



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

May 2021 Meeting

Agenda

1. Welcome – 5 minutes
2. Member Check-in – 5 minutes
3. SFMTA Announcements – 5 minutes
4. Project, Schedule & Legislative Updates – 10 minutes
5. Request For Proposals (RFP) Walkthrough – 20 minutes
6. Bus Yard at Muni Metro East (MME) Update – 10 minutes
7. Next Steps – 5 minutes
8. Public Comment

Welcome

- Working Group Members

If you are joining us by phone, please text Jesse so we know to take you off mute.

- Members of the Public

Members of the public who wish to participate in the meeting will be placed on mute, regardless of joining via video or by phone until the end of the meeting for Public Comment.

- Potential Proposers & Business Interests

The RFP was released on April 9th. All related questions must be directed to SF Public Works.

Virtual Etiquette

- Keep your device on mute unless you are speaking
- Look into the camera when you speak
- Use “gallery” view to see every participant
- Use the Chat function for quick feedback or to comment
- Use the Q&A function to ask questions
- Use the “Raise Your Hand” function to indicate you’d like to speak during an active discussion
- Try not to talk over others
- Give each other time to gather their thoughts and comment before jumping in

Member Check-In

- What are you looking forward to doing once you are vaccinated?
- Working Group Member Announcements
 - Is there anything you want to share with us?
 - Community conversations about the project?



SFMTA Announcements

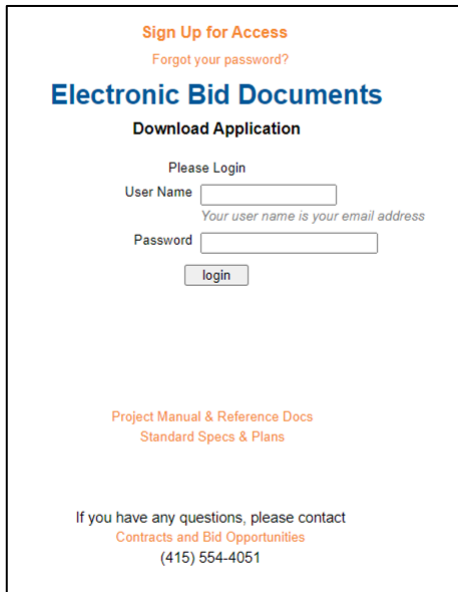
- SFMTA COVID-19 Response/Service Updates
 - May 15 Return of Muni rail service

Project & Legislative Updates

- Request for Proposals (RFP) Released: April 9
- Local Business Enterprise event: April 27
- RFP Activities
 - Site visits
 - 1:1 Meetings (Technical and Commercial/Financial)
- Federal updates

Request For Proposals (RFP) Walkthrough

Where can I find the document?



Sign Up for Access
Forgot your password?

Electronic Bid Documents

Download Application

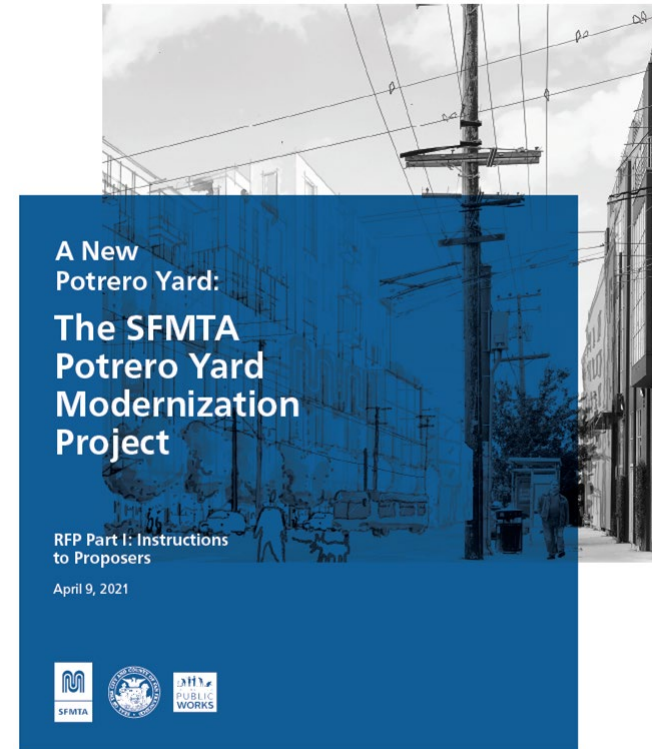
Please Login

User Name
Your user name is your email address

Password

Project Manual & Reference Docs
Standard Specs & Plans

If you have any questions, please contact
Contracts and Bid Opportunities
(415) 554-4051



SF Public Works:

<https://bsm.sfdpw.org/ContractAdmin/Login.aspx>

Request For Proposals (RFP) Walkthrough

RFP Schedule

- Released: April 9, 2021
- Due: September 3, 2021
- Selection: Anticipated no later than October 30, 2021

Overview & Attachments

- Part I: Instructions to Proposers
- Part II: Pre-Development Agreement
- Part III: Technical Requirements
- Part IV: Reference Documents

Request For Proposals (RFP)

Walkthrough of Key Sections

Part I: Instructions to Proposers

Organized in 'sections' describing the overall objectives, work to date, and proposed structure of the project.

