



SFMTA



# BUILDING PROGRESS

Program Update

SFMTA Board of Directors  
November 1, 2022

949

## BUILDING PROGRESS Program Overview

5-Years in the **Building Progress Program** *continues to* lead in innovative project delivery, resilient planning and community outreach.

The SFMTA launched the Building Progress Program in Fall 2017.

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

**State of Good Repair**

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

**Resiliency**

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

**Community**

## Core programs and initiatives currently include the following.

### Modernization Program

Muni Metro East Expansion  
Potrero Yard Modernization  
Presidio Yard Modernization  
Kirkland Yard Modernization

### Electrification Program

Woods Chargers Pilot Project  
Battery Electric Bus (BEB)  
Facility Master Plan

### Cable Car Barn Program

Cable Car Barn Improvements  
Cable Car Barn Master Plan

### Joint-Development Program

4th and Folsom  
Parking Garages  
Surface Parking Lots  
Yard Modernization

### Capital Program

Burke Rehabilitation  
Presidio Lifts & Scott Lifts  
1200 15<sup>th</sup> Street PCO HQ  
Station Escalators  
Operator Restrooms

### Facility Condition Assessment (FCA) Program

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

## 2017 Facilities Framework (PLAN)



- Facility Condition Assessment
- Fleet Requirement Analysis
- Organizational Assessment
- Alternatives Analysis
- Corrective Maintenance Program
- Preventative Maintenance Program
- 15-Year Capital Program

Link: [2017 SFMTA Facilities Framework](#)

The Framework was a **dynamic plan** for the upgrade, management, acquisition and development of the SFMTA's buildings and grounds.

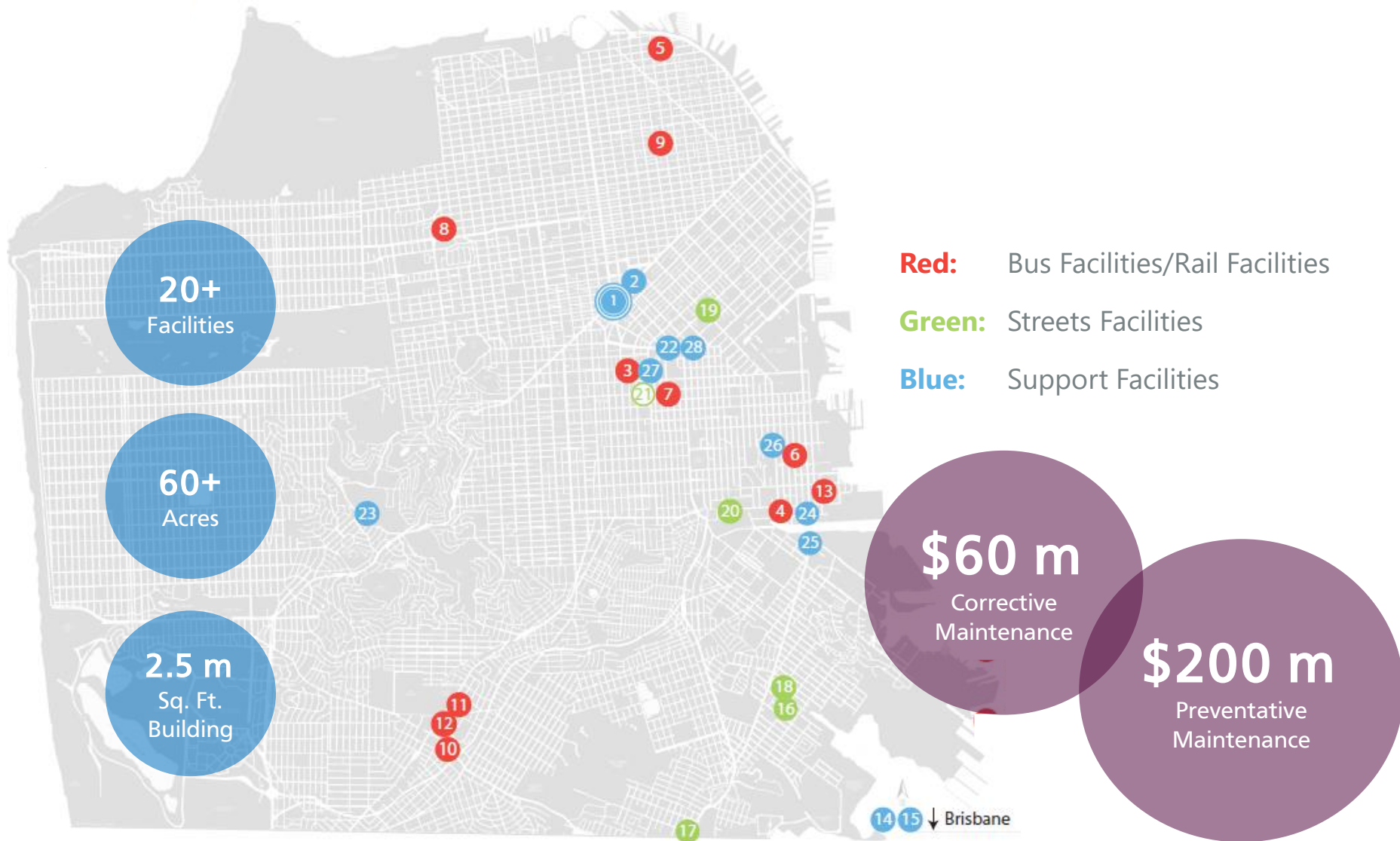
It included a **flexible improvement program** to deal with facility conditions, safety, workforce satisfaction and a changing and growing transit fleet and evolving mobility needs.

