



**SFMTA**

San Francisco Municipal Transportation Agency

# **BUILDING PROGRESS**

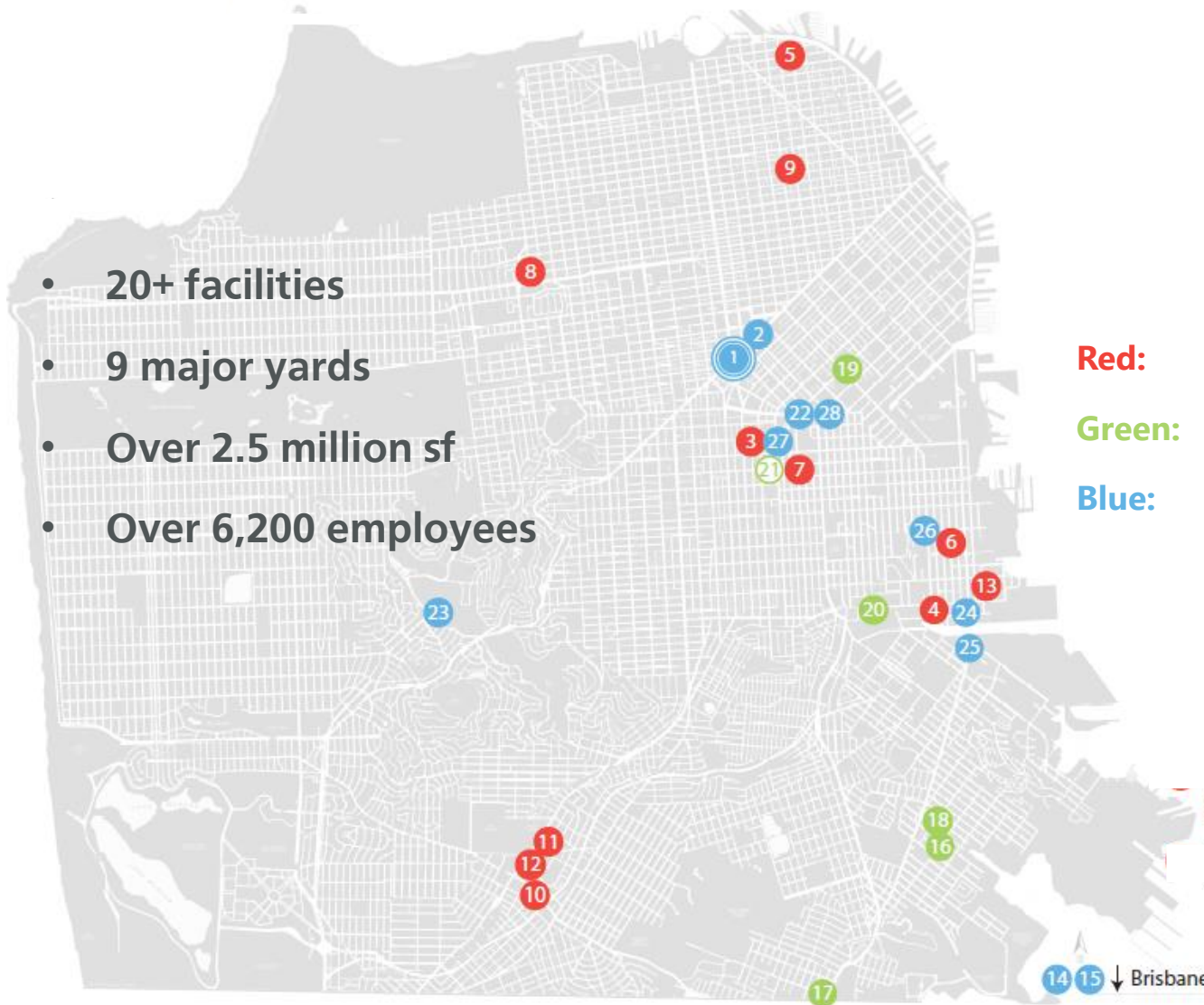
Program Update

SFMTA Board of Directors  
January 21, 2020

# BUILDING PROGRESS

## SFMTA San Francisco Campus

- 20+ facilities
- 9 major yards
- Over 2.5 million sf
- Over 6,200 employees



- Red:** Bus Facilities/Rail Facilities
- Green:** Streets Facilities
- Blue:** Support Facilities

## BUILDING PROGRESS Program Overview

*SFMTA Facilities Framework* became the **Building Progress Program** in Fall 2017.

