



Construction Update

June 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

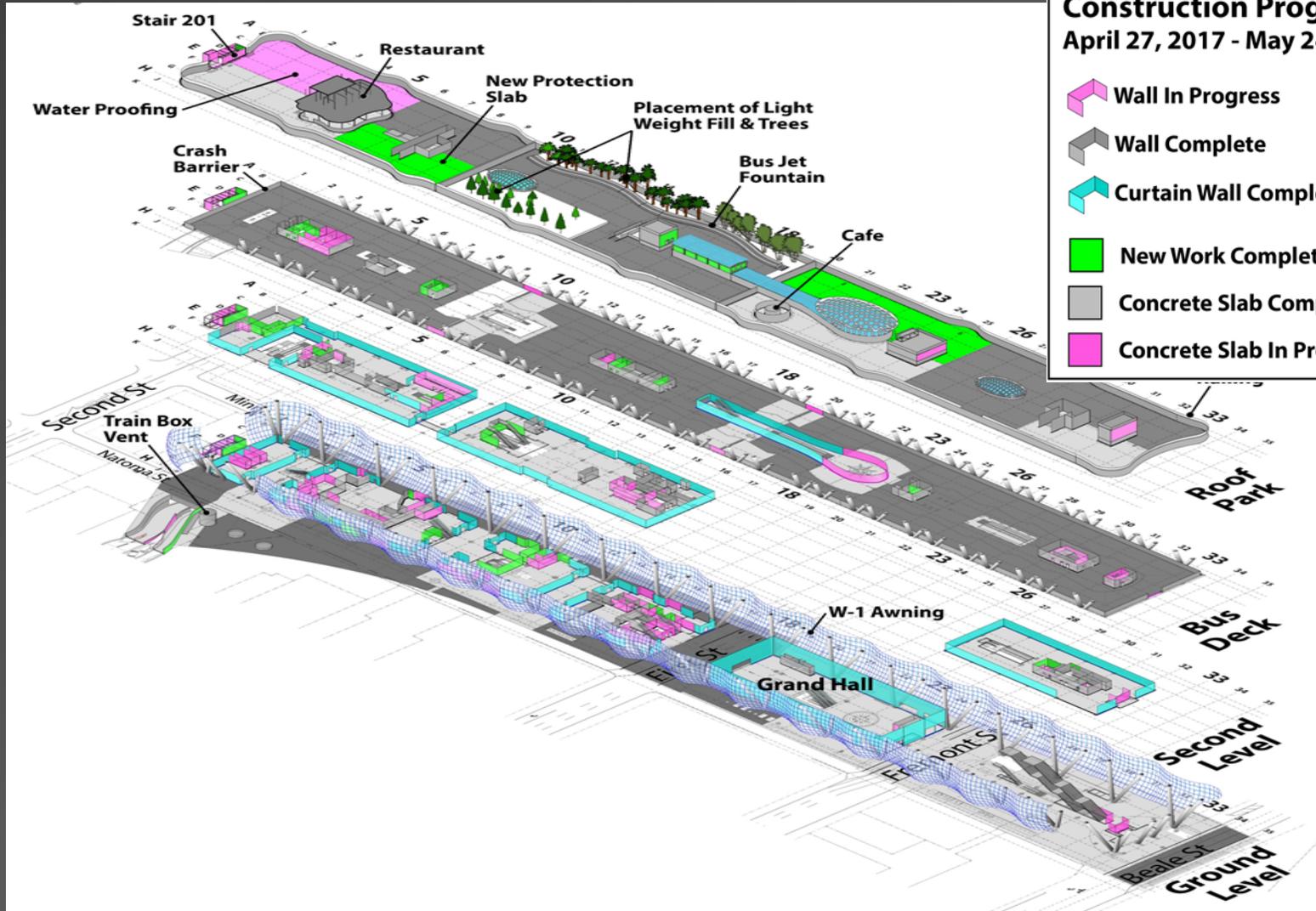
1. Construction Activity
2. Safety & Labor Statistics
3. Budget Overview
4. Contingency Cost
5. Schedule
6. Risks



