



PROGRAM STATUS REPORT AND PLAN FOR 2016

February 11, 2016

Transbay Transit Center

TJPA





2015 Milestones & Accomplishments

DBE/SBE Report

Funding Report

Community Outreach Report

Plan for 2016





**2015
MILESTONES &
ACCOMPLISHMENTS
Design (Phase1)**



2015 Milestones & Accomplishments **Temporary Terminal**

- **Fifth full year of successful operation**
- **Welcomed Amtrak as new tenant on March 1**
- **Served as key transit link during shutdowns of the BART Transbay Tube in August and September**





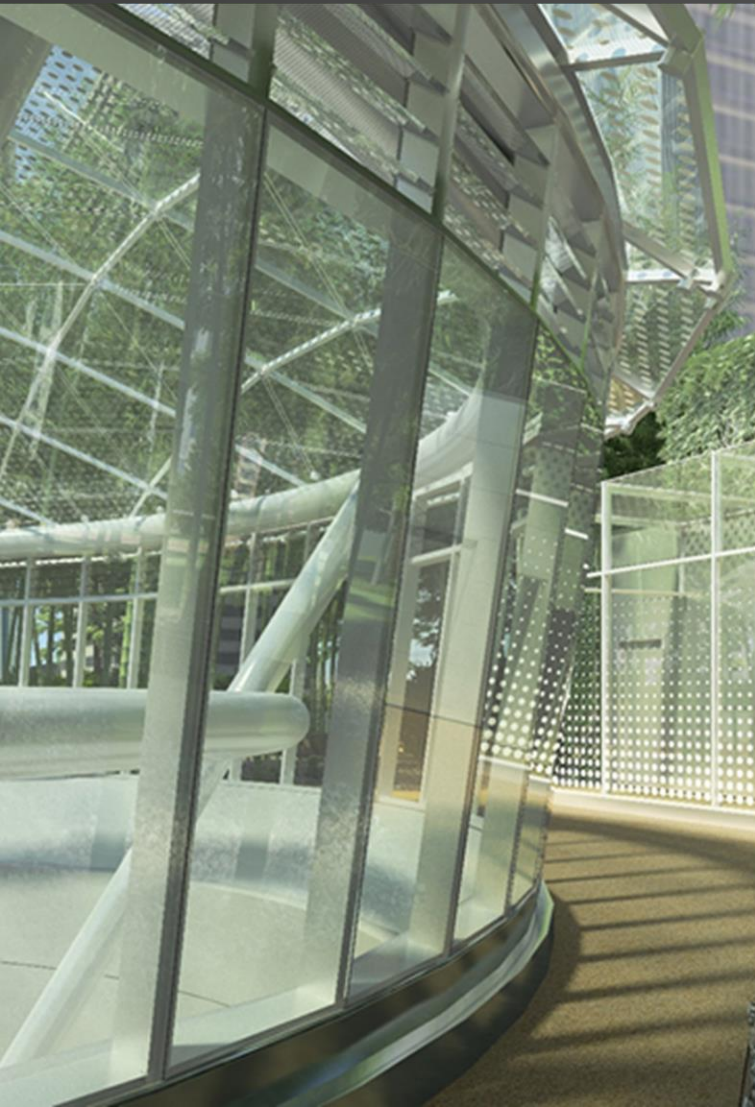
2015 Milestones & Accomplishments Transit Center Design



- Finalized design of IT systems
- Issued Muni overhead contact system package for pricing
- Continued coordination of delivery and installation of power electrical equipment
- Continued coordination with Salesforce and 181 Fremont tower teams:
 - Pedestrian bridges
 - Gondola
 - Tim Hawkinson sculpture foundation
 - Site civil work



2015 Milestones & Accomplishments **Transit Center Design**



- **Completed coordination of design-assist packages:**
 - **TG08.2 Exterior Awning**
 - **TG08.6 Metal Ceilings**
 - **TG08.11 Curtain Walls & Skylights**
 - **TG17.1 Signage / Graphics / Directory Systems**



2015 Milestones & Accomplishments Transit Center Design



- Issued conformed construction documents that address:
 - Requests for Information / Questions on Bid Documents through July 2015
 - Coordination of Phase 1 mechanical, electrical & plumbing work with future Phase 2 design elements



2015 Milestones & Accomplishments

Transit Center Procurement

Trade Packages Awarded:

TG07.3	Miscellaneous Metals	TG12.1	Civil/Site Work at Grade/ Ground Level Landscaping
TG07.6	Concrete Topping Slabs, Bus Crash Rail & Expansion Joints	TG13.1	Roof Park Landscaping & Irrigation
TG08.2	Exterior Awning*	TG13.2	Roofing/Waterproofing
TG08.4	Metal Panels	TG16.0	Interiors/Finishes
TG08.6	Metal Ceilings	TG16.3	Terrazzo
TG08.9	Roll-up Doors and Grilles	TG17.1	Signage / Graphics / Directory Systems
TG08.11	Glass Curtain Walls & Skylights		

Awarded **13 Trade Packages** for **\$292,731,292**

*Construction services only (design services awarded in November 2014)



2015 Milestones & Accomplishments

Bus Storage

- Project Study Report/ Project Report approved by Caltrans in April
- 95% Plans, Specifications & Estimate documents submitted for review in September
- Right of Way certification process initiated
- Cost Estimate updated





2015 Milestones & Accomplishments

Archaeology

Transit Center – Drafted first volume of the Archaeological Resources Report (ARR) (three volume set)

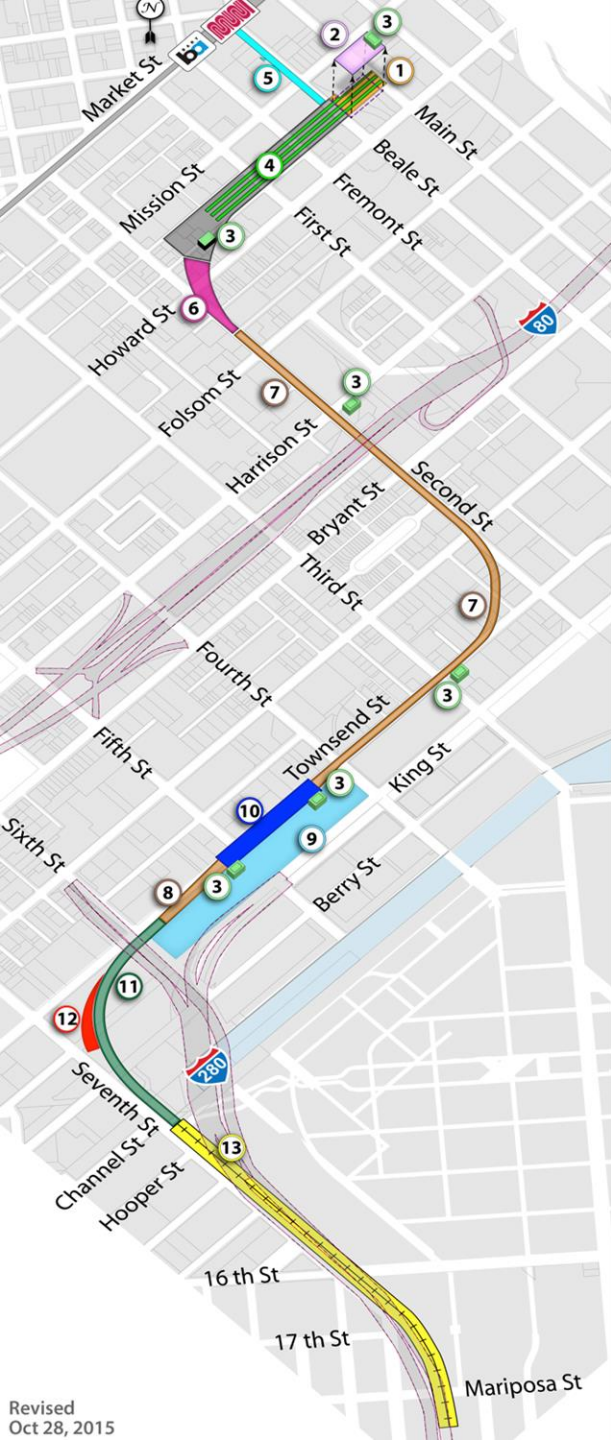
Bus Ramp – Completed field investigations and issued the ARR

Redevelopment Blocks 5, 7 & 8 – Coordinated review of Archaeological Research Design and Treatment Plans by the developers' archaeologist per Memorandum of Agreement (MOA)