The Building Progress Program will:

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

<https://www.sfmta.com/projects/building-progress-program>

<https://www.sfmta.com/reports/2017-sfmta-facilities-framework>

## BUILDING PROGRESS Program Overview

As part of the Building Progress Program, there are **four distinctive streams of work we track:**

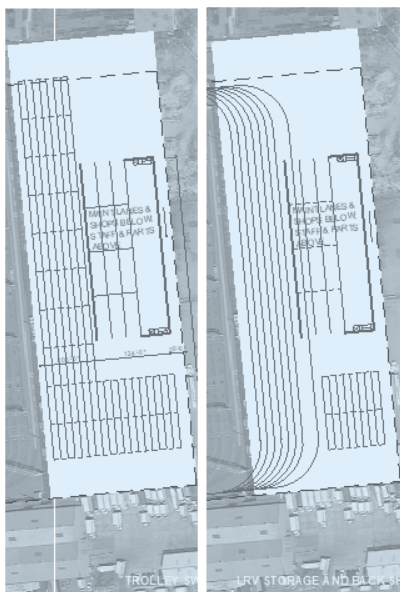
- Building Progress **PLAN:** Planning for the future of SFMTA buildings and yards; **long range and campus planning.**
- Building Progress **ENGAGE:** Engaging both internal SFMTA staff, community and neighbors and external partners.
- Building Progress **FUND:** Working to fund and managing the cashflow of the overall Building Progress Program.
- Building Progress **FIX:** Implementing the recommendations of the **2016 Facilities Condition Assessment;** repairing and upgrading buildings and yards via maintenance campaigns.
- Building Progress **DELIVER:** Implementing the programs and projects recommended in the **2017 SFMTA Facilities Framework;** capital design and construction.

