



Building Progress: Potrero Yard Neighborhood Working Group

July 2023 | Meeting #34



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Detailed Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 5 minutes
3. SFMTA Building Progress Update – 20 minutes
4. Project Updates: Contractor Procurement – 30 minutes
5. Project Updates: Local Business Enterprise – 30 minutes
6. Next Steps — 10 minutes
7. Public comment - members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



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Today's Objectives

- Provide an update of the SFMTA Building Progress program
- Introduce the contractor procurement plan for the Bus Yard Infrastructure
- Present key points of draft Local Business Enterprise (LBE) Participation Plan



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Announcements: SFMTA

Celebrating 150 Years of Cable Cars



- \$5 all-day pass for California line through 2023 (MuniMobile app)
- *Innovation to Icon: 150 Years of Cable Cars*. SFPL, 6th Floor, through Sep 30
- Special cars in service
- [SFMTA.com/celebrating-150-years-cable-cars](https://www.sfmta.com/celebrating-150-years-cable-cars)

New podcast: *Taken with Transportation*



- Hosted by Melissa Culross
- [SFMTA.com/taken-transportation-podcast](https://www.sfmta.com/taken-transportation-podcast)

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Announcements: Working Group

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.



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Schedule Updates

As Project design progresses, in June PNC:

- Held 4 community listening sessions
- Held 4 meetings with LBEs and Micro-LBEs, including representatives of San Francisco Latino & Black Builders Association and the African American Construction Coalition
- Presented 50% Schematic Design and project progress to the SFMTA Board

To continue receiving public input on Potrero Yard, in July, PNC plans to:

- Meet with leadership from Renaissance Enterprise Center
- Presented to the Rowan Homeowners Association Board
- Meet with San Francisco Women Business Council members
- Participate in Sunday Streets (Valencia Street – July 30)

Upcoming submittals include:

- 100% draft Schematic Design submit to SFMTA (August 10, 2023)
- 100% final Schematic Design submit to SFMTA (October 5, 2023)
- Final Environmental Impact Report (FEIR) (TBD)



Community Listening Session:
Huntersview Hope SF (June 26, 2023)



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Community Listening Sessions

Community organizations that PNC and the SFMTA have met with during the Predevelopment Agreement (PDA) phase (alphabetical order) include:

- Bicis del Pueblo
- Calle 24
- Dogpatch / Potrero Boosters Joint Livable Streets Committee
- Friends of Franklin Square
- Huntersview HOPE SF
- KQED
- Latino Taskforce (LTF)
- Mission Destino
- Potrero Boosters Design & Development Committee
- Rowan Homeowners Association
- San Francisco Latino & Black Builders Association
- San Francisco Latino Parity & Equity Coalition
- Various artists

Pending Community Meetings with:

- African American Cultural District
- American Indian Cultural District
- Bicis del Pueblo (Youth Group)
- Black to the Future
- Black Wall Street
- Hope SF Sites (various)
- Horizon
- Livable Cities
- Mission Cultural Center
- PODER (leadership)
- Senior Centers (various)
- Tenant Associations (various)

To maintain public engagement, PNC and the SFMTA will continue to participate in Community Listening Sessions. **Please share any organizations that the Working Group recommends that PNC and the SFMTA meet.**





Building Progress Program Update

Bonnie Jean von Krogh, SFMTA





SFMTA

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Programmatic Update & Activities

Potrero Yard Neighborhood Working Group
July 11, 2023

Intro/Policy Goals

State of Good Repair

Modernize aging SFMTA facilities in order to meet the needs of everyone who travels in San Francisco.

Resiliency

Improve the transportation system's resiliency to seismic events, climate change, technology changes.

Community

Make the SFMTA a better neighbor in the parts of the city that currently host our facilities.

