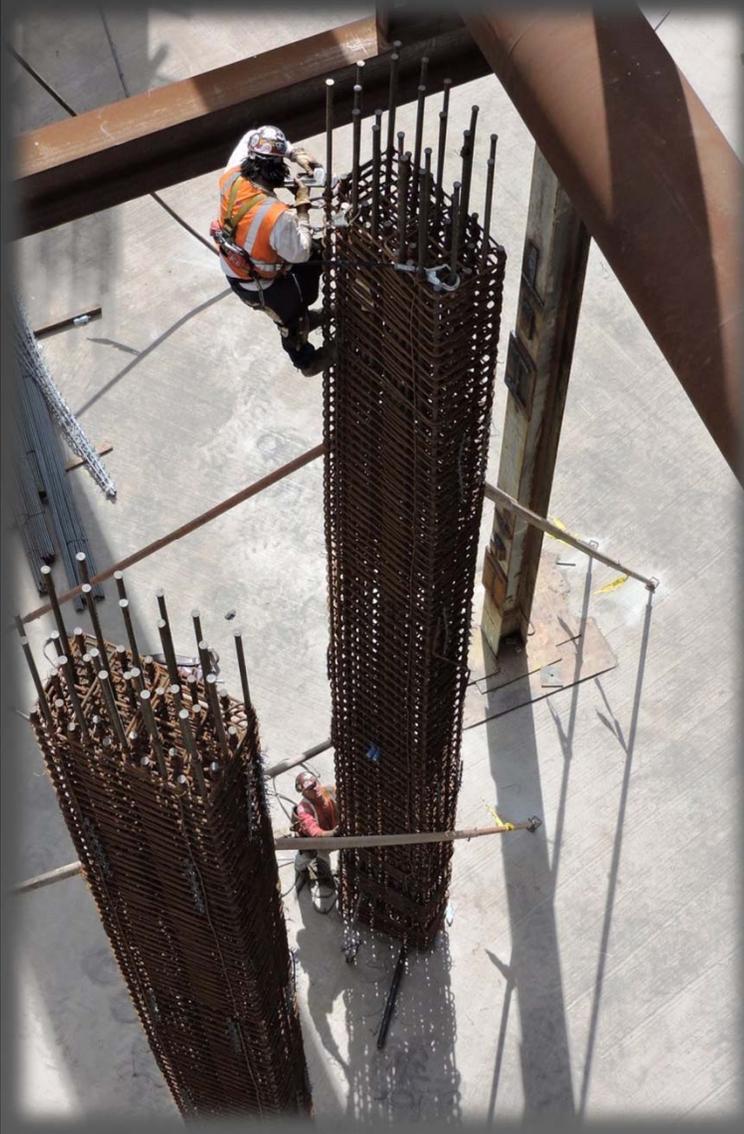




2014 Milestones & Accomplishments Programwide

FTA & FRA Oversight

- Conducted a review of the Program with the Federal Railroad Administration (FRA) in August, which resulted in no negative findings
- TJPA recognized nationally by FRA as a Best Practice
 - Enhancing Bidder interest through use of Bidder Survey
 - TJPA Jobs Across America Map
 - Tracking Buy America compliance
 - Field Quality Assurance
- Published the annual TIFIA report