# BUILDING PROGRESS – PLAN

## Modernization Program

### Muni Metro East (MME)

Build for trolley coach swing, convert to rail and shop uses



### Potrero

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



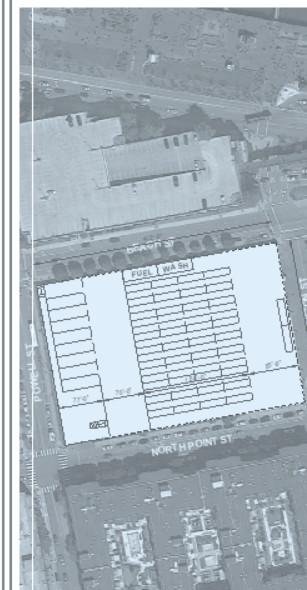
### Presidio

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



### Kirkland

Rebuild as motor coach facility

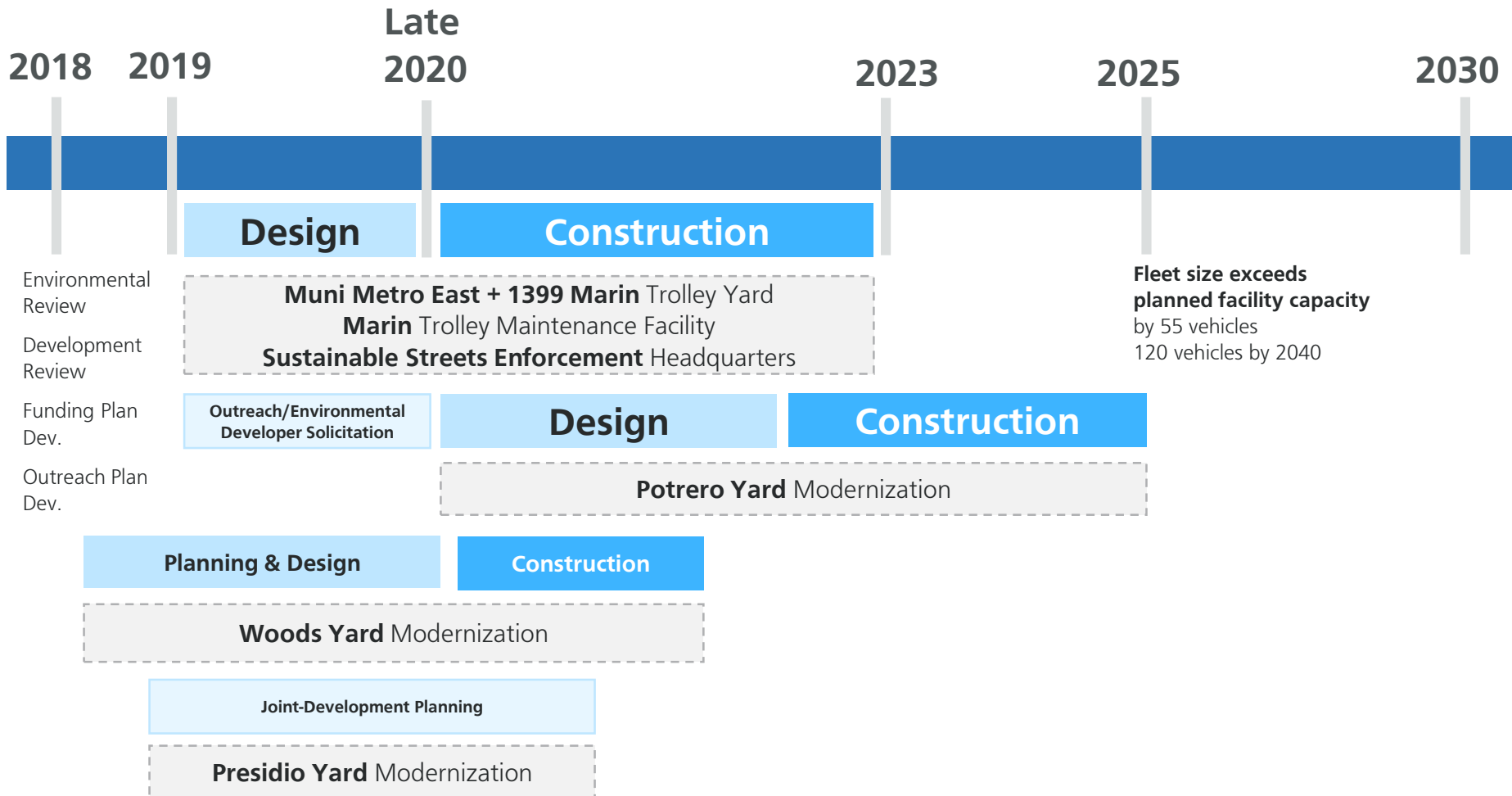


*Use MME for swing while rebuilding Potrero & Presidio and lease while rebuilding Kirkland*

# BUILDING PROGRESS – PLAN

## Program Schedule

Where we stand.



# BUILDING PROGRESS – PLAN

## Muni Metro East Expansion



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### Muni Metro East

Temporary Trolley Bus Operations Facility

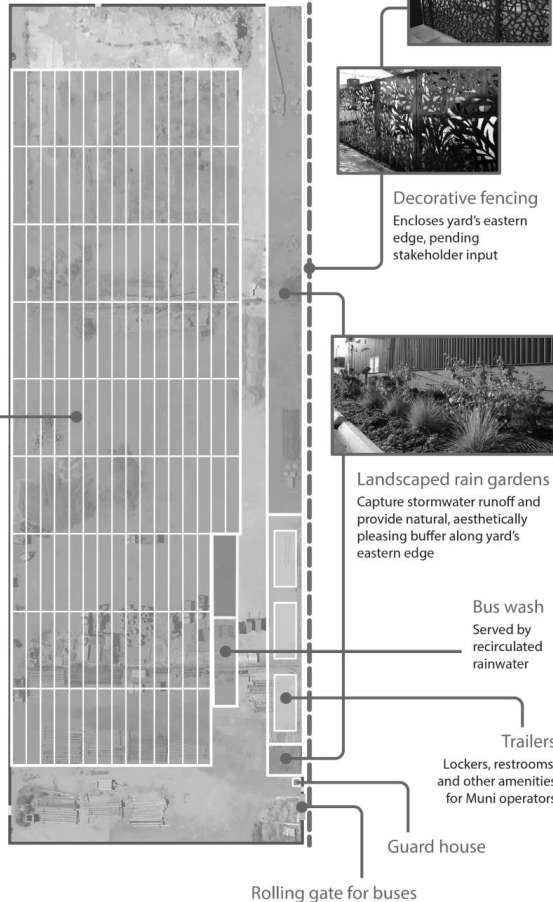
#### Purpose

Hosting trolley bus operations during the rebuilding of Potrero and Presidio Yards

#### Features

- Plenty of site lighting
- 24-hour security on site
- 3 pedestrian gates
- 20' rolling gate for buses
- All bus access from Maryland Street

Trolley bus yard  
Provides parking for  
138 60-foot buses



Decorative fencing  
Encloses yard's eastern  
edge, pending  
stakeholder input

Landscaped rain gardens  
Capture stormwater runoff and  
provide natural, aesthetically  
pleasing buffer along yard's  
eastern edge

Bus wash  
Served by  
recirculated  
rainwater

Trailers  
Lockers, restrooms,  
and other amenities  
for Muni operators

Guard house

Rolling gate for buses

## Muni Metro East Expansion Project is now in preliminary engineering.

- Critical first project for the Modernization Program
- Scope includes the construction of a temporary trolley coach yard on 4 acres of Muni Metro East. This allows Potrero, Presidio and Kirkland to be rebuilt over the next 10 years
- Vehicles will be stored at MME, while maintenance will occur at the 1399 Marin which will be retrofitted for day-to-day vehicle maintenance



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# BUILDING PROGRESS Potrero Yard Modernization Project



## MUNI OPERATIONS

- Key bus maintenance and storage facility
- Modern facility to support new fleet



## LAND USE

- Could another use go above the bus yard?
- Any use must be compatible and buildable with core transit function
- Is this a good site for light industrial uses, housing, and/or retail?



