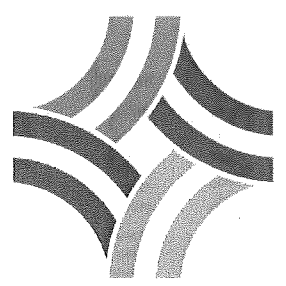


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SFMTA
Municipal
Transportation
Agency



**SFMTA Dedicated Training Facility
30 Tanforan, South San Francisco
March 2016 Update**

**Budget and Finance Committee of the San Francisco Board of Supervisors
March 9, 2016**

Safe, Reliable Service for the Riding Public

- Our goal: Safe and reliable transit for all San Francisco residents, workers, and visitors
- Reliable & stable operator training is a critical component to safe and reliable transit
- Training resource constraints in the past have led to high overtime and poor service delivery and quality

Safe and Reliable Service

- Reliable and stable operator training depends on three key components:
 1. Facility
 2. Staffing
 3. Vehicles



Cost of Missing Training Targets

- An under-resourced Training Department has huge impacts to service and budget
- **Unscheduled Operator Overtime Cost:**
 - CY 2012: \$4.5 million
 - CY 2013: \$4.5 million
 - CY 2014: \$6.9 million
 - **CY 2015: \$920,000**
- **Cost of missing just one operator class in unscheduled overtime = \$415,000 per month**

Cost of Missing Training Targets

- Insufficient operator staffing means missed service and missing our Proposition E service delivery goal of delivering at least 98.5% of scheduled service
- Average Daily Service Missed:
 - CY 2012: 4%
 - CY 2013: 2%
 - CY 2014: 5%
 - **CY 2015: <1% by end of year**
- Results are persistent gaps in service, poor on-time performance, & overcrowding

Instability Drives Up Costs & Degrades Service

- All 13 scheduled new operator training classes in 2015 had to be rescheduled due to facility availability
- One class canceled in 2015 due to resource constraints
- Classes in 2012, 2013, and 2014 were smaller than needed due to resource constraints that led to the operator shortage

Classes per Year:
2011: 10
2012: 6
2013: 7
2014: 10
2015: 13
2016 (planned): 9

Options are Running Out

- Ad hoc, month to month options disappearing
- Down to two ad hoc training locations:
 - Alameda Naval Base – Slated for Redevelopment
 - Cow Palace – Limited availability due to events
- No permanent Training Facility for the Bay Area's largest transit provider
- **Solution: Provide a dedicated Training Facility**

City Controller Recommended

- In 2013, the City Controller's Office Audit of SFMTA Training recommended securing a dedicated Training facility.
- Report cites that the Training Department *"lacks an appropriate location for a skills course."*
- Recommendation from report:
 - "Locate and, if necessary, lease a location suitable for transit operator training programs that can be reliably scheduled to meet the needs of the Training unit."

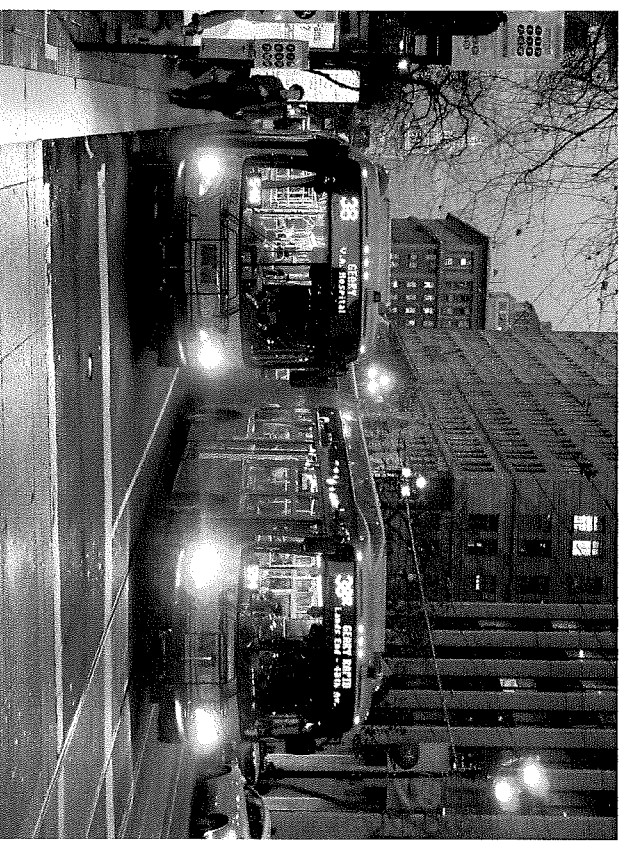
Over 25 Sites Considered

Need a 6-7 acres 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) – each course 140' x 400'
- Competitive cost
- Opportunities to provide more than new operator training
- Onsite bus storage and modular training trailers



Multi-Functional Facility

- Not only for new operator motor coach training
- Site will be used for:
 - Operator retraining and annual refresher training
 - Safety and collision retraining
 - Supervisor training
 - Maintenance training
 - Non-revenue vehicle training
- Opportunities for other SFMTA related training

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

Cost of missing one class is over \$400,000/month or \$5 million/year in operator overtime

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
- 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**
- 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