**2015
MILESTONES &
ACCOMPLISHMENTS
Design (Phase 2)**



2015 Milestones & Accomplishments

Phase 2 – Downtown Rail Extension

- Completed and released Draft Supplemental Environmental Impact Study/Environmental Impact Report (SEIS/EIR) for public comment
- Established common platform heights and vehicle widths to increase flexibility and capacity at the Transit Center, in collaboration with California High-Speed Rail Authority and Caltrain
- Initiated Phase 2 delivery options analysis to determine the optimum project delivery method for Phase 2



2015 Milestones & Accomplishments **Phase 2 – Downtown Rail Extension**



- **Provided technical background for the City's Railyard Alternatives and I-280 Boulevard Feasibility Study**
- **Supported Phase 2 Cost Review by the Metropolitan Transportation Commission (MTC)**



2015 Milestones & Accomplishments **Phase 2 – Baseline Budget**

- **March 2008: TJPA Board approved a budget of \$2.996 B**
- **May 2010: Received \$400M ARRA funding and reallocated the train box scope to Phase 1. Revised **Baseline Budget: \$2.596 B****
- **Budget Assumptions**

Revised Scope

- **Downtown Rail Extension (DTX)**
- **Transit Center below grade station fit-out only (bottom up)**

Delivery Method

- **Design Bid Build (DBB)**

Schedule

- **Construction begins 2011**
- **Testing and commissioning 2017**
- **Caltrain operations 2018**



2015 Milestones & Accomplishments **Phase 2 – Cost Estimate**

ESTIMATE COMPONENTS	COST (X\$000)
Construction Cost (DTX & Transit Center)	\$1,777,802
Design Contingency	\$206,000
Construction Contingency	\$141,000
Subtotal Construction	\$2,124,802
Right of Way	\$299,874
Programwide Costs	\$397,971
Program Reserve	\$182,085
Total Project Cost	\$3,004,731





Cost Estimate Date: October 2013

Delivery Method: DBB

Year of Operation: 2024



2015 Milestones & Accomplishments Phase 2 – MTC Cost Review

- Increase escalation: 3%  5%
- Increase contractor fee: 5%  10%
- Increase project contingency: 23%  27%
- Added scope items:  \$58 M
 - Townsend Street traffic decking (\$22.46 M)
 - Turnback / Maintenance of Way tracks (\$33.8 M)
 - Temporary utility relocation (\$1.85 M)
- Review productivity rates in final design



Summary of Potential Adjustments to Phase 2 Cost Estimate

Item	(\$ millions)
TJPA Base Estimate (YOE)	\$3,005
Escalation (using 5%, instead of 3%)	\$433
Fee adjustment (assuming 10%, instead of 5%)	\$100
Contingency (using 27%, instead of 24%)	\$93
Missing items	\$58
Total Adjustments	\$684
Add BART/Muni Pedestrian Connector	\$120-310
Total Adjusted Estimate	\$3,809-3,999



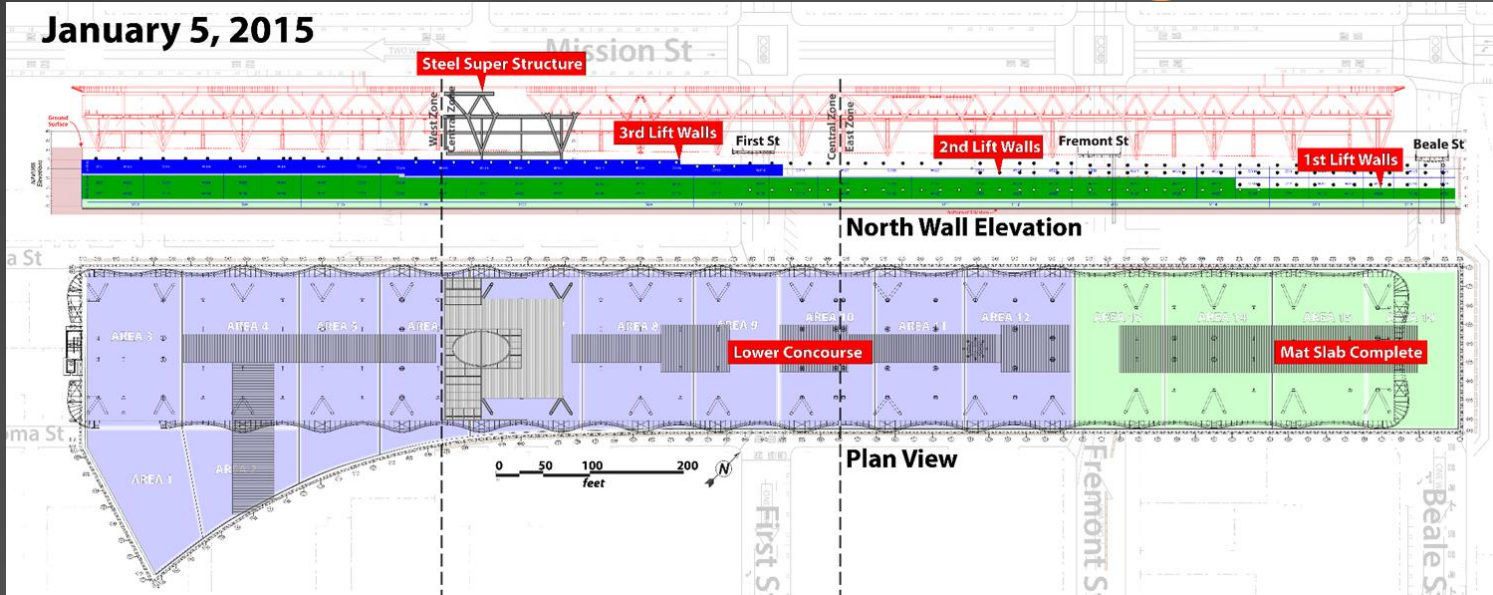
**2015
MILESTONES &
ACCOMPLISHMENTS
Construction**