## PROJECT FUNDING

- SFMTA's financing strategy includes bond and voter-approved measures
- Can joint development offset some project costs?
- How does this align with other land use policy goals (i.e. affordable housing?)



## URBAN DESIGN

- How can a bus facility be a good neighbor?
- Historic preservation and adaptive reuse
- Shadow impact and relationship to Franklin Square



## RESILIENCY & TRANSPORTATION DEMAND

- New facilities resolve seismic concerns and are more energy efficient
- SFMTA is developing an Agency-wide TDM Plan to increase employee travel options and help with neighborhood parking impacts







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## BUILDING PROGRESS

# Potrero Yard Modernization Project



### 102,000

Muni riders rely on buses from Potrero Yard every day.  
(~14% of Muni riders)



Potrero Yard was built to serve 100 street cars. Today it serves 136 trolley buses for eight routes. In many of the maintenance bays the ceiling is too low to do roof repairs indoors or lift buses to repair them from below.

## FUTURE BUS CAPACITY



### 206 buses



### 24 bus bays



### 3 stories of transit (subject to site design)

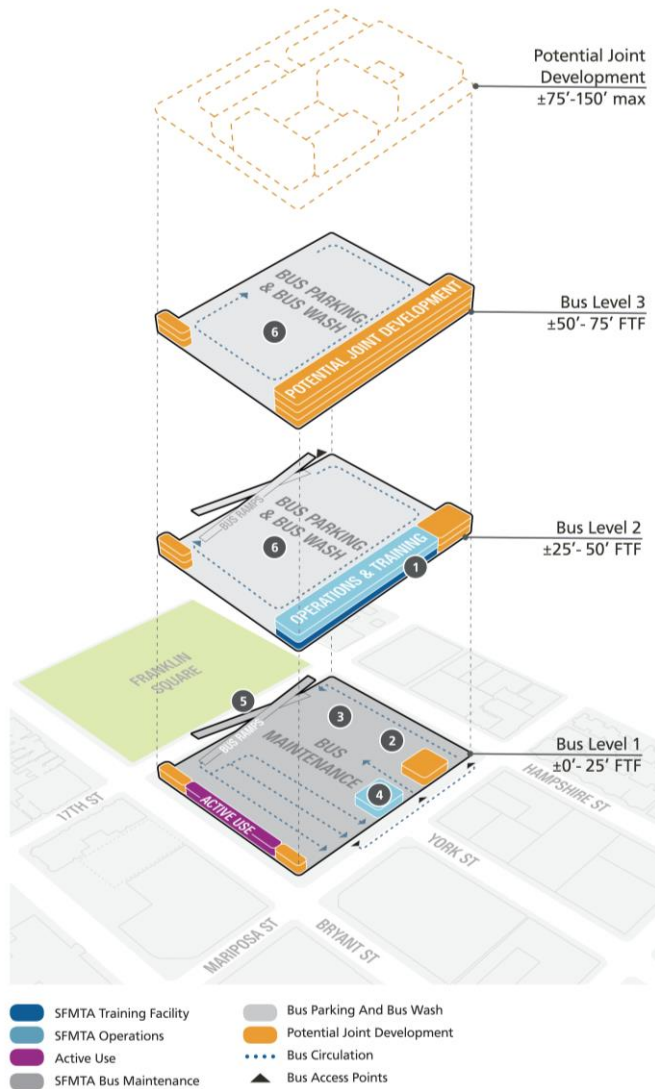


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BUILDING PROGRESS

# BUILDING PROGRESS – PLAN

## Potrero Yard Modernization Project



- SFMTA working in partnership with Office of Economic and Workforce Development (OEWD), Planning, and Mayor’s Office of Housing and Community Development (MOHCD) has developed the proposed development program:
  - ~560 units
  - 50% affordability target
  - 150’ maximum height
- Final design criteria, equipment list, and conceptual drawing package are complete
- The Planning Department has provided detailed urban design direction, which we have incorporated into the project
- Updated financial model has been reviewed with our partners at OEWD

