



SFMTA

BUILDING PROGRESS

Potrero Yard Modernization Project

Project Delivery Procedure

**BOS Budget and Finance Committee
September 30, 2020**

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.

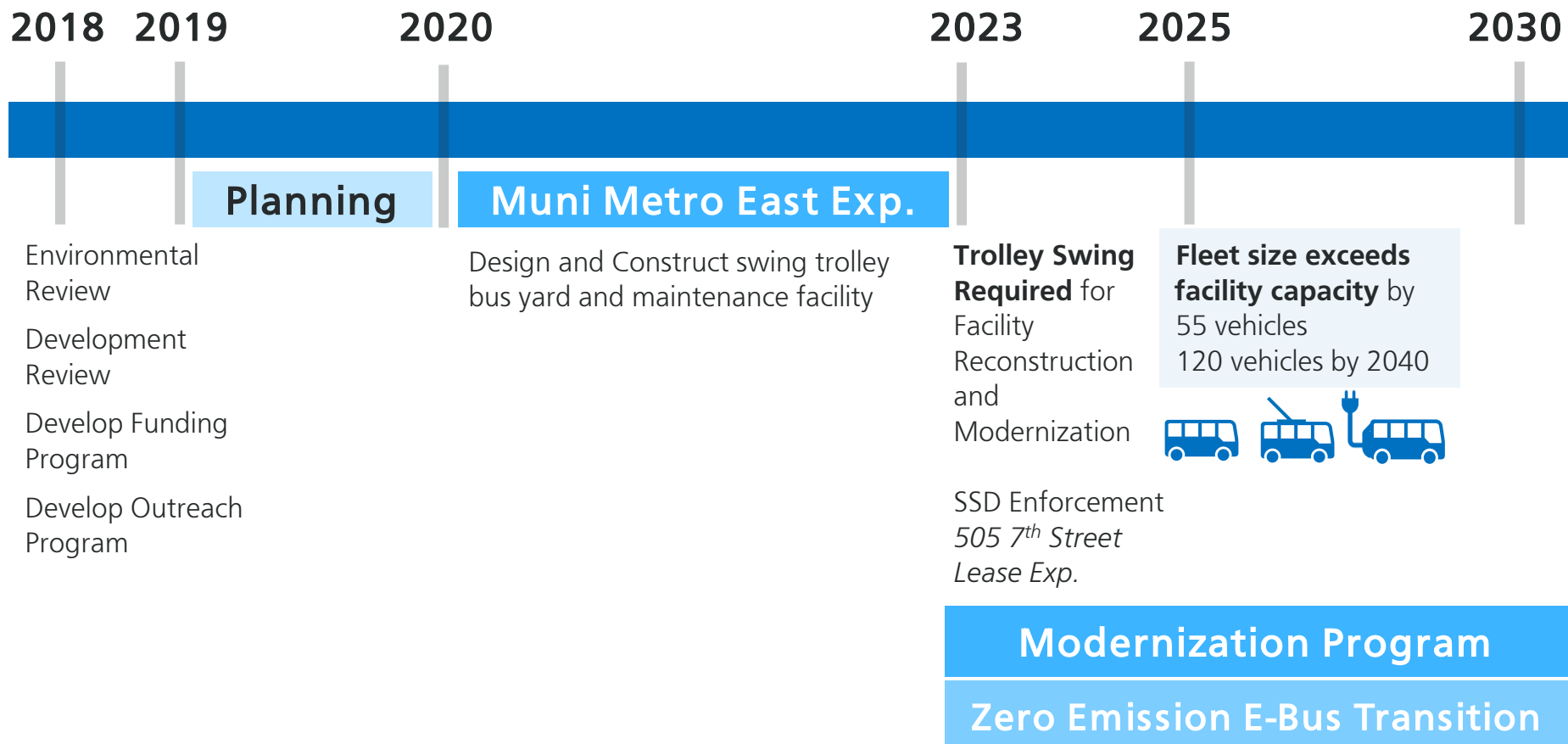
<https://www.sfmta.com/projects/building-progress-program>

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

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Master Program Schedule

The growth of the Muni Fleet and transition to all electric requires a major **modernization program** of SFMTA yards and maintenance facilities.