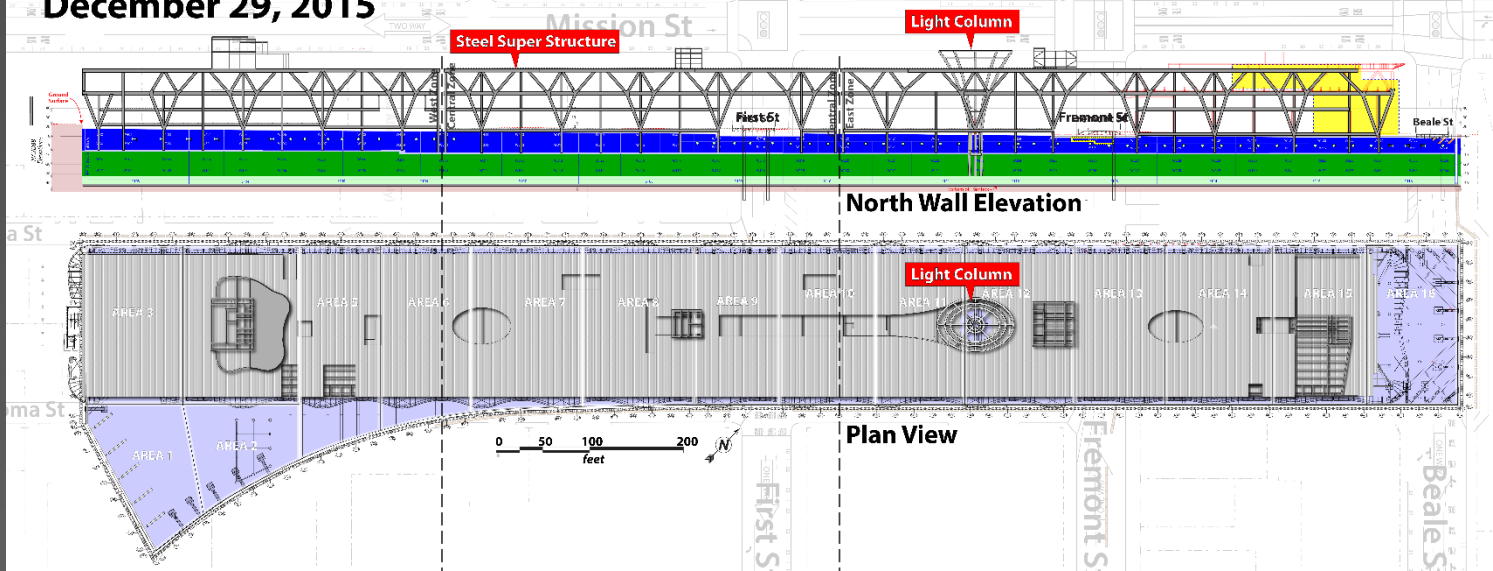
2015 Milestones & Accomplishments

Construction Progress 2015

January 5, 2015



December 29, 2015





Transbay Transit Center

2015 Milestones & Accomplishments Construction Progress 2015

January 2015



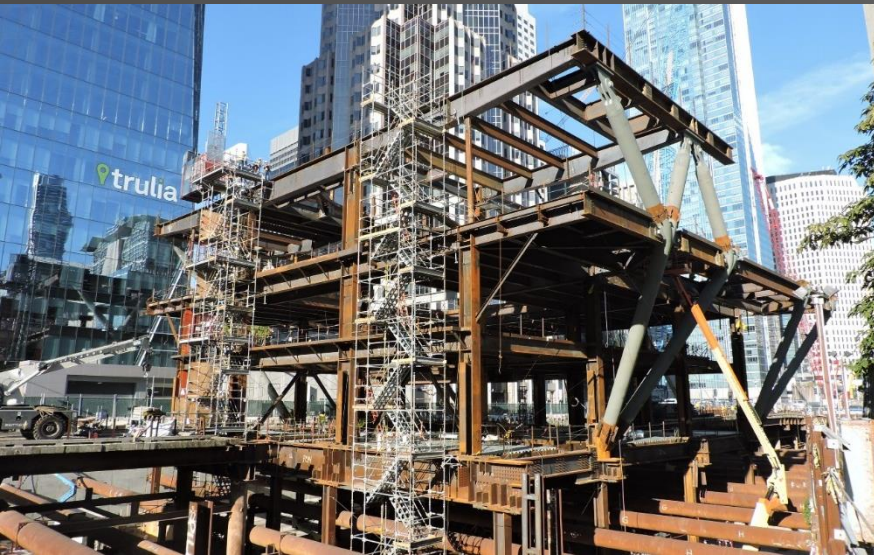
December 2015





2015 Milestones & Accomplishments

Construction – Transit Center



Year of Steel – By the Numbers

- Structural steel erection over 99.9% complete
- “Topping Out” ceremony held January 8 (less than 15 months from start of installation)
- Over 225,000 craft hours
- Assembled almost 25,000 tons of structural steel, a weight equivalent to 55 Boeing 747- 400s



2015 Milestones & Accomplishments Construction – Transit Center



- Casting and machining of cast nodes completed and all 304 cast nodes delivered to fabricators
- Steel fabrication completed and all steel — including cast nodes — delivered to project site
- Steel was fabricated at seven different shops and cast nodes were made in two different foundries



Transbay Transit Center

2015 Milestones & Accomplishments Construction – Transit Center

- Completed steel crossings over First and Fremont streets
- Completed light column steel assembly





2015 Milestones & Accomplishments Construction – Transit Center

- Completed train box lower walls
- Completed Lower Concourse slab
- Foundation walls between Lower Concourse and train box lid 98% complete
- Train box lid 40% complete





Transbay Transit Center

2015 Milestones & Accomplishments **Construction – Transit Center**

- Concrete decks in the Central Zone completed
- Overall, concrete decks at the Ground, Second and Bus Deck levels approximately 35% complete
- Mechanical, electrical, plumbing and fire protection systems rough-in under way





Transbay Transit Center

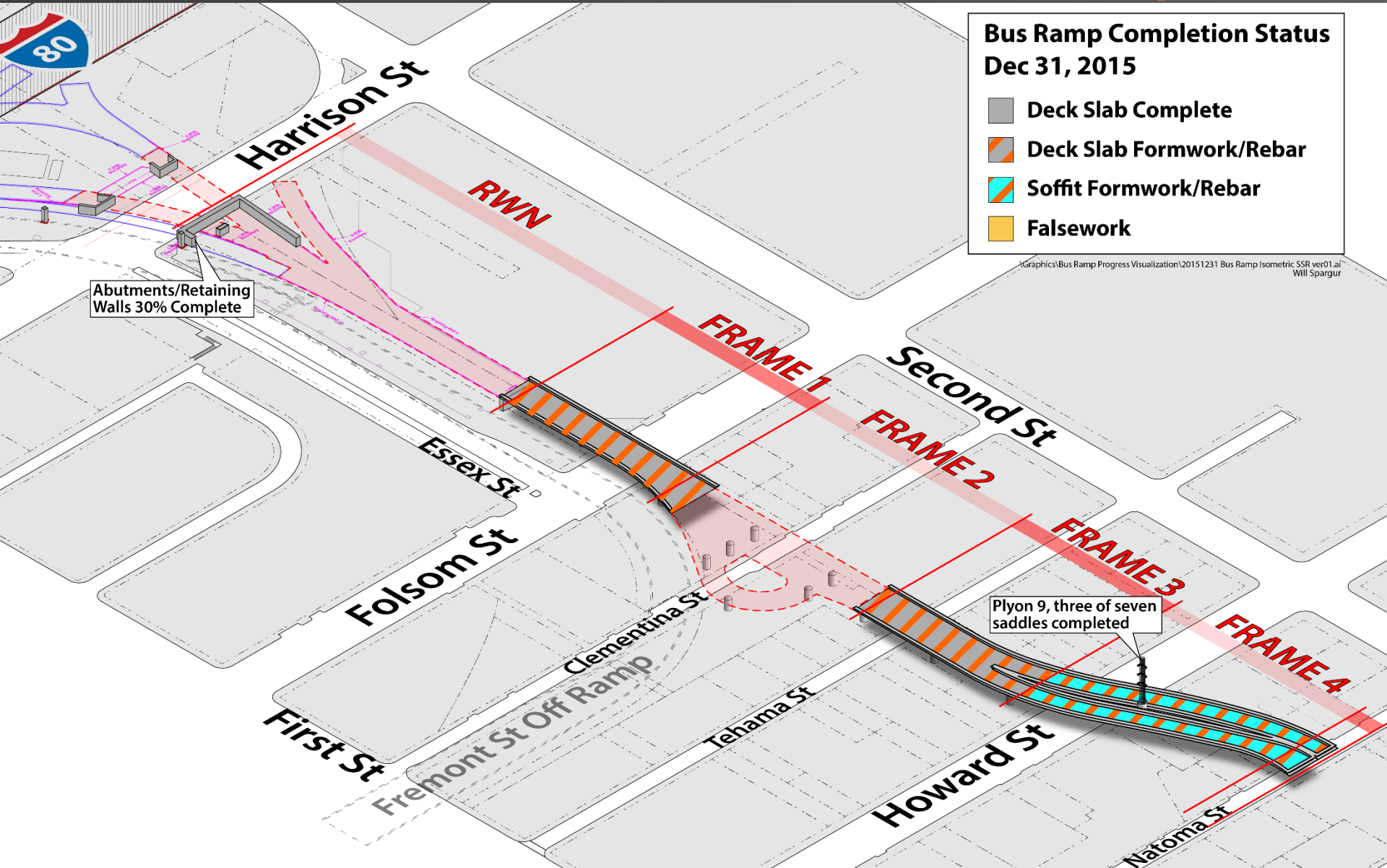
2015 Milestones & Accomplishments **Construction – Transit Center**

- **Began spray-on fireproofing at Lower Concourse level**
- **Started concrete masonry unit wall construction at Train Platform level**
- **Stair installation throughout the train box under way**





2015 Milestones & Accomplishments Construction – Bus Ramp



Bus Ramp Completion Status Dec 31, 2015

- Deck Slab Complete
- Deck Slab Formwork/Rebar
- Soffit Formwork/Rebar
- Falsework

(Graphics) Bus Ramp Progress Visualization\2015\1231 Bus Ramp Isometric SSR ver01.ai
Will Spargur