## BUILDING PROGRESS – PLAN

# Presidio Modernization Project



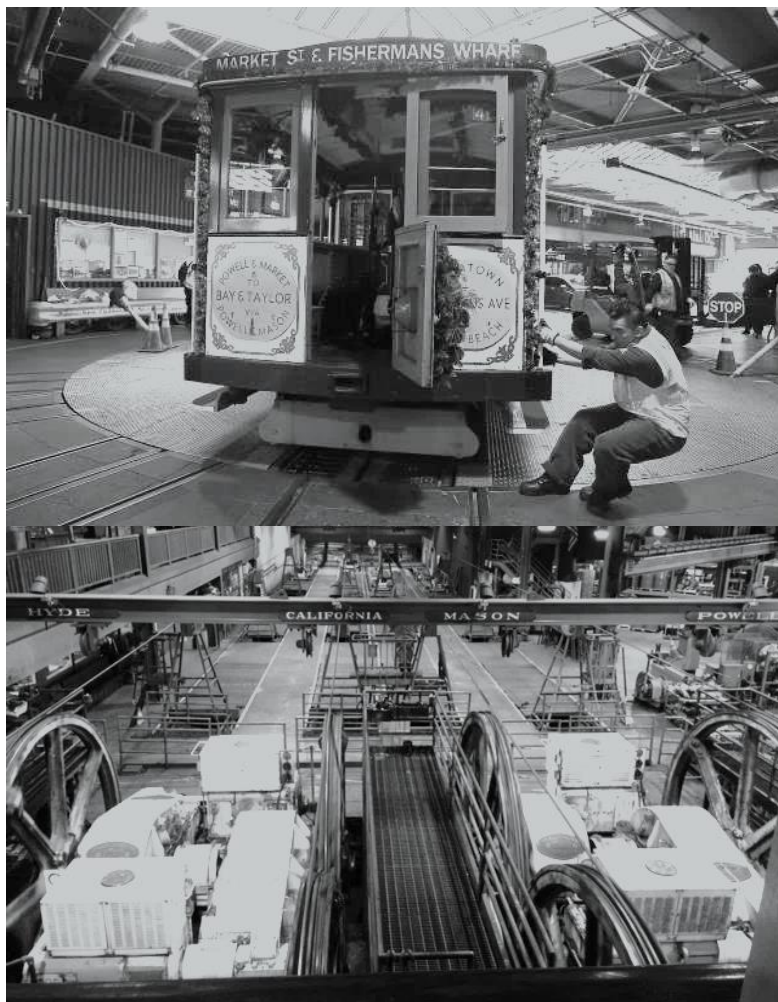
### Presidio Yard Modernization Project planning phase anticipated to kick-off in 2020.

- Caltrans Planning Grant received in 2019 to support the planning phase of this project – total \$557,000
- Scope is to develop a plan for the reconstruction of the trolley yard
- In addition to commencing the planning phase of the rebuild and modernization project, the scope includes studying opportunities for complementary land uses at the site and will recommend strategies to improve pedestrian and bicycle connectivity and safety in the project vicinity

## BUILDING PROGRESS – PLAN

# Cable Car Barn Structural & Electrical Upgrade Project

(Cable Car Modernization Project)



**Working on planning effort for improvements and upgrades at the Cable Car Barn.**

- Currently working on developing a building master plan for a full modernization project
- Consensus on the priority upgrade of the 12 kV Electrical System; goal also to maintain maximum design flexibility within the building
- Public Works and SFMTA Capital Programs and Construction are supporting this effort

## BUILDING PROGRESS – PLAN

# SSD Enforcement Headquarters (1200 15<sup>th</sup> Street)



**Currently in planning phase for a new permanent headquarters for Sustainable Streets Enforcement staff.**

- Staff currently housed in a leased facility at 505 7<sup>th</sup> Street
- Current lease for five years = \$6.8 million
- Completed tenant improvements
- Finalized a jurisdictional transfer of 1401 Bryant Street (prior Overhead Lines Facility) to City Administrator/Animal Care & Control, in exchange for building at 1200 15<sup>th</sup> Street.
- Advances policy of permanent operations in owned facilities, reducing long term lease and rent costs
- Consolidates operations with Flynn Yard and Scott Garage in same location

## BUILDING PROGRESS – FIX

# 2016 Facilities Condition Assessment

15 Facilities went through a thorough assessment reviewing building and system condition. The result was **\$60.4 million in repairs**, and a program of **\$140.2 million to keep these facilities in a State of Good Repair**.

