

**STAFF REPORT FOR CALENDAR ITEM NO.: 9  
FOR THE MEETING OF: May 8, 2025**

**TRANSBAY JOINT POWERS AUTHORITY**

**BRIEF DESCRIPTION:**

Presentation of draft 5-Year Capital Improvement Plan.

**SUMMARY:**

On November 10, 2022, the TJPA Board adopted Board Policy No. 21: Capital Improvement Plan (CIP) Policy, which established a formal process for the development, approval, and periodic updating of the CIP. The policy outlines a framework for prioritizing capital projects and expenditures, along with the goals and evaluation criteria for project selection. The TJPA Board amended the CIP Policy in January 2025 to establish a Capital Plan, a 20-year list of unconstrained capital needs informed by TJPA's asset management strategy, and to limit the CIP to a five-year list of fiscally constrained capital projects and equipment, prioritized based on established criteria and a robust evaluation process.

The CIP Policy calls for the TJPA Board to adopt the 5-year CIP each year, and for the first year of the CIP to be included in the annual fiscal year budget. Staff have prepared a draft CIP totaling \$13,797,000 for review by the Board and the public. The draft CIP includes a prioritized list of fiscally constrained capital projects and equipment to be implemented between FY 2025-26 and FY 2029-30, deemed necessary to maintain and enhance TJPA's assets.

**CIP DEVELOPMENT PROCESS:**

TJPA finance staff conducts a call for projects by asking Capital Project Managers (CPMs) for a list of proposed Capital Projects with information necessary for evaluation. Under the direction of the Chief Financial Officer (CFO), the CPMs and other subject matter experts with expertise in various fields relevant to capital projects review, evaluate, and prioritize the proposed Capital Project requests, based on the CIP Goals and Capital Projects Evaluation Criteria outlined in the CIP Policy and provide the evaluation forms to TJPA finance staff.

TJPA finance staff review and rank projects based on the evaluation and assign funding to the projects based on fund source eligibility and project prioritization. The CFO reviews and recommends the list of projects to be included in the draft CIP. The draft CIP is then presented to the Board of Directors in May, and for approval in June.

**5-YEAR CIP:**

The FY 2025-26 to FY 2029-30 CIP is TJPA's strategic plan and prioritization of capital projects. The CIP is financially constrained, based on funding sources that are reasonably assumed to be available.

**CIP Programs and Projects**

The CIP Policy includes eight CIP Programs, which consolidate a range of related projects based on their goal, purpose, or scope:

- **Information Technology and Communications (ITC)**—Maintain, acquire, and replace ITC equipment. Plan, design, and implement projects that sustain or improve the TJPA's technology and cybersecurity infrastructure, increasing efficiency and enhancing the user experience for stakeholders and employees.
- **Security**—Plan, design, and construct or implement systems to sustain or improve the

security of the transit center, including physical security capabilities and emergency preparedness.

- **Facilities**—Acquire, maintain, replace, and rehabilitate TJPA physical assets. Plan, design, and implement projects that improve, maintain, or expand existing transit center facilities to ensure functionality, accessibility, and a positive user experience.
- **Sustainability**—Plan, design, and implement projects that promote environmental responsibility, water savings, and energy efficiency within the transit center.
- **Park**—Plan, design, and implement projects that ensure the safety, functionality, and aesthetics of park areas within the transit center.
- **Wayfinding**—Plan, design, and implement projects that improve users' ease of navigation within the transit center.
- **Real Estate and Parcels**—Maintenance, repair, capital improvements, design, and enhancement of TJPA real estate and coordination with adjacent parcels.
- **Deferred Capital Projects**—Plan, design, construction, repair, maintenance, and rehabilitation of TJPA deferred capital projects once they are ready for further advancement.

Attachment 1 includes the list of CIP projects, organized by CIP Program. The following table summarizes the costs and funding sources for the 5-year CIP.