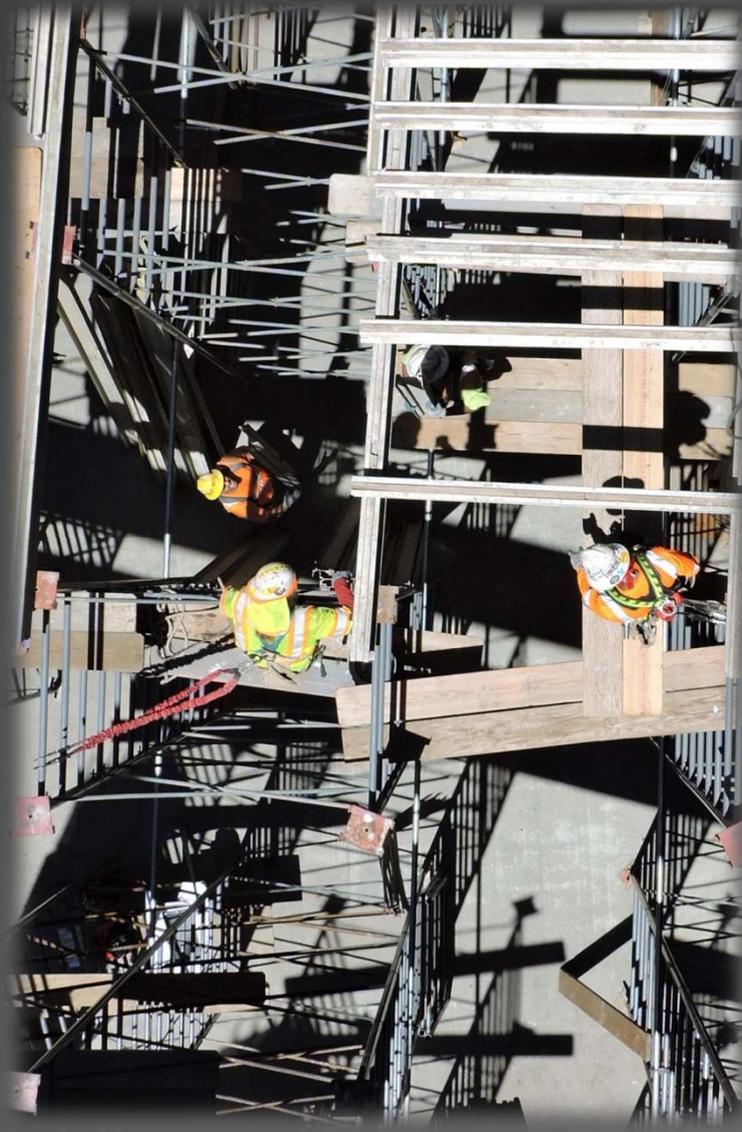




2014 Milestones & Accomplishments Programwide

Risk Management

- Jointly conducted a Risk Assessment Refresh with the FTA and FRA
- Presented “Transbay Transit Center Risk Assessment” practices at the FRA’s first annual Grantee Conference in Washington, D.C.
- Updated Risk Assessment and Risk Register quarterly





