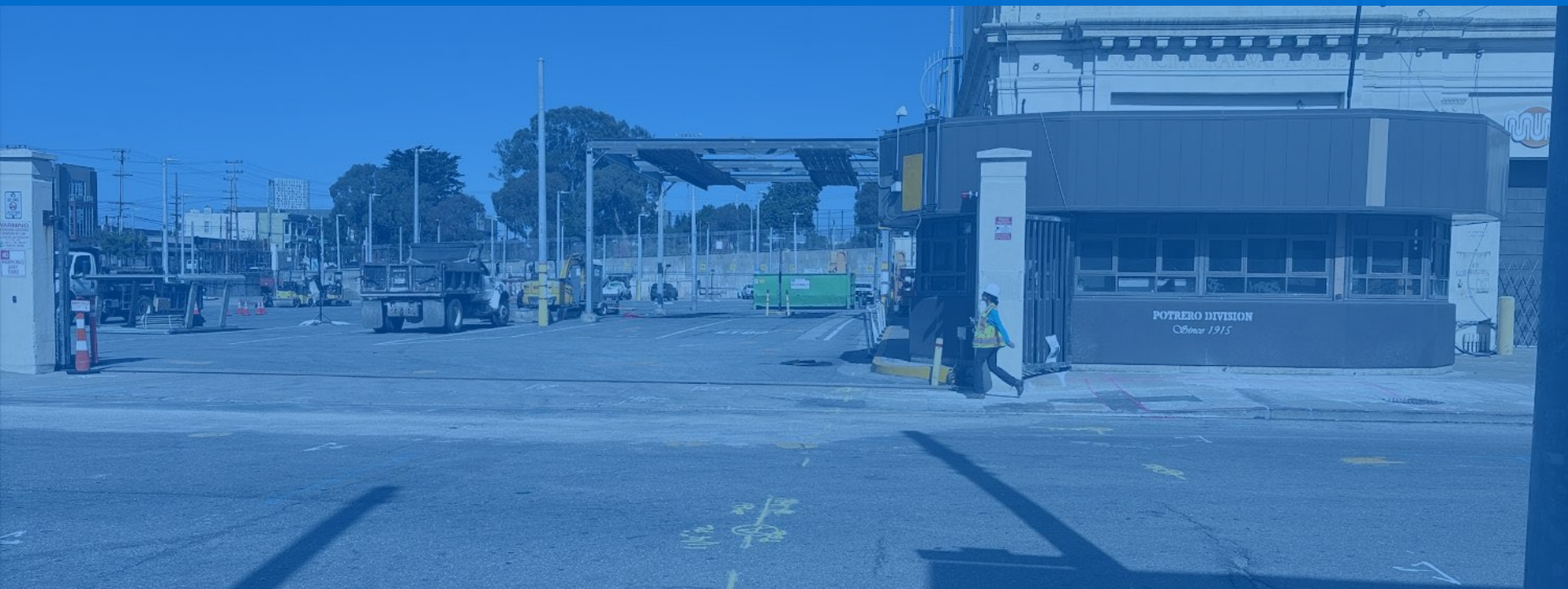
Thank you for joining the SFMTA and Potrero Neighborhood Collective (PNC) to learn more about construction updates for the Potrero Yard Modernization Project.

Gracias por acompañar a SFMTA y Potrero Neighborhood Collective (PNC) para aprender más de los próximos trabajos de construcción Proyecto de Modernización de Potrero Yard.

We will begin the public meeting at 5:35 p.m. to allow the public to log-on to the Zoom platform or by phone.

Comenzaremos la reunión pública a las 5:35 p.m. para permitir que el público inicie la sesión en la plataforma Zoom o por teléfono.