Most important, the framework included **costs and realistic, constrained financial scenarios.**



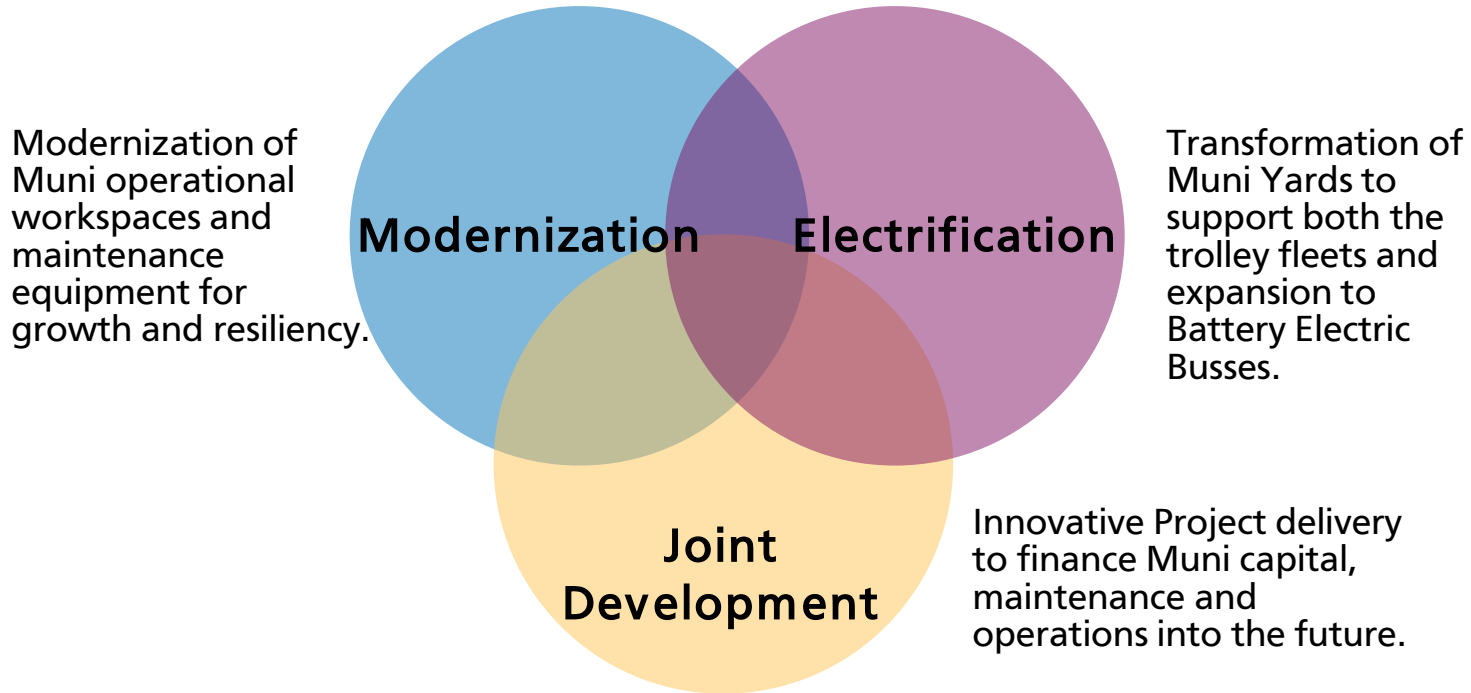
# BUILDING PROGRESS

## 2016 Facilities Condition Assessment (FCA Program/FIX)



## **Modernization Program (DELIVER)**

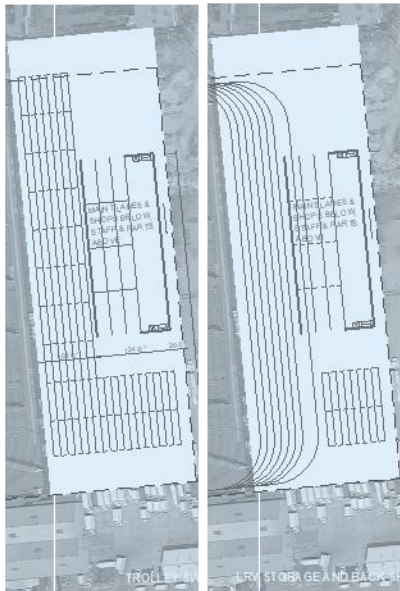
The **Building Progress Modernization Program** is a \$2 billion+ capital program designed to meet the current and future facility needs of the SFMTA.



