

Major Capital Projects Update

Transbay Transit Center



SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY
Plans and Programs Committee

July 21, 2015

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Project Scope



A Signature Project in the Prop K Sales Tax Expenditure Plan

- ▶ Phase 1 - Transbay Transit Center Building:
 - ▶ Temporary terminal
 - ▶ New TTC building with roof top park
 - ▶ Bus ramps and bus storage facility
- ▶ Phase 2 – Caltrain Downtown Extension
- ▶ Transbay Redevelopment including 3,000 new homes, 35% of which will be affordable



Phase 1-Project Schedule



Upcoming Milestones	Dates
Complete Below Grade Concrete / Train Box	September 2015
Complete Steel Superstructure	June 2016
Complete Above Grade Concrete	September 2016
Connect Bus Ramps to Transit Center	June 2016
Complete Exterior Curtain Wall	September 2016
Complete Finish Interiors	December 2016
Begin Bus Operations	December 2017

Phase 1 - Total Budget



Transbay Transit Center Costs in Millions (Approved in July 2013)

Planning and Design	\$217
Construction	\$1,340
Real Estate	\$84
Other Services	\$110
Other Costs	\$55
Program Contingency	\$93
Approved Baseline Budget Total	\$1,899

Phase 1 - Total Expenditures to-date



- ▶ **\$1,127.06 million spent as of May 2015**
59% of budget
- ▶ **As of June 2015, Phase 1 is 50 % complete**
- ▶ **Program Reserves have been reduced to \$5.5 million from \$87.53 million**

Phase 1 Funding



Transbay Transit Center Anticipated Funding Sources in Millions (July 2015)	
Federal: <div style="text-align: right;"> ARRA (\$400) TIFIA Loan (\$171) FTA Grants (\$62) OneBayArea Grant (\$6) FRA Rail relocation (\$3) </div>	\$642
State: <div style="text-align: right;"> Regional Improvement Program (SFCTA) (\$10) </div>	\$10
Regional: <div style="text-align: right;"> Regional Measures 1 & 2 (bridge tolls) (\$197) AB1171 (bridge tolls)(\$150) </div>	\$347
Local: <div style="text-align: right;"> Land Sales (\$510) Transit Center District (Mello-Roos)(\$199) Prop K sales tax (\$139) Other (\$53) </div>	\$901
Total:	\$1.899

Phase 1 - Construction Activities

- ▶ **Below Grade Construction – 98% complete**
- ▶ **Steel Superstructure – 37% complete**
- ▶ **TTC overall Construction – 50 % complete**