SFMTA

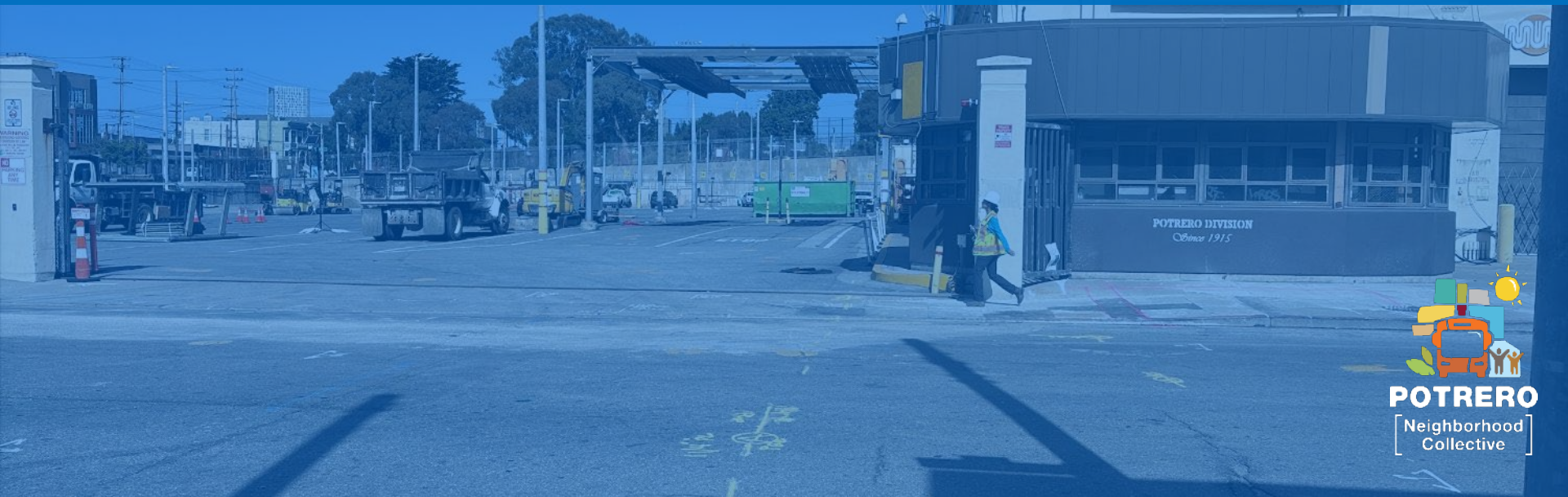
Potrero Yard Modernization Project Update

October 21, 2026

POTRERO
Neighborhood Collective

SFMTA

SPANISH INTERPRETATION
INTERPRETACIÓN EN ESPAÑOL



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Collective

Interpretación en español (computadora)

Use este enlace o número de teléfono para escuchar la interpretación en español.

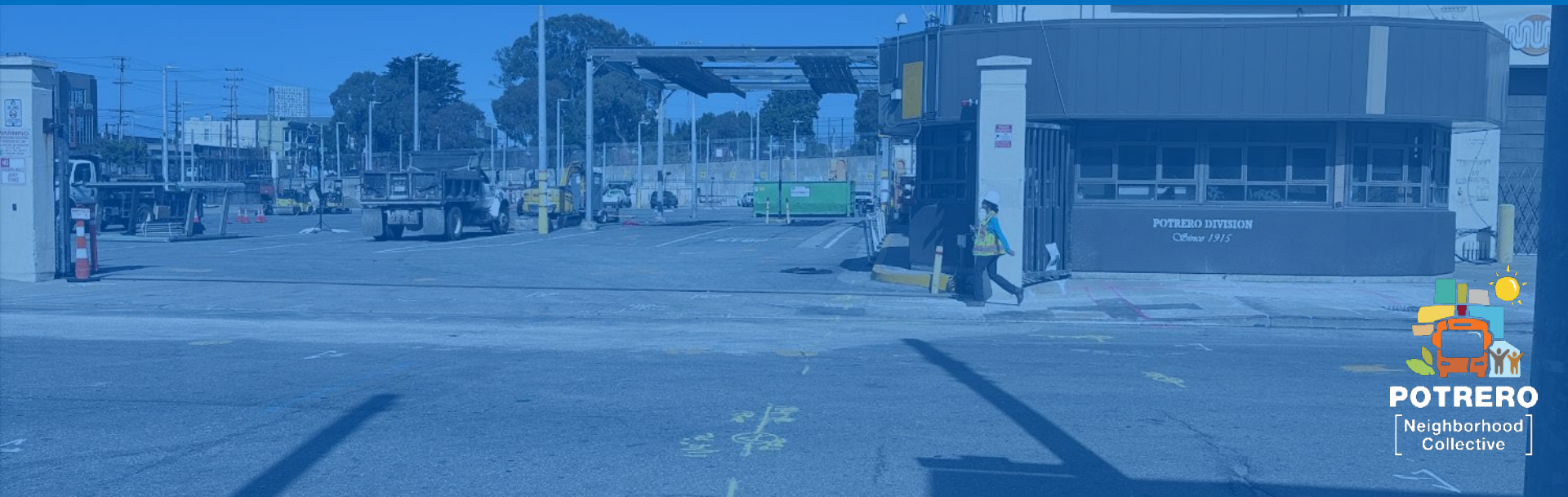
1. **Enlace de Zoom para interpretación en español:** https://tinyurl.com/Potrero-Reunion-Comunitaria

2. **Número de teléfono para interpretación en español:**
   +1 312-626-6799
   ID del seminario web: 862 8494 1231
   Código de acceso: 721286

POTRERO Neighborhood Collective

SFMTA

USING ZOOM



POTRERO
Neighborhood
Collective

Using Zoom



Attendee Video is turned off for this meeting. Only presenters will have their video turned on when they are speaking.