Abutments/Retaining Walls 30% Complete

Plyon 9, three of seven saddles completed

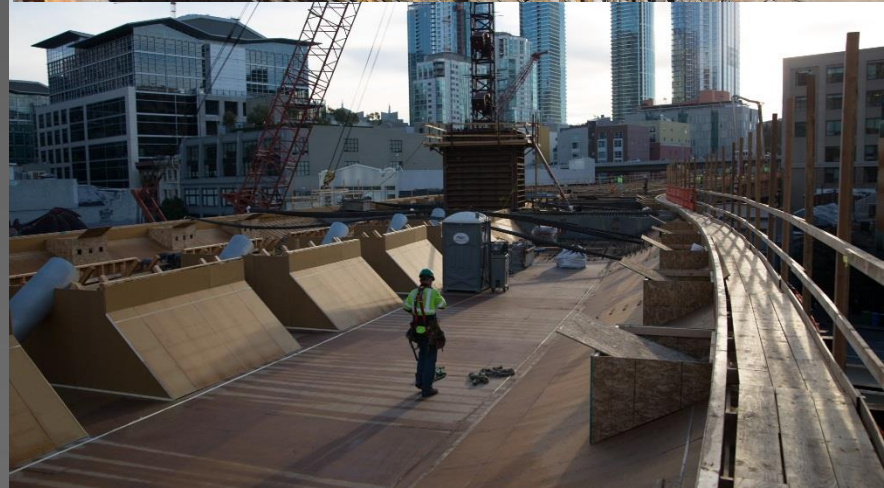


2015 Milestones & Accomplishments

Construction – Bus Ramp

Viaduct Sections (Howard to Harrison Streets):

- Completed all 29 cast-in-drilled-hole piles (2'- 9' diameter)
- Completed Bus Ramp viaduct falsework for
 - Frame 1: Over Folsom
 - Frame 3: Tehama to Howard
 - Frame 4: Howard to Natoma
- Poured soffits and stem walls for frames 1 and 3





2015 Milestones & Accomplishments

Construction – Bus Ramp



Cable-Stayed Bridge:

- Continued Pylon 9, the main support for the cable-stayed bridge — completed to third saddle (out of seven)

Sterling Street Substation Area:

- Abutments and retaining walls 30% complete

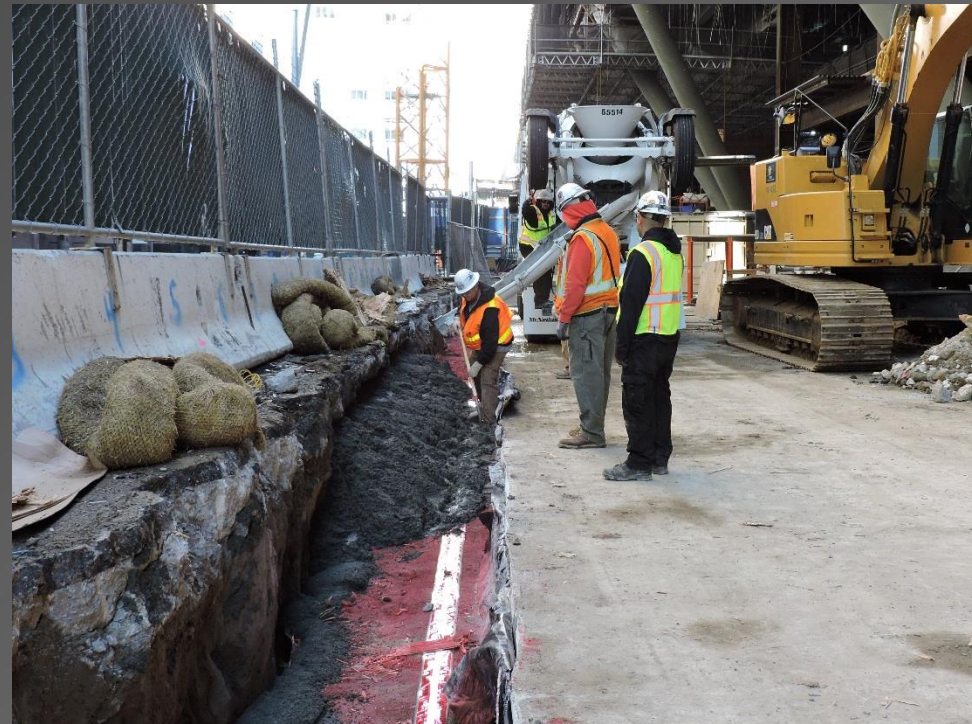




2015 Milestones & Accomplishments

Construction – Utility Relocation

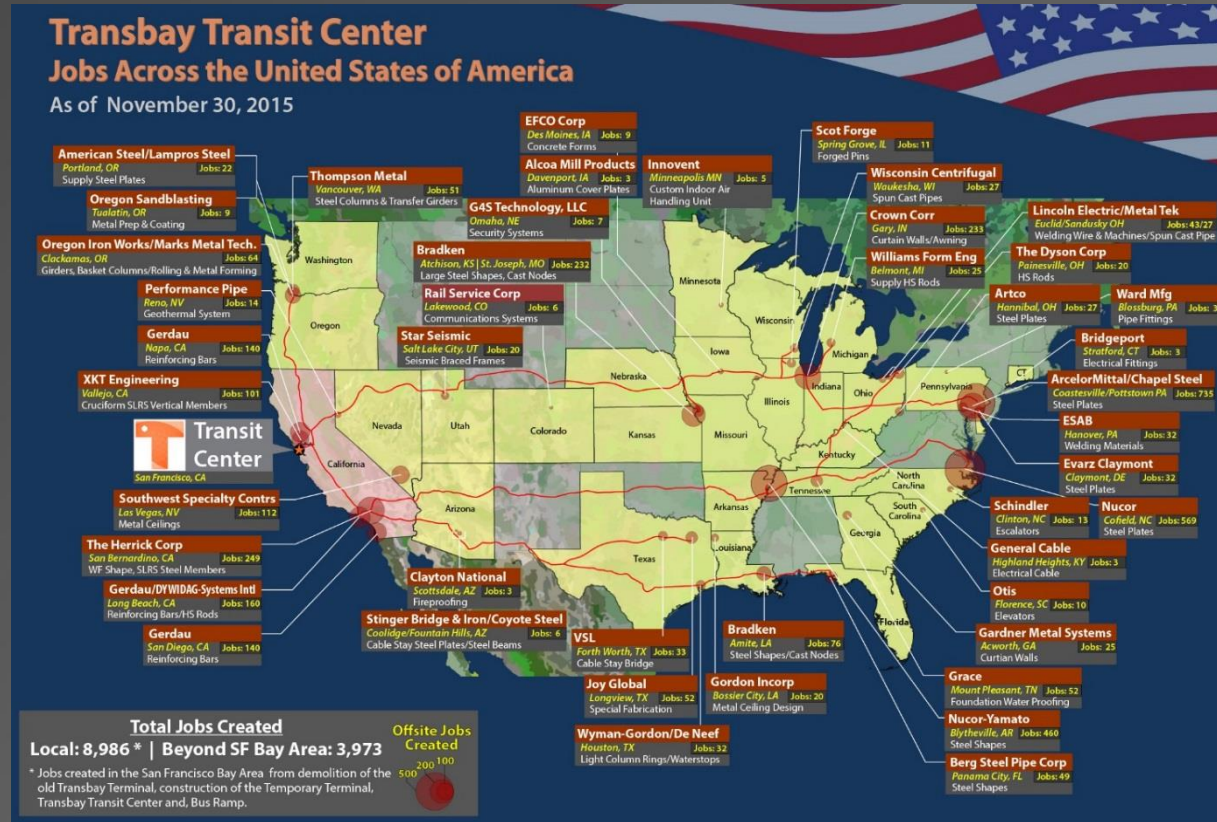
- Completed PG&E 12kV and auxiliary water supply system (AWSS) relocations on Harrison Street to facilitate Bus Ramp work
- Increased capacity of the AWSS line along Howard Street between First and Beale streets
- Began installation of conduit for permanent power service
- Cleared Block 5 of all remaining utilities for the property transfer





2015 Milestones & Accomplishments Construction – Work Force

- Over 400 construction workers on site each day and growing
- 550,000 construction-related trade hours in 2015 and over 1.9 million hours to date
- Since beginning of construction, created over 13,000 jobs in 29 states
- No work stoppages or labor shortages





2015 Milestones & Accomplishments **Construction – Veterans Outreach**



Construction Manager / General Contractor continued ongoing outreach including:

- **Worked with CityBuild and United Contractors to help veterans obtain work on the Transbay project and with other contractors**
- **Participated in panel discussion at Marine Corps Base Camp Pendleton's Transition Summit/Career Fair**
- **Attended the career fair at Naval Base Ventura County**



2015 Milestones & Accomplishments **Construction – Contractor Outreach**



- **Attended Business Outreach Committee networking events; actively working with 72 chambers of commerce throughout the Bay Area**
- **Provided contract-specific technical assistance to address challenges/deficiencies**
- **Provided support for compliance with SB 854 (Department of Industrial Relations Contractor Registry)**