Transbay Transit Center

DBE/SBE REPORT



TJPA DBE & SBE: By the Numbers

\$258,427,637



■ DBE-SBE Awards ■ Total

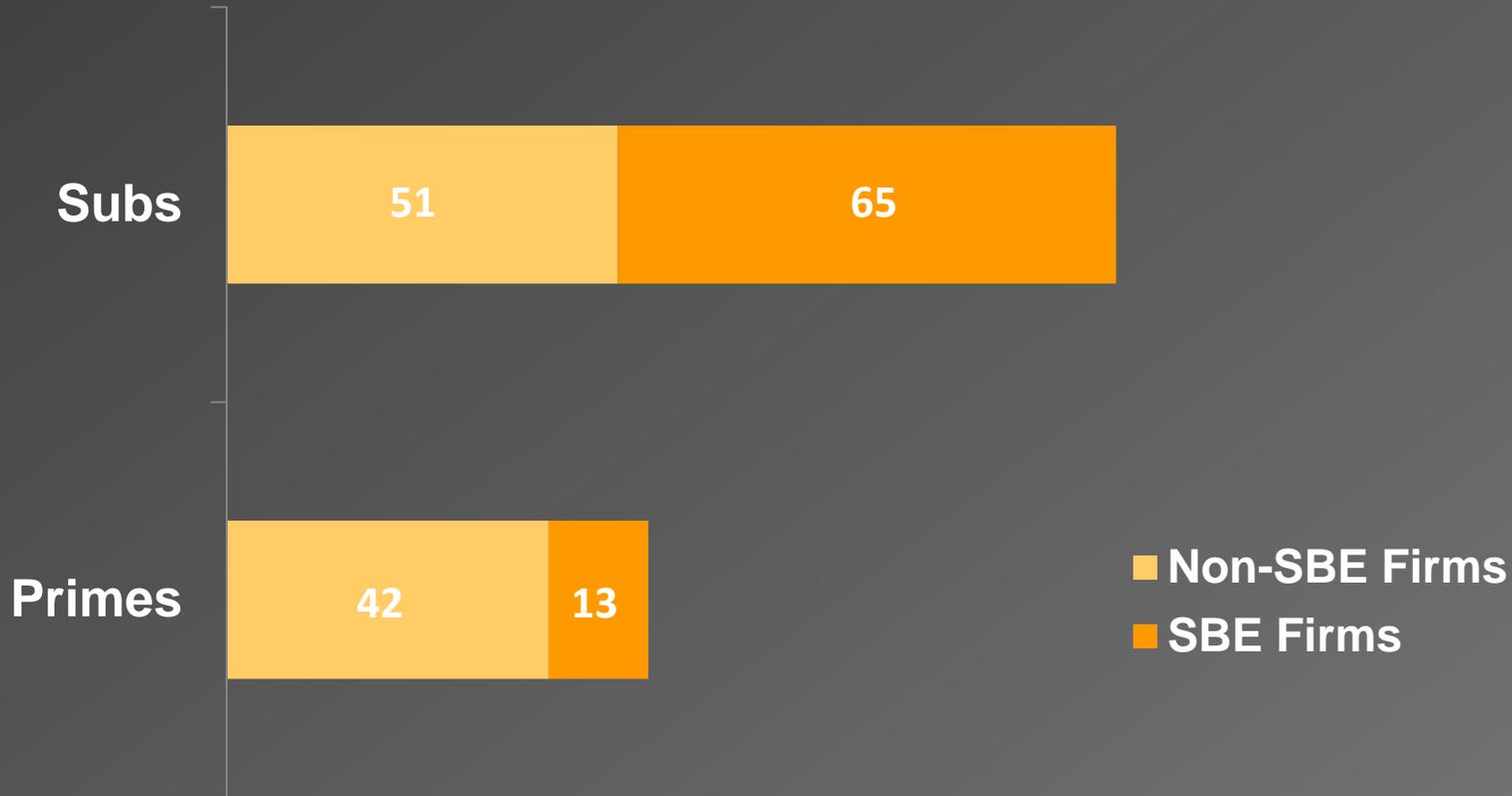
\$155,123,354



■ DBE-SBE Payments ■ Total

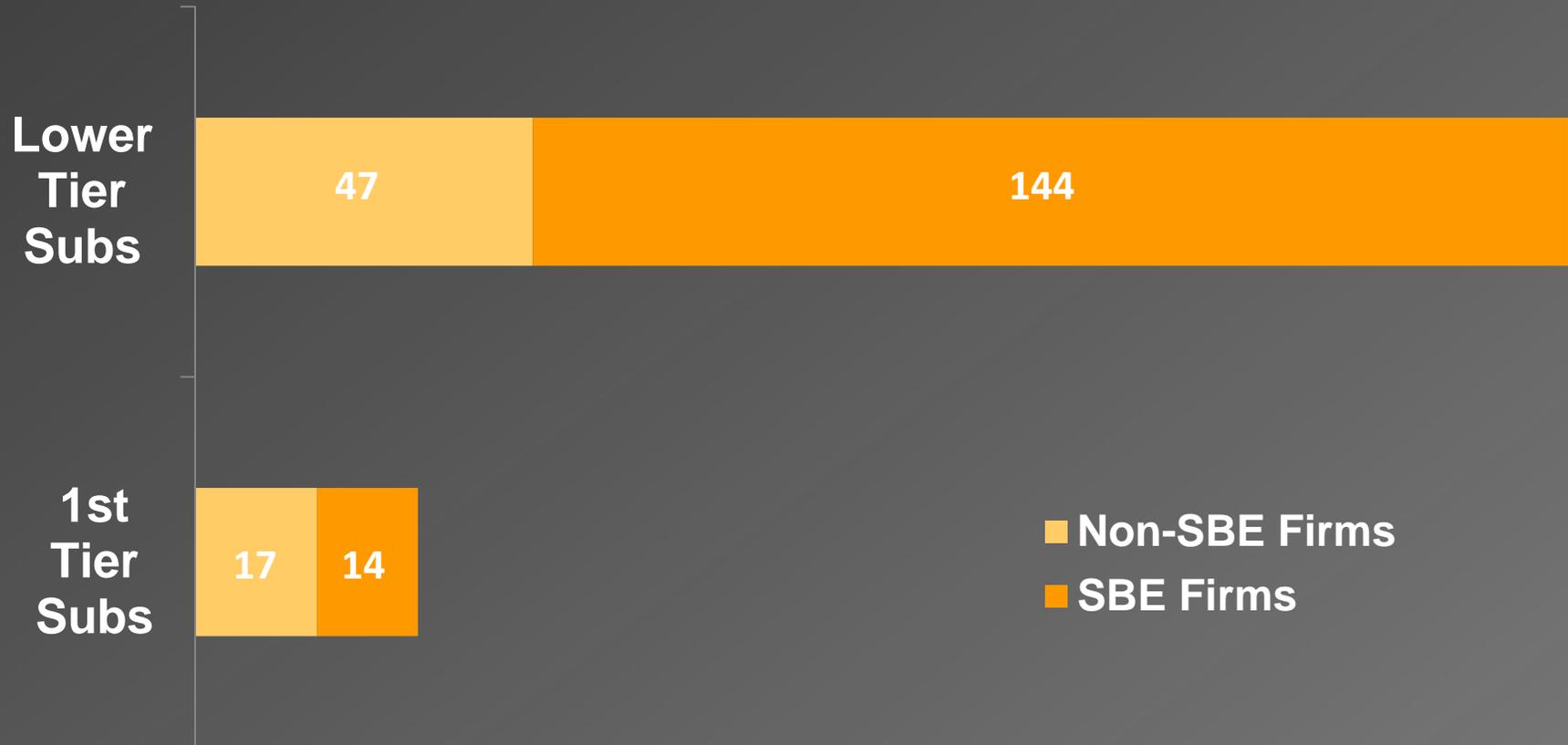


SBE Consultants Professional Services





SBE Contractors Construction Activities





Goals and 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%
FY11-13	8%	10%	20%
FY14-16	14.8%	1.8%	19.5%

Life to Date payments to SBEs = \$155.1 million



Transbay Transit Center

FUNDING REPORT



2014 Milestones & Accomplishments **Funding Accomplishments**

- **Grant allocations approved:**

AC Transit Capital Contribution	\$2,148,388
Bridge Toll Grants	\$3,500,000
Proposition K Grants	\$47,715,950

- **Execution of TIFIA loan amendment to allow for interim bridge financing to keep construction on schedule**
- **Legislative and other approvals for interim bridge financing; close targeted January 2015**



Funding Activities

- **Financial close of interim bridge financing in January**
- **Approval of Mello-Roos Community Facilities District to levy a per-square-foot tax, calculated based on appropriate factors such as land use and development intensity**
- **Continue to seek discretionary funding from US Department of Transportation, US Department of Homeland Security, and State of California**
- **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

COMMUNITY OUTREACH REPORT



2014 Milestones & Accomplishments **Community Outreach**

Continued Community Outreach Program to support construction:

- **Hosted regular community meetings at TJPA Office**
- **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**
 - **2014 (12 Months): 43 complaints**