Attendee microphone is muted for this meeting. Only presenters will have their microphone unmuted while they are speaking.



Closed caption is provided by clicking the “Captions” button (CC image) and selecting the preferred language.

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Questions and Comments

Attendees are encouraged to submit questions or comments at any time via the Q&A feature on Zoom or by texting 415-404-9733.

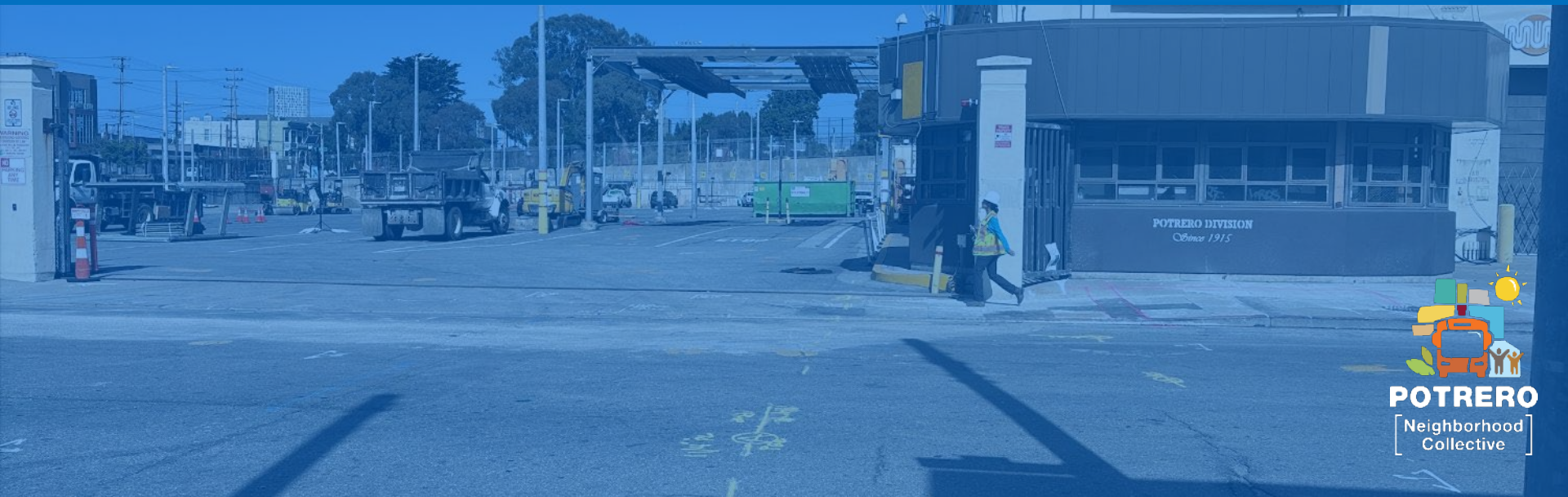
If you need technical help, click the Chat icon, and a team member will assist you.

- You may submit as many questions or comments as you would like. Please send each question or comment separately to help us ensure that no question or comment is missed.
- The SFMTA and PNC will respond to questions and comments during the Questions and Answer (Q&A) session after the presentation.
- Questions that are specific to Bryant Street Housing should be emailed to the project's affordable housing developer (MY-T) at mortiz@medasf.org.