2015 Milestones & Accomplishments **Construction – SBE Program**



- **Site visit / Program review by Administrator Maria Contreras-Sweet, head of the U.S. Small Business Administration**
- **Small Business Enterprise (SBE) Program recognition by the 14-member San Francisco Small Business Network**
- **Continued focus on access to capital for SBEs under contract**



2015
MILESTONES &
ACCOMPLISHMENTS
Programwide



Transbay Transit Center

2015 Milestones & Accomplishments **Programwide**

- **Approved Interim Baseline Budget for Phase 1 and developed draft Final Phase 1 Baseline Budget**
- **Mello-Roos Community Facilities District unanimously approved by S.F. Board of Supervisors and signed into law by Mayor Lee in January**
- **Greater Rincon Hill Community Benefit District (CBD) unanimously approved by S.F. Board of Supervisors and signed into law by Mayor Lee in August**
- **Greater Rincon Hill CBD Association Board of Directors established and held first meetings**





2015 Milestones & Accomplishments **Programwide**



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**
- **Escrow closed in February**



2015 Milestones & Accomplishments Programwide



Block 5 – \$172.6 M

John Buck Company and Golub Real Estate selected in September 2014 for commercial development:

- Design and Development Agreement executed in July
- Escrow closed in September
- Groundbreaking ceremony held October 6



Transbay Transit Center

2015 Milestones & Accomplishments Programwide



Block 8 – \$71 M

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

- Escrow closed in December
- Design work under way



2015 Milestones & Accomplishments Programwide



Funding Oversight

- Assisted MTC with budget review for both Phases 1 and 2, coordinating with MTC, San Francisco County Transportation Authority, and the City
- Provided monthly reports and briefings to Federal Transit and Federal Railroad Administrations (FTA & FRA)
- Published annual Transportation Infrastructure Finance & Innovation Act (TIFIA) report in August



2015 Milestones & Accomplishments Programwide



Risk Management

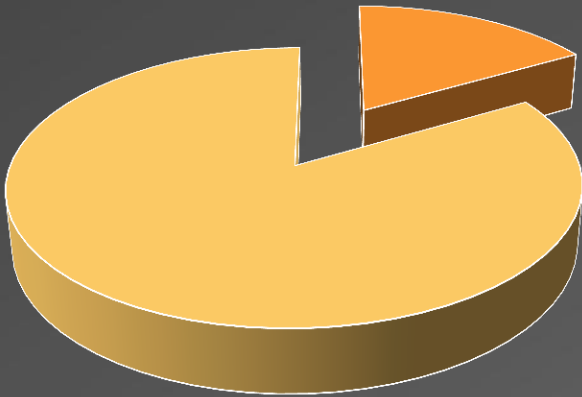
- Jointly conducted a Risk Assessment refresh with the FTA and FRA in March and June
- Updated Risk Assessment and Risk Register in September
- Incorporated Risk Analysis into the Interim Baseline Budget for Phase 1 approved in November and draft Final Baseline Budget



