



# Construction Update

March 2017

## Transbay Transit Center

**TJPA**



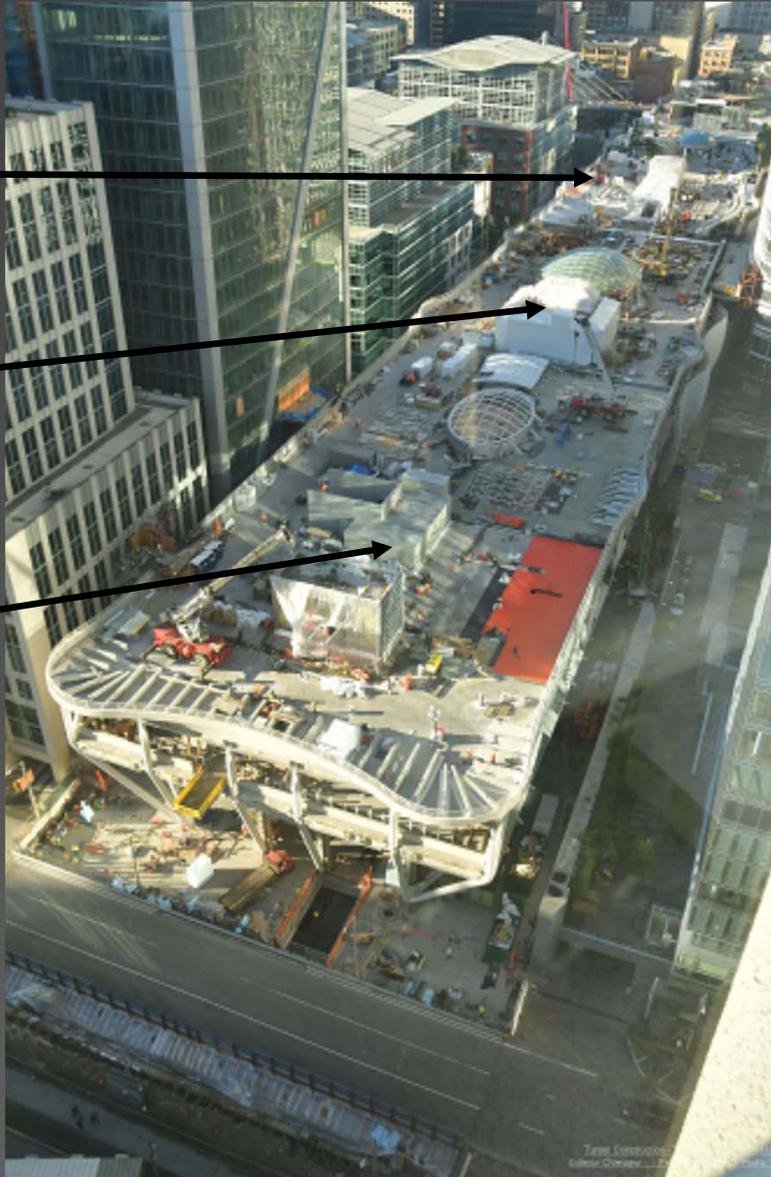


## Transbay Transit Center

Western Zone  
Gridlines 1 to 10

Central Zone  
Gridlines 10 to 20

Eastern Zone  
Gridlines 20 to 35



# Project Overview

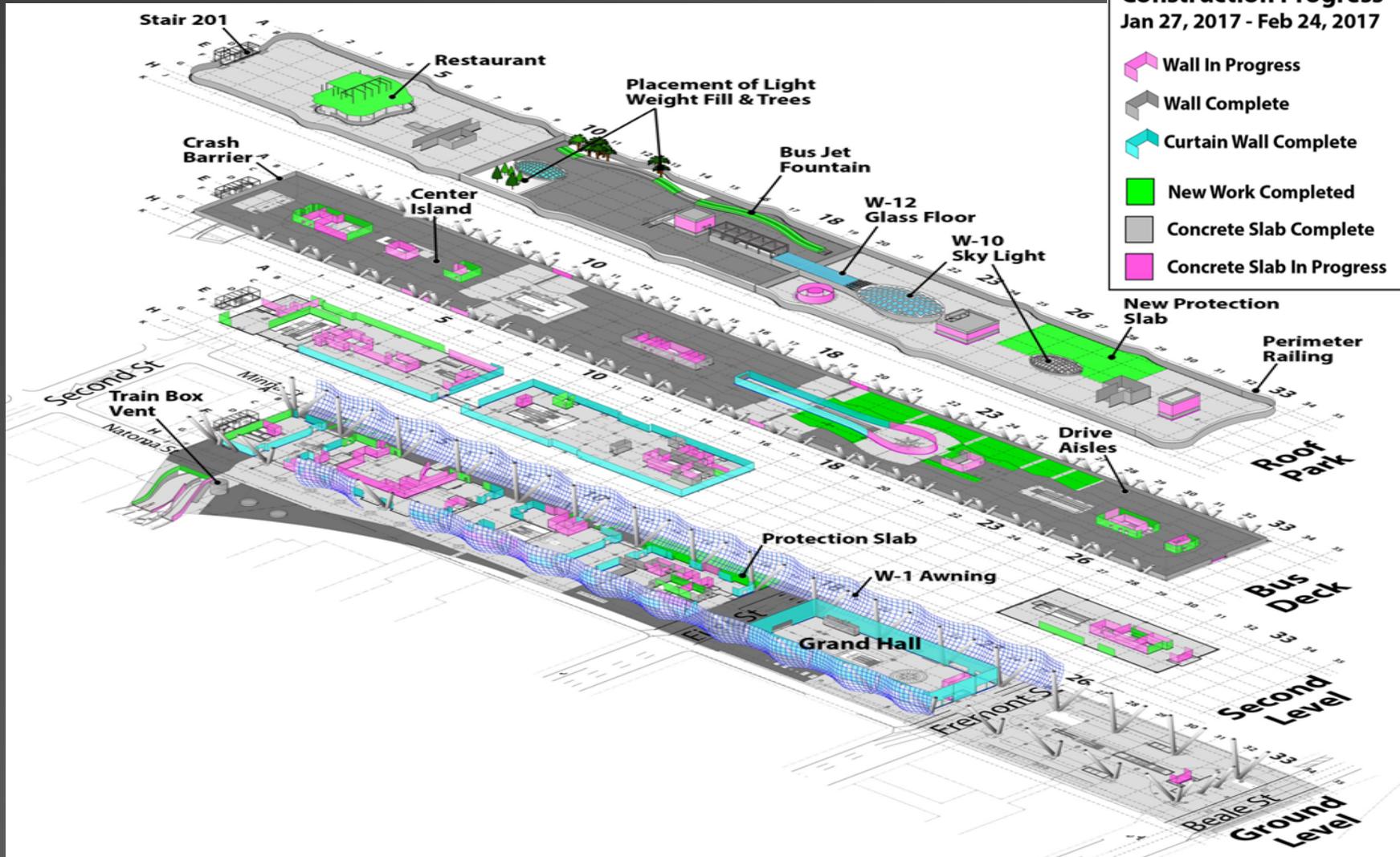
1. Construction Activity
2. Safety & Labor Statistics
3. Budget Overview
4. Contingency Cost
5. Schedule
6. Risks/Operational Readiness



## Transit Center – Upper Levels and Roof Park

**Transbay Transit Center  
Construction Progress  
Jan 27, 2017 - Feb 24, 2017**

- Wall In Progress
- Wall Complete
- Curtain Wall Complete
- New Work Completed
- Concrete Slab Complete
- Concrete Slab In Progress