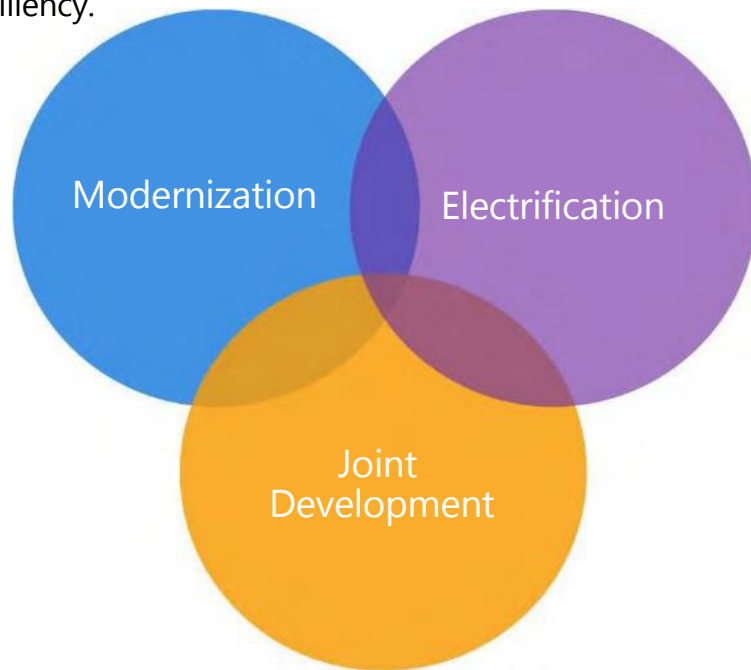
Started in 2017, the **Building Progress Program** is a **\$2+ billion** planning and capital program that continues to lead in innovative project delivery, adaptability, resilient planning and community outreach.



Core Program Areas

Modernization of Muni operational workspaces and maintenance equipment for growth and resiliency.

Transformation of Muni Yards to support both the trolley fleets and expansion to Battery Electric Buses (BEBs).



Innovative Project Delivery to finance Muni capital, maintenance and operations into the future.

Modernization Program

Potrero Yard Modernization
Presidio Yard Modernization

Electrification Program

Kirkland Yard Electrification - component
Wood Yard Pilot
Islais Creek Yard Pilot
Campus EV Chargers

Capital Program

1200 15th Street PCO HQ
Station Escalators/Elevators (i.e. Castro)
Operator Restrooms

Joint-Development Program

4th and Folsom
Parking Garages
Yard Modernization (Potrero + Presidio)

Cable Car Barn Program

Cable Car Barn Improvements
Cable Car Barn Master Plan

Facility Condition Assessment (FCA) Program

Implementation of \$200+ million in deferred maintenance and repairs

State of Good Repair

Stations

12

Buildings*

31

Acres of Land

60

Building Sq. Feet

1.9 M

Building Value

\$2.6 B

Backlog Value

\$0.9 B

Stations Value

\$2.6 B

Backlog Value

\$0.7 B

Sources:

[2021 SFMTA State of Good Repair Report](#)

[2017 SFMTA Facilities Framework](#)

*Does not include inventory of 45 owned Operator Restrooms

Investment and rehabilitation in the SFMTA's campus of facilities across San Francisco takes on **one of the agency's biggest State of Good Repair challenges.**



T2050

A once in a generation opportunity.

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Fixing our buildings modernizes our maintenance capability and reduces building maintenance costs and energy use.

San Francisco

TRANSPORTATION 2050



Our land is valuable and through joint-development could generate \$30+ million a year for transportation.

Our land throughout San Francisco provides a once-in-a-generation opportunity to generate significant revenue to fix our system and invest in transit service.

Performance

Since 2017, **significant progress has been made** to plan for a resilient future, improve our existing facilities and open new and modern maintenance facilities and shops.



PCO
HQ

1200 15th Street

- Transferred property from GSA
- Began design



\$8.2
million
Repairs

- **Restroom** Refresh Campaign
- **HVAC** Campaign
- **Breakroom** Campaign
- **Art** Program
- **Painting**
- **Lactation** Rooms



Islais
Creek
Completed



Potrero

Potrero Modernization

- Draft EIR Complete
- Special Legislation
- P3 RFQ/RFP
- PDA awarded to PNC



17
Escalators

Rebuilt at:

- Montgomery
- Powell
- Hallidie Plaza
- Civic Center
- Van Ness
- Church
- Castro



Burke
Completed



46

Operator
Restrooms

New operator convenience facilities at various terminal locations



Woods

- **BEB Chargers** 12 installed (+12)
- **Bus wash**



Bancroft
Completed



What's Next?