2014 Milestones & Accomplishments **Community Outreach**

- **Ongoing communications to neighbors regarding foundation pouring activities, steel assembly, and Bus Ramp demolition and foundation work**
- **Executive Director Ayerdi-Kaplan gave commencement address to Wallenberg High School Graduating Class of 2014**
- **Numerous Presentations and Panels in 2014:**
 - **Keynote Speaker at Appraisal Institute's 2014 Annual Fall Conference**
 - **City Club Roundtable Luncheon**
 - **Bay Area Council Presentation**
 - **Bisnow Transbay Boom Summit**
 - **Bisnow SoMa Summit**
 - **4th Annual Northern California Hospitality Investment Forum**
 - **Self-Help Counties Coalition 2014 Focus on the Future Summit**
 - **And more...**



2014 Milestones & Accomplishments **Community Outreach**

- Approximately 60 tours to schools, business groups, media, and other interested parties
- Targeted outreach to residents and property managers along the increasingly active Bus Ramp corridor
- Website Update:
 - Faces of Transbay
 - Updated website features such as the Construction Activity Map and Construction Schedule for an enhanced portrayal of current progress



2014 Milestones & Accomplishments **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:

- **Anthony Bell** – Anthony works as a construction manager, overseeing the construction workers on site and has an interesting career path beginning with the NFL
- **Women in Construction** – April Atkins discusses what it is like to be a woman in construction and what she enjoys most about the project
- **Summer Interns 2014** – Summer intern interviews provide insight on internships with TJPA, what they learned, and what it takes to create such a large project



2014 Milestones & Accomplishments **Social Media Progress**

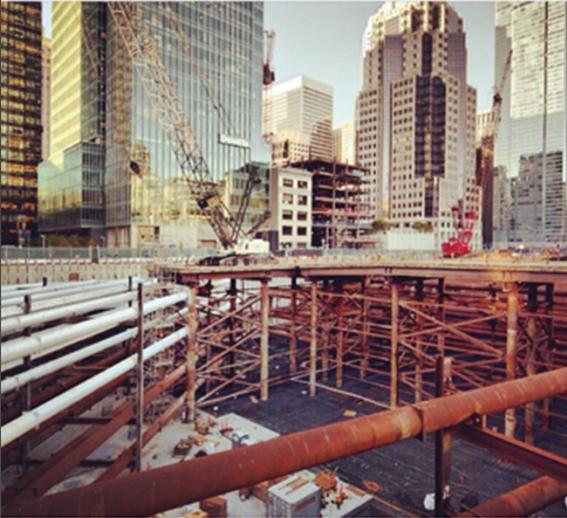
- **Social Media Successes:**
 - **Facebook – From roughly 1,000 likes to over 2,000 likes**
 - **Twitter – From roughly 400 followers to over 500 followers**
 - **Instagram – From roughly 100 followers to over 200 followers**
- **Social Media Action Plans:**
 - **Continue reaching out to stakeholder groups encouraging them to like, follow and share our channels**
 - **Facebook Reach Expansion Plan – Using Facebook tools to increase the effectiveness of this channel, projected to double the number of connections**



Transbay Transit Center

2014 Milestones & Accomplishments Social Media Examples

 **thetransbayproject** 42w



25 likes

thetransbayproject After a little more than 2 years of removing 640,000 cubic yards of soil from our four block long site (equivalent to 120 Olympic sized swimming pools) we are happy to announce the completion of excavation at the Transbay Transit Center!

Instagram
@TheTransbayProject

 **Transbay Transit Center Project**
November 19 at 3:10pm · 🌐

What are you looking forward to most when the Transbay Transit Center opens? With 11 transit systems, shopping and restaurants, a 5.4 acre park and plenty of art there's a lot to choose from!



1,797 people reached Boost Post

Like · Comment · Share · 48 8 20

Alex Ferguson, Eric Jimenez, Eric M. Leiderman and 45 others like this.