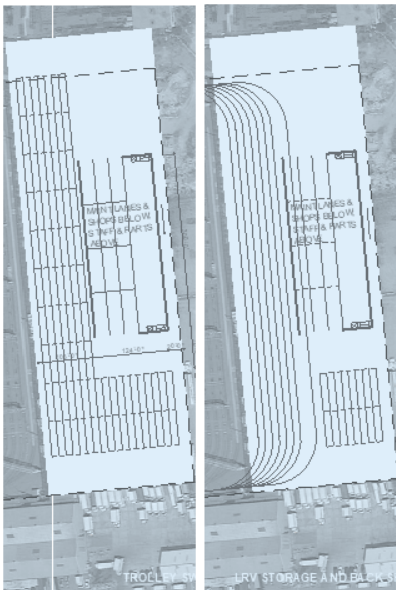


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Modernization Program

MME

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



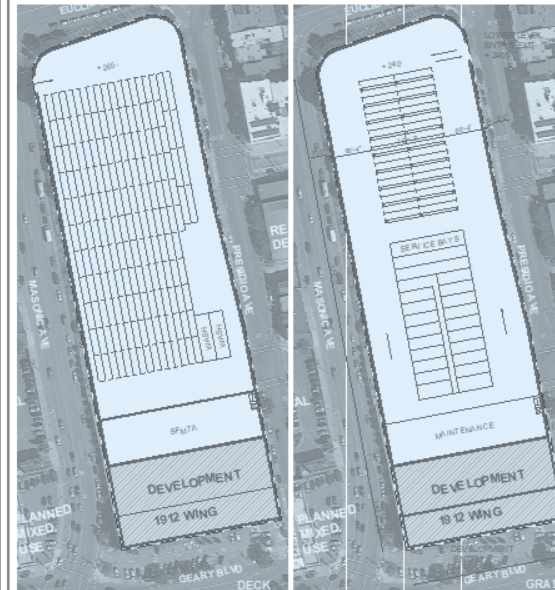
Potrero

Rebuild as multi-level trolley and motor coach facility with private development above; support first e-buses



Presidio

Rebuild as multi-level trolley and motor coach facility with private development adjacent; consider e-bus transition.



Kirkland (or Woods)

Rebuild as motor coach facility (e-bus transition)



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

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Potrero Yard Modernization Project



A LOOK AT POTRERO YARD



102,000

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

Existing Facility



Future Facility



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.

Potrero Yard Modernization Project

Core Transportation Objectives

Rebuild and modernize Potrero Yard **by 2026**

Provide infrastructure for **battery electric busses**

Improve **safety and working conditions** for the SFMTA workforce

Consolidate functions for **efficiencies** (Training + Street Operations)

Building/Site Objectives

Enhance architecture and urban design

Enhance streetscape to ensure public safety and reduce conflicts

Maximize housing on the site, including a substantial % of affordable units

Ensure that project demonstrates leadership in sustainability

Commitment to:

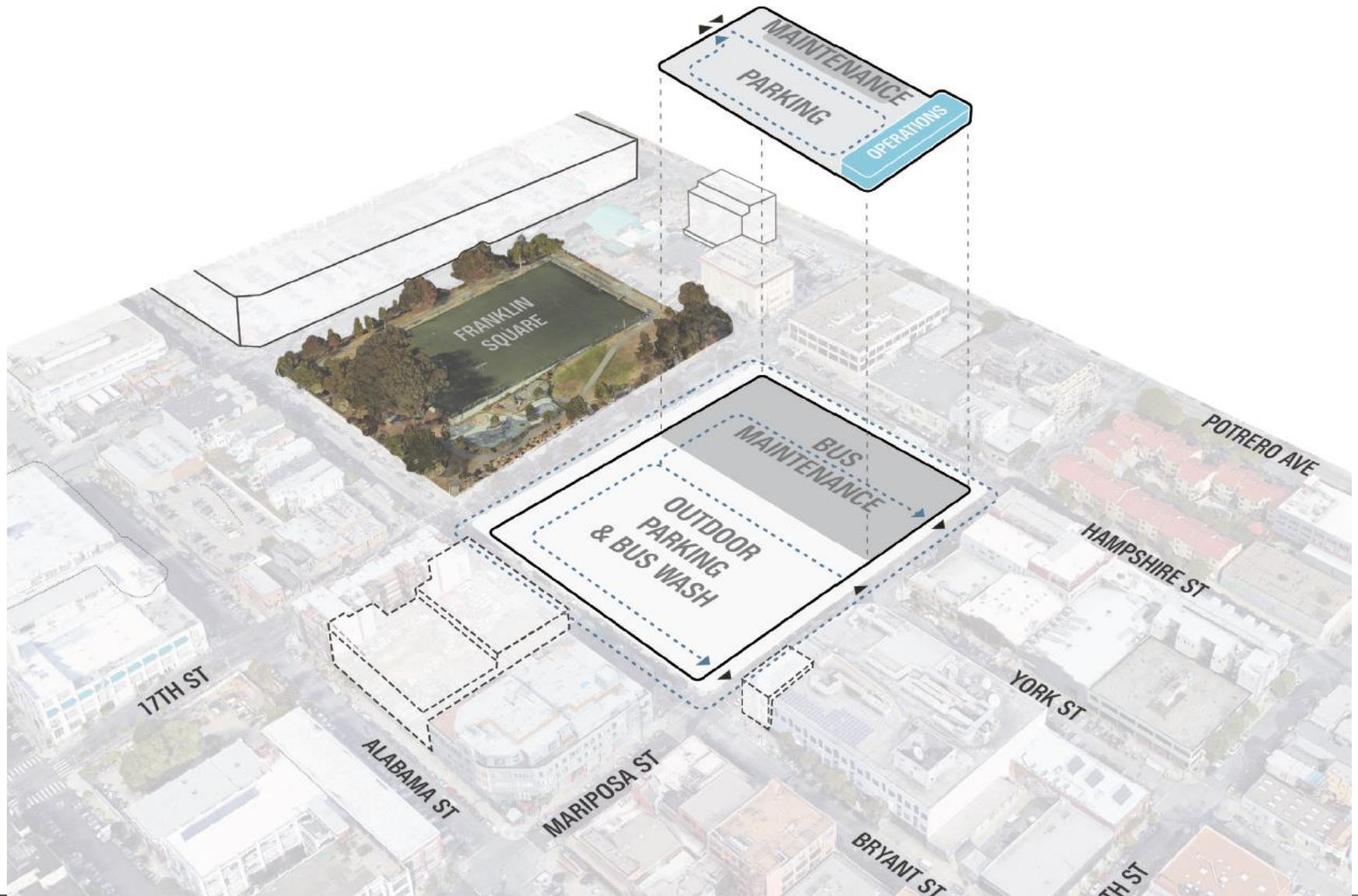
A responsible public investment

A joint development is financially feasible

Inclusive and transparent community participation

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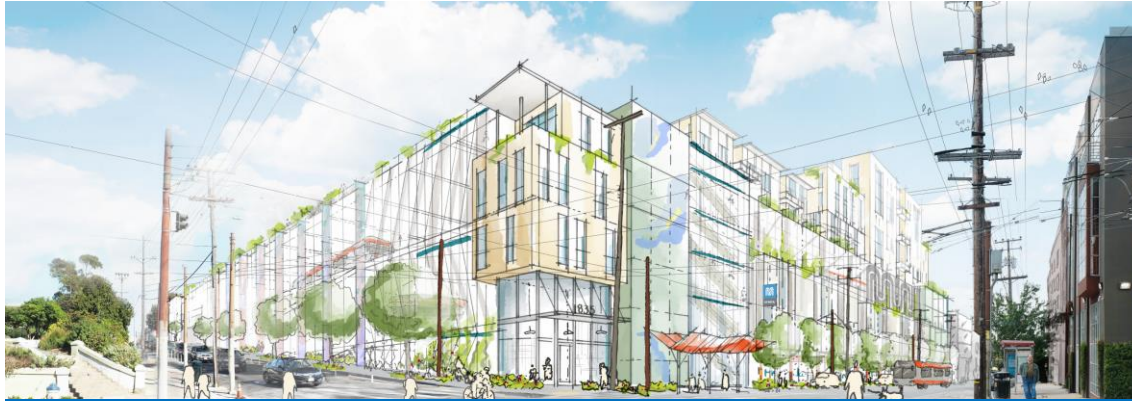
Potrero Yard Modernization Project