Some sections you might find particularly interesting:

- Introduction & Background (Section 2)
- Joint Development Structure (Section 4)
- Procurement Process & Schedule (Section 5)
- Submittal Requirements (Section 7)
- Evaluation & Selection Process (Section 8)
- Award of Predevelopment Agreement; Payment for Work Product (Section 9)

Introduction & Background (Sec. 2)

- 2.3 Project Objectives
- 2.4 Project Overview
- 2.5 Technical Requirements (Part III)
- 2.9 Stakeholder Engagement Process To Date
- 2.10 Status of Environmental Review & Approvals



Joint Development Structure (Sec. 4)

4.1.3 Commercial/Financial Considerations:

- Infrastructure Facility (references milestone payment)
- Federal Assistance (project open to getting federal funding)
- Housing/Commercial component



Procurement Process & Schedule (Sec. 5)

	Activity	Timeframe
RFP Phase	RFP	Release April 2021
	Publishing of DEIR	Summer 2021
	SFMTA completion of 95% Construction Documents for the MME Proposal	May 2021
	SFMTA completion of 100% Construction Documents for the MME Expansion Project	Summer 2021
	Selection of Preferred Proposer	Q4 2021
	Potential approval and execution of the PDA and the MME Construction Agreement	Expected Q4 2021
PDA Term	Engagement of the LD with SF Planning	Upon execution of the PDA
	Start of on-site construction of the MME Expansion Project	Shortly following execution of the PDA
	LD and City consideration of Early Works Agreements	Shortly following execution of the PDA
	Complete Schematic Design package and Project Agreement Term Sheet	Expected Q2 2022
	First complete draft of the Project Agreement	Expected late Q2 2022
	Final approval of the EIR and entitlements	Expected 2022
	LD issues RFP for DB and IFM contractor competitive bidding, including final draft of the Project Agreement, DB and IFM contract term sheets, and 50% Design Development package	Expected Q3/Q4 2022
	LD finalizes fixed-price, date-certain DB and IFM contracts, final Project Agreement, and Project's financing	Expected Q1/Q2 2023
	Approval of final Project Agreement and Commercial Close	Expected Q2/Q3 2023
	Financial Close	Expected end of Q2 2023
Project Agreement Phase	Completion of the MME Expansion Project	Expected end of Q2 2023
	Beginning of on-site construction of the Facility	Upon relocation of the existing Potrero Yard bus fleet expected in Q3 2023
	Substantial Completion of the Infrastructure Facility, including relocation and move-in for the SFMTA's transit operations to the Infrastructure Facility	Required no later than end of 2026
	Substantial Completion of the HCC	Shall occur no later than 4 months following Substantial Completion of the Infrastructure Facility, with any construction activities during that period being such that they do not interfere with or impede the SFMTA's transit operations

Procurement Process & Schedule (Sec. 5)

- 5.6 One-on-one Meetings: Technical & Commercial-Financial
- 5.7 Site Visits

Table 2: Structure and Requirements for the Technical One-on-One Meetings

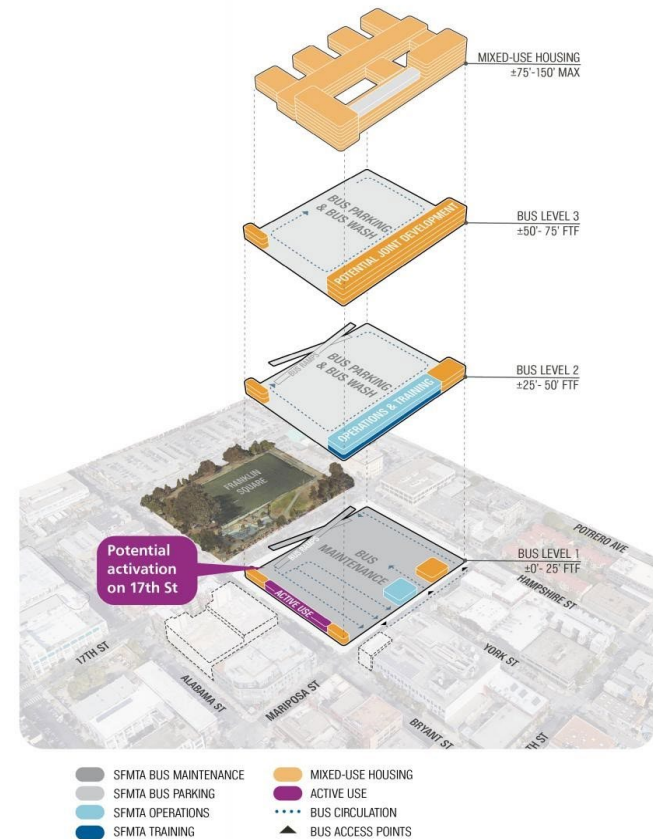
One-on-One Meeting	Required Technical Meeting Topics	Required Presentation Materials
First Round	<ol style="list-style-type: none"> 1 Technical Requirements, Design Guidelines, and Public Benefit Principles 2 Understanding of the Project Site 3 CEQA Project Description and CEQA process 4 Opportunity areas for ATCS 	<ol style="list-style-type: none"> a Program analysis b Site analysis c Preliminary design strategy d Preliminary approach to Bus Yard Functionality and BEB requirements
Second Round	<ol style="list-style-type: none"> 1 Approach to meeting Bus Yard Functionality and program requirements 2 Approach to BEB implementation 3 Design vision, approach to urban design, and approach to the Project's architecture, including integration of the individual components into the Project as a whole and into the neighborhood 4 Approach to the Facility scope allocation 5 Approach to design in relation to CEQA envelope of development 6 Summary ATCS, if any 	<ol style="list-style-type: none"> a Approach to the Bus Yard Functionality and BEB requirements b Massing model (virtual) c Concept design narrative d Diagrammatic presentation of Facility scope allocation (BYC, Common infrastructure, and HCC) e Location of the main electrical room housing primary switchgears and primary metering f Preliminary approach to conforming to CEQA documents g Presentation of draft Summary ATCS
Third Round	<ol style="list-style-type: none"> 1 Approach to the Project's Overall Concept Design, including the HCC 2 Design approach to Bus Yard Functionality including BEB requirements 3 Approach to CEQA program 4 Approach to the development of the Asset Management Program 5 Detailed ATCS, if any 	<ol style="list-style-type: none"> a Summary level presentation of the Proposer's approach for: <ol style="list-style-type: none"> i Bus Yard Functionality ii Trolley Bus entry/exit OCS connection plan iii Conceptual Trolley Bus/BEB transition iv BEB Charging Equipment and Infrastructure b Asset Management Program c Design of the HCC d Public Benefit Principles approach e Presentation of draft Detailed ATCS