20 shares

View 6 more comments

Facebook
Transbay Transit Center Project

 **TJPA**
@TransbayCenter

TTC is proud to be part of the largest 3D printer model of the future SF skyline created by @autodesk @steelbluellc



RETWEETS 5 FAVORITES 3

Twitter @TransbayCenter



2014 Milestones & Accomplishments Media Coverage

Media Site Tours including: ABC 7, San Francisco Chronicle, Daily Journal, KCBS, Curbed SF, Inhabitat

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



- **Structural Steel Milestone Celebration**
 - KCBS, KGO, Curbed SF, and community TV outlets
- **Mello-Roos District**
 - San Francisco Chronicle, San Francisco Business Times, SFGate, SF Curbed, KPIX, SFist, KTVU, San Francisco Examiner and more...



Transbay Transit Center

2014 Milestones & Accomplishments Media Coverage



- San Francisco Business Times – Maria Ayerdi-Kaplan Named Dealmaker of the Year
- San Francisco Examiner – Maria Ayerdi-Kaplan is force behind Transbay Transit Center





Transbay Transit Center

2014 Milestones & Accomplishments Media Coverage



- ABC 7 News – San Francisco of the Future, Taking Place Now



- 7x7 – The Promised Land: A First Look at San Francisco's Transbay District



Transbay Transit Center

PLAN FOR 2015



Outreach Plan

- **Continue outreach to project neighbors as work progresses**
 - **Continuation of Bus Ramp construction**
 - **Continuation of steel installation**
 - **Continuation of train box walls and lower concourse slab**
 - **Beginning of building envelope/exterior enclosures**
- **Continue 10-day look ahead email updates, monthly outreach meetings, and quarterly newsletters**
- **Continue to develop “Faces of Transbay” and increase social media presence**
- **Participate in additional community events – e.g. Panama Pacific International Exhibition Centennial Celebration**



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Plan for 2015 **Outreach Plan**

