



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

April 14, 2026 | Meeting #56



Detailed Agenda

1. Member & SFMTA Announcements – 10 minutes
2. Project Agreement Update – 10 minutes
3. Project Transition – 15 minutes
4. Bus Yard Construction Update – 10 minutes
5. Bus Yard Procurement & Small Business Outreach – 10 minutes
6. Community Engagement – 5 minutes
7. Public Comment – Members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



SFMTA

Member and SFMTA Announcements

John Angelico, SFMTA



Announcements: Working Group

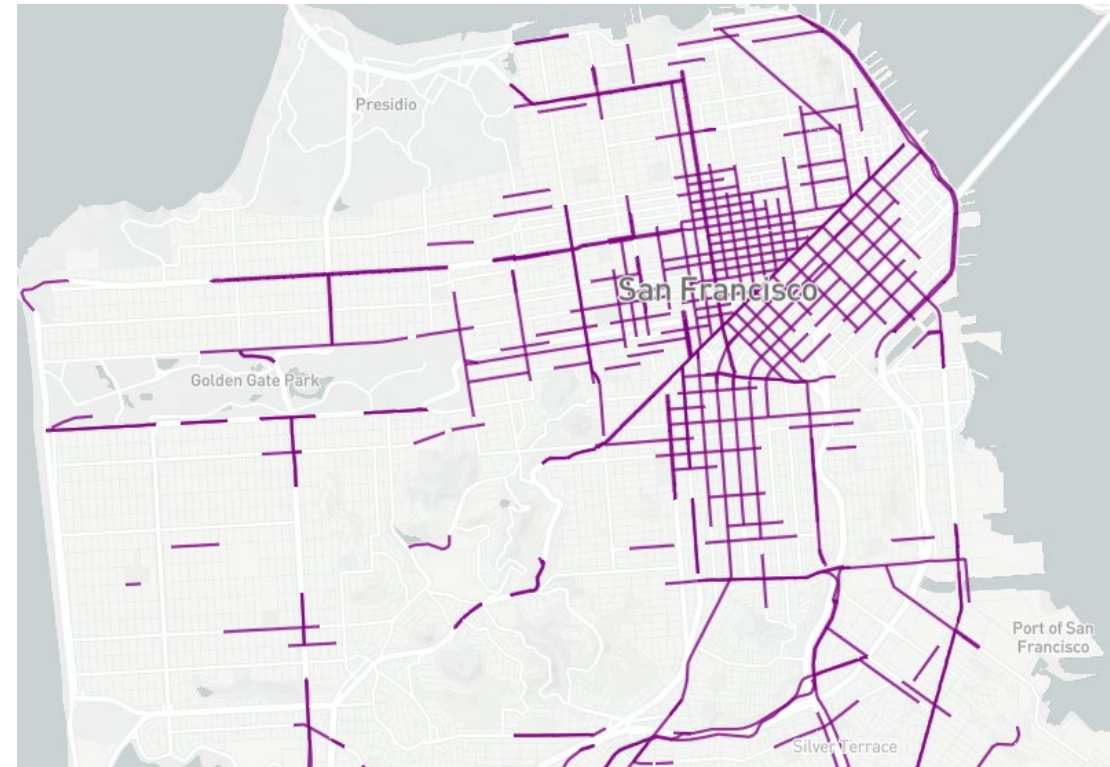
Working Group members, please share upcoming events or activities with the Working Group, SFMTA, and PNC.

Announcements: SFMTA Vision Zero

The New High Injury Network Map Helps Guide Us to a Safer City

The Department of Public Health has published the [2024 High Injury Network map](#).

- Identifies streets where the most severe and fatal traffic crashes happen.
- Highlights where we need to focus improvement projects
- Will guide mayor's [Street Safety Initiative](#).
- Street Safety Initiative Working Group, co-led by the SFMTA, Dept of Public Health, and SF Police Department.
- Next [Vision Zero Committee Meeting](#): May 6, 1 pm, SFMTA HQ, 1 South Van Ness



[2024 High Injury Network \(HIN\) map | SF.gov](#)



SFMTA

Project Agreement Update

Tim Kempf, SFMTA

Bonnie Jean von Krogh, SFMTA



POTRERO
[Neighborhood
Collective]