Table 3: Structure and Requirements for the Technical One-on-One Meetings

One-on-One Meeting	Required Commercial-Financial Meeting Topics	Required Presentation Materials
First Round	<ol style="list-style-type: none"> 1 Project objectives and risk allocation from a commercial and financing perspective 2 PDA Term scope of work, focusing on managing within the FBL and conducting the DB and IFM contractor solicitations 3 The City's anticipated Project Agreement structure and key commercial and financial aspects 4 Procurement of the MME Expansion Project 5 Opportunities for Early Works Agreements 	<ol style="list-style-type: none"> a Brief presentations for each required meeting topic
Second Round	<ol style="list-style-type: none"> 1 Key issues to address areas of interest in the draft PDA, the MME Construction Agreement, and the Early Works Agreement 2 High-level approach to the PDA Management Plan, focusing on managing within the FBL, conducting the DB and IFM contractor solicitations, and managing the debt financing selection process 3 Approach to the Preliminary Term Sheet and risk allocation matrix 4 Approach to the development of the affordable housing element to meet the Project's objectives 	<ol style="list-style-type: none"> a Review comments on the forms of the PDA, the MME Construction Agreement, and the Early Works Agreement b Brief presentations for each of the remaining required meeting topics
Third Round	<ol style="list-style-type: none"> 1 Key issues to address the final form of the PDA, the MME Construction Agreement, and the Early Works Agreement 2 Approach to the Project Agreement's commercial and financial structure 3 Financial and development approach for the HCC 	<ol style="list-style-type: none"> a Review comments on the forms of the PDA, the MME Construction Agreement, and the Early Works Agreement b Brief presentations for each of the remaining required meeting topics

Key Submittal Requirements (Sec. 7)

- Overall Concept Design
- Housing and Commercial Component Design and Program
- Bus Yard Functionality
- Approach to Racial Equity
- Approach to Outreach