**FY 2025-26 to FY 2029-30 CIP (in FY 2025-26 dollars)**

<b>CIP Capital Program</b>	<b>Fiscal Year 2025-26</b>	<b>Fiscal Year 2026-27</b>	<b>Fiscal Year 2027-28</b>	<b>Fiscal Year 2028-29</b>	<b>Fiscal Year 2029-30</b>	<b>5-Year CIP TOTAL</b>
Facilities	\$320,000	\$125,000	\$125,000	\$635,000	\$135,000	<b>\$1,340,000</b>
Fire Life Safety	\$29,000	\$302,000	\$42,000	\$202,000	\$154,000	<b>\$729,000</b>
ITC	\$325,000	\$675,000	\$3,125,000	\$325,000	\$2,325,000	<b>\$6,775,000</b>
Park	\$114,000	\$35,000	\$35,000	\$35,000	\$35,000	<b>\$254,000</b>
Real Estate and Parcels	\$166,000	\$111,000	\$81,000	\$71,000	\$421,000	<b>\$850,000</b>
Security	\$28,000	\$18,000	\$28,000	\$150,000	\$2,018,000	<b>\$2,242,000</b>
Sustainability	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	<b>\$250,000</b>
Wayfinding	\$1,129,561				\$227,439	<b>\$1,357,000</b>
<b>Grand Total</b>	<b>\$2,161,561</b>	<b>\$1,316,000</b>	<b>\$3,486,000</b>	<b>\$1,468,000</b>	<b>\$5,365,439</b>	<b>\$13,797,000</b>

<b>CIP Funding Sources</b>	<b>Fiscal Year 2025-26</b>	<b>Fiscal Year 2026-27</b>	<b>Fiscal Year 2027-28</b>	<b>Fiscal Year 2028-29</b>	<b>Fiscal Year 2029-30</b>	<b>5-Year CIP TOTAL</b>
Capital Replacement Reserve	\$849,561	\$1,177,287	\$3,377,287	\$1,359,287	\$3,906,726	<b>\$10,670,148</b>
CBD Park	\$96,000	\$27,713	\$27,713	\$27,713	\$27,713	<b>\$206,852</b>
FTA Community Projects	\$1,000,000					<b>\$1,000,000</b>
Developer Contributions	\$41,000	\$6,000	\$6,000	\$6,000	\$406,000	<b>\$465,000</b>
Agency Partners	\$150,000	\$80,000	\$50,000	\$50,000		<b>\$330,000</b>
Lease Income from Parcels	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	<b>\$125,000</b>
Transit Security Grant Programs					\$1,000,000	<b>\$1,000,000</b>
<b>Grand Total</b>	<b>\$2,161,561</b>	<b>\$1,316,000</b>	<b>\$3,486,000</b>	<b>\$1,468,000</b>	<b>\$5,365,439</b>	<b>\$13,797,000</b>

## **CIP Funding Sources**

### Capital Replacement Reserve

The Capital Replacement Reserve addresses the lifecycle needs of the Transit Center. This reserve balance is approximately \$28 million from the 2020 bond sale and interest earnings.

### Community Benefit District (CBD) Funds

Under the Memorandum of Understanding (MOU) with the East Cut CBD, costs for capital improvements in the park will be shared between the East Cut CBD and the TJPA.

### Federal Transit Administration (FTA) Community Project Grant

An FTA award secured by Speaker Emerita Pelosi provides \$1 million in Federal funds for wayfinding improvements in and around the Transit Center. This grant requires a local match of \$129,561 funded through the Capital Replacement Reserve and CBD funds.

### Developer Reimbursements

TJPA has several agreements with property developers to reimburse TJPA consultant costs incurred for legal, design, and engineering services related to adjacent properties' interactions with the Transit Center and The Portal.

### Agency Partner Funds

Certain CIP projects may be funded by agency partners, such as San Francisco's Office of Community Investment and Infrastructure (OCII) for the under-ramp park project, or the Arts Commission for maintenance and repair of art installations in the Transit Center.

### Lease Income and/or Tenant Payments

Lease income or other tenant payments are anticipated to fund certain costs such as property management fees and repairs.

### Federal Transit Security Grant Program (TSGP)

TJPA has received TSGP funds in the past and will continue to submit applications for these competitive discretionary funds.