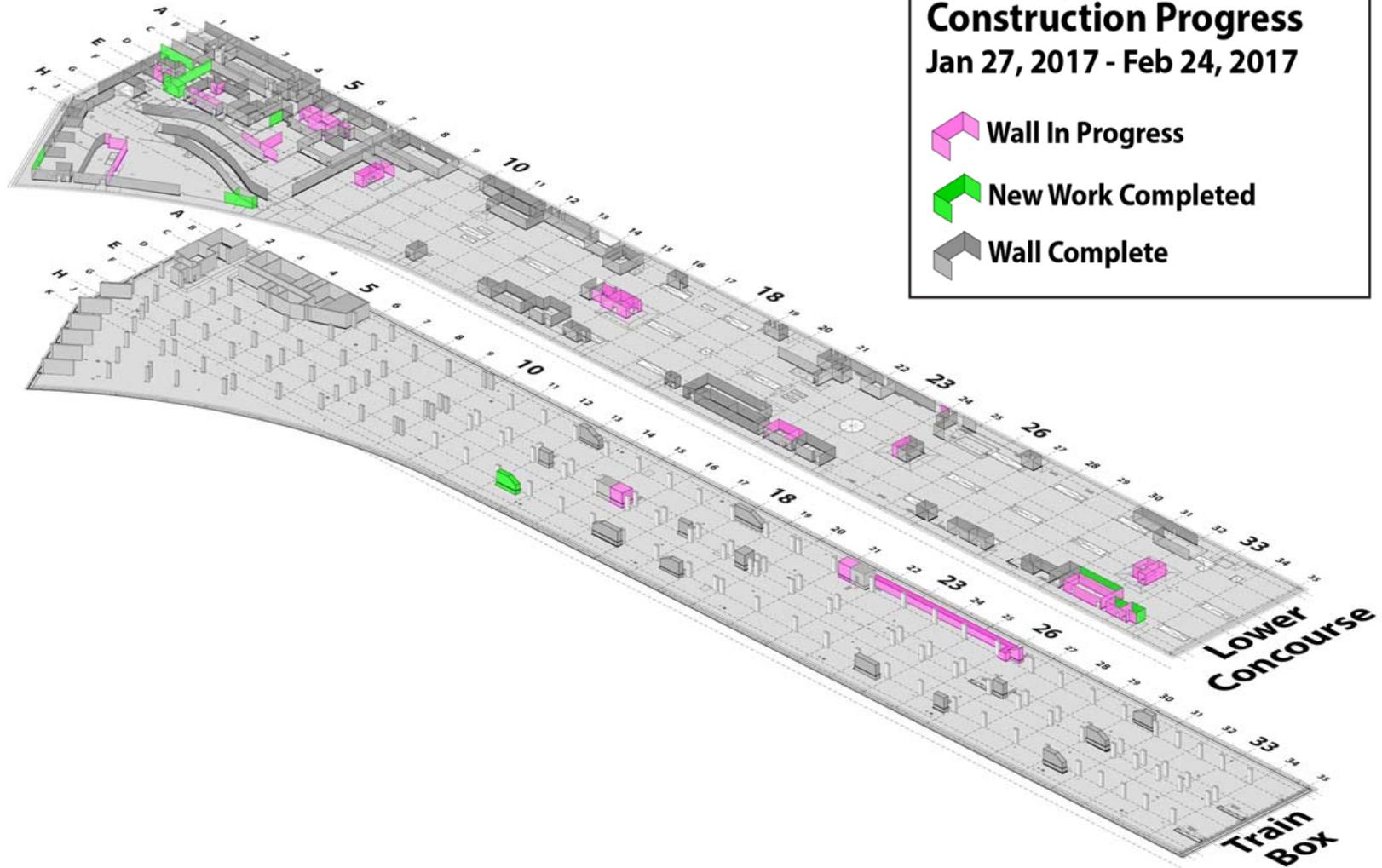




## Transit Center- Trainbox Lower Levels

**Transbay Transit Center  
Construction Progress**  
Jan 27, 2017 - Feb 24, 2017

-  Wall In Progress
-  New Work Completed
-  Wall Complete





## Western Zone (GL 1-10)

- Rooftop restaurant walls and decks concrete continues.
- W1 Exterior Awning is now completed except infill adjacent to the Bus Ramp.
- Metal stud framing of walls, gyp board, MEP rough-in and Curtain wall systems installation continues.
- Escalator and Elevator construction is well underway in all zones.
- Mechanical/Electrical/Plumbing/Fire Sprinkler (MEPF) installation continues.
- Main electric switchgear and transformer room buildout is in progress and being readied for energization.
- Concrete Masonry Unit wall installation nearing completion.



## Central Zone (GL 10-20)

- Rooftop landscaping – trees, underground conduit, piping and fountain precast is now underway on both north and south sides.
- Rooftop glass canopy over escalator 407/408 glazing has started.
- Rooftop and Bus Deck seismic joint installation is in progress.
- Metal stud framing of walls and soffits, gyp board and curtain wall systems installation continuing.
- All levels continue with MEPF systems installation.
- Main electric switchgear and transformer rooms buildout in progress and being readied for energization.
- First Street temporary bridge removal is complete and was reopened late February.





Transbay Transit Center

# Construction – Grand Hall





## Eastern Zone (GL 20-35)

- Light Column “Oculus” Skylight glazing panels and glass floor are complete.
- Rooftop waterproofing continues (weather permitting).
- Rooftop Café forming of walls has started and is on-track.
- Bus Deck concrete drive aisle and pedestrian island near completion.
- All levels now have metal stud framing of walls, gyp board, MEP rough-in and curtain wall systems installation underway.
- MEPF systems installation and testing continues at all levels.
- W1 Exterior Awning installation now in progress east of Fremont street.