Transit Center – Upper Levels and Roof Park

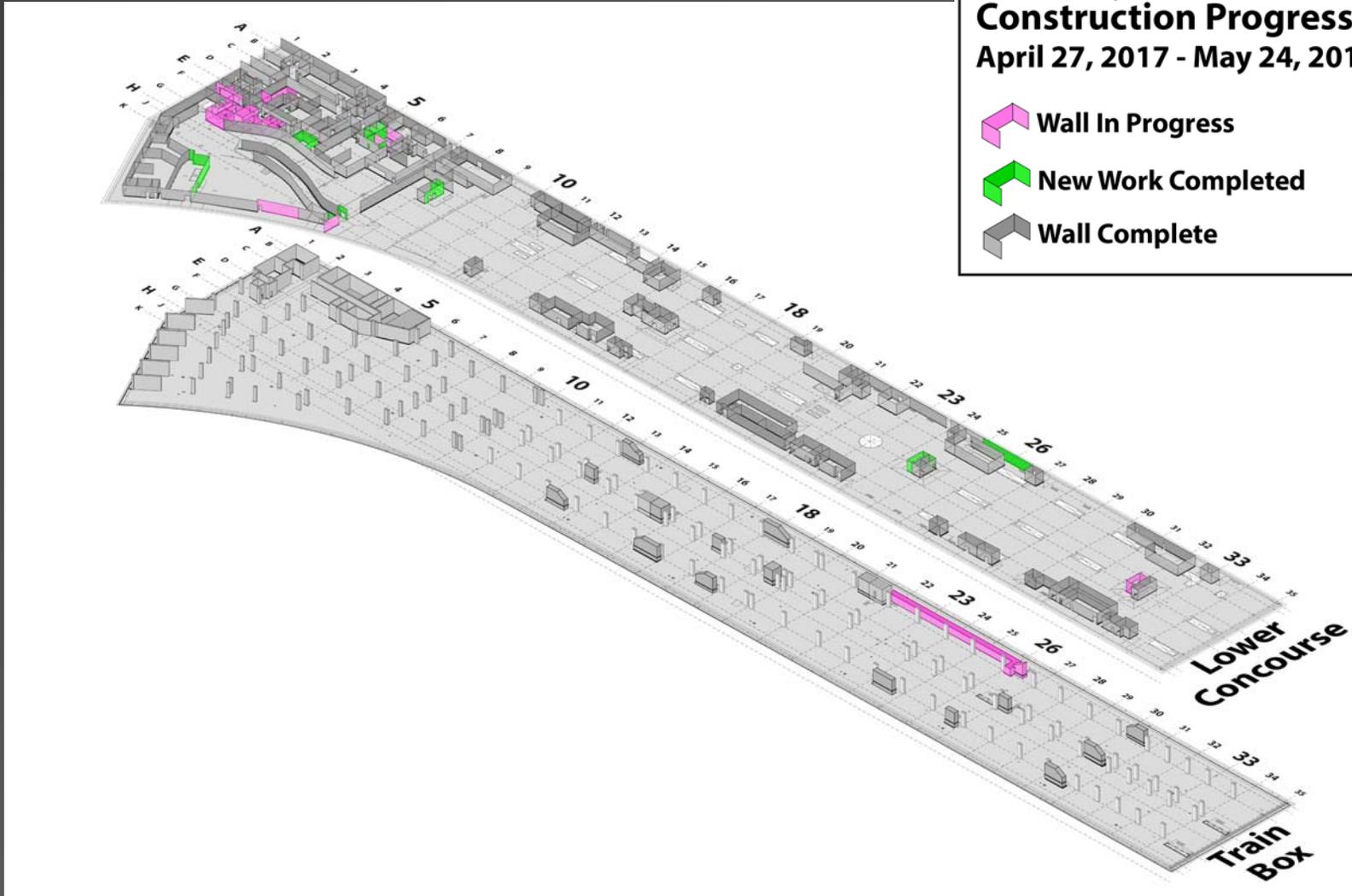
Transbay Transit Center
Construction Progress
April 27, 2017 - May 24, 2017

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





Transit Center- Trainbox Lower Levels





Western Zone (GL 1-10)

- Rooftop restaurant construction is underway.
- Rooftop waterproofing and protection continues.
- W1 Exterior Awning nearing completion.
- Bus Deck ceiling framing well underway.
- Main Distribution Frame (MDF) Room and Intermediate Distribution Frame (IDF) Rooms are underway. Electric switchgear and transformer rooms nearing completion.
- Equipment rooms buildout in progress. (Fire water tanks, Pumps, HVAC Units)
- Metal stud framing of walls, gypsum board and curtain wall systems install underway.