## **RECOMMENDATION:**

Information only: The Final 5-Year CIP will be presented for approval at the June Board meeting.

## **ENCLOSURES:**

1. Draft 5-Year CIP (Attachment 1)

TJPA FY 2025-26 to FY 2029-30 CIP		DRAFT						
CIP Capital Program	CIP Project	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year TOTAL	Funding Sources
Facilities	5 Year Electrical Shutdown (2028+)				\$ 500,000		\$ 500,000	Capital Reserve
	Additional AC for IDF Rooms	\$ 100,000					\$ 100,000	Capital Reserve
	B1 and B2 Seepage				\$ 10,000	\$ 10,000	\$ 20,000	Lease Income from Parcels
	Glass Replacement	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000	Capital Reserve
	Graffiti Abatement	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	Capital Reserve
	Integrated Artwork Maintenance	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 70,000	Agency Partners, Capital Reserve
	Special Cleaning (Skylights, Exterior Glass, W-1, etc.)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	Capital Reserve
	Gen 2 Drivers - Vertical Conveyance	\$ 50,000					\$ 50,000	Capital Reserve
Facilities Total		\$ 320,000	\$ 125,000	\$ 125,000	\$ 635,000	\$ 135,000	\$ 1,340,000	
Fire Life Safety	ERRCS Batteries			\$ 40,000			\$ 40,000	Capital Reserve
	Fire Alarm Panel Replacement / Upgrade		\$ 300,000				\$ 300,000	Capital Reserve
	Fire Alarm Spare Parts - Devices/Batteries	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 10,000	Capital Reserve
	Fire Curtain Spare Parts	\$ 2,000				\$ 2,000	\$ 4,000	Capital Reserve
	Fire Tank Inspection - Drain Down					\$ 25,000	\$ 25,000	Capital Reserve
	Public Address System Head End					\$ 100,000	\$ 100,000	Capital Reserve
	Sprinkler System Gauge Replacement	\$ 25,000				\$ 25,000	\$ 50,000	Capital Reserve
	UPS Batteries				\$ 200,000		\$ 200,000	Capital Reserve
Fire Life Safety Total		\$ 29,000	\$ 302,000	\$ 42,000	\$ 202,000	\$ 154,000	\$ 729,000	
ITC	Core & Access Layer Switches			\$ 2,800,000			\$ 2,800,000	Capital Reserve
	Cybersecurity MDR, Monitoring & Endpoints	\$ 325,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ 1,625,000	Capital Reserve
	Grand Hall Video Wall					\$ 2,000,000	\$ 2,000,000	Capital Reserve
	Internet Gateway Routers		\$ 250,000				\$ 250,000	Capital Reserve
	Nimble SAN		\$ 100,000				\$ 100,000	Capital Reserve
ITC Total		\$ 325,000	\$ 675,000	\$ 3,125,000	\$ 325,000	\$ 2,325,000	\$ 6,775,000	
Park	Glass Replacement	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	CBD, Capital Reserve
	Irrigation Upgrades - Accessible	\$ 35,000					\$ 35,000	CBD, Capital Reserve
	Park Drainage	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	CBD, Capital Reserve
	Bus Jet Fountain Sensors, Software & Computer	\$ 44,000					\$ 44,000	CBD, Capital Reserve
Park Total		\$ 114,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 254,000	
Real Estate and Parcels	524-530 Howard pedestrian bridge					\$ 100,000	\$ 100,000	Developer Contributions
	580 Howard Unit 500	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000	Lease Income from Parcels
	Block 4 West (100% affordable)	\$ 10,000	\$ 10,000	\$ 10,000			\$ 30,000	Lease Income from Parcels
	Misc. requests for entry	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 30,000	Developer Contributions
	Miscellaneous McEnerney actions	\$ 35,000					\$ 35,000	Developer Contributions
	Parcel F - Vent Relocation					\$ 300,000	\$ 300,000	Developer Contributions
	Under Ramp Park / Parcel I	\$ 100,000	\$ 80,000	\$ 50,000	\$ 50,000		\$ 280,000	Agency Partners
Real Estate and Parcels Total		\$ 166,000	\$ 111,000	\$ 81,000	\$ 71,000	\$ 421,000	\$ 850,000	