## Bus Ramp and Cable Stay Bridge

### Transit Center Bus Ramp Construction Progress

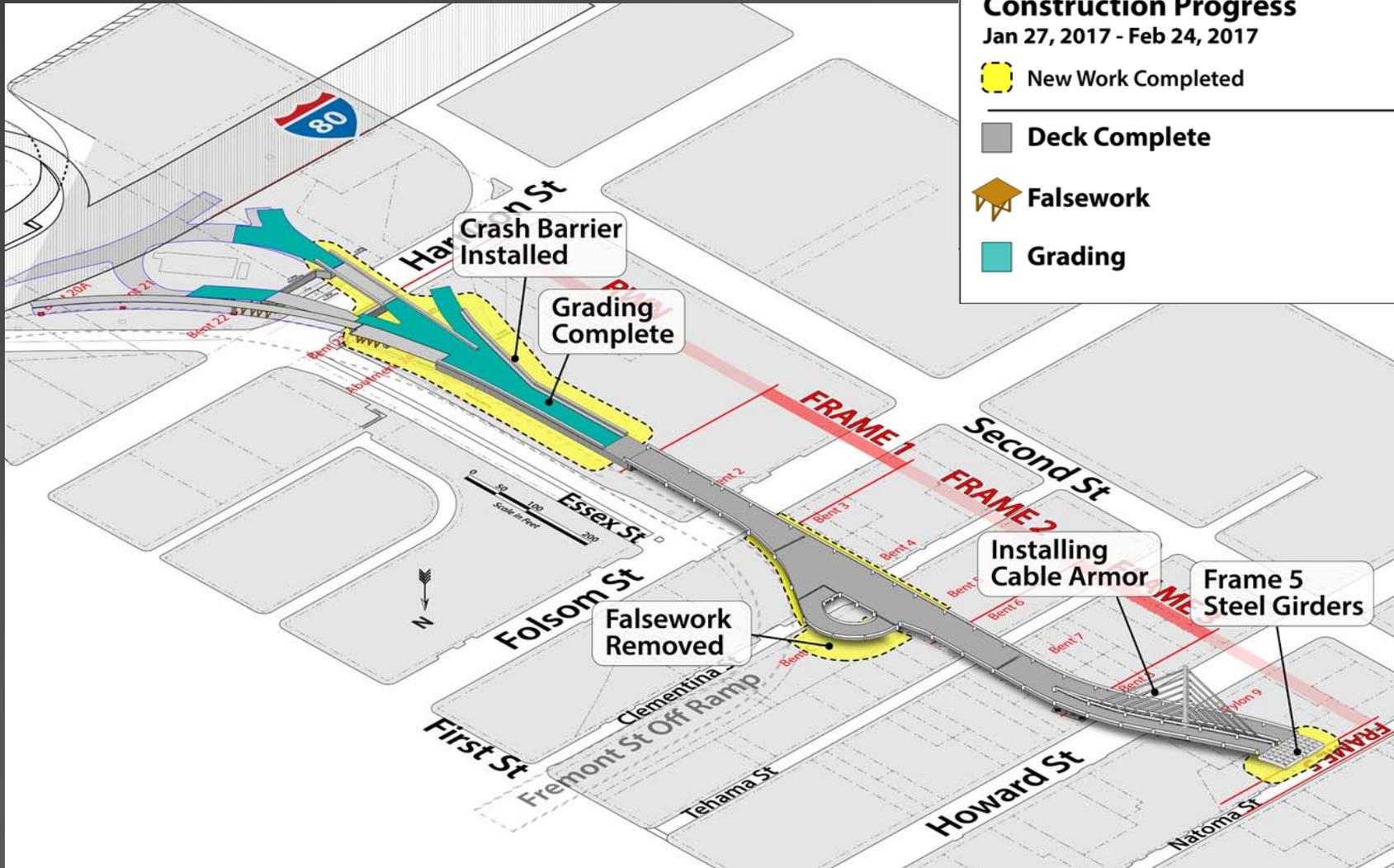
Jan 27, 2017 - Feb 24, 2017

 New Work Completed

 Deck Complete

 Falsework

 Grading





## Bus Ramp Bridge

- Bridge drop-in steel assembly spanning connection to Transit Center is now installed.
- Cable Stay Bridge contractor (VSL) re-mobilizing in March.
- Security Guard Booth is now installed on the Bus Ramp.
- Viaduct electrical utility work continues on the Bus Ramp.
- Viaduct Falsework removal is now complete under Clementina with Harrison removal March 3<sup>rd</sup> - 5<sup>th</sup>.
- Underground wet utility work continues including connections to City systems.
- Earthwork final grading is now in progress near I-80 at the West Approach.