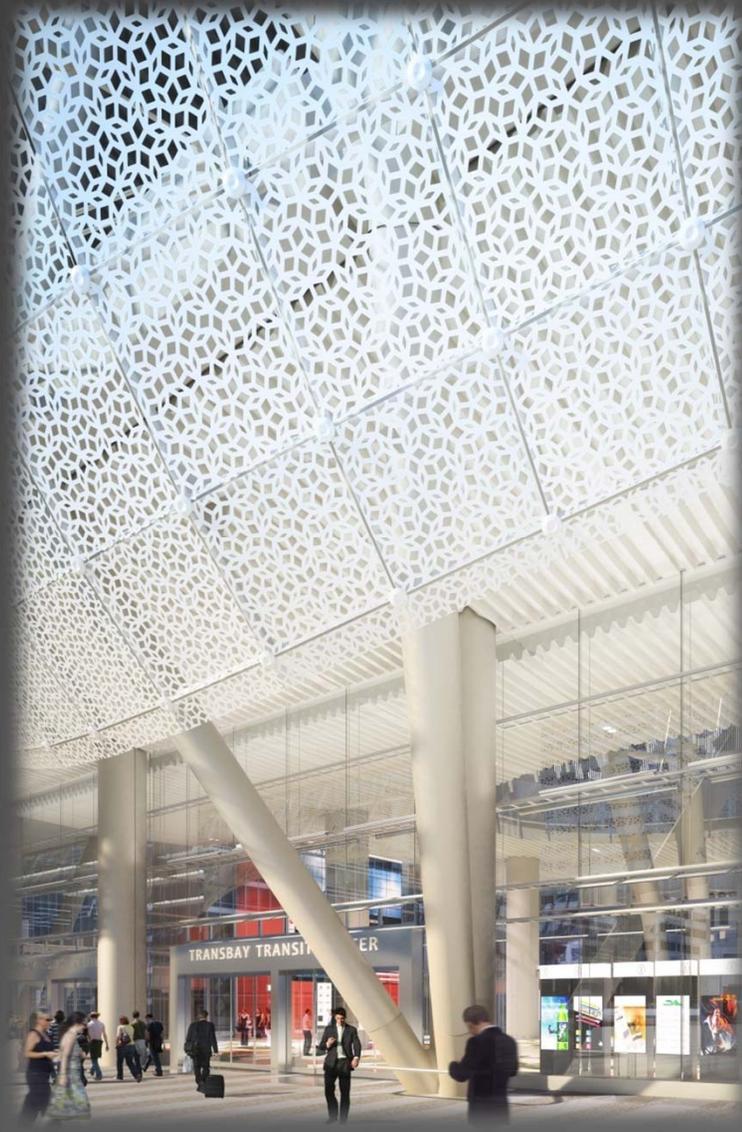


- **Media Outreach:**
 - **Continue to highlight engineering and design elements as well as construction accomplishments**
 - **Continue to inform media through site tours with the project's construction, design, and programmatic experts**
 - **Continue to build relationships with new beat reporters (e.g. San Francisco Business Times)**



Transit Center Design

- Award remaining trade packages except Converged IP Network, Security, and Communications Systems design
- Converged IP Network, Security, and Communications Systems:
 - Complete procurement planning and scheduling
 - Begin site readiness phase
 - Develop final design
- Begin development of Tenant Improvement Construction Documents for Greyhound, Amtrak and facilities management offices