Board of Supervisors Budget & Finance Committee

- On March 18, 2026, the Board of Supervisors Budget and Finance Committee unanimously recommended the Project Agreement and related project bond issuance to the full Board of Supervisors:
- **3-18-26 BOS B&F Item 7 Potrero Yard Modernization Project** - an amendment to Item 7 was introduced by Supervisor Dorsey and approved by the Committee:

WHEREAS, On March 9, 2026, the Planning Department issued a Memorandum to File, which found that with development of the Housing Project, the remaining sites identified in the 2022 Housing Element Update are adequate to meet the requirements of California Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code Section 65584. The Board incorporates those findings as its own, and incorporates the March 9, 2026 memorandum as though fully incorporated herein; and

- WATCH VIDEO: [March 18, 2026, SF Board of Supervisors Budget & Finance Committee meeting](#)

Board of Supervisors

- On March 24, 2026, all Board of Supervisors in attendance unanimously (Supervisor Fielder excused) adopted the Project Agreement and related project bond issuance.
- **3-24-26 BOS Item 14 Potrero Yard Modernization Project** – an amendment to Item 14 was introduced by Supervisor Chan, seconded by Supervisor Melgar and approved by BOS:

FURTHER RESOLVED, That given the significant reduction of affordable housing units in the Potrero Yard Modernization Project after the multi-year engagement process with the community, the Board of Supervisors urges MOHCD to identify funding sources to construct the infrastructure needed to enable future housing development opportunities as part of the Potrero Yard Modernization Project; and, be it

FURTHER RESOLVED, That the Board of Supervisors urges SFMTA to identify additional sites and collaborate with MOHCD to deliver 465 units of affordable housing to the community as provided in the entitlement legislation in 2024.

- WATCH VIDEO: [March 24, 2026, SF Board of Supervisors meeting](#)

Commercial Close and Financial Close

- On March 26, 2026, Mayor Lurie signed the Project Agreement legislation.
- On April 7, 2026, the SFMTA and PRG-Potrero Properties LLC executed the Project Agreement, reaching Commercial Close.
- Financial Close is anticipated to be reached in mid-April. Financial Close marks when PNC has secured all financing needed to finalize the design and construction of the bus yard.



SFMTA

Project Transition

Bonnie Jean von Krogh, SFMTA



SFMTA Transition

During this Delivery phrase of the project, the two components will be managed separately by these SFMTA staffers:

Bus Yard Component

Project Lead for Delivery



Tim Kempf

Senior Project Manager
Potrero Yard Modernization Program

Bryant Street

SFMTA's liaison with Housing Developers & LDDA



Chris Lazaro

Program Manager
Building Progress Program



PNC Transition

As PNC transitions into the Delivery phase of the project, PNC has entered into a Design-Build Agreement with Webcor. PNC will continue as the Developer and work closely with the SFMTA and Webcor to finalize the design of the bus yard and build the bus yard.

PNC will be led by:



Josh Coulter

Project Director
Plenary Americas

PNC Transition: Meet the Webcor Team



Erik Biczkow
Project Director



Gordon Gangitano
Vice President



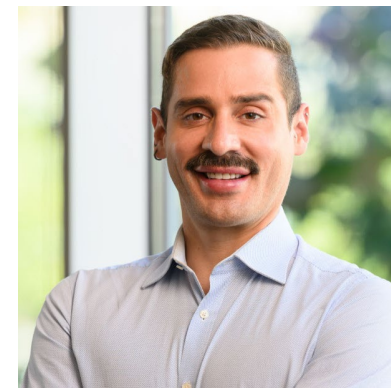
Tom George
Vice President



Dave Mulvey
Design Manager



Sharla Sullivan
Outreach &
Partnerships Manager



Chris Bardales
Project Outreach
Manager



BUILDING PROGRESS

MY-T Transition

As we shared last month, MY-T will advance the design of Bryant Street Housing, determine the final unit count, and prepare for funding applications in Spring 2027.

In the coming months, MY-T will develop the Bryant Street Housing Community Engagement Plan which will include ways the public can stay involved and continue to receive updates.

17th Street and Bryant Street



Design subject to change.



BUILDING PROGRESS

Bryant Street Housing Next Steps

The following are steps the MY-T team will work on now that the Project Agreement and LDDA are approved.