Facility	Building square feet	Site acres	2016 Backlog	2017 - 2036 Cost
Flynn	266,000	6.2	\$ 6,658,000	\$ 18,767,000
Kirkland	13,200	2.6	\$ 1,542,000	\$ 1,689,000
Woods	158,000	8.2	\$ 16,648,000	\$ 12,405,000
Presidio	158,000	5.4	\$ 593,000	\$ 14,140,000
Potrero	155,000	4.4	\$ 4,700,000	\$ 6,705,000
Cable Car	83,700	1	\$ 6,858,000	\$ 7,372,000
Green	191,000	6.7	\$ 6,234,000	\$ 24,967,000
MME	163,000	16.9	\$ 6,747,000	\$ 14,363,000
Alameda	7,000	N/A	\$ 344,000	\$ 10,333,000
Bancroft	90,000	1	\$ 501,000	\$ 2,172,000
Bryant	48,000	1.1	\$ 3,107,000	\$ 1,368,000
Burke	103,000	2.4	\$ 2,571,000	\$ 1,928,000
Lenox	10,000	NA	\$ 356,000	\$ 853,000
Pennsylvania	88,000	2	\$ 171,000	\$ 15,501,000
Scott	118,000	1.1	\$ 989,000	\$ 7,613,000
<b>Total</b>	<b>1,651,900</b>	<b>59</b>	<b>\$ 60,388,000</b>	<b>\$ 140,168,000</b>