In the coming months we will be advancing the following on the *critical path*:

- **New Bus Wash** at Woods Yard (anticipate complete in September) + plan for **Paint Booth Rehabilitation**
- **New Elevator** at Castro Station; construction contract awarded in January 2023.
- **Kirkland Yard Electrification** goes into Preliminary Engineering.
- **Review electrification program** schedule.
- **Decision on \$8 million RAISE Grant** for Presidio Yard, preliminary engineering + environmental review and joint-development.
- **Begin work on Cable Car Barn** environmental review, after securing \$2 million Federal Earmark.
- Release **Request for Proposals** for Station Condition Assessment.

Modernization

Modernization Program

Muni Metro East
Expansion

Potrero Yard
Modernization

Kirkland Yard
Modernization

Presidio Yard
Modernization

We have adjusted the Modernization Program based on the following:

- Muni Service
- Fleet requirements
- Regulatory requirements around electrification
- Funding availability + maximizing resources.

The original 2017 Facilities Framework **designed the Building Progress Program to be adaptable** based on changing circumstances.

- Fleet Requirements
- Technology Changes
- Scope, Schedule and Budget Feasibility

Modernization

ORIGINAL PROGRAM (2017)

The original program required a “swing” trolley facility at Muni Metro East on the expansion property and assumed that requirements for electric busses would immediately be met at Potrero and Presidio Yards.

Muni Metro East Expansion

Expand the site into the undeveloped 4 acres for a trolley coach facility



Potrero Yard

Rebuild as multi-level trolley and motor coach facility with private development above



Presidio Yard

Rebuild as multi-level trolley and Zero Emission Bus Facility with private development adjacent



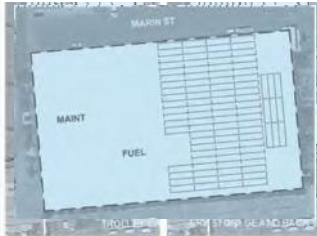



Kirkland Yard

Rebuild as a multi-level facility with private development above



UPDATED PROGRAM (2019)

Based on stormwater requirements, fleet movements and requirements on site, the maintenance component of the trolley facility was going to be placed at the 1399 Marin Facility.

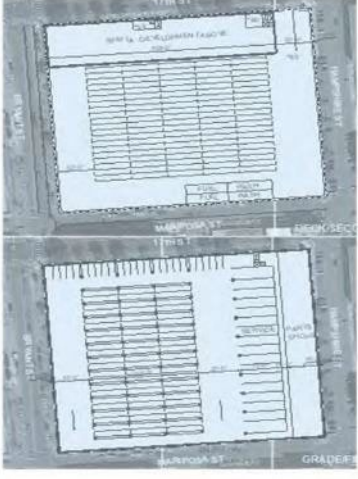



<p>Muni Metro East Expansion</p> <p>Expand the site into the undeveloped 4 acres for a trolley coach facility</p>	<p>Potrero Yard</p> <p>Rebuild as multi-level trolley and motor coach facility with private development above</p>	<p>Presidio Yard</p> <p>Rebuild as multi-level trolley and Zero Emission Bus Facility with private development adjacent</p>	<p>Kirkland Yard</p> <p>Modernize as a new Zero Emission Bus Facility</p>
<p>1399 Maintenance Facility</p> <p>Build a trolley coach maintenance facility.</p> 			



Modernization

UPDATED PROGRAM (2023)

Adjustments to the Modernization Program are based on service, fleet, regulatory requirements around electrification, funding availability, and maximizing resources.

Potrero Yard	Kirkland Yard	Presidio Yard	MME Expansion
Rebuild as multi-level trolley and motor coach facility with private development above	Modernize as a new Zero Emission Bus Facility	Rebuild as multi-level trolley and Zero Emission Bus Facility with private development adjacent	Expand facility for rail storage.
			



In February 2022, the SFMTA completed its **Battery Electric Bus Facilities Master Plan**.

- Established *projects and sequencing* for charging infrastructure.
- Preliminarily identified *power requirements*.
- Schedule based on current *aggressive regulatory requirements*.