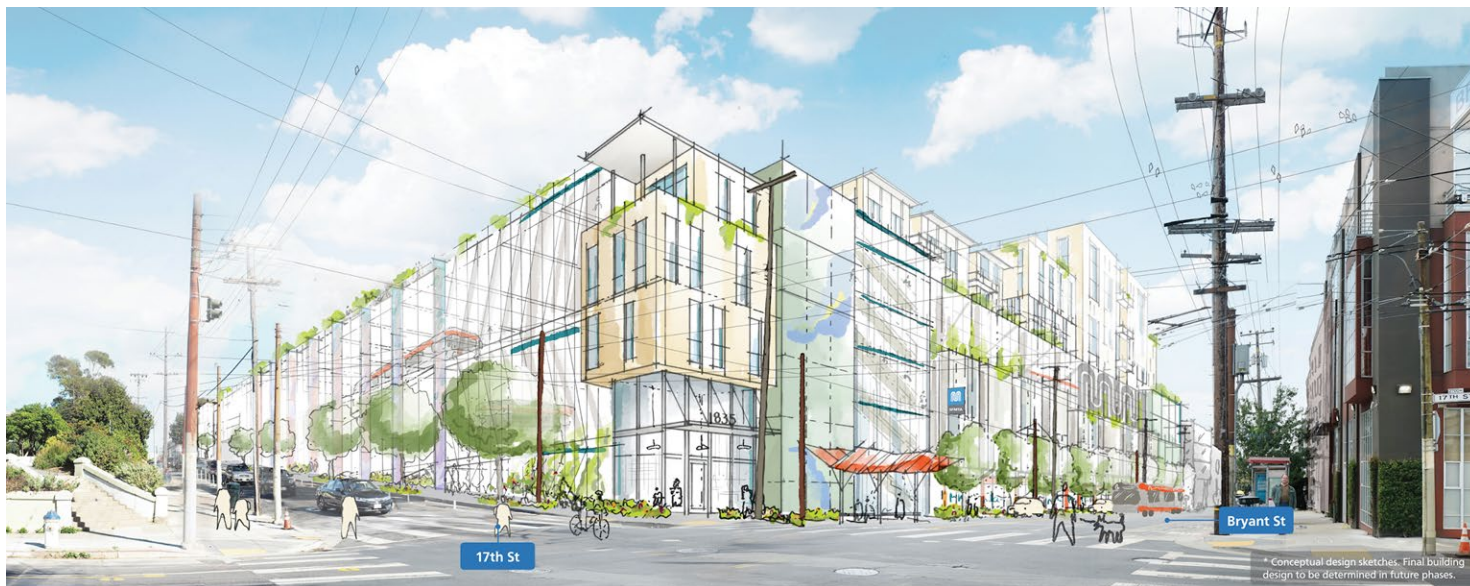


Key Submittal Requirements: Overall Concept Design

Format: Narrative

Topical areas covered:

- City and stakeholder vision, values, and principles
- Cohesive urban design that includes activation of 17th Street
- Adherence to the Design Guidelines (previously reviewed by the WG)



Key Submittal Requirements: Housing and Commercial Component Design and Program

Format: Narrative & Graphics (Plans)

Topical areas covered:

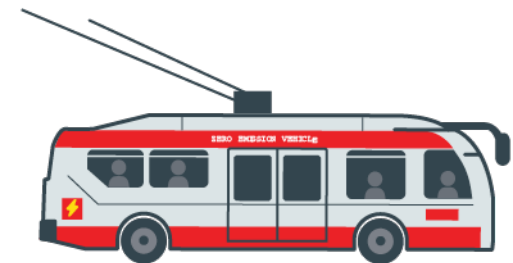
- Proposed housing program in summary table (unit numbers and type, average unit size, and affordability levels and AMI tiers).
- Narrative approach to the HCC into the Project and the neighborhood, including how the design will foster a sense of community among residents and SFMTA employees at Potrero Yard.
- Building height(s), construction type, number of residential floors
- Describe how the proposed design and resident amenities will enhance the lives of the future residents, particularly low- and moderate-income residents.
- Describe any proposed exterior resident serving and/or public serving open spaces – describe size and qualities of each.

Key Submittal Requirements: Bus Yard Functionality

Format: Graphics & Tables

Topical areas covered:

- City and stakeholder vision, values, and principles
- How the bus and non-revenue vehicle circulation, parking, maintenance, wash, and related storage and support spaces are arranged for efficient and safe circulation and maintenance
- How the administration, maintenance, and training staff spaces are arranged for efficient access and operations while fostering a quality work environment for SFMTA staff
- Approach to accommodate BEB Charging Infrastructure and Charging Equipment



Key Submittal Requirements: Approach to Racial Equity

Format: Narrative

Topical areas covered:

- City and stakeholder vision, values, and principles
- Description of the Proposer's approach to consciously and proactively addressing racial inequities.
- Approach should address 2 major obstacles to achieving equitable outcomes in land use development: (1) involuntary economic or cultural displacement of a community of color (i.e. displacement of vulnerable residents, businesses, and community organizations) and (2) unequal access for communities of color to the key determinants of social, physical, and economic well-being (i.e. employment, education, and health and social services).

Key Submittal Requirements

Approach to Outreach

Format: Narrative

Topical areas covered:

- City and stakeholder vision, values, and principles
- Description of the proposed approach for community engagement and stakeholder
- The public outreach plan must address the Proposer's approach to work with stakeholders to achieve the Project goals and deliver public benefits
- The public outreach plan must clearly demonstrate how the Proposer will partner with the communities served by the SFMTA and the Project throughout the process, including in developing alternatives and formulating solutions so that public input and recommendations are incorporated to the maximum extent possible.
- The plan must highlight how equity and inclusivity will be prioritized to facilitate access and involvement from those affected, particularly from communities historically underrepresented in the public process.

Evaluation & Selection Process (Sec. 8)

- 8.1 Summary of Evaluation process

Volume	Technical Proposal	Financial Proposal	Total
Maximum Score for the Project Proposal	5,500	4,500	10,000
Maximum Score for the MME Proposal*	[500]	[1,500]	[2,000]
Maximum Total Proposal Score*			[12,000]

(*) Subject to the City issuing the corresponding Addendum to the RFP

Award of Predevelopment Agreement; Payment for Work Product (Sec. 9)

- 9.3.2 Payment for work product amount
- 9.3.4 City entitled to use work product



Request For Proposals (RFP) Part III: Technical Requirements

Part III: Technical Requirements

Organized in 'divisions' representing documents describing specific technical subjects.