Milestone	Estimated Date	Details
Revise 100% Schematic Design	Summer 2026	Changes on the Bus Yard design (i.e. basement) affect the current design for Bryant Street Housing. For example, MY-T will have to move utility tie-ins to the ground level.
State AHSC Application	Spring 2027	Based on the 2026 HCD schedule, this application is likely to be released in March 2027 and due 60-days later. Awards to be announced in late Fall 2027. The team might need to apply to multiple rounds of funding due to competitiveness for funding across the state.
Tax Credit Application	Spring 2028	MY-T cannot apply for tax credits until after AHSC is awarded due to tax credits needing to be the final set of funds secured. Allocations to be announced in late Summer 2028.
Anticipated Financial Close	Late 2028	Assuming all funding secured at each respective application's initial funding round.
Earliest Possible Construction Start	Early 2029	Housing site to be cleared from any activity by Bus Yard general contractor.
Anticipated Construction Completion	Early 2031	Residential lease-up would be done through the City's DAHLIA program and begin a few months prior to construction completion. New residents would be able to begin moving in around mid-2031. Commercial tenants will be secured months before construction completion.





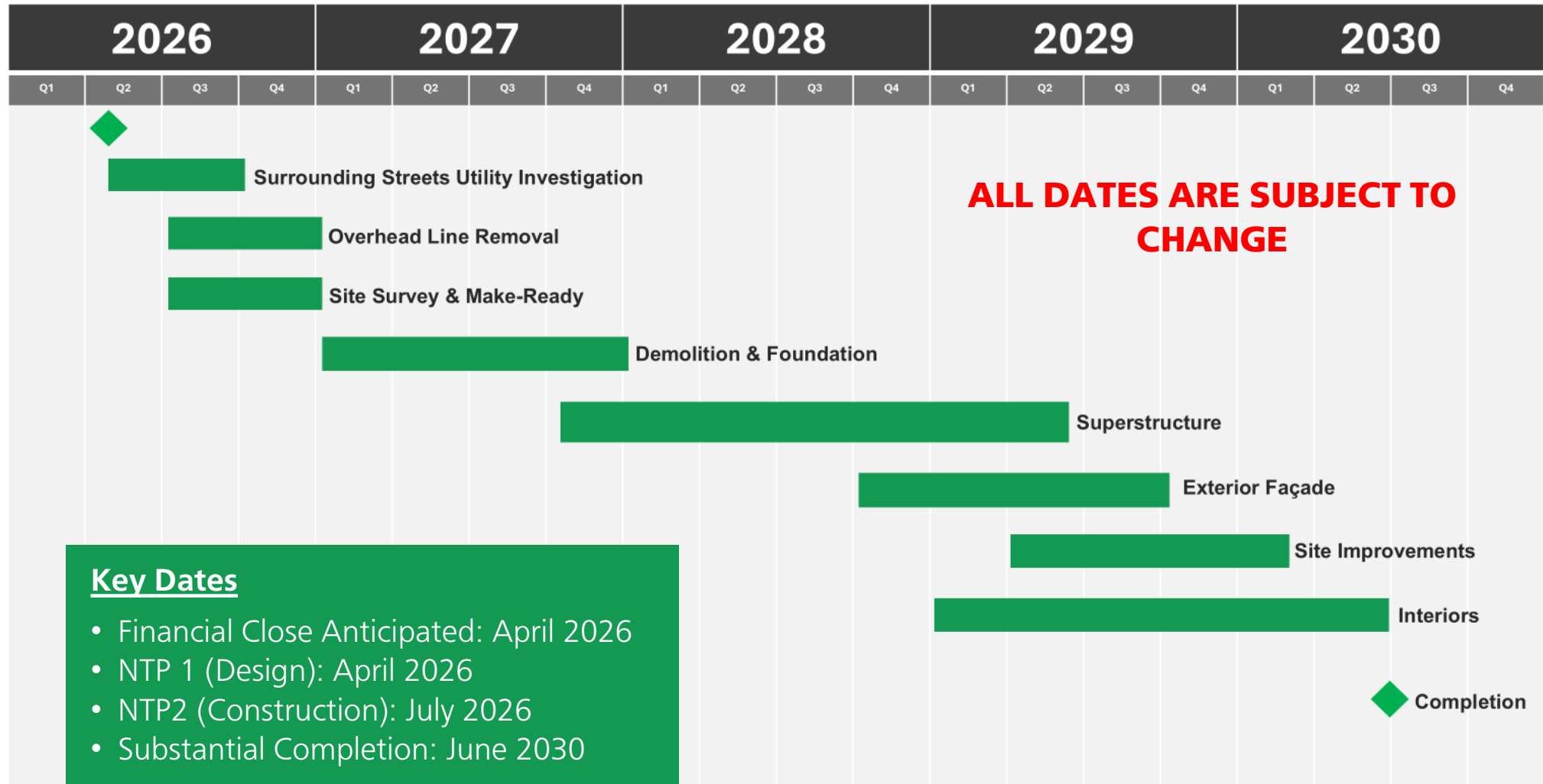
SFMTA

Bus Yard Construction Update

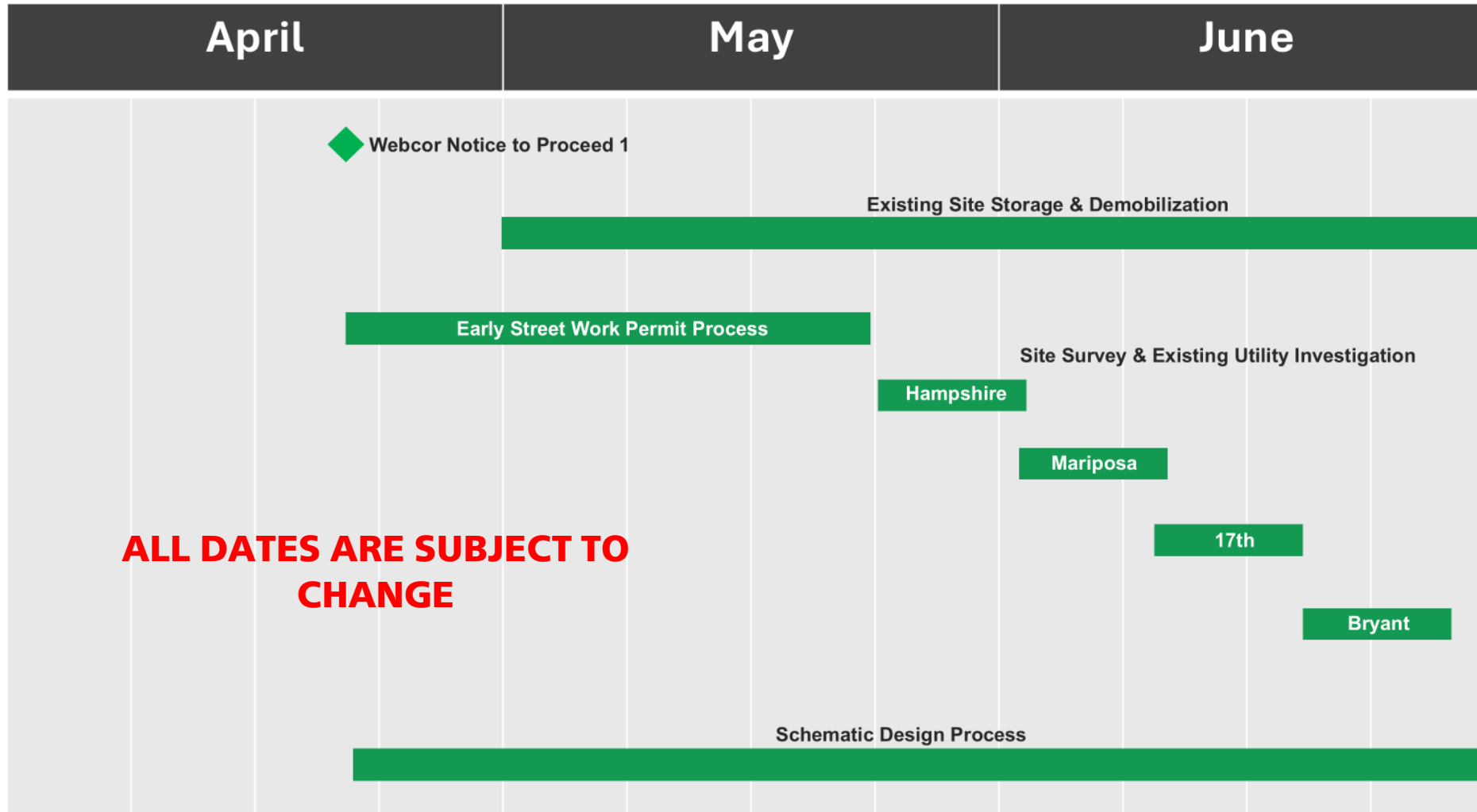
Gordon Gangitano, Webcor



Project Schedule Overview



Project Schedule – Short Term Look Ahead



Anticipated Impacts

- Potential lane closure, intermittently during work hours
- Potential loss of parking space(s) intermittently during work hours
- All lane closures and/or loss of parking spaces will be permitted and communicated to the Working Group



SFMTA

Bus Yard Procurement & Small Business Outreach

Chris Bardales, Webcor



Meet the Design-Builder SBE Liaison Team

contigo.