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AGENDA



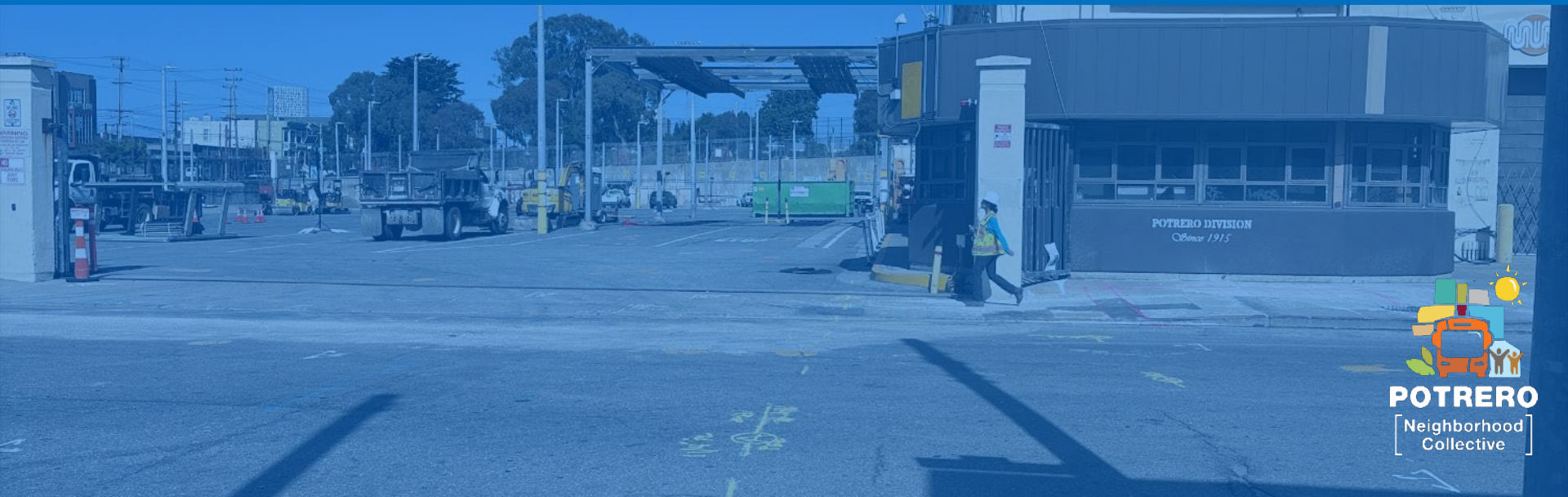
POTRERO
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Collective

Agenda

- Who We Are
- Project History
- Project Overview
- Construction Updates
- Small Business Enterprise (SBE) Participation
- Workforce Development and Labor Compliance
- Questions and Answers

SFMTA

WHO WE ARE



POTRERO
Neighborhood
Collective

Who We Are: Project Team

Project Owner: San Francisco Municipal Transportation Agency (SFMTA)



Tim Kempf
Project Manager



Bonnie Jean von Krogh
Public Affairs Manager



Steffi Octaviano
Asst. Project Manager



John Angelico
Public Information Officer

Who We Are: Project Team

Lead Developer: Potrero Neighborhood Collective (PNC)



Sean Bennie
Senior Project Manager



Chris Jauregui
Project Principal



Josh Coulter
Project Director



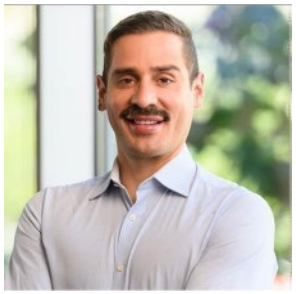
Jennifer Trotter
Community Relations & Economic Development Manager