Places you can find your direct influence and comments:

- Division 2: Design Guidelines
- Division 6: Program for the Housing and Commercial Component
- Division 8: Public Benefit Principles
- Division 9: Outreach Requirements

Design Guidelines (Div. 2)

“Good urban design is characterized by the thoughtful orchestration of buildings, landscape, open space, and streets ... San Francisco’s architecture spans various eras and architectural styles, but its urban fabric maintains a high degree of continuity and consistency ... [N]ew buildings have the responsibility to sensitively respond to their context and existing patterns of development while being of their moment.”⁸



Program for the Housing & Commercial Component (Div. 6)

- Discussion of policy vision, goals, and context, as reviewed and discussed with the WG in February
- Specific focus on maximizing affordability
- Technical guidelines establishing requirements for proposal submittals
- Discussion of MOHCD requirements
- Commercial (retail) component goals and requirements

Public Benefit Principles (Div. 8)

- Housing
- Placemaking
- Neighborhood Amenities & Public Art
- Sustainability/Resiliency



Outreach Requirements (Div. 9)

- **Plan** for public outreach and engagement for the project
- **Implement** the public outreach and engagement plan
- **Document** the implementation of the plan and the feedback received





SFMTA



BUILDING PROGRESS

Bus Yard at Muni Metro East

Spring 2021 Community Update

BUILDING PROGRESS

Program Overview

The Building Progress program began in Fall 2017 to modernize SFMTA facilities across San Francisco.

Program goals include:

- **Modernizing** aging SFMTA facilities in order to meet the needs of everyone who travels in San Francisco;
- **Improving** the transportation system's resiliency to seismic events, climate change, technology changes; and
- **Making the SFMTA a better neighbor** in the parts of the city that currently host our facilities.

BUILDING PROGRESS

Bus Yard Modernization Program



1. Bus Yard at MME
Expand capacity for bus operations and maintenance during bus yard rebuild projects starting in 2023.

2. Potrero Yard
Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with mixed-use development above
Construction: 2023-2026

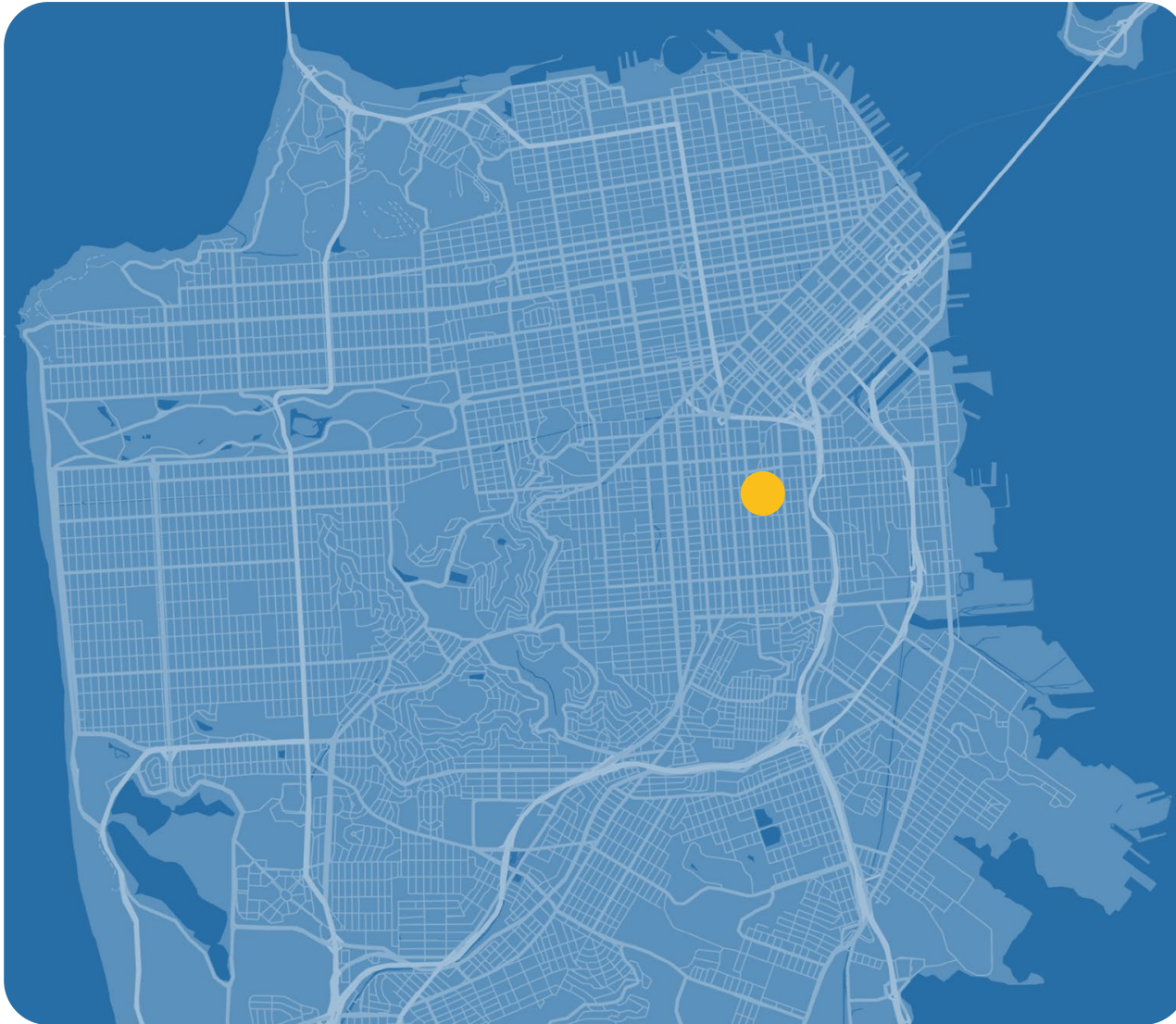
3. Presidio Yard
Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with adjacent mixed-use development
Construction: 2027-2030