Transbay Transit Center

# Temporary Steel Bridge Removal and road restored at Beale Street

3/4/17  3/6/17  
Remove OCS lines South of Mission  
(New OCS foundations installed by Park Tower)

3/7/17  3/15/17  
Demolition and Removal of Beale  
Street Temporary Bridge

3/16/17  3/26/17  
Backfill/Compact Beale Street - Traffic Lanes  
Underground utility work installed.

3/27/17  3/31/17  
Road base/ concrete pavement  
and restripe

3/31/17  4/1/17  
Reconnect OCS w/new Beale St.  
lane alignment Mission to Howard

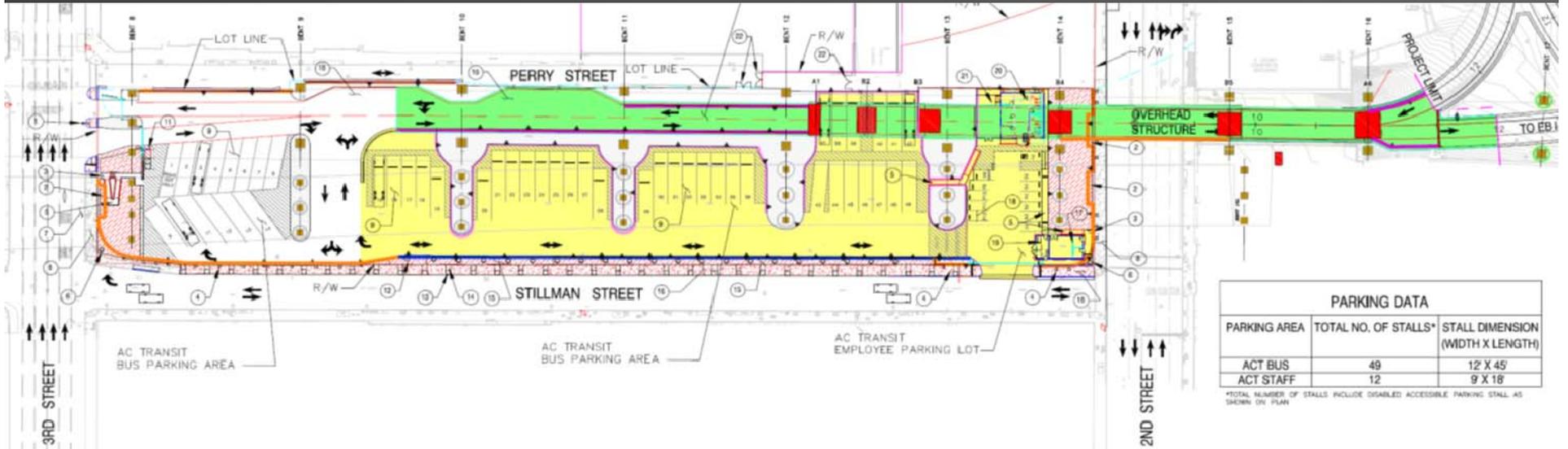
## Beale Street Closure Schedule - 28 days





# Transbay Transit Center

# Site Plan



Third Street



Second Street



- AC Transit Administration Building - approximately 1,500 sf
- Support Building - approximately 900 sf
- Guard Booth - 50 sf
- Site Excavation/Off-haul
- Paving/Grading
- Perimeter Sound Walls/Fencing
- Bus Link Ramp connecting the Bus Storage Facility to the Bus Ramp
- Utility Work: plumbing, fire sprinkler, gas, electrical, communication, and sewer services for the buildings as well as site lighting, security, and CCTV systems



## Alternates/Allowance:

- A1** All costs to load, transport, and dispose of site material classified as Class I RCRA Hazardous Waste. Estimated quantity is 200 tons.
- A2** All costs to load, transport, and dispose of site material classified as Class I non-RCRA Hazardous Waste. Estimated quantity is 3,200 tons.
- A3** All costs to load, transport, and dispose of site material classified as Class II Hazardous Waste. Estimated quantity is 3,000 tons.
- A4** Allowance for TJPA's use: San Francisco Police Department Traffic control. Lump sum value of \$10,000.

*RCRA=Resources Conservation and Recovery Act*



Transbay Transit Center

## Bid Summary

Issue for Bid	January 11, 2017
Bid Due Date	March 1, 2017
Budget	\$20,020,000
Engineer's Estimate	\$20,020,000
Estimated Working Days	280 to 345
SBE Goal	18%
Prequalified Bidders	5
Bids Received	3
Bid Range	\$21,608,720 - \$24,217,000
Type of Contract method	A (Base bid) + B (Time)



# Bidding Process

Request for Qualifications

November 2, 2016

5 Bidders Qualified

December 9, 2016 &  
February 28, 2017

- Ghilotti Bros., Inc.
- Ghilotti Construction Company, Inc.
- McGuire & Hester
- Gordon N. Ball, Inc.
- Shimmick Construction Company, Inc.