# BUILDING PROGRESS – FIX

## Restroom and Breakroom Campaign – Flynn Yard



# BUILDING PROGRESS – FIX Heating Ventilation and Air Conditioning (HVAC) Campaign – Green Yard (Air Handler Units)



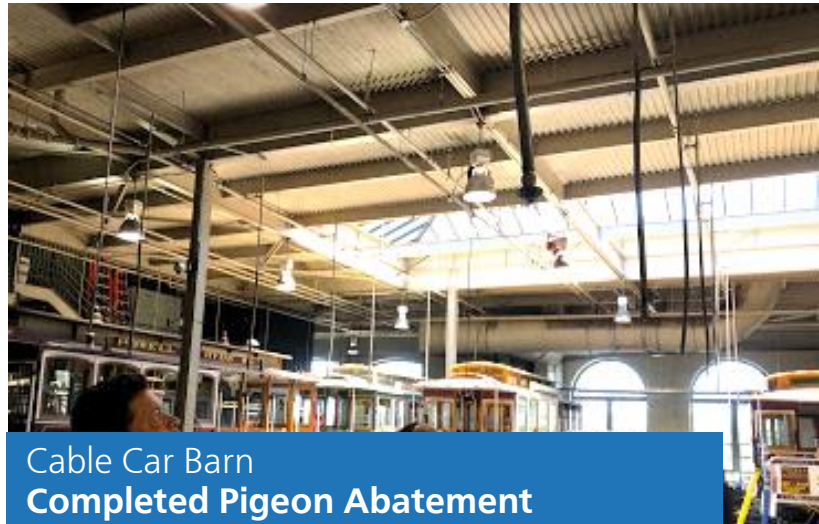


# BUILDING PROGRESS – FIX

## Other Maintenance Campaign Improvements



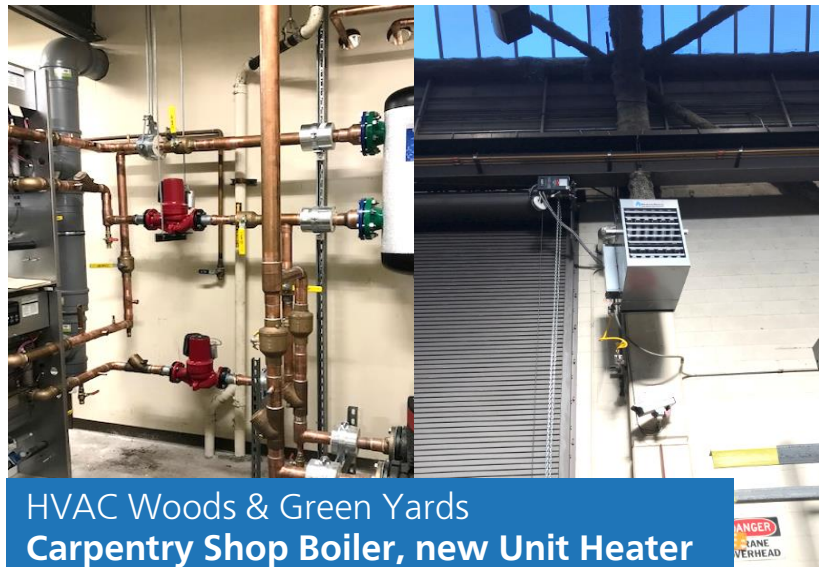
Woods Yard  
New Trash Compactor



Cable Car Barn  
Completed Pigeon Abatement



Kirkland Yard  
New Roof Layer & Drains



HVAC Woods & Green Yards  
Carpentry Shop Boiler, new Unit Heater

## BUILDING PROGRESS – FIX Repair Campaigns

- Cable Car Barn – pigeon abatement
- 505 7<sup>th</sup> Street – tenant improvements
- Green Yard – repairs & renovations
- Green Annex – HVAC repair
- Cameron Beach– compressor replacement
- Kirkland – compressor & roof replacement
- Woods Yard – HVAC repair, renovation
- Flynn Yard – Restroom and breakroom refresh
- Presidio – restroom renovation and refresh
- 6<sup>th</sup> and Townsend – yard improvements
- 571 10<sup>th</sup> Street – building/portable replacement

Optimizing facilities for the workforce is a key priority. We are currently implementing multiple campaigns, including:

- HVAC
- Breakrooms/Restrooms
- Streets Enforcement
- Compressors

# BUILDING PROGRESS – DELIVER

## Major Projects Completed/Opened

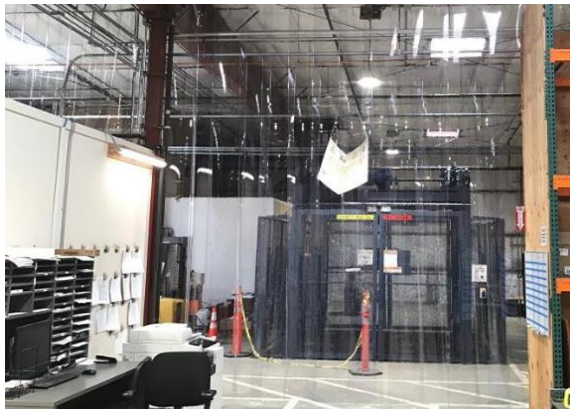
Burke Reconstruction Project



Bancroft Reconstruction Project



Islais Creek Phase II Project



## BUILDING PROGRESS – DELIVER

# Project Delivery Update

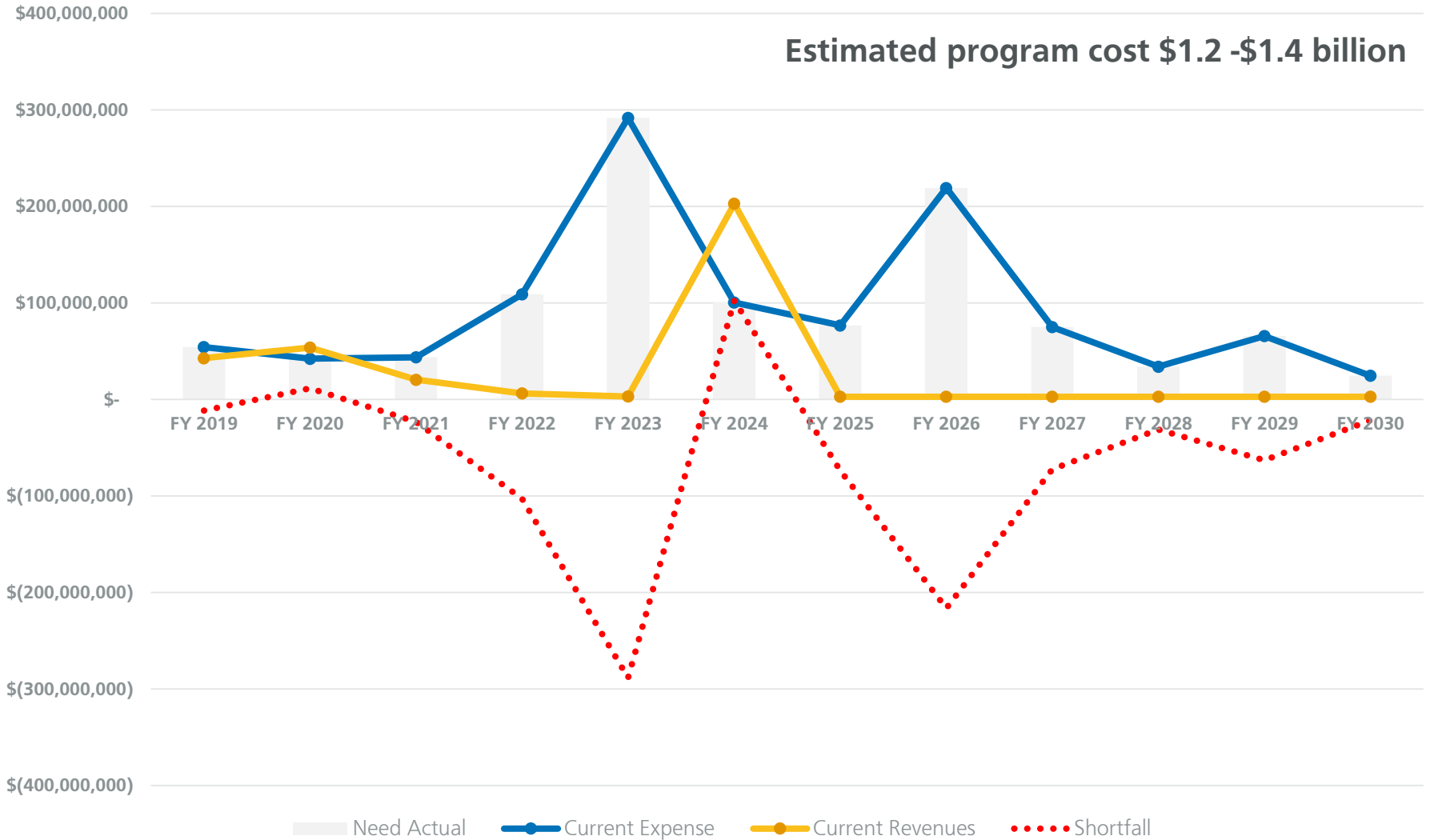
- Fall Protection Systems
- Fire Life Safety Project
- Subway Escalator Renovation Phase II
- Underground Storage Tank Project
- 1 South Van Ness Implementation
- 11 South Van Ness Customer Service Center
- Forest Hill Irrigation Improvement
- Project Presidio Lifts Replacement Project
- MME HVAC and Boiler Replacement Project
- Scott Lift Replacement Project
- Castro Station Elevator Project
- Woods Modernization Project
- Cable Car Barn Modernization (Master Plan)
- Electric Bus Conversation Program Plan