4. Woods Division
Rebuild as electric bus facility
Construction: TBD

5. Kirkland Yard
Rebuild as electric bus facility
Construction: TBD

BUILDING PROGRESS

Bus Yard Modernization Program



**Potrero Yard
Modernization Project**
Rebuild, modernize and
expand a multi-level bus
yard for trolley and electric
buses with mixed-use
development above



BUILDING PROGRESS

Potrero Yard Modernization Project

A once-in-a-century opportunity

Potrero Yard's 4.4-acre site is well-served by urban amenities in this mixed-use neighborhood. The large site footprint and the dynamic, transit-rich location make a great case for denser development on the site.

Mariposa & Hampshire Street View

Up to 575
Residential Units

50%
Min. Target for
Affordable Housing

3-Level
Transit Facility

Up to 150'
Building Height

33,000 Sq Ft
Ground Floor Uses

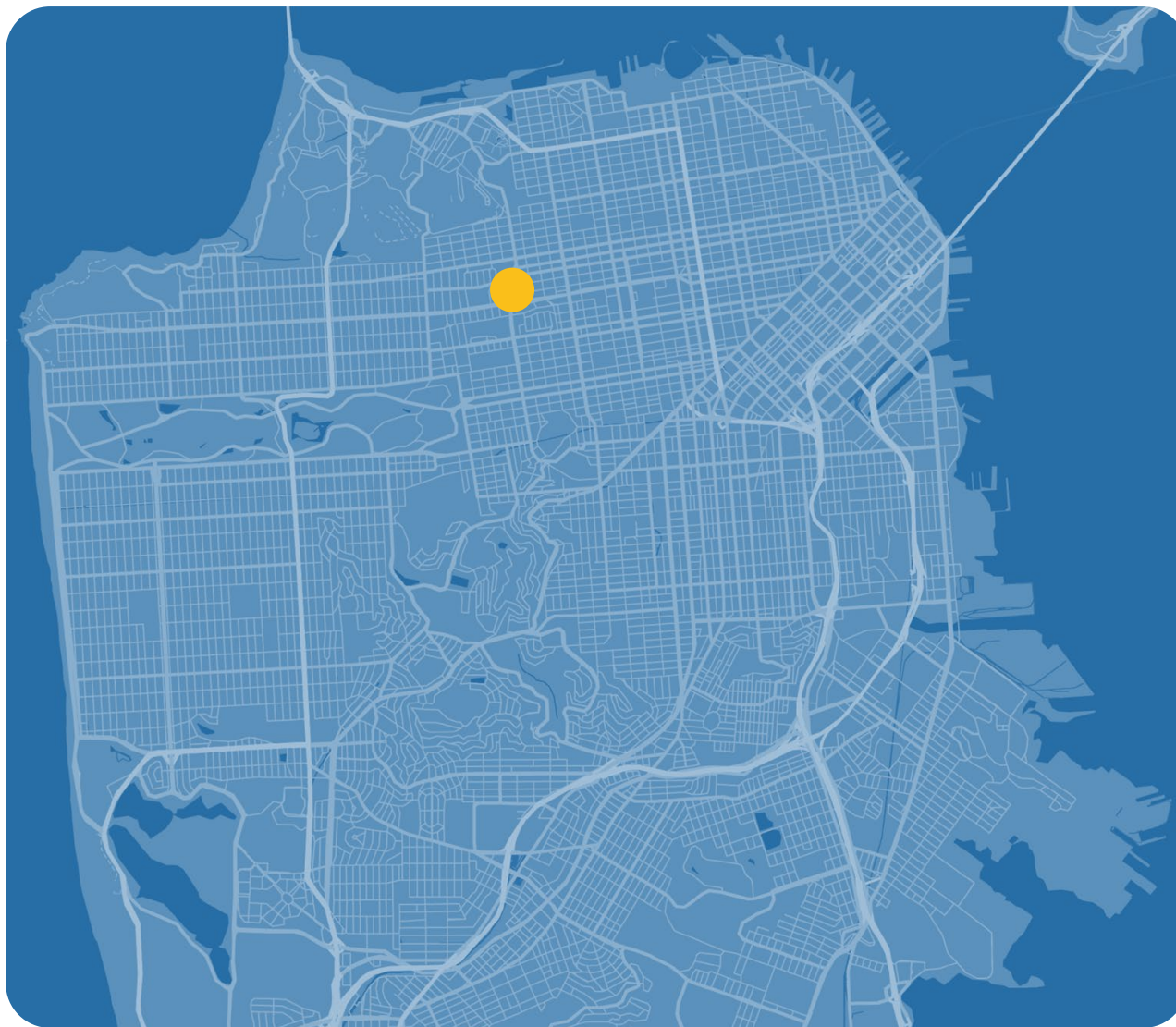
* Conceptual design sketches. Final building design to be determined in future phases.