Future Work – Near Term

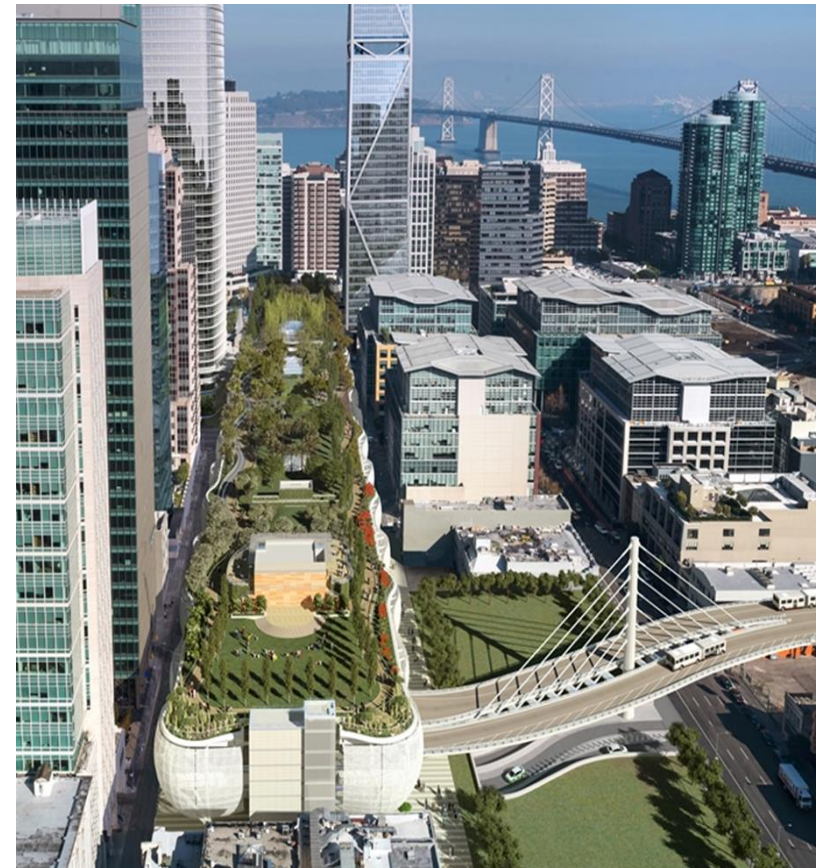


Bid Packages already awarded in 2015 :

- ▶ **Civil Site work / landscaping**
- ▶ **Interiors and Finishes**
- ▶ **Glazing packages**
- ▶ **Exterior Awning Construction**

Bid Packages to be awarded in 2015 :

- ▶ **Roof Park Landscape**
- ▶ **Topping Slabs/ Bus Crash Railing**
- ▶ **Metal Ceiling Construction**



Future Work



Remaining Scope to be awarded in 2015 :

- ▶ **Glass Floors**
- ▶ **Metal Column Covers**
- ▶ **Roof Top Mechanical/ Electrical /Plumbing**
- ▶ **Art Work**

Bid Package to be Awarded in 2016:

- ▶ **IT systems**



The SBE/DBE Program



Small and Disadvantaged Business (SBE/DBE) Utilization

Overall DBE and SBE Participation	DBE Goal	DBE Awarded	SBE Awarded	DBE Payments	SBE Payments
Life of the Program, since 2004	n/a	10%	21%	\$73,741,600	\$171,108,100
Federal Fiscal Years October 2013– September 2016	14.8%	4%	21%	\$24,484,700	\$41,749,000

Workforce Program Report July 2015



Labor Residence	Labor Hours	%
Local – East Bay (Alameda, Contra Costa, Solano)	585,849	38%
Local – North Bay (Marin, Napa, Sonoma)	53,840	3%
Local – South Bay (San Mateo, Santa Clara)	141,405	9%
Local – San Francisco	263,630	17%
Other	513,162	33%
Total Labor Hours as of July 2015	1,557,886	100%

Phase 1 - Challenges



▶ Rising project costs

- ▶ Complex design
- ▶ Competitive bid environment
- ▶ Poor quality cost estimates
- ▶ Project delay
- ▶ Soft costs
- ▶ Replenish program reserve

▶ Estimated Funding Gap

- ▶ \$247 million, based on 30% confidence level based on FTA model



Phase 1 - Funding Gap



Transbay Transit Center Funding Gap	millions
Remaining TTC Construction Awards (direct cost)	
Budget	\$ 163.84
CM/GC Estimate/Known Bid Results	\$ (303.52)
Balance	\$ (139.68)
Additional CM/GC* Costs	\$ (22.42)
Soft Costs: Construction Management Oversight	\$ (26.70)
Bus Storage	\$ (3.50)
Replenishment of Construction Contingency /Program Reserve	\$ (71.91)
Various Program Savings	\$ 17.28
Total Additional Budget Need	\$ (246.92)

* CM/GC = Construction Manager / General contractor

Phase 1 – Options to close the Funding Gap



- ▶ **Possibly defer Bus Storage implementation (\$19.5 million)**
 - ▶ **Ac Transit buses lay over under freeway**
 - ▶ **Ac Transit is concerned about increased operating costs**
 - ▶ **Amtrak buses will not have access to TTC**

- ▶ **Parcel F minimum bid (\$160 million)**
 - ▶ **mid-block between First, Second, Howard, and Natoma Streets**
 - ▶ **Connects to roof top park**
 - ▶ **Parcels originally earmarked for Phase 2**
 - ▶ **Live Auction on September 2, 2015**

Phase 1 – Options to close the Funding Gap



- ▶ **\$87.5 million funding gap still remaining :**
 - ▶ **Additional Mello-Roos (CFD):**
 - ▶ **\$200 million for Phase 1, estimated \$467 million available for Phase 2**
 - ▶ **Timing issue, need for financing**
 - ▶ **Redirecting funds from Phase2**
 - ▶ **Sponsorship opportunities**
 - ▶ **Other discretionary grants**

Transbay Transit Center Update



**THANK
YOU**