

File # 160091
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SFMTA
Municipal
Transportation
Agency



**SFMTA Dedicated Training Facility
30 Tanforan, South San Francisco**

**Budget and Finance Committee of the San Francisco Board of Supervisors
February 24, 2016**

Safe, Reliable Transit for the Riding Public

- Our goal: Safe and reliable transit for all San Francisco residents, workers, and visitors
- Reliable training is a critical component to safe and reliable transit
- Until recently, we still had an operator shortage that resulted in:
 - Missing up to 5% of scheduled service daily
 - Lowest on-time performance in years
 - High gaps and bunches
 - Approved service increases in jeopardy of implementation



Improving Service Through Stabilized Training

- Two years ago SFMTA initiated comprehensive review of Training Program and implemented changes
 - Right sized training staff for service needs
 - Right sized operator positions for service needs
 - Improved graduation rate through program review and training
- Improved program to improve service!

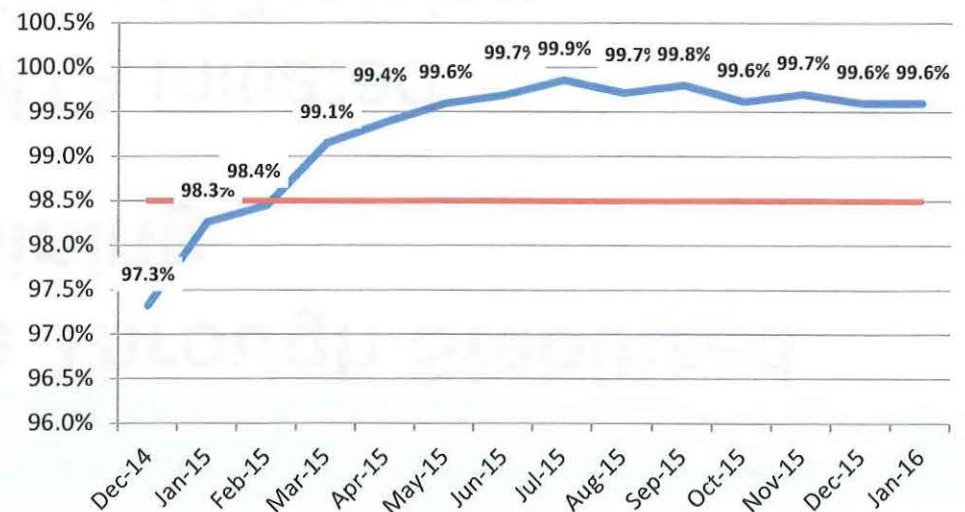
Improvement Results

- Exceeded Proposition E service delivery goal for 12 months
- On-Time Performance improving
- Gaps in service down
- Implemented three service improvements and increases over the last 1.5 years

Monthly Average Percent of On-Time Performance



Service Delivery



Vulnerability Remains

- No permanent Training Facility for the Bay Area's largest transit provider
 - No lease, no land
 - Ad hoc, month to month options disappearing
- Current situation is not sustainable
- Stable, predictable training is critical to safe and reliable service
- Guarantees that we can hire and train operators to fill service
- **Solution: Provide a dedicated Training Facility**