Mariposa St

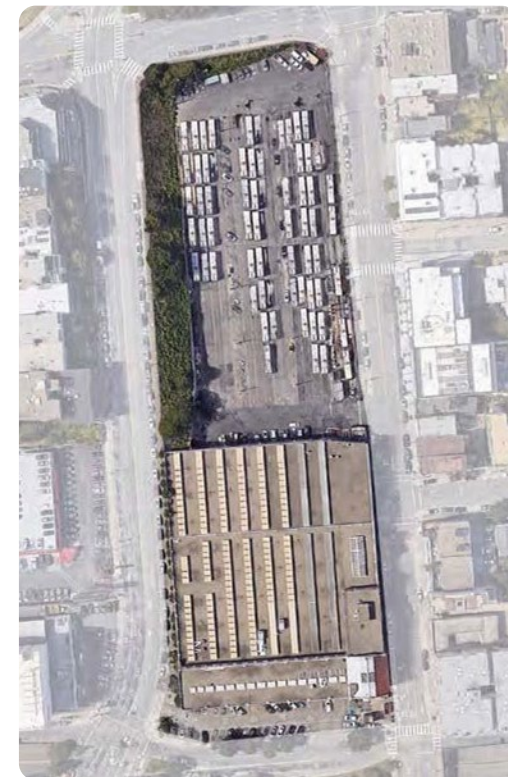
Hampshire St

BUILDING PROGRESS

Bus Yard Modernization Program



Presidio Yard
Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with adjacent mixed-use development



BUILDING PROGRESS

Bus Yard at Muni Metro East



Bus Yard at Muni Metro East

- Bus operations, operator check-in trailers, lockers, restrooms, and break space
- Bus wash served by below-grade rainwater cistern, fare pull, and interior bus cleaning
- Overhead trolley charging (in yard only) and parking for ~160 buses
- New street improvement at Maryland & Cesar Chavez entrance

1399 Marin Maintenance Yard

- New temporary outdoor bus repair canopy structure to increase maintenance capacity
- Overhead trolley charging (in yard only) and bus parking for 30 buses

BUILDING PROGRESS

Bus Yard at Muni Metro East

Muni Metro East (MME) Existing Conditions



BUILDING PROGRESS

Bus Yard at Muni Metro East

Conceptual Rendering of MME



BUILDING PROGRESS

Bus Yard at Muni Metro East

Conceptual Rendering of Muni MME



BUILDING PROGRESS

Bus Yard at Muni Metro East

Muni Metro East (MME)