Disadvantaged Business Enterprise (DBE) Small Business Enterprise (SBE) REPORT

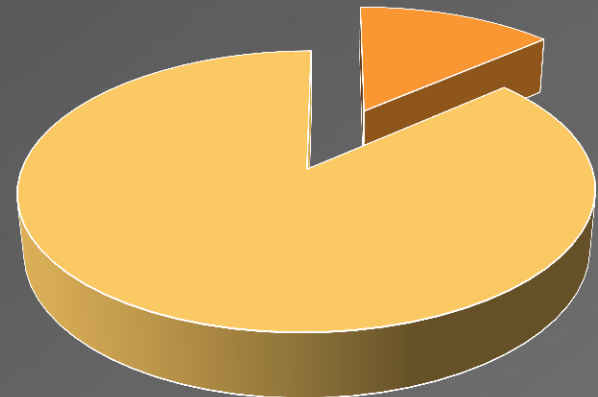
TJPA DBE & SBE: By the Numbers

\$329,126,574



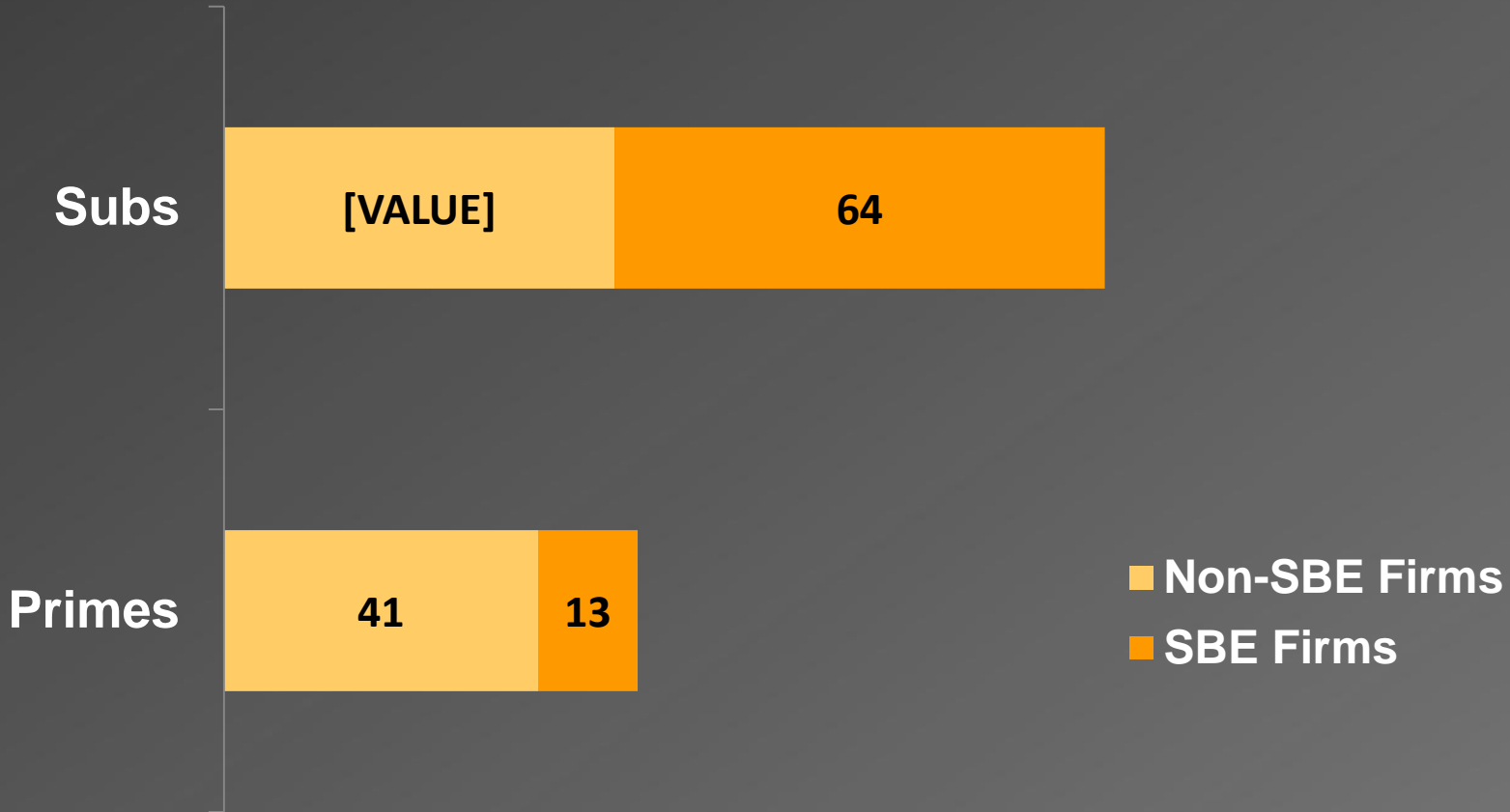
■ SBE DBE Awards ■ Total

\$168,730,000

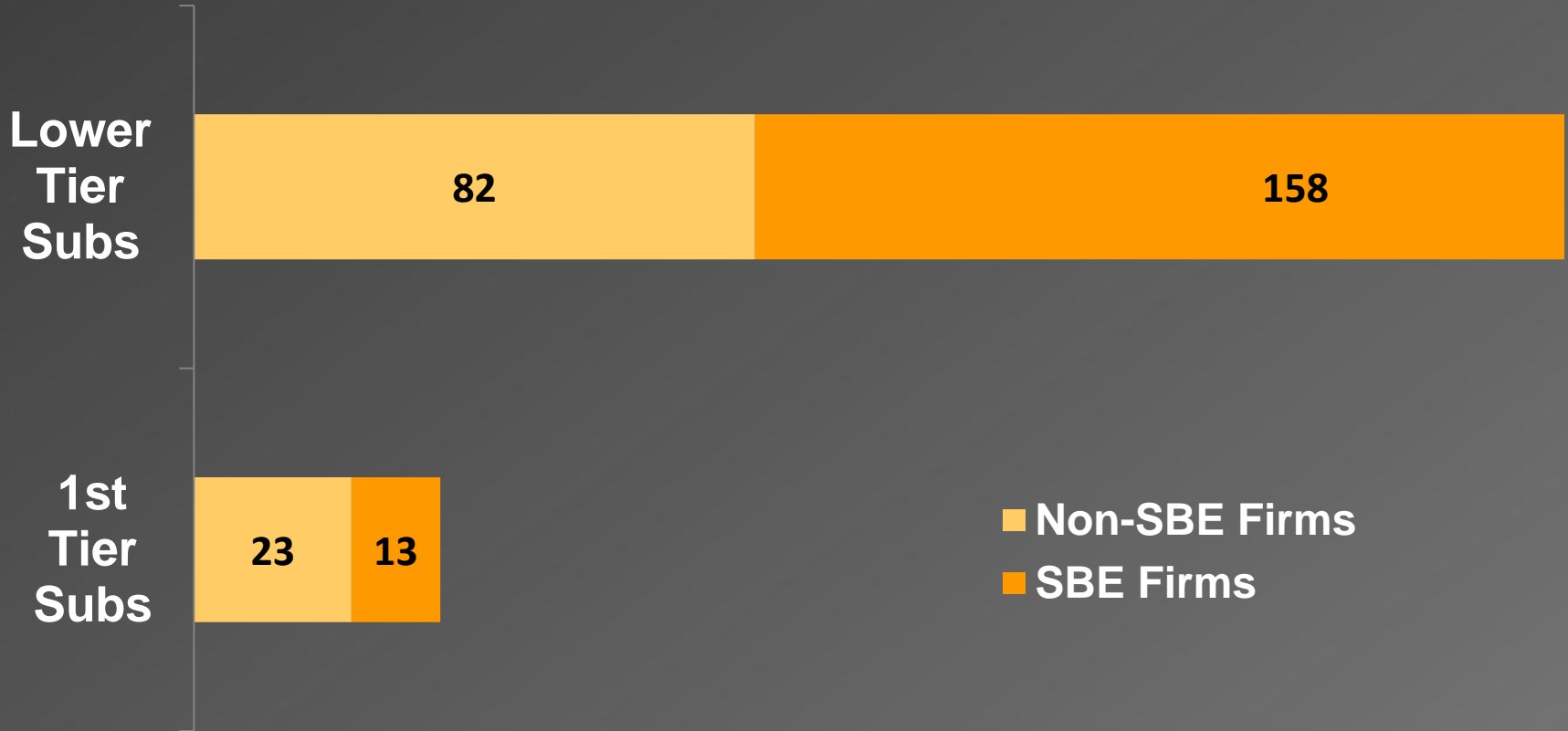


■ SBE DBE Payments ■ Total

SBE Consultants Professional Services



SBE Contractors Construction Activities





FUNDING REPORT



2015 Milestones & Accomplishments

Funding Accomplishments

- Financial close of interim bridge financing in January
- Grant allocations approved:

AC Transit Capital Contributions	\$25,461,766
OneBayArea Grant (FTA transfer)	\$6,000,000
Proposition K Grant	\$14,220,000
- 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
- Approval of Community Business District to fund approximately 80% of the maintenance and operations of the Rooftop Park



Funding Activities

- **Financial close of financing for Phase 1 (via funding partner)**
- **Redeem (repay) interim bridge financing**
- **Continue to seek discretionary funding from US Department of Transportation, US Department of Homeland Security, and State of California, decreasing amount of financing used**
- **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**
 - **Continue researching alternative delivery and funding plans for Phase 2 such as Design-Build and Design-Build-Finance-Maintain**



COMMUNITY OUTREACH REPORT



2015 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 on a weekly basis**
- **Staffed 24-hour construction hotline**
- **Continued quarterly newsletters highlighting project components and milestones**
- **Worked closely with neighbors to help mitigate construction impacts, especially during the nighttime steel installation phase of construction**

2011 (6 months): 104 complaints

2012 (12 months): 78 complaints

2013 (12 months): 56 complaints

2014 (12 months): 43 complaints

2015 (12 months): 68 complaints



2015 Milestones & Accomplishments **Community Outreach**

- Ongoing communications to neighbors regarding foundation pouring activities, steel assembly, and Bus Ramp foundation work
- Executive Director Maria Ayerdi-Kaplan was honored by the Golden Gate Business Association for her vision, leadership and commitment to the LGBT business community, awarded Influential Woman in Business by Women Construction Owners and Executives, and selected as one of Engineering News-Record's Top 25 Newsmakers of 2015
- Numerous Presentations and Panels in 2015:
 - Urban Land Institute 2015 Annual Fall Conference
 - APTA (American Public Transportation Association) 2015 Annual Fall Conference
 - APTA National Stand Up for Transportation Day
 - Livable City Downtown Forum
 - And more...



2015 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**
- **Targeted outreach to residents regarding night work for steel assembly**
- **Website Update:**
 - **Faces of Transbay**
 - **Veterans Page**
 - **Updated website features such as the Program Timeline for an enhanced portrayal of previous and future milestones**



2015 Milestones & Accomplishments **Faces of Transbay**

New interviews and videos added to showcase those who are involved in the project on a day-to-day basis and directly responsible for its continuing progress:

- **Construction 101 – Steel Assembly – Vaido Vald, a Superintendent for Skanska, explains the steel assembly process**
- **Summer Interns 2015 – Interview with student interns to provide insight on what they learned as interns with TJPA and its consultants**
- **Veterans on the Project – Matt Finch and Rick Hodgkins discuss their work on Transbay and how their veteran status helps them in the field**



2015 Milestones & Accomplishments **Social Media Progress**

- **Social Media Successes:**
 - **Facebook – From roughly 2,000 likes to over 4,000 likes**
 - **Twitter – From roughly 500 followers to over 650 followers**
 - **Instagram – From roughly 200 followers to over 400 followers**
- **Social Media Action Plans:**
 - **Continue reaching out to stakeholder groups encouraging them to like, follow and share our channels**
 - **Continue to promote features of the project, construction milestones and news stories relating to the project**



Transbay Transit Center

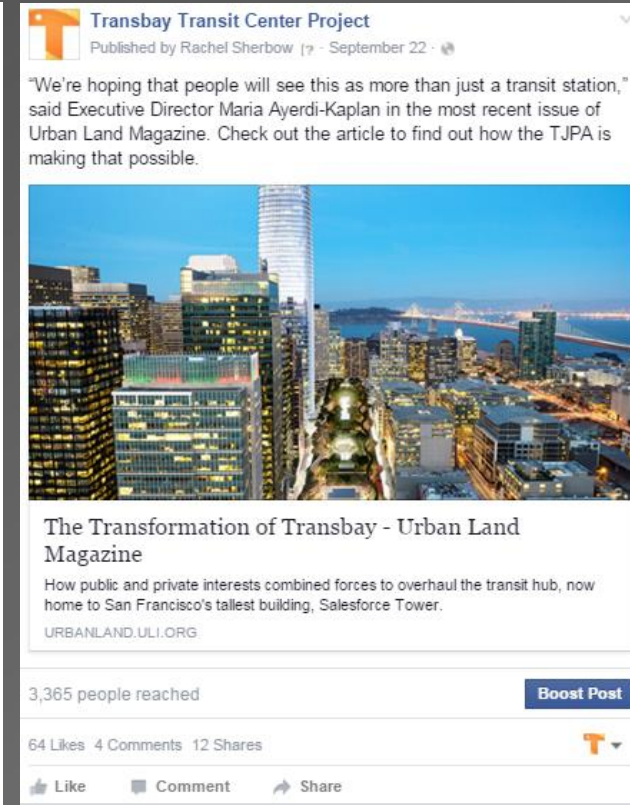
2015 Milestones & Accomplishments Social Media Examples



Instagram
@TheTransbayProject



Twitter
@TransbayCenter



Facebook
Transbay Transit Center Project



Transbay Transit Center

2015 Milestones & Accomplishments Media Coverage

Executive Director Maria Ayerdi-Kaplan named one of the Top 25 Newsmakers of 2015 by Engineering News-Record