Electrification

Electrification Program

Kirkland Yard
Electrification

Woods Yard Pilot
Phase II

Islais Creek Pilot
Phase I

Presidio Yard
Modernization

The Electrification Program readies the SFMTA for transition to Battery-Electric Bus.

- Reviewing fleet requirements.
- Negotiating regulatory conversion schedule.
- Formalizing Program Management.

Joint-Development

Joint-Development Program

Potrero
Yard

Presidio
Yard

Moscone
Garage

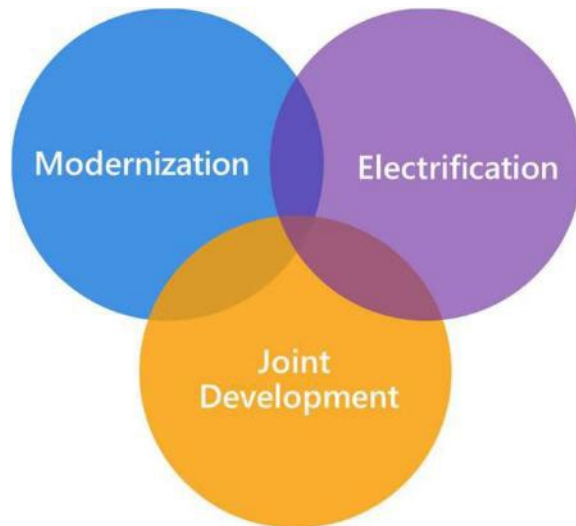
5th and Mission
Garage

The Joint-Development maximizes land-use to generate revenue for transportation.

- Advancing Potrero Yard Housing Project.
- Completed Caltrans Planning study for Presidio Yard; awaiting RAISE Grant.

Conclusion

A once in a generation opportunity.
BUILDING PROGRESS



The Building Progress Program represents a once-in-a-generation opportunity to tackle major state of good repair needs, raise revenue for transportation and future proof our facilities campus to provide for the transportation needs of San Francisco today and tomorrow.



Contractor Procurement (Bus Yard Infrastructure)

Chris Jauregui, Potrero Neighborhood Collective (PNC)



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Contractor Procurement Overview

As part of the Predevelopment Agreement (PDA), PNC is responsible for conducting early Contractor procurement. Contractor procurement is planned to occur in phases:

Bus Yard Infrastructure Facility (2023 - 2024)

- Two-step procurement that includes a Request for Qualification (RFQ) and Request for Proposals (RFP)
- Select up to four (4) Shortlist Respondents after RFQ
- Select one (1) Design & Construction (D&C) Contractor to design and construct the Bus Yard and Common Infrastructure.

Housing and Commercial Facility (Date TBD)

- Construction Manager / Owner's Representative (ex. permit applications and coordination, cost analysis, scope and schedule analysis, etc.) – role required by Mayor's Office of Housing and Community Development (MOHCD)
- To involve one or more separate contractor procurement processes

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Contractor Procurement Schedule

PNC released a Request for Qualifications (RFQ) on July 5, 2023 for the Infrastructure Facility to prospective prime contractors.

Below identifies key milestone dates in the procurement of a Prime Contractor for the Bus Yard Infrastructure Facility:

Activity	Date
RFQ released to Respondents	July 5, 2023
Deadline for submission of SOQs (“SOQ Due Date”)	September 1, 2023 at 2:00PM PT
Interviews (if required)	August / September 2023
Anticipated selection of Shortlisted Respondents*	September 2023
Anticipated release of draft RFP*	October 2023
LBE Contractor Outreach Event	TBD
Anticipated Proposal due date*	January / February 2024
Anticipated Preferred Proposer selection*	February / March 2024

Procurement schedule is subject to change.