Central Zone (GL 10-20)

- Rooftop landscaping and fountain is underway in the north and south.
- All rooftop glass (W10 skylight, W8 glass canopy wall) is installed with trim and leak testing underway.
- Rooftop and Bus Deck seismic joint assembly/install is in progress.
- Glass Curtain Wall systems install at the Bus Deck level and Ground level are nearing completion.
- Wall framing, gypsum board and metal wall panel enclosures in progress.
- Mechanical/Electrical/Plumbing/Fire Sprinkler (MEPF) install continues.
- Buildout of the Main Electrical, Switchgear and Main Transformer rooms continues.





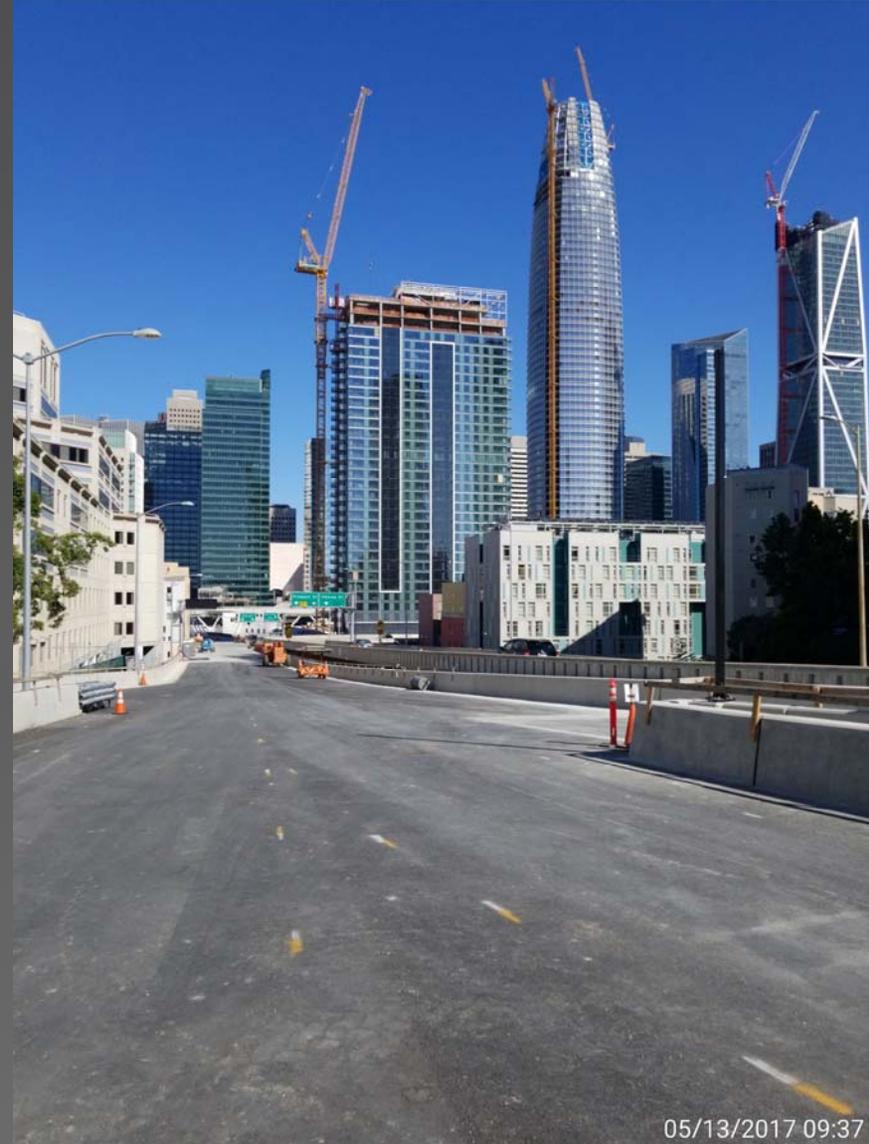
Eastern Zone (GL 20-35)