	Ghilotti Construction	Gordon N. Ball	Shimmick Construction
Base Bid	\$21,147,720	\$21,390,000	\$23,740,000
Alternate No. A1	\$26,000	\$32,600	\$23,000
Alternate No. A2	\$320,000	\$441,600	\$336,000
Alternate No. A3	\$105,000	\$162,000	\$108,000
Allowance No. A4	\$10,000	\$10,000	\$10,000
<b>Total</b>	<b>\$21,608,720</b>	<b>\$22,036,200</b>	<b>\$24,217,000</b>
Working Days	281 days	280 days	345 days



**SBE Goal was 18%. Ghilotti Construction submitted 32%.**

**Bid Amount:**

- Base Bid \$21,147,720
- Alternates A1 – A3 \$451,000
- Allowance A4 \$10,000

**Total Award Amount: \$21,608,720**

- Budget \$20,020,000
- Program Reserves \$1,588,720

**Program Reserves:**

- Current Balance \$126,692,598
- Balance after Award \$125,103,878



## Recordable & Lost Time Incidents:

<b>Recordable Incidents this period:</b>	<b>1</b>	<b>Lost Time Incidents this period:</b>	<b>0</b>
<b>Total Recordable Incidents in 2017:</b>	<b>2</b>	<b>Total Lost Time Incidents in 2017:</b>	<b>0</b>
<b>WOJV Average Annual Recordable Incident Rate 2011 Through 2015</b>	<b>3.04</b>	<b>WOJV Average Annual Lost Time Incident Rate 2011 Through 2015:</b>	<b>0.38</b>
<b>Nat'l/ State Annual Average Recordable Incident Rate 2011 Through 2015:</b>	<b>2.76</b>	<b>Nat'l/ State Annual Average Lost Time Incident Rate 2011 Through 2015:</b>	<b>1.36</b>

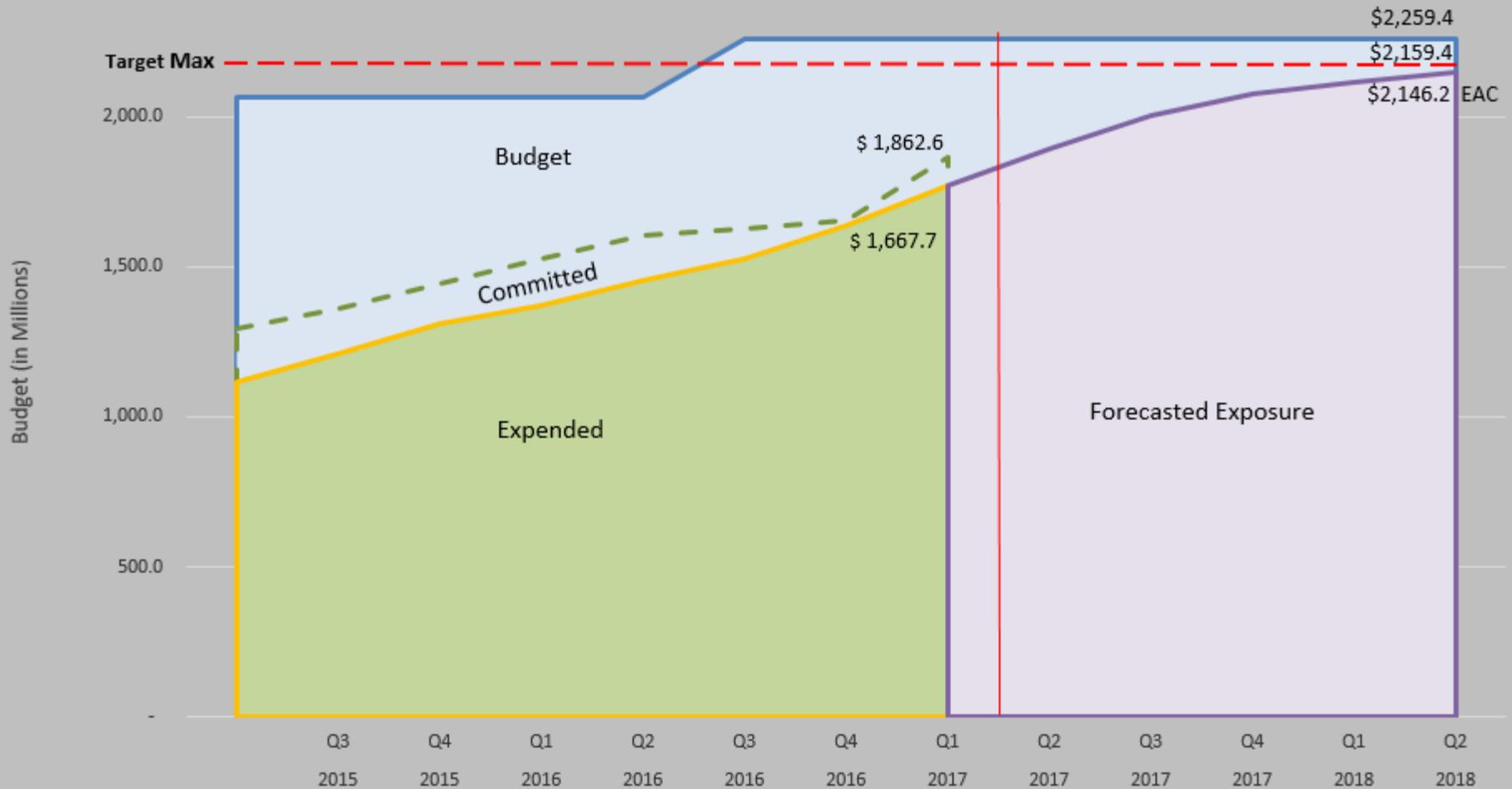
## Craft Hours:

<b>Total Transit Center Craft Hours 2011 through February 2017:</b>	<b>Total Hours this Period – February 2017:</b>	<b>Total Transit Center Craft Hours YTD 2017 :</b>
<b>3,156,468</b>	<b>96,949</b>	<b>201,165</b>



## Phase 1 Transbay Transit Center

Data thru: January 17



74% Program Budget  
88% Contract Time



## Contingency Tracking (\$millions)

	Construction Contingency	CM/GC Contingency	Program Reserve	Total Contingency & Reserve
Baseline Budget Amounts	\$61.8	\$32.5	\$116.9	\$211.3
Contingency Usage Through Dec 2016	(\$17.2)	(\$1.4)	\$9.5	(\$9.1)
Remaining Baseline Budget Amounts (Dec 2016)	\$44.6	\$31.1	\$126.4	\$202.2
Total Draws/Addds February 2017	(\$3.7)	(\$0.1)	\$0.0	(\$3.8)
Remaining Balances	\$40.9	\$31.0	\$126.4	\$198.3

### Uses of Contingency this period

TG10.4 Electrical ERRCS, TG7.2 Steel Plates and Architectural Concrete (CIPAC) walls @ roof . Various changes; Salesforce Seismic Joint, Superstructure, Bus Ramp and MEP Trades.