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Contractor Procurement Evaluation Criteria

Contractor responses to the RFQ will be reviewed based on established evaluation criteria including:

- Financial and Bonding Capacity (25%)
- Relevant Experience (40%)
- Key Personnel (15%)
- Project Approach (20%)

Review process:

1. Responsiveness to RFQ Requirements Review
2. Review of Administrative Submission to determine whether Respondent has provided all required forms
3. Statement of Qualification Scoring using the established evaluation criteria

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Contractor Procurement Key Aspects

- Contractual structure includes Arcadis/IBI Group as Architect
- Compliance with the Environmental Impact Report (EIR) Mitigation Monitoring and Reporting Program (MMRP)
- No contractor obligation to finance any portion of the Project
- Local Hire Policy, SFMTA Employee Trainee program and other related requirements enforced
- Accept obligations of any Project Labor Agreement(s) that may apply to Project
- Continued public engagement, including with the Potrero Yard Neighborhood Working Group
- Local Business Enterprise (LBE) utilization and related requirements enforced

This is not an exhaustive list of Infrastructure Facility Contractor requirements. The Request for Qualifications (RFQ) further details respondent requirements.



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Economic Inclusion through Local Businesses and Residents

Local Business Enterprise (LBE)

PNC prioritizes LBE participation during the Pre-Development and Project Agreement phases.

- 6** Certified LBEs supporting PNC during Predevelopment phase (to date)
- 20%+** LBE participation goal during D&C period
- P** Consideration of all LBEs including those located in/around Project area and those certified as Micro LBEs

Local Hiring and Related Workforce

PNC will maximize SF residents working on Potrero Yard by requiring selected contractor to participate in:

- SFMTA's Employment Training Program
- City's First Source Hiring Program
- City's Local Hiring Policy
- Workforce Development Program(s) focused on most disadvantaged communities

Additionally, PNC is initiating conversations with relevant trade councils and unions about the Project.



Local Business Enterprise (LBE) Utilization Plan

Jennifer Trotter, Potrero Neighborhood Collective (PNC)



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LBE Participation

Maximizing LBE participation during Project Agreement phase in partnership with selected builder(s). Construction will be procured in phases with the Bus Yard Infrastructure facility being procured first.

Table 28-5: LBE Goals

	INFRASTRUCTURE LBE%	HCC LBE%
Design Work	25%	25%
Construction Work	20%	20%
Facility/Property Management	20%	20%

Listed goals are based on PNC's current trade analysis and existing commitments made with certified LBE partners. Goals may change based on ultimate subcontracting allocations and final design of Project.

The HCC is anticipated to be funded by multiple funding sources that may have differing supplier inclusion requirements.

LBE Certification and eligibility requirements can be found at <https://sf.gov/departments/contract-monitoring-division>



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LBE – Predevelopment Agreement (PDA) Phase

PNC's LBE Utilization Plan is in *draft* form with plans to finalize prior to Prime Contractor selection for the Bus Yard Infrastructure facility. Additional updates may be presented to the SFMTA for approval at a later date.

During the PDA phase, PNC is prioritizing LBE inclusion by:

- Holding small group meetings with LBEs and LBE advocacy organizations to provide Project updates and overview of PNC's commitment to LBE inclusion.
- Requiring RFQ respondents to propose an early-stage approach to LBE inclusion and share past experience of including certified LBEs and/or other small, local, or disadvantaged businesses.
- Hosting an LBE outreach event with Prime Contractor bidders during the RFQ/RFP process.
- Providing LBEs with the list of Prime Contractor bidders that received the RFQ.

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LBE – Project Agreement (Bus Yard Infrastructure)

To meet LBE participation goals and maximize Micro-LBE inclusion, PNC expects Prime Contractor to:

- Conduct early and often outreach to prospective LBEs, including targeted outreach to LBEs near the Project site and in City's most disadvantaged communities
- Bid out reduced sized scopes that allow Micro- and Small-LBEs to compete
- Provide assistance to LBEs (ex. mentoring / coaching, capacity building training)
- Identify consequences for non-LBE 1st tier contractors that do not have (sufficient) LBE participation
- Maintain LBE Liaison and Trucking Liaison (construction)
- Regularly report LBE participation to SFMTA
- Identify potential set-asides for micro-LBEs



Next Steps

Chris Jauregui, Potrero Neighborhood Collective (PNC)



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Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- NOTE: previously scheduled CTA Community Advisory Council and CTA Board meetings will be rescheduled
- **Next Working Group meeting: August 8, 2023**
- Listening Sessions with various community stakeholders including (schedules pending, dates TBD)
- Briefings and focus group sessions with LBE (including Micro-LBE) advocacy organizations and LBEs (schedules pending, dates TBD)



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Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.



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