IRML

Contact Information:

Chris Bardales

Chris.Bardales@Webcor.com

SBE Liaisons

Hello@contigo-partners.com

SBE Participation Plan and Outreach

SBE Goals & Open-Ended Performance Plan (OEPP):

Work	SBE Goal
Design & Engineering	25%
Construction	20%

NOTE: SF businesses certified as LBE are considered to be SBE



Webcor has hosted and participated in previous outreach events to the SBE community. Most recently Webcor presented to the LBE Advisory Committee about Potrero Yard on April 2, 2026.

BUILDING PROGRESS

SBE Set-Asides

SBE Set-Aside Table

Construction Categories	Clarifications	Set-aside %
Structural Concrete Contractor	N/A	10%
Site Concrete within Sidewalks	N/A	10%
Earthwork & Paving	Includes subbase and paving scopes. Excludes shoring, dewatering and mass excavation.	100%
Drywall (Framing and Hanging)	N/A	30%
Electrical	N/A	10%
Drywall Insulation/Acoustical	N/A	100%
Landscape	Trees, import soil and soil testing, irrigation. Does not include hardscape or site furnishings	100%
Traffic Control	Includes principal pedestrian control of the walking public during construction and traffic control of trucks (Hauling Export& Import) entering & exiting the Site Traffic Control during Utility Tie-ins with Power, Water, Sewer, Joint Trench.	100%
Trucking and Hauling	Includes off-haul of on-site soil only.	75%
Construction Clean-up	Includes Office cleaning and interior final clean .	100%



Project Procurement*

Wave 1 – Awarded Scopes with lower tier opportunities

- Design Team – **Arcadis**
- Demolition/Abatement – **Ferma**
- Shoring & Dewatering – **Malcolm**
- Mass Excavation – **Pacific States**
- Façade Systems – **AGA**
- Fire Protection – **Allied Fire**
- Plumbing – **JW McClenahan**
- Mechanical – **CMI**
- Electrical / Low Voltage – **REI**
- Wet Utilities – **Fontenoy**
- Dry Utilities – **Phoenix**
- Concrete – **Webcor Concrete**
- Drywall – **Webcor Drywall**
- Carpentry – **Webcor Carpentry**

Wave 2 – Anticipated Bid Release Q2, 2027

- Elevators
- Stairs
- Waterproofing
- Signage
- CMU
- Misc. Metals
- Landscaping

Wave 3 – Anticipated Bid Release Q3, 2027

- Finishes
- Site work

*Schedule Subject to Change

Contact Us

hello@contigo-partners.com





SFMTA

Community Engagement

John Angelico , SFMTA



Next Meeting

Historically the Potrero Yard Neighborhood Working Group has met monthly. To give Webcor time to update design documents, the next meeting will be scheduled for **Tuesday, July 14, 2026.**

- Going forward the project team anticipates that outreach will be more locally focused on the impact of construction of the Bus Yard
- Primary goal is to inform community about upcoming construction phases, impacts and milestones
- We will be reaching out to direct neighbors and local businesses



SFMTA

Public Comment

John Angelico, SFMTA



Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.

BUILDING PROGRESS

Contact Us

John Angelico

Public Information Officer

John.Angelico@SFMTA.com

415.646.4783

Bonnie Jean von Krogh

Building Progress Public Affairs Manager

BonnieJean.vonKrogh@SFMTA.com

415.646.2447

Tim Kempf

Sr. Project Manager — Potrero Yard Modernization Project

Tim.Kempf@SFMTA.com

Chris Lazaro

Program Manager — Building Progress Program

Chris.Lazaro@SFMTA.com

Sign Up for Project Updates

SFMTA.com/PotreroYard



Potrero Neighborhood Collective

PotreroYard@plenaryamericas.com

Chris Bardales  **WEBCOR**

Chris.Bardales@Webcor.com

SBE Liaisons **contigo.**

Hello@contigo-partners.com