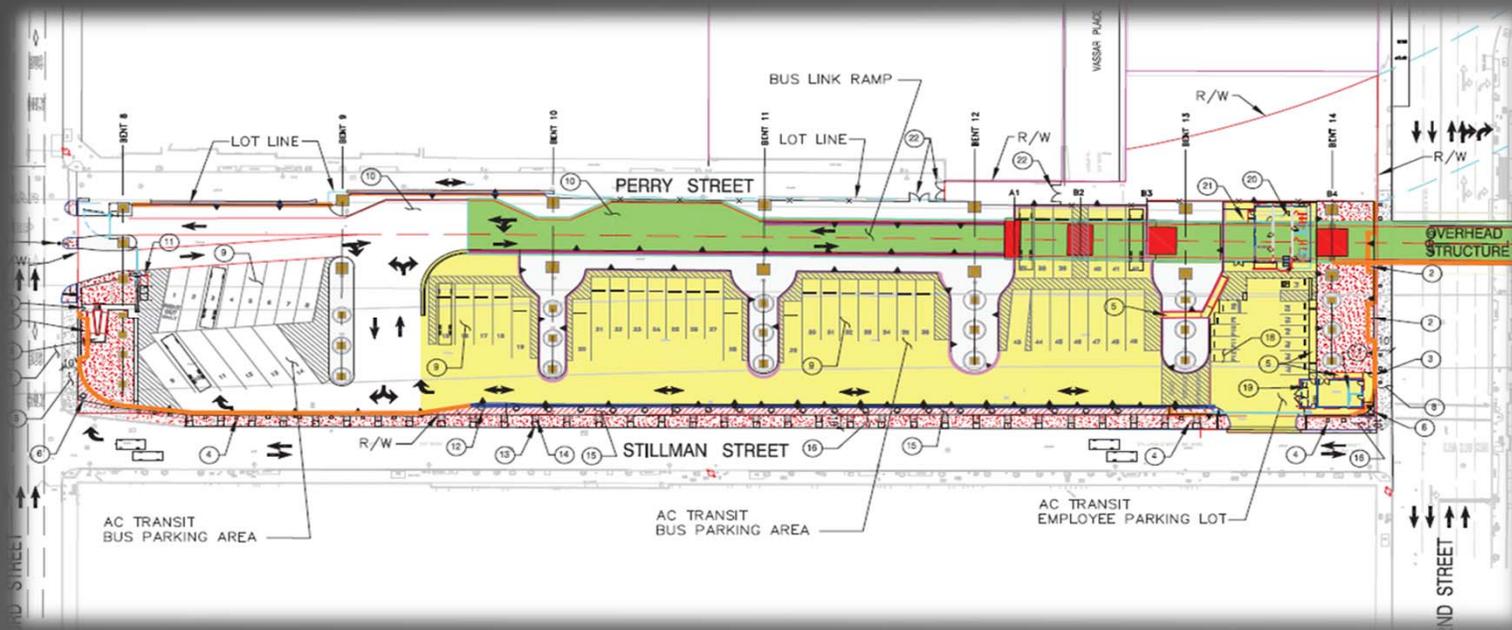




Transbay Transit Center

Plan for 2015 Bus Storage

- Complete 100% PS&E in fall 2015
- Ready to award construction contract in late 2015
- Continue neighborhood update meetings





Transbay Transit Center

Plan for 2015 Contract Awards

January to April

TG07.3	Miscellaneous Metals
TG08.4	Metal Panels W-5, 7, 9, 16, 17, 19
TG08.6	Metal Ceilings W-14*
TG08.7	Glass Floors W-12, 13
TG08.9R	Roll-up Doors and Grilles
TG08.11R	Glass Curtain Walls and Skylights*
TG12.1	Civil/Sitework at Grade
TG13.2	Roofing/Waterproofing
TG13.3	Ground Level Landscaping

Anticipated Award Amount: **\$66M**

*Design services part of the design build/assist





Transbay Transit Center

Plan for 2015 Contract Awards

May to June

- TG07.6** Topping Slabs, Bus Crash Rail & Expansion Joints
- TG08.6** Metal Ceilings W-14*
- TG08.2R** Exterior Awning Construction*
- TG08.11R** Glass Curtain Walls and Skylights*
- TG12.2** Overhead Catenary System Upgrade
- TG13.1** Rooftop Park Landscaping & Irrigation
- TG16.0** Interiors/Finishes
- TG16.3** Terrazzo

Anticipated Award Amount: **\$158M**

* Construction services part of the design build/assist





Transbay Transit Center

Plan for 2015

Downtown Rail Extension

- Approve Supplemental EIS/EIR for Phase 2 DTX refinements
- Continue to explore appropriate delivery methods
- Continue coordination with the California High-Speed Rail Authority, Caltrain, City, FTA and FRA





Plan for 2015 **Programwide**

- Release RFP for Transit Center Sponsorship
- Transfer Block 5 for development; receive payment
- Transfer Block 8 for development; receive payment
- Transfer Block 9 for development; receive payment
- Parcel F RFP for commercial development to be released in 2015
- Refresh the Phase 1 Risk Assessment and perform construction cost assessment
- Update Phase 1 budget





Transbay Transit Center

Plan for 2015 **Programwide**

- Complete Security Concept of Operations
- Complete update of Operations & Maintenance Study
- Issue RFP for Master Retail Lessor/Facilities Operator/Event Programmer
- Complete archaeological resource reports documenting findings for the Transit Center, Bus Ramp and Block 6
- Undertake pre-construction archaeological investigations for Block 8
- Participate in BART's Capacity Implementation Plan





Transbay Transit Center

Plan for 2015

Construction – Transit Center



- Complete Train Box lower walls
- Complete Lower Concourse Slab
- Begin Train Box upper walls and Superstructure Concrete
- Continue structural steel erection
- Begin Mechanical, Electrical and Plumbing
- Begin concrete pours above grade over metal decking construction



Construction – Bus Ramp

- Complete CIDH piles
- Complete underground utility relocation
- Complete retaining walls and bridge abutments excavation, form and pour
- Erect falsework and build viaduct superstructure
- Construct cable-stayed bridge pylon and superstructure and begin cable installation





Transbay Transit Center

THIS TIME NEXT YEAR