CIP Capital Program	CIP Project	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	5-Year TOTAL	Funding Sources
<b>Security</b>	Access Control stock on hand				\$ 75,000		\$ 75,000	Capital Reserve
	Area of Refuge Phones			\$ 5,000			\$ 5,000	Capital Reserve
	Door Lock Body Replacement	\$ 18,000		\$ 18,000		\$ 18,000	\$ 54,000	Capital Reserve
	eCliq System Keys & Cylinders Hardware	\$ 10,000					\$ 10,000	Capital Reserve
	Emergency Call Boxes			\$ 5,000			\$ 5,000	Capital Reserve
	SOC Dispatch Consoles				\$ 57,000		\$ 57,000	Capital Reserve
	SOC Video Wall and AVI					\$ 2,000,000	\$ 2,000,000	TSGP grant, Capital Reserve
	Video Surveillance Cameras		\$ 18,000		\$ 18,000		\$ 36,000	Capital Reserve
<b>Security Total</b>		<b>\$ 28,000</b>	<b>\$ 18,000</b>	<b>\$ 28,000</b>	<b>\$ 150,000</b>	<b>\$ 2,018,000</b>	<b>\$ 2,242,000</b>	
<b>Sustainability</b>	LED Light Fixture Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	Capital Reserve
<b>Sustainability Total</b>		<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 250,000</b>	
<b>Wayfinding</b>	Enhance physical wayfinding	\$ 72,561				\$ 227,439	\$ 300,000	FTA Community grant, Capital Reserve
	Wayfinding equipment (screens) (All PD & K Type)	\$ 970,000					\$ 970,000	FTA Community grant, Capital Reserve
	Wayfinding equipment (screens) (Bus Deck - Stops)	\$ 37,000					\$ 37,000	FTA Community grant, Capital Reserve
	Wayfinding equipment (screens) (Park elevator lobbies)	\$ 50,000					\$ 50,000	FTA Community Grant, CBD
<b>Wayfinding Total</b>		<b>\$ 1,129,561</b>				<b>\$ 227,439</b>	<b>\$ 1,357,000</b>	
<b>Grand Total</b>		<b>\$ 2,161,561</b>	<b>\$ 1,316,000</b>	<b>\$ 3,486,000</b>	<b>\$ 1,468,000</b>	<b>\$ 5,365,439</b>	<b>\$ 13,797,000</b>	

# Capital Improvement Plan (5-Year CIP) FY 2025-26 to FY 2029-30

TJPA Board  
May 8, 2025



# CIP Policy

- Adopted in November 2022
- Amended in January 2025 to introduce 20-year Capital Plan and limit CIP to fiscally-constrained 5 years
- Prioritizes projects based on established goals and evaluation criteria
- Requires annual adoption of the CIP by TJPA Board
- First year of CIP integrated into annual budget

# CIP Development Process

- Call for Projects issued to CPMs
- Evaluation led by CFO with subject matter experts
- Projects scored based on policy criteria
- TJPA finance review and rank projects and assign funding
- CFO reviews and recommends draft CIP for Board review and approval

# 5-Year Draft CIP

- Covers FY 2025-26 to FY 2029-30
- Financially constrained plan
- Aligns with available funding sources
- Focused on maintenance and enhancement of assets
- Includes eight CIP Programs (ITC, Security, Facilities, Sustainability, Park, Wayfinding, Real Estate and Parcels, and Deferred Capital Projects)
- Final Board adoption in June

# 5-Year Draft CIP

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## Evaluation Criteria:

- Risk to public health, safety and security
- Response to emergencies and regulatory mandates
- Current condition of the asset and maintenance requirements
- Accessibility and quality of service
- Environmental impact
- Project readiness

# 5-Year Draft CIP

CIP Funding Sources	Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30	5-Year CIP TOTAL
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Transit Security Grant Program					\$1,000,000	<b>\$1,000,000</b>
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# Thank You

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TRANSBAY JOINT POWERS AUTHORITY

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