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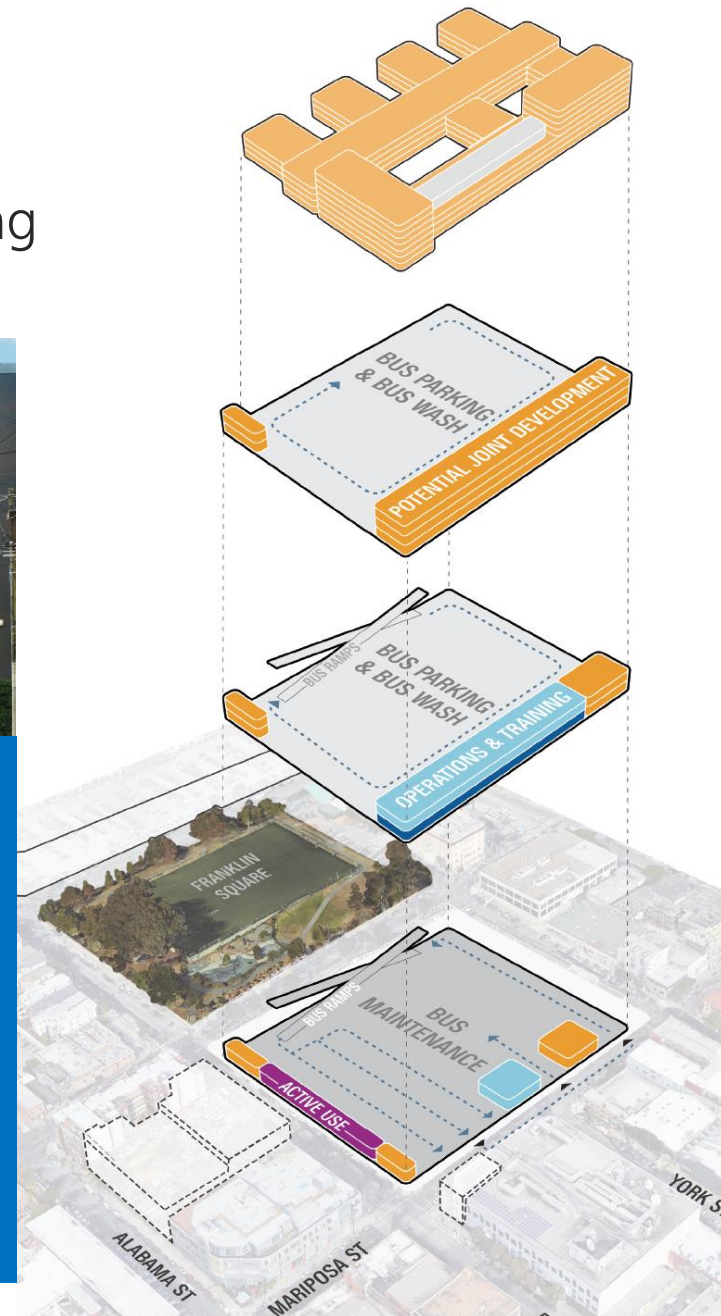
Potrero Yard Modernization Project

Extensive outreach to date has led the following project concept and planning application.



Potrero Yard Key Operational Elements:

- Ramps for efficient on-site circulation
- Modern and sufficient bus lifts for vehicle fleet maintenance
- Modern bus wash bays ensuring a clean vehicle fleet
- Modern amenities for bus operators, maintenance and street ops
- Power upgrades allowing for transition to Zero Emission e-Bus
- Storage capability for growing Muni Fleet and Muni Service
- Dedicated and modern operator training facility



Potrero Yard Modernization Project

The Potrero Yard Modernization Project has been delivered using innovative project delivery methods, to ensure the project meets the core transportation objectives, project schedule, budget and policy goals. This includes a joint-development project delivery model.

- The Potrero Yard project partnership structure proposes to design, build, finance, operate, and maintain the new site.
- As the proposed site work and joint-development concept includes housing, a new framework is needed to guide how a developer is procured.
- The Administrative Code does not include joint development partnerships in the procurement options for City projects.

Potrero Yard Modernization Project

Other key provisions of the legislation include:

- Allowing the SFMTA to make a “best value” selection that assesses both quality and cost.
- Obligating the project to essential City policies like local hire, prevailing wage, and an LBE program.
- Adding an opportunity for the Board of Supervisors to review the draft Project Agreement term sheet early in the process.
- Allowing the project to pay a design stipend to up to 2 unsuccessful bidding teams at the end of the RFP process to ensure competitive bids.