# BUILDING PROGRESS Modernization Program

## MME

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



Project at 100% design

## Potrero

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



Predevelopment Agreement Phase

## Presidio

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



Planning/Site Programming

## Kirkland

Modernize as a new Zero Emission Bus Facility



Planning



## BUILDING PROGRESS Innovation

The Building Progress Program **uses both best practice and lessons learned** from prior SFMTA capital initiatives to optimize project delivery.

- Master Scheduling & Sequence
- Master POETS Outreach Plan
- Master Multi-Departmental MOU
- Master Cost Estimator
- Contract Management/BAFO
- Parallel Task/Initiative Management
- Project Risk Management & Registers
- Pay-Go Financial Model
- Innovative Project Delivery (P3, etc.)
- Implementing Project Mgt. Oversight

### **Secured as needed technical support before it was needed:**

WSP (Electrification)  
Hatch (Urban Design)  
SWCA (Environmental Review)  
ARUP (Joint-Development Advisor)

### **Held 3 All-Day POETS workshops for long range outreach planning**

Key Messages  
Commitments to the Community  
Layers of Engagement

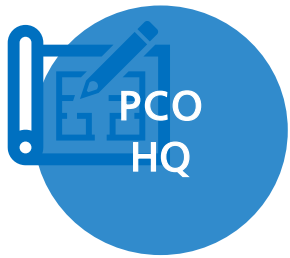
### **Implementing various delivery models**

Design Build/Finance/Maintain (DBFM) @ Potrero  
Progressive Design-Build @ 1399 Marin  
Early Works Construction @ Muni Metro East  
Sequenced Multi-Phase Construction @ Burke



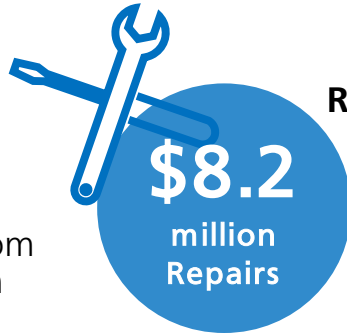
# BUILDING PROGRESS

## Performance



**PCO  
HQ**

**1200 15<sup>th</sup> Street:**  
Transferred property from GSA; began design



**\$8.2**  
million  
Repairs

**Restroom** Refresh Campaign  
**HVAC** Campaign  
**Breakroom** Campaign



**Islais  
Creek**  
Completed



**MME**

**Muni Metro East Expansion:**  
Environmentally Cleared; 100% designed



**17**  
Escalators

**Rebuilt** at:  
Montgomery  
Powell  
Hallidie Plaza  
Civic Center  
Van Ness  
Church  
Castro



**Burke**  
Completed



**Potrero**

**Potrero Modernization:**  
Draft EIR Complete; Special Legislation; P3 RFQ/RFP Released



**14**  
Operator  
Restrooms

**New operator convenience facilities** at various terminal locations



**Bancroft**  
Completed

## Next Steps

Over the next 12-months **several projects will move from planning into design and from design to construction**, here are a few things that will occur:

- **New bus washer** will be completed at Woods Yard.
- **Construction begins on a new elevator at Castro Street Station**, one of two new accessible elevators planned for the Muni Metro System.
- **Construction begins at Muni Metro East** increasing storage and maintenance capacity and allowing for the modernization of facilities across San Francisco.
- **Design will begin for Potrero Yard** setting the template for P3 projects going forward and baseline best practice.
- **Planning will advance, with outreach and environmental review beginning** at Kirkland Yard and Presidio Yard.
- **Station condition assessment will begin** at the Muni Metro Stations.

In 2016, the SFMTA made this infrastructure a priority as it was **a growing risk to our operations and an important priority for our workforce.**

Stations and  
Facilities represent  
**41% of  
Asset Value**

2021 Asset Backlog  
2<sup>nd</sup> Highest  
**\$906 million**

2022 GO Bond short  
of 2/3rds  
**(\$250 million)**

Program is **highly dependent on local funding.**

Extreme pressure to **meet maintenance, storage and electrification needs**  
(operational and regulatory requirements).

Managing the **cost of delay versus present value.**

### Asks

The team appreciates all the support we have received to date, and will have a number of asks in the coming months:

- **Approval of the Potrero Yard Modernization Project pre-development agreement** (today).
- Approval of an as-needed **Building Progress Communications Contract** (RFP being finalized).
- Approval of an as-needed **Building Progress Environmental Review Contract** (RFP being finalized).
- Approval of an as-needed **Building Progress Urban Design Contract** (RFP to be developed; may need existing contract extension).
- Award of the **Castro Street Elevator construction contract** (completing contractor procurement process).
- **Continued advocacy** with local, regional, state and federal agencies for this critical infrastructure.



**Thank You.**