### Forecasted Contingency Use

CM/GC: \$0.9

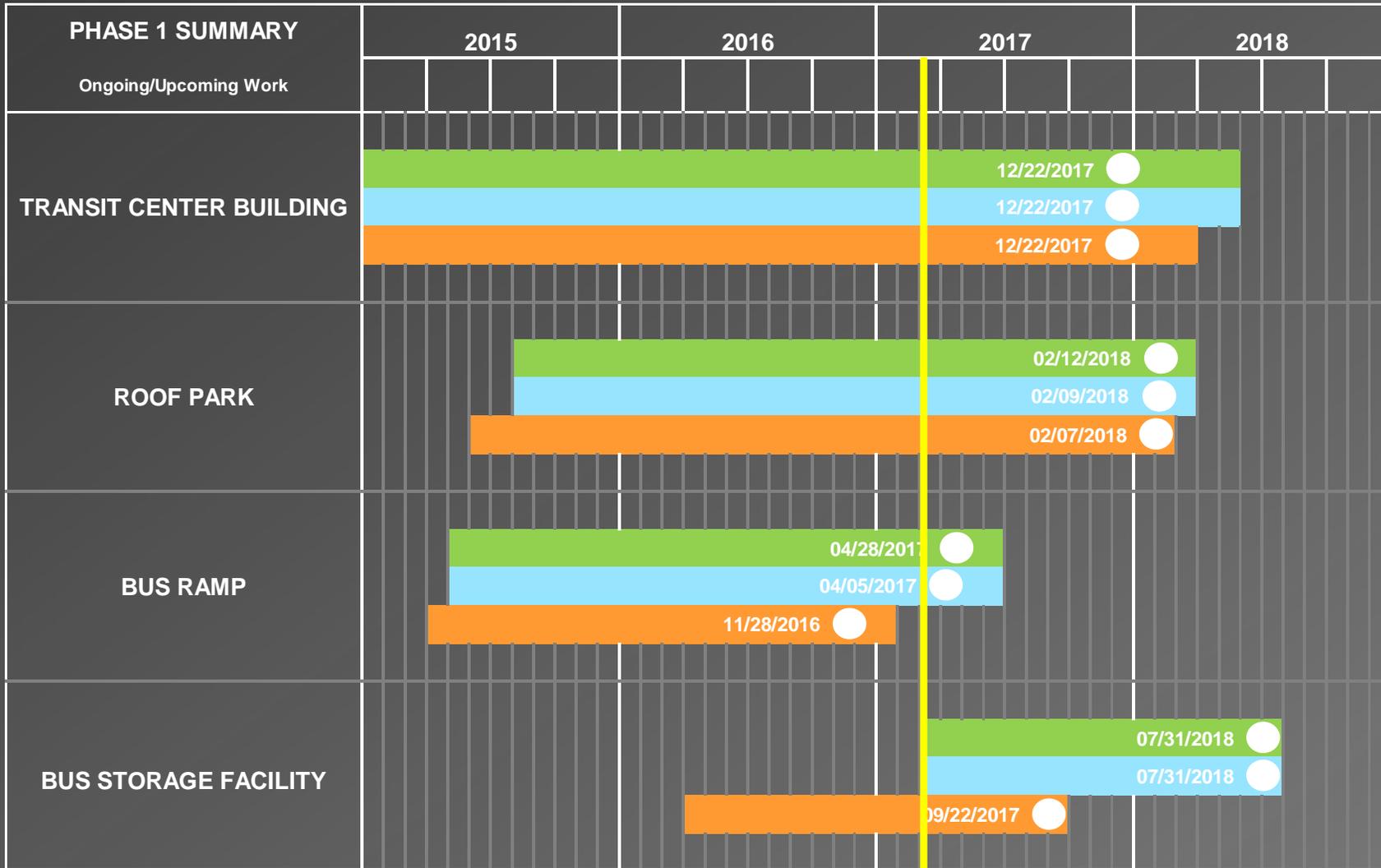
Construction: (\$0.3)

Program Reserve: \$0



# Transbay Transit Center

# Schedule



### LEGEND

- Current Forecast
- Previous Report
- Baseline
- Substantial Completion



## Schedule

Recovery Schedule continues to hold while Schedule tightness continues to represent risk to project.

### Active Management

1. All Major Activities treated as Critical
2. Project Leadership Team encouraging early issue elevation
3. Continually seeking early warning of next challenge on the horizon

### Recent Actions

1. Re-sequenced Temporary Bridge Removals proceeding well.
2. Project Leadership issue resolution forum continues to readily address issues that have been elevated such as previously languishing electrical, lighting and landscape related product submittals or shop drawings threatening schedule.



## Systems Installation & Commissioning

Building Management, Fire / Life Safety and Security Systems installation and commissioning activities will drive the schedule as we approach Substantial Completion

### Pre-Mitigation Strategy

1. Focus of Bimonthly Temporary Certificate of Occupancy (TCO) Meetings
2. SFFD Fire Alarm Review and Approvals followed on Risk List closely
3. SFFD comments being addressed by Sub-Contractor
4. Specific Items to monitor:
  - Roof Park Pylons relationship to Fire Alarm System as well as Emergency Communication System / Mass Notification
  - Door Hardware interface & coordination with Building Management Systems & Security Systems



## Concerns

1. Master Lessee Delayed On-Boarding Impact.
  - Building Systems Commissioning.
  - Building Systems Testing, Training and Hand Off.
2. Timely Transit Operator's Transition.
  - Route "Sign-On" & Driver Training Schedules.
  - Transit Operator's Tenant Improvements, Fixtures, Furniture, & Equipment.
3. Establishment of Operational Budget & Plan
  - Security Staffing
  - Facility & Park Operations Staffing



## Transition Update

- Forecast for Full Transit Operations:
  - AC Transit : March 2018
  - Muni : March 2018
  - Others : To be determined
- Final Transition Plan & Schedule Pending Engagement of:
  - Facility Manager
  - Chief Security Officer
  - Master Lessee/Asset Manager



## Transition Update

- Primary Transition window : January & February 2018
  - Final Training & Operational Preparations
  - Early Transit Operations – Partial or Full
  - Early Retail Operations
  
- Weekly Stakeholder Transition Planning
  - Community Communications & Outreach
  - MOUs & Contracts
  - Technology & Systems
  - Operational Staff and Procedure Planning