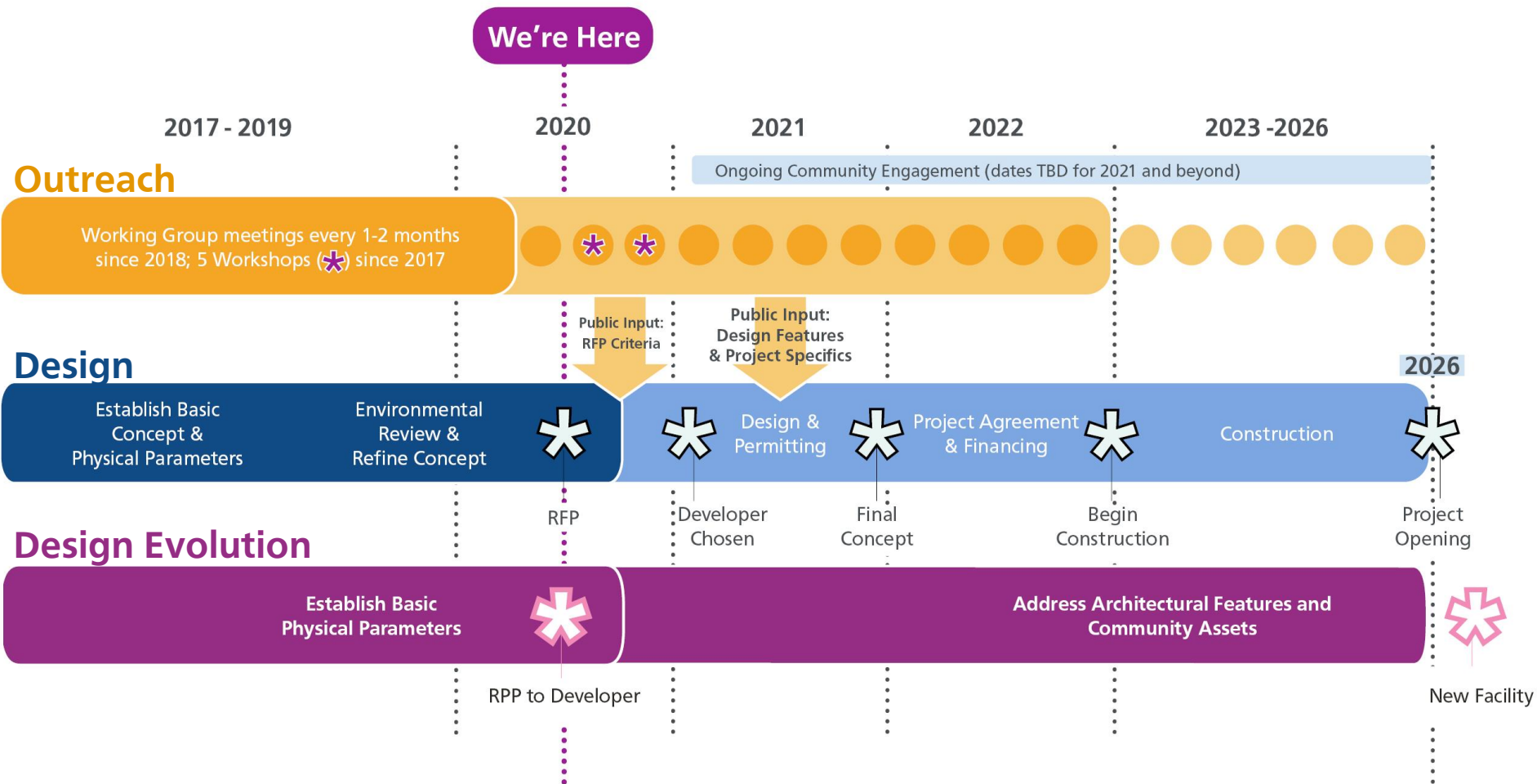
Potrero Yard Modernization Project

Key considerations for the proposed legislation include:

- New bus facility is multi-level and fully equipped for battery-electric buses **highly technical and specialized design and construction.**
- **Setting the framework** for the project procurement a reduces risk to potential development partners, thereby ensuring better proposals to the SFMTA.
- The city is asking potential developers to leverage our funds with private dollars to get this vital infrastructure project built. Without this legislation, there will be added risk, meaning additional cost to the City in cost proposals.
- The city is asking teams to spend months preparing their proposals, which is very costly. The design stipend to unsuccessful bidders included in the legislation offsets some of that expense and encourages developers to bid.
- The project schedule and process requires this not later than January 2021 to keep RFP and project on-schedule.

Potrero Yard Modernization Project

Potrero Project Schedule



Thank You. Questions?

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Get the latest project info in your inbox. Sign-up for updates at
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