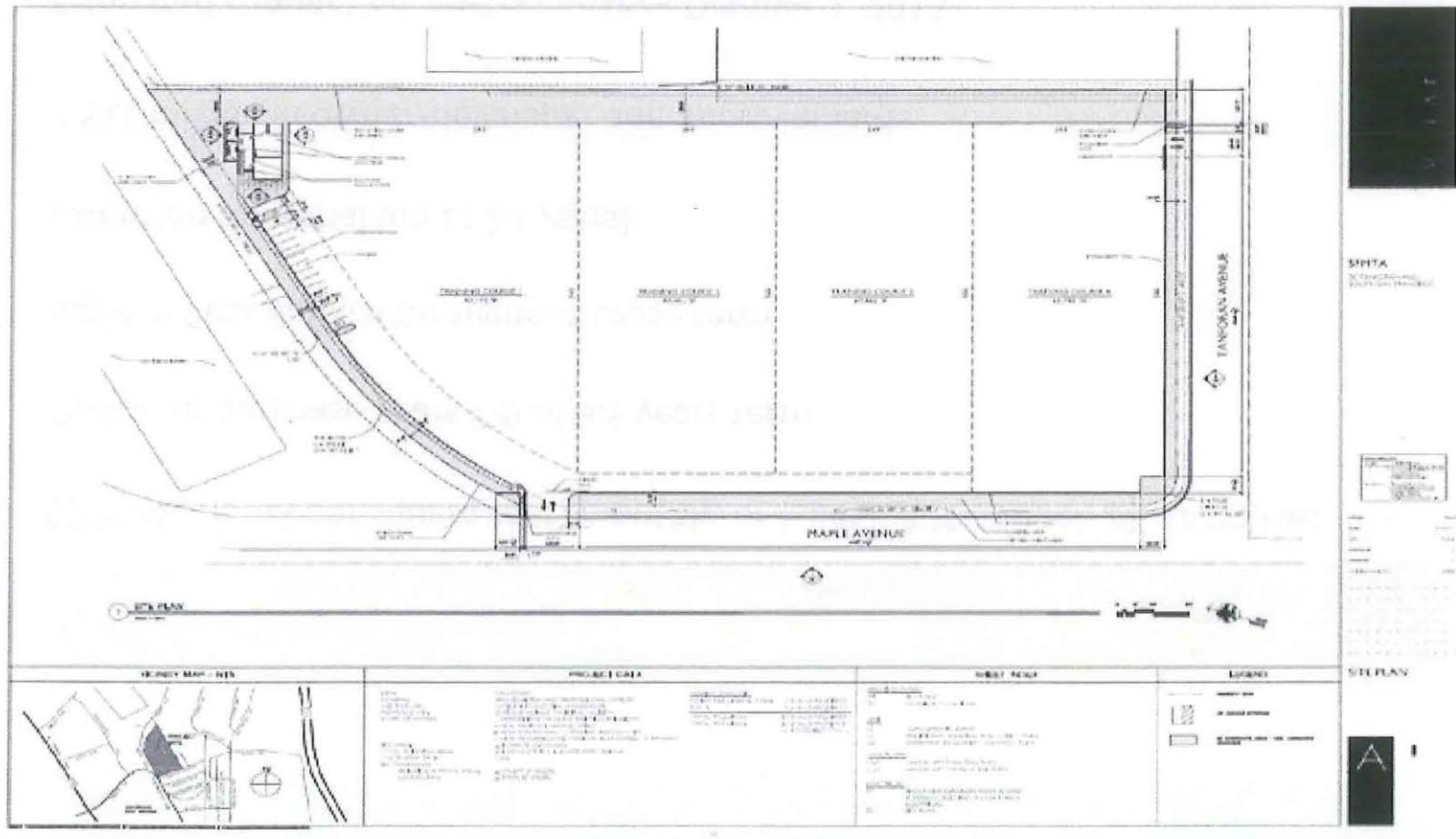
Over 25 Sites Considered

Need a large amount of open, paved space to teach operators to drive safely and teach safety skills

Site	Problems with Use
Port of San Francisco	Not consistently available
Candlestick Park Parking Lots	Now a development site
SF International Airport	Not Available
SFMTA Properties	Limited Size/Capacity and Is Difficult To Coordinate With Daily Throughput In Yards
Cow Palace	Not Consistently Available, Only 1 Week Available Every Few Months
Port of Oakland	Availability Limited to One Week a Month
Alemany Farmers Market	Not Big Enough or Consistently Available
City of Alameda (Former Naval Airstrip Lot)	Portions to be redeveloped
SamTrans Properties	Not Available Consistently; Limited Size/Difficult To Coordinate with Daily Throughput in Yards and Their Own Training
AC Transit Properties	Not Available Consistently; Limited Size/Difficult To Coordinate with Daily Throughput in Yards and Their Own Training
Private Properties	Not Large Enough Or Adequately Improved, Those That Are Large Enough, Are Redevelopment Sites

Benefits of 30 Tanforan Lease

- Consistent year round access to a new, improved training site
- Four outdoor, off-street, Transit Operator training courses (on 7.3 acres/317,988 square feet)
- Onsite bus storage and modular training classrooms



Lease Terms

\$206,692 (\$.65 per square foot) monthly, or \$2,480,304 annual, 2% increases

Option to purchase years 7-9 of 9.5 years term

Right of First Refusal throughout Lease term

Extension potential (up to 20 years)

~ \$11 million in owner/developer site improvements

Estimated completion and occupancy October 1, 2016

On January 19, 2016, the SFMTA Board of Directors approved Resolution No. 16-011 authorizing the Director of Transportation of the SFMTA to execute the Lease and to forward to the Board of Supervisors for final approval

Alternative: Another Site

- Zero sites of 30 Tanforan type and size available in the San Francisco and North Peninsula markets
- More expensive, smaller, and in poorer condition
 - San Francisco Total Industrial Market average rent: \$1.55 square foot
 - South San Francisco property rents range between ~ \$.75 and \$1.15 per square foot
- Supply decreasing region-wide

Alternative: Status Quo

- Continue Ad Hoc contracting for space with City of Alameda, Port of Oakland, and Cow Palace (note that these are no longer available)
- Continue constant and burdensome search for month to month training options and contracting with third parties
- **Jeopardize all service and safety improvements through missing hiring schedule**
 - Current operator staffing is sufficient
 - With attrition of 15 operators per month, missing just one class will result in an operator shortage
- Jeopardize future service increases and improvements

Summary

Approval of the Resolution authorizing the San Francisco Municipal Transportation Agency to execute an Industrial Lease Agreement with Tanforan Industrial Park, LLC for 30 Tanforan Avenue, South San Francisco will result in significant benefits including:

- Ensures continued improvements in service quality and safety
- Ensures consistent year round access to a new Transit Operator training site for 9.5 years with ownership potential
- Prepares San Francisco for current and future service demands, growth, and operator attrition
- Setting our Transit Operators and overall transportation system up for success by investing in critical SFMTA assets, its employees and resources