Ayerdi-Kaplan propelled a san francisco infrastructure hub





2015 Milestones & Accomplishments **Media Coverage**

Secured wide range of media coverage, including stories on construction milestones, project achievements and unique accomplishments in trade and local media outlets:

- Land sales, including Block 8 closing
 - San Francisco Chronicle, San Francisco Business Times, SFGate, SF Curbed, SFist, and more...
- Creation of Greater Rincon Hill CBD and Mello-Roos Community Facilities District
 - San Francisco Chronicle, SFist, Hoodline





2015 Milestones & Accomplishments Media Coverage



San Francisco Chronicle

**SAN FRANCISCO
BUSINESS TIMES**



- San Francisco Chronicle – Cover Story, “S.F. Gets 1st Glimpse at New Transbay Center’s Skin”
- San Francisco Business Times – “Placing a Bid on Diversity: New Supplier Programs Give LGBT-owned Businesses a Chance at Major Contracts”
- ABC 7 – “Transbay District Hits Milestone in Massive Construction Project”



2015 Milestones & Accomplishments Media Coverage



- Mass Transit—
July/August 2015 Cover Story,
“Grand Central Station of the
West”

The Transformation of Transbay

By Ron Nyren
September 21, 2015

Print Email Share Facebook LinkedIn Twitter

Text Size: A A A



URBANLAND
THE MAGAZINE OF THE URBAN LAND INSTITUTE

- Urban Land, magazine of the
Urban Land Institute –
“The Transformation of Transbay”



PLAN FOR 2016

Community Outreach



Outreach Plan

- **Continue outreach to project neighbors as work progresses**
 - **Completion of steel assembly**
 - **Completion of Bus Ramp construction**
 - **Placement of awning with Penrose pattern**
 - **Beginning of building envelope/exterior enclosures**
- **Media event to highlight beginning of awning installation**
- **Continue 10-day look ahead email updates, monthly outreach meetings, meetings with neighbors and quarterly newsletters**
- **Continue to develop “Faces of Transbay” and increase social media presence**
- **Participate in additional community events and plan events to highlight project milestones**



Plan for 2016 Outreach Plan

Media Outreach:

- Highlight engineering and design elements as well as construction accomplishments, including awning event
- Inform media and other stakeholders through site tours with the project's construction, design and programmatic experts
- Tell unique and “untold” stories of the project through the media
- Continue to build new and existing relationships with beat reporters





PLAN FOR 2016
**Design, Programwide
and Construction**



Transit Center Design



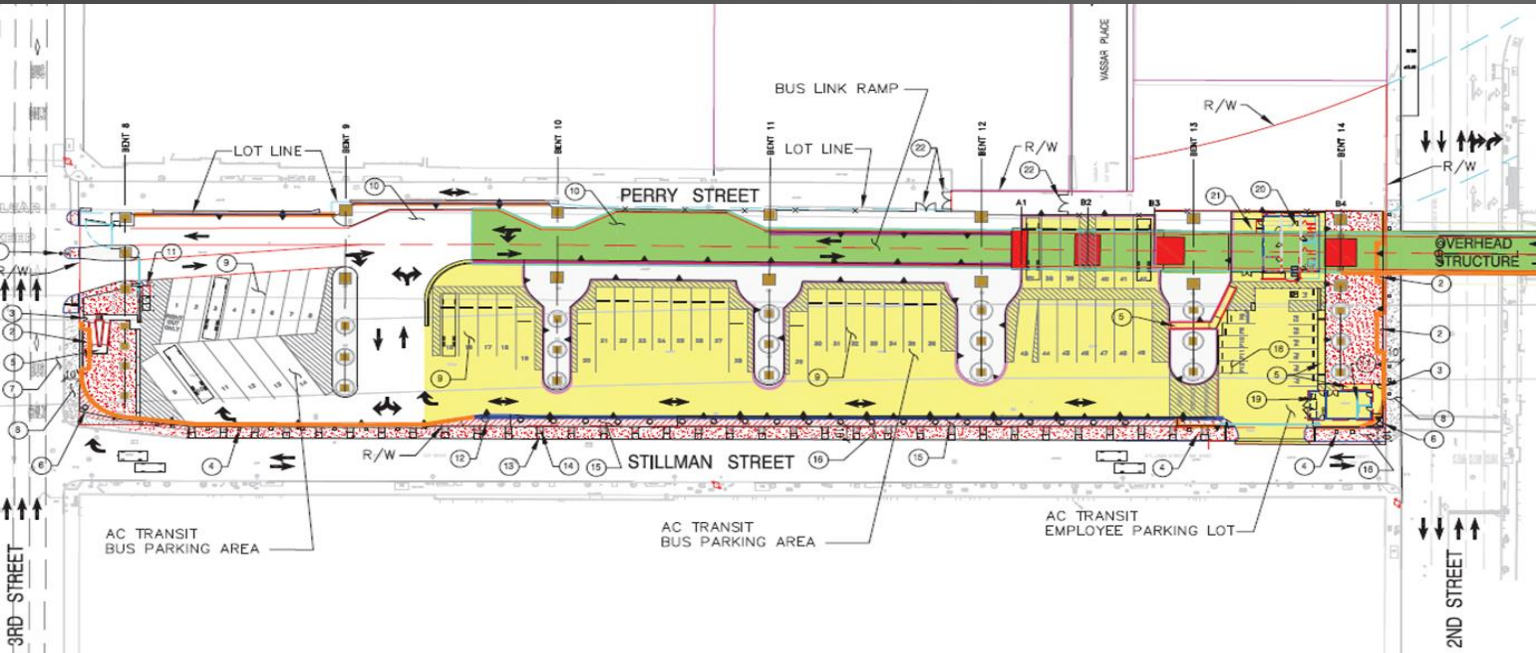
Issue for Construction/ Contract Award:

- Converged Internet Protocol Network, security & communications systems
- Physical Security Information Management system
- Emergency Communication System / Mass Notification System
- Muni overhead contact system
- Tim Hawkinson sculpture
- Jenny Holzer LED artwork



Plan for 2016 Bus Storage

- Complete construction documents
- Execute Operations & Maintenance agreement with AC Transit
- Execute air space lease agreement with Caltrans
- Advertise and award construction contract
- Schedule neighborhood update meeting upon construction contract award





Downtown Rail Extension

- Address public comments and prepare Final SEIS/EIR for approval
- Support FTA issuance of Record of Decision
- Finalize Phase 2 Project Delivery Options Report
- Continue coordination with California High-Speed Rail Authority, Caltrain, City, FTA and FRA





Plan for 2016 **Programwide**



- **Approve Final Phase 1 Baseline Budget**
- **Issue Request for Proposals (RFP) for Master Lessee**
- **Draft RFP for security guard service**
- **Continue to refresh the Phase 1 Risk Assessment and perform construction cost and schedule assessments**



Plan for 2016 **Programwide**



- **Submit Archaeological Resources Report for Transit Center to MOA signatories**
- **Continue to participate in BART's Capacity Implementation Plan**
- **Complete the final draft of the Safety and Security Concept of Operations**
- **Issue RFP for telecom services**



Plan for 2016

Construction – Transit Center



- Complete 4th lift train box walls and train box lid
- Complete welding of structural steel, all metal decks and all superstructure concrete
- Begin waterproofing, roofing and enclosure of the building
- Begin installation of the W-1 Awning
- Complete site utility installation including 12 kVA service
- Complete mechanical, electrical, plumbing and fire protection rough-in
- Continue civil/site work



Construction – Bus Ramp



- Complete Bus Ramp viaducts
- Complete underground utility relocation
- Complete retaining walls and bridge abutments
- Complete cable-stayed bridge and drop-in span
- Open ramp and bridge for construction access