- Light Column “Oculus” Skylight coatings is underway. Scaffold removed down to Bus Deck level and Grand Hall.
- Rooftop waterproofing and slab protection near completion with landscaping footings now being placed GL20-30.
- W1 Exterior Awning installation now in progress. Beale Street closure in mid-June to install Awning corners.
- Bus Deck ceiling framing being installed over the bus deck drive aisle.
- All levels now have metal stud framing of walls, gypsum board, curtain wall systems installation underway.
- MEPPF systems installation and testing continues at all levels.



Bus Ramp/Bridge

- All final Profilograph testing was completed in May.
- Final grinding and grooving was completed in May at all areas of the Bus Ramp.
- Asphalt paving is complete at all areas of the Bus Ramp.
- Final striping is scheduled for early June of the Bus Ramp.
- Security Guard Booth and security cameras are in testing.
- Overhead CMS Changeable Message Sign, street lights electrical lighting wiring being installed.
- Final painting touchup is underway.





Bus Storage Facility

- Ghilotti Construction completed their site mobilization in early May.
- Site excavation and site grading has commenced and is in progress.
- Underground Utilities work has begun.
- Soil Management Plan is underway.
- Construction completion is Summer 2018.





Recordable & Lost Time Incidents:

Recordable Incidents this period – May 2017:	1	Lost Time Incidents this period – May 2017:	1
Total Recordable Incidents in 2017:	5	Total Lost Time Incidents in 2017:	2
WOJV Average Annual Recordable Incident Rate 2011 Through 2015	3.04	WOJV Average Annual Lost Time Incident Rate 2011 Through 2015:	0.38
Nat'l/ State Annual Average Recordable Incident Rate 2011 Through 2015:	2.76	Nat'l/ State Annual Average Lost Time Incident Rate 2011 Through 2015:	1.36

Craft Hours:

Total Transit Center Craft Hours Year 2011 - YTD 2017 :	Total Hours this Period – <u>May 2017</u>:	Total Transit Center Craft Hours YTD 2017 :
3,567,867	143,948	721,952