In addition to the major projects, numerous other facility projects are in progress or completed related to:

- Safety
- Facility Optimization
- State of Good Repair
- Facility Resiliency

# BUILDING PROGRESS – FUND

## Revenue vs. Expense - Original



# BUILDING PROGRESS – FUND

## Revenue vs. Expense – Planned General Obligation Bond

### Priorities:

- 1200 15<sup>th</sup> Street Enforcement Headquarters
- Muni Metro East Expansion
- \$155 m gap on Potrero Modernization
- Pursue long term strategies for Presidio Modernization



## BUILDING PROGRESS – FUND Revenue Scenarios

### Low (est. \$396 million) = Baseline

- Includes current SFMTA 5-Year Capital Improvement Program (to FY 2023)
- Includes Proposition B General Fund Set-Aside Revenues
- Includes development impact fees (Mission Rock, Pier 70)
- Includes \$250 million from 2<sup>nd</sup> Transportation General Obligation Bond (June 2022)
- Advances last of Prop K Transportation Sales Tax for Facilities

### Medium (est. + \$152 million) = \$548 million

- Assumed State of Good Repair Funds from State Bill (SB) 1 (**secured**)
- Assumed some revenues from Regional Measure 3 (**secured**)
- Assumed revenues from a SF Transportation Measure (**Transportation Network Company - TNC Tax Approved**)

### High (est. + \$447 million) = \$995 million

- Assumes revenues generated from SFMTA Development (\$16 m/year)
- Assumes revenues up to \$75 million in Federal Funds
- Assumes new Proposition K Transportation Sales Tax Expenditure Plan

# BUILDING PROGRESS – PROGRAM IMPLEMENTATION

## Board Actions

### 1/21/2020 Board Actions

- Authorize the Director of Transportation to execute a Second Amendment to SFMTA Contract No. 2017-26 with Hatch Associates Consultants for analyzing joint development opportunities and facility upgrades at bus and rail yards. – **Site Planning Activities (Potrero Modernization Project, Presidio Modernization Project)**
- Authorizing the Director of Transportation to amend SFMTA Contract No. 2018-03, Building Progress Environmental Review and Public Outreach, with SWCA Environmental Consultants (SWCA) to add additional environmental review and public outreach services for the SFMTA's Building Progress program. – **Outreach and Environmental Review (Potrero Modernization Project)**

### 2/4/2020 Planned Board Action

- Authorizing the Director of Transportation to execute SFMTA Contract No. 2019-59, Zero Emission Facility and Fleet Transition Plan, with WSP USA Inc. (WSP) for an in-depth facility and fleet assessment to support the SFMTA's facility and operational transition to a zero-emission battery electric bus fleet, in an amount not to exceed \$2.2M and for a term of two years with two one-year options to extend. – **Electric Bus Transition Planning**