HARDSCAPE OPTIONS

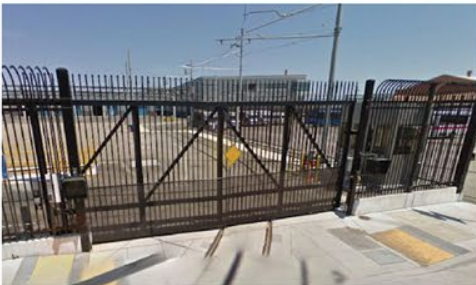
Security Fence



10' black iron picket fence with curved top / Will match adjacent fencing



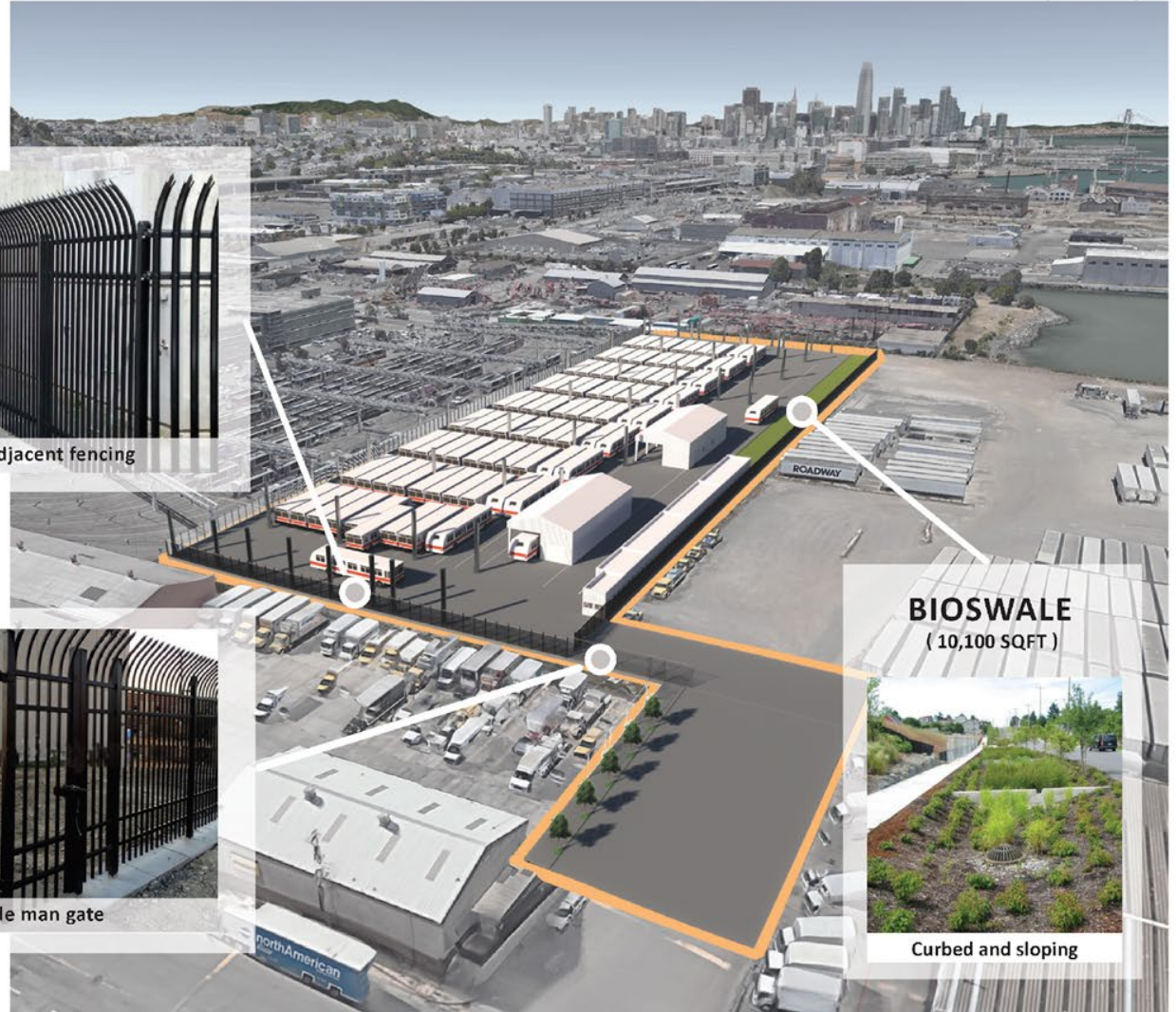
Automated Vehicular Gate + Man Gate



35' automated black iron picket vehicular gate



4' wide man gate



BIOSWALE
(10,100 SQFT)



Curbed and sloping

BUILDING PROGRESS

Bus Yard at Muni Metro East

Muni Metro East (MME)

PLANTING

Being situated along the bay's edge, the planting palette will consist of natives to this unique habitat. These plants are also adapted to periods of inundation and drought and will thrive in the bioswale's conditions.

Bioswale Planting



ALKALI RAGWORT
Senecio hydrophilus



CALIFORNIA GOLDENROD
Solidago californica



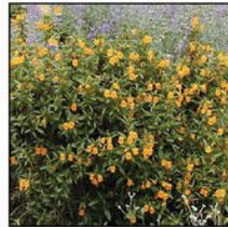
MARSH ROSEMARY
Westringia fruticosa



PACIFIC NINEBARK
Physocarpus capitatus



SEASIDE DAISY
Erigeron glaucus



STICKY MONKEY FLOWER
Mimulus aurantiacus



COYOTE BUSH
Baccharis pilularis



JUNEGRASS
Koeleria macrantha



DUNE SEDGE
Carex praegracilis



Street Tree Planting



Street tree and accompanying planting will be determined by final street designs and will comply with local water use and conservation regulations.

BUILDING PROGRESS

Bus Yard at Muni Metro East

MME/Marin Project Schedule

- May 2021 – Design Completion
- September 2021 – Developer Selection
- December 2021 – Construction Starts
- June 2023 – Muni Operations Begin



BUILDING PROGRESS

Bus Yard at Muni Metro East

Other Updates

Service Plan Update

- We are **working on a service plan**
- Most recent test was in **February 2021**
- **We'll be back** with bus routing details to/from these yards

Website Update

- [SFMTA.com/BusYardEast](https://www.sfmta.com/BusYardEast)
- [SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)
- [SFMTA.com/BuildingProgress](https://www.sfmta.com/BuildingProgress)
- Sign up for updates.

Questions.

Contact the **BUILDINGPROGRESS** Team:

Bonnie Jean von Krogh
Building Progress Public Affairs Manager
BonnieJean.vonKrogh@SFMTA.com

Jonathan Rewers
Building Progress Program Manager
Jonathan.Rewers@SFMTA.com

Licinia Iberri
Campus Planning Manager
Licinia.Iberri@SFMTA.com

Rafe Rabalais
Long-Range Asset Development Manager
Rafe.Rabalais@SFMTA.com

Next Steps

- Next meeting on June 7
- Upcoming Topics?

Public Comment

- Do any members of the public wish to comment?
- Reminder – we cannot address any questions regarding the procurement process at this time. Please direct your questions and comments to San Francisco Public Works and on SFBid.

Please Reach Out Anytime

- Send us your questions.
- Suggest additional Working Group members to fill our vacant seats.
- Request a video conference meeting or call.
- Our “doors” are always open to you.

Bonnie Jean von Krogh

Building Progress Public Affairs Manager

BonnieJean.vonKrogh@sfmta.com

415.646.2447

Licinia Iberri

Campus Planning Manager

Licinia.Iberri@sfmta.com

415.646.2715

Benjamin Barnett

Public Relations Officer

Benjamin.Barnett@sfmta.com

415.646.2567

Rafe Rabalais

Long-Range Asset Development Manager

Rafe.Rabalais@sfmta.com

415.646.2764

Jesse Schofield

Transportation Planner

Jesse.Schofield@sfmta.com

415.646.2634