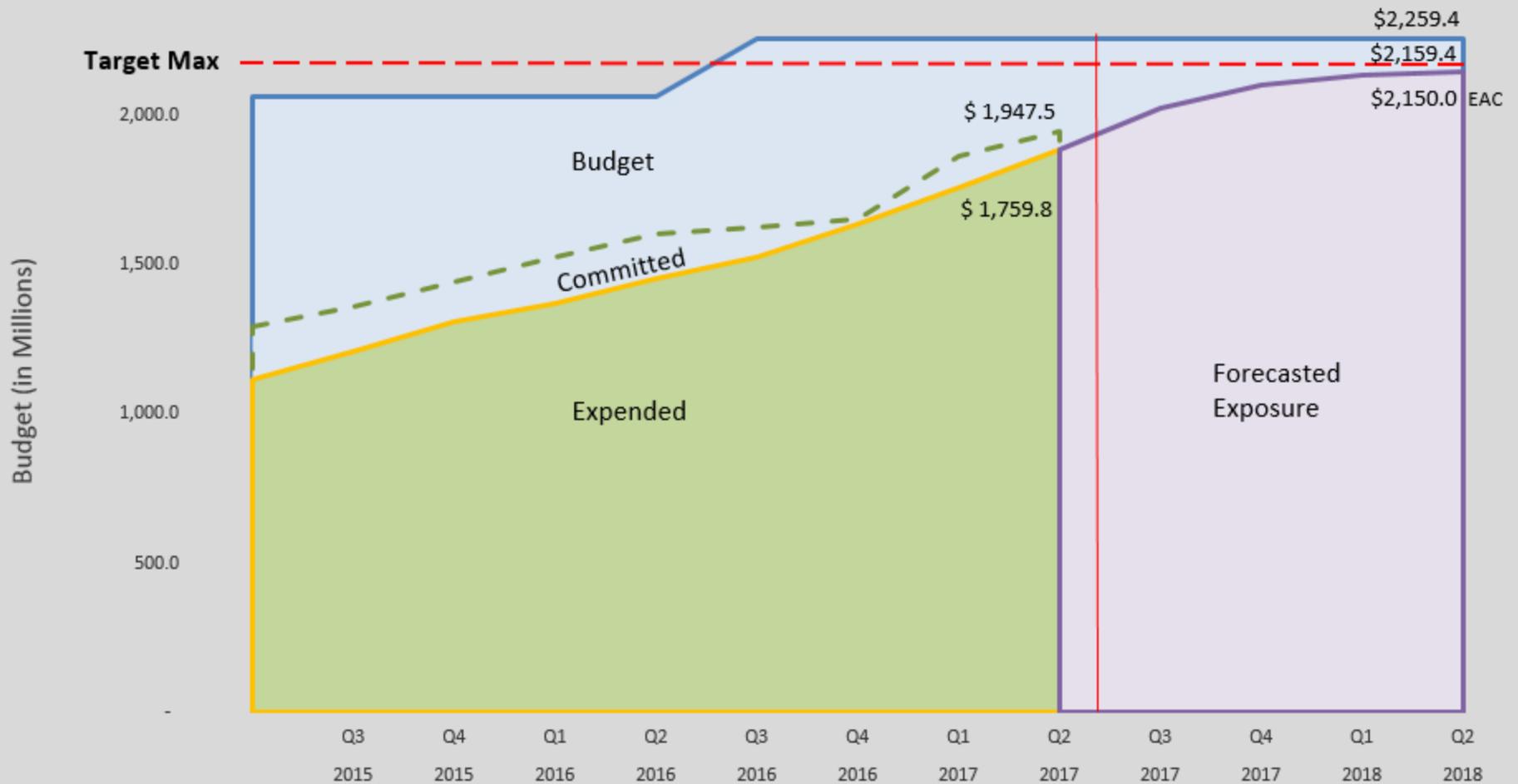
Transbay Transit Center

Budget Overview

Phase 1

Transbay Transit Center

Data thru: April 17



78% Program Budget
91% 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 April 2017	(\$22.6)	(\$2.1)	\$5.1	(\$19.6)
Remaining Baseline Budget Amounts (April 2017)	\$39.2	\$30.4	\$122.0	\$191.6
Total Draws/Adds May 2017	(\$0.7)	(\$0.2)	(\$0.0)	(\$0.9)
Remaining Balances	\$38.4	\$30.3	\$122.0	\$190.7

•Uses of Contingency this period

- Curbs and Passageway revisions to TG07.2 – Superstructure Concrete, Misc. Changes to Metal Panels, MEP, and Interiors/Finishes.