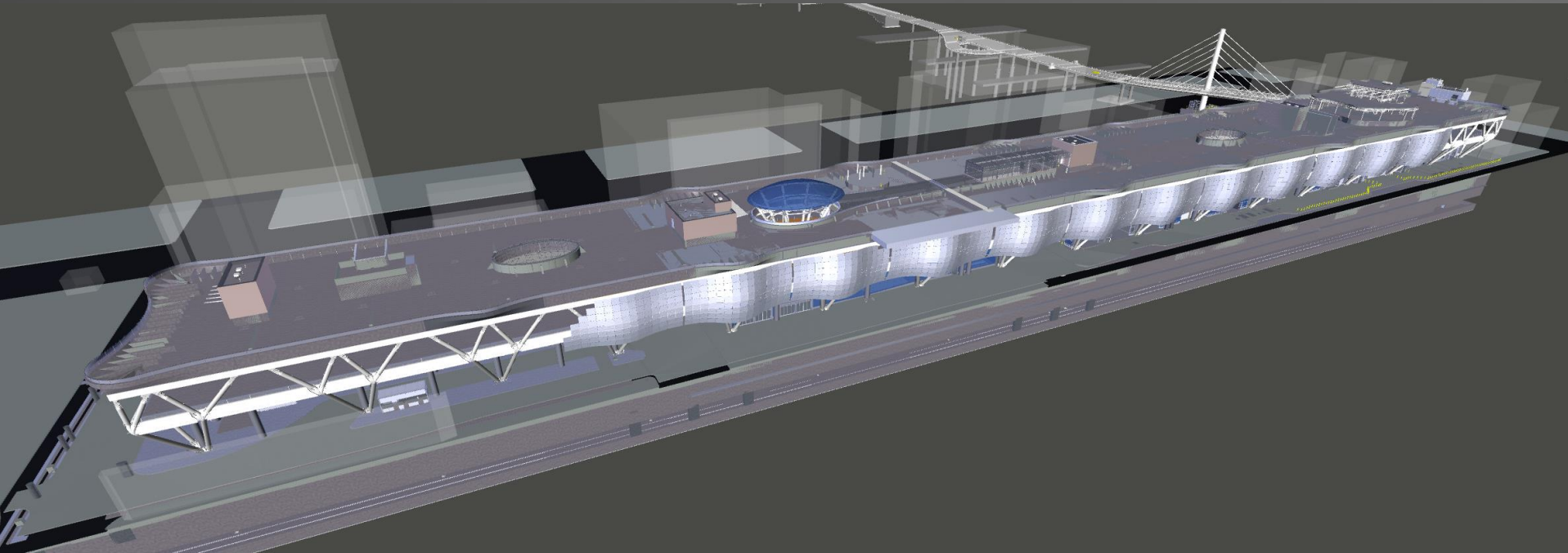
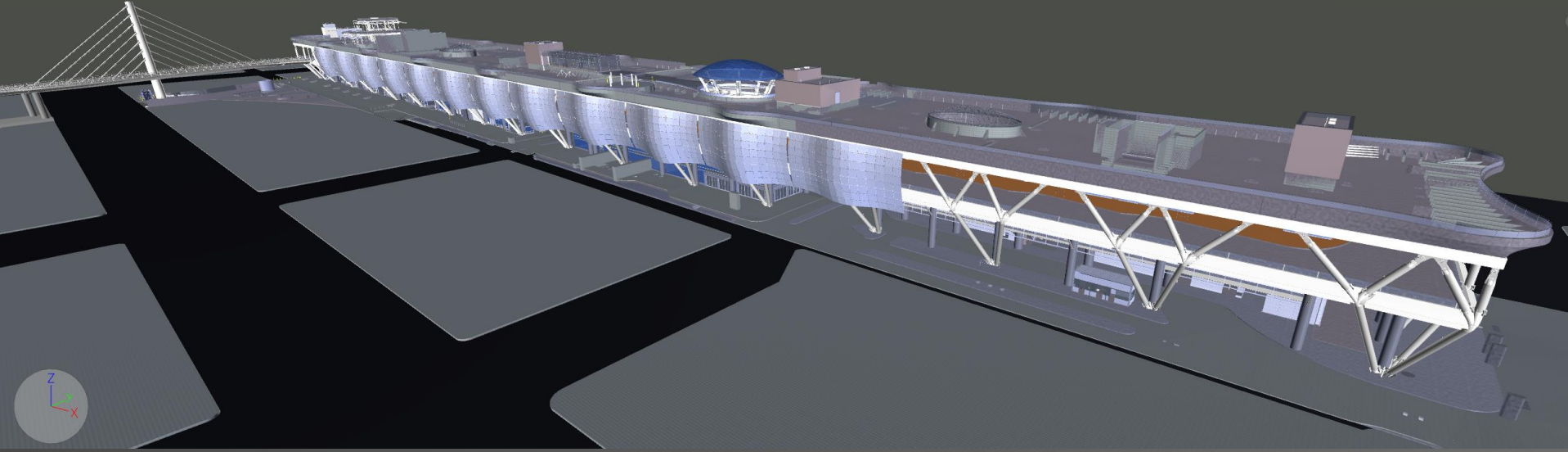


THIS TIME NEXT YEAR



Transbay Transit Center

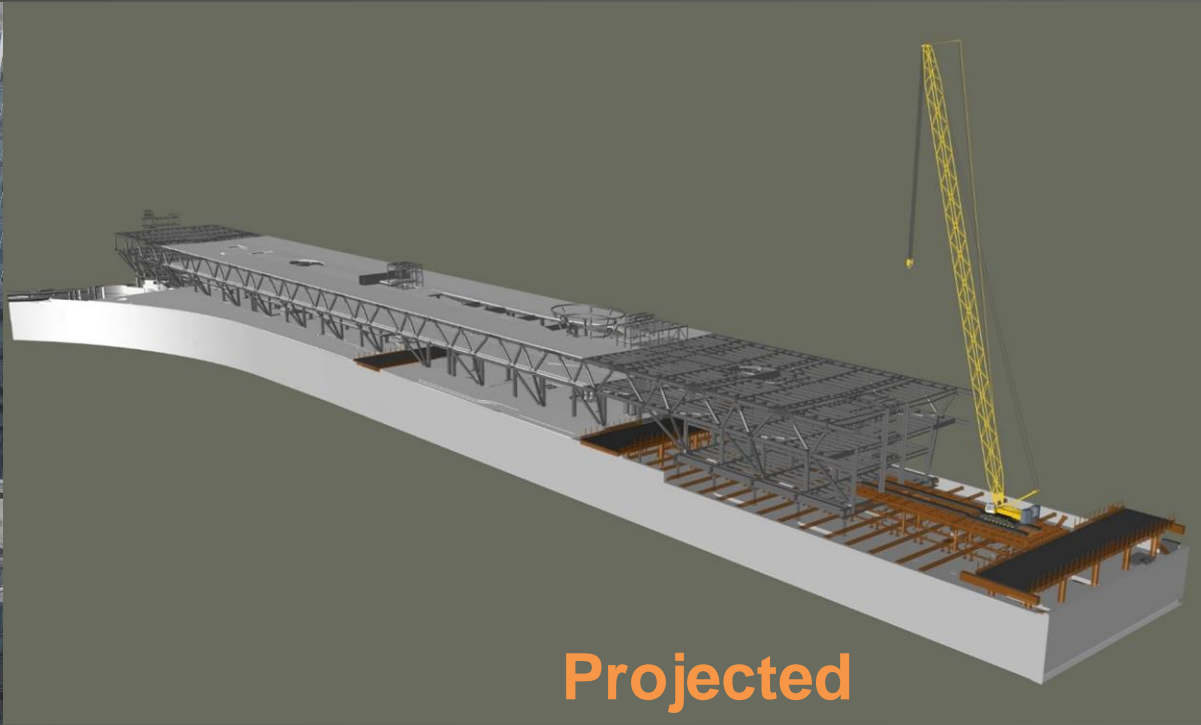
Projection December 2016



Progress 2015



Actual



Projected



Thank You!





2015 Milestones & Accomplishments

DTX Potential Funding Sources

Funding Sources	YOE (\$ millions)	Status
San Francisco County Sales Tax	\$83	Committed
San Mateo County Sales Tax	\$19	Committed
Committed MTC/BATA Bridge Tolls	\$7	Committed
Regional Transportation Improvement Program (RTIP)	\$18	Committed
Mello-Roos Special Tax	\$365 - \$465	Approved
FTA New Starts	\$650	Subject to Federal Approval
New MTC/BATA Bridge Tolls	\$300	Subject to MTC/BATA/Voter Approval
Land Sales	\$10 - \$60	Contingent upon Sales
Tax Increment Residual (after repayment of TIFIA loan)	\$300 - \$400	Committed
Tax Increment Extension	\$370 - \$470	Subject to SF Approval
Future California High Speed Rail Funds	\$557	Subject to Federal/State Approval
Future San Francisco County Sales Tax	\$350	Subject to SF Voters
Potential Passenger Facility Charges or Maintenance Contribution	\$400 - \$600	Subject to CHSRA and/or Caltrain Approval
Total	\$3,429 - \$3,979	

- **\$2.584B (\$YOE) DTX P3 project budget**
- **\$3.4B - \$3.9B (\$YOE) potential upfront funding sources and revenue streams over time**