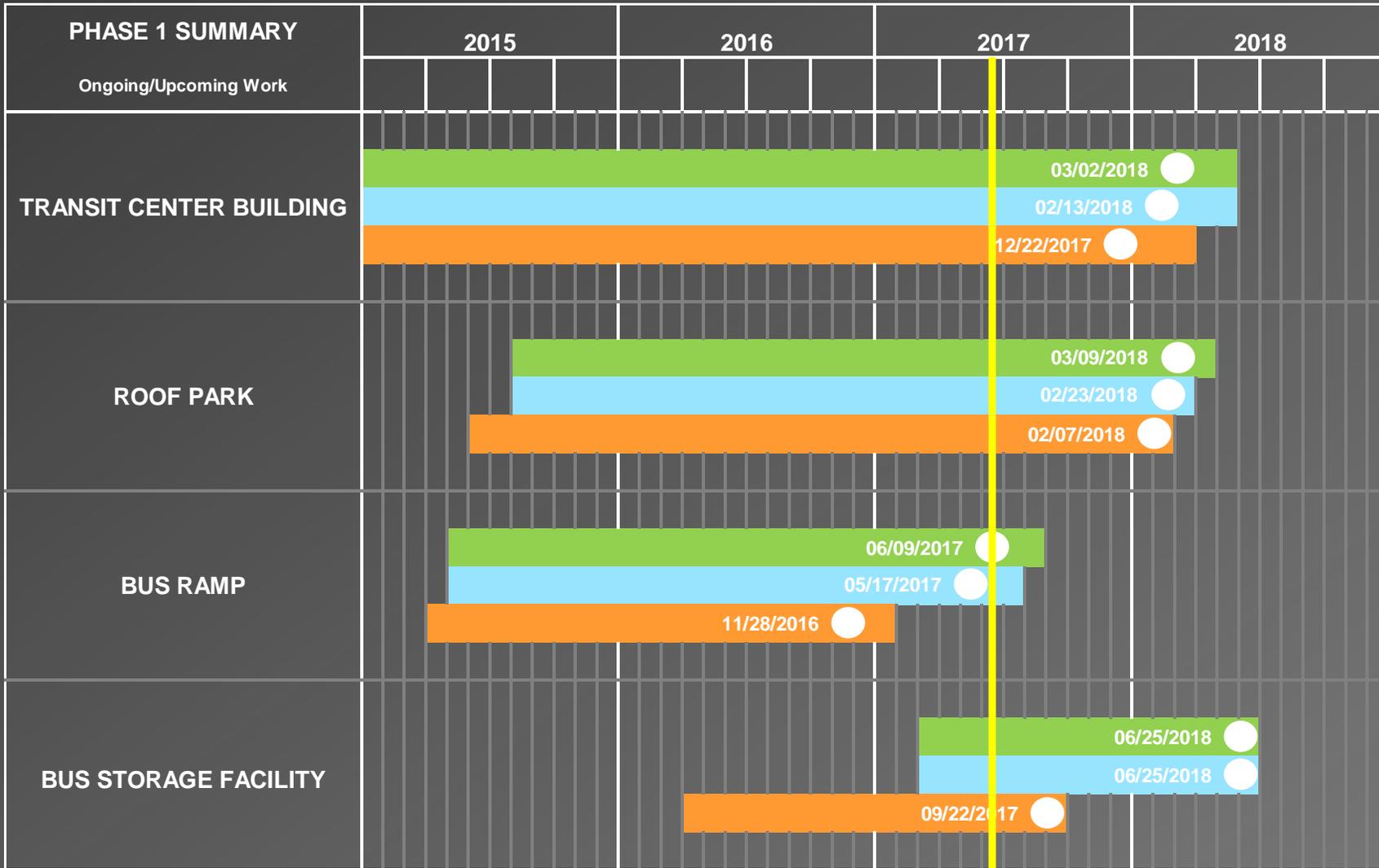
•Forecasted Contingency Use

- CM/GC: \$0.2
- Construction: \$0.2
- Program Reserve: \$0



Transbay Transit Center

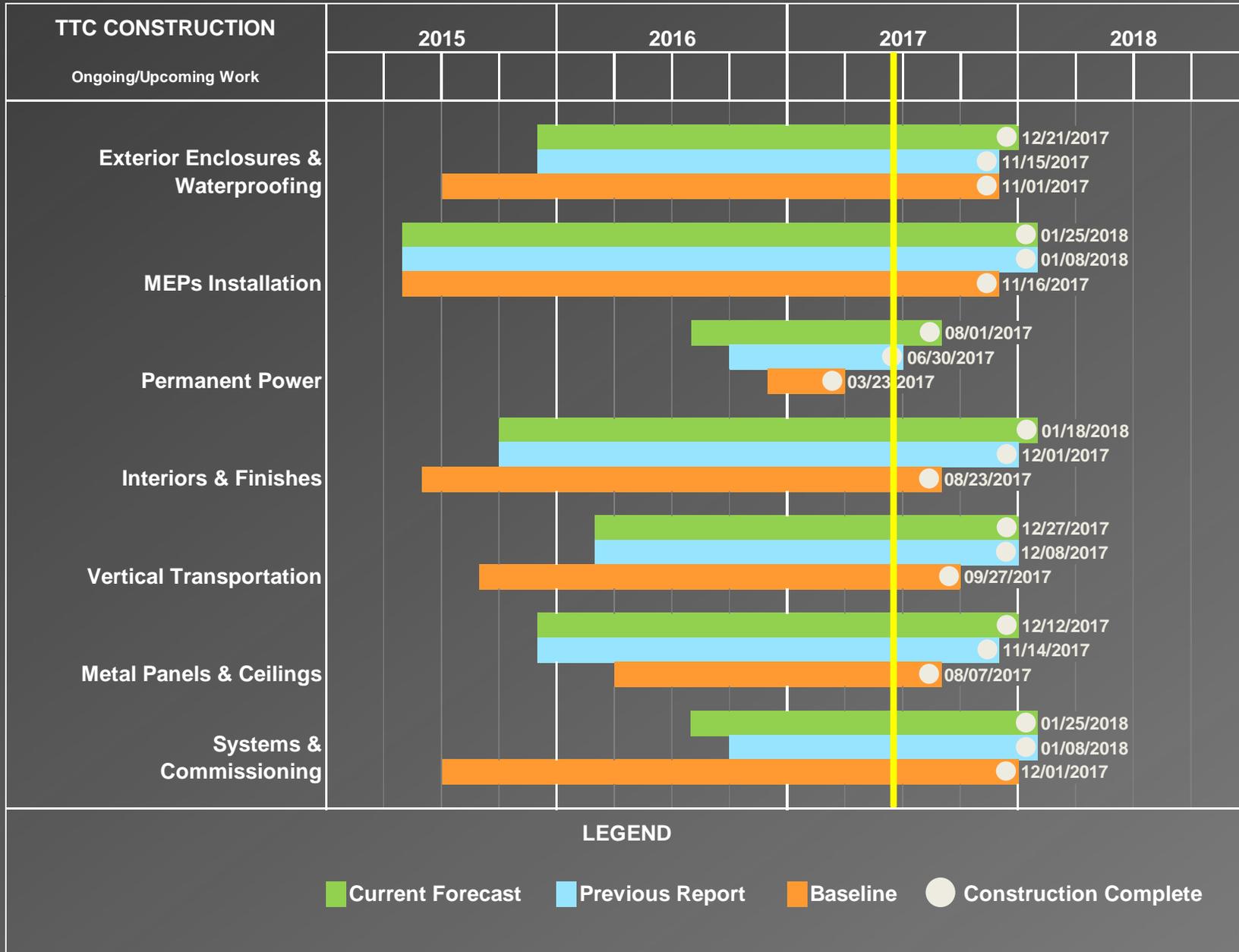
Schedule





Transbay Transit Center

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 Bi-monthly Temporary Certificate of Occupancy (TCO) Meetings.
 - Activity Concentration on Priority Electrical and Data Rooms.
 - Permanent Power to Power the Building.
2. SFFD Fire Alarm Review and Approvals followed on Risk List closely.
3. Specific Items to monitor:
 - Rooftop 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.



Schedule

Schedule currently indicating 11 weeks beyond contractual Substantial Completion.

Concerns include:

1. Electrical Subcontract Production Rates in both Normal Voltage and Low Voltage Distribution.
2. Main & Intermediate Distribution Frame Rooms. (MDF & IDF Rooms) cabling and installation overdue.
3. Concern for Rooftop Park soil installation with over 1000 “super bags” of material to be hoisted and placed constrained by rooftop material submittal acceptance and predecessor activities.
4. Fabrication and Installation of Column Covers critical path impacts.
5. Interior & Finishes Subcontractor labor resources.
6. Advancement of Bus Plaza and perimeter site work.



Schedule

WOJV Mitigation Strategy Framework

1. Increase Effective Workforce
 - Supplemental Personnel and Subcontractors particularly with Framing and Finish personnel
2. Scope Shift
 - Restructure selective Trade Package work to higher performing Subcontractors such as Column Cover scope of work.
3. Add or Replace 1st and 2nd Tier Subcontractors
 - Supplant Underperforming Subcontractors in part or in whole to reach targeted production rates.
4. On-board a “Doors Specialist” to get ahead of any Hardware & Security Controls Integration problems common at Project Closure.
5. Resequencing Streetscape / Sidewalk work to support timely activation of Bus Plaza and Retail Tenant Improvements.