Who We Are: Project Team

General Contractor: Webcor Builders



Erik Biczkow
Project Director



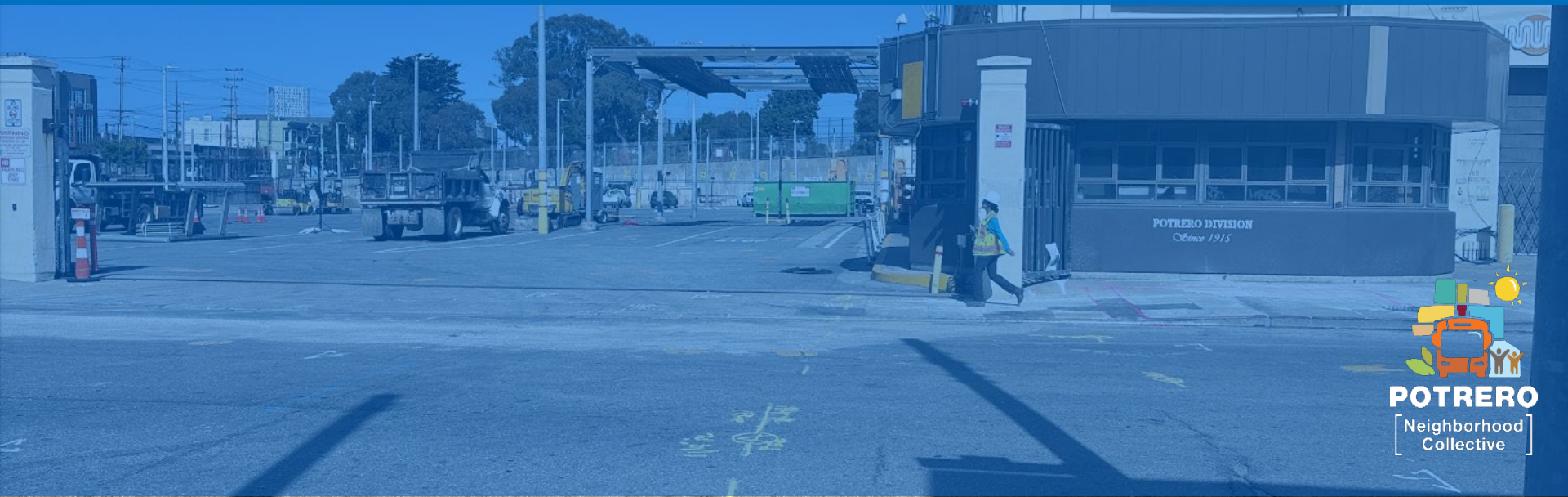
Chris Bardales
Project Outreach Manager



Gordon Gangitano
Project Manager

SFMTA

PROJECT HISTORY



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1915: Street Cars ⇨ 2030: Trolley Bus Hub



Built in 1915 to serve 100 street cars …



… Potrero Yard became a dedicated trolley bus yard after WWII …



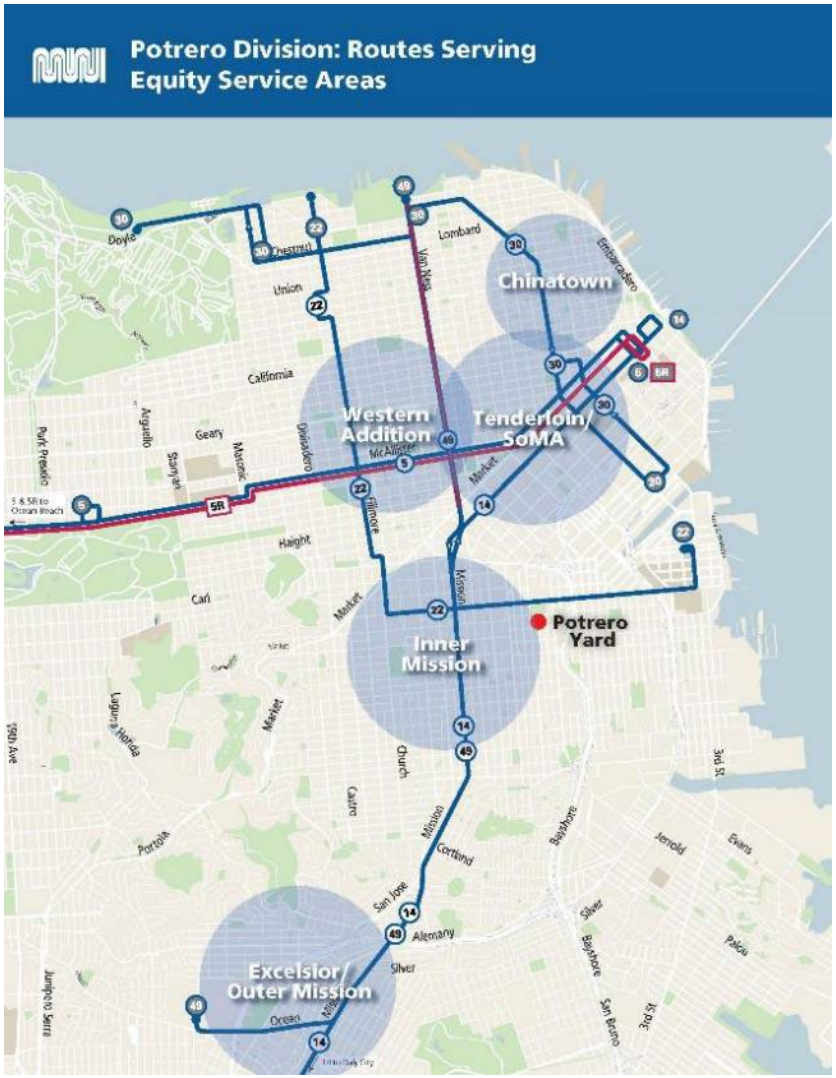
… it often operated at "crush capacity" with ~150 coaches in a yard designed for 138 …



… the new facility will have capacity for up to 246 trolley buses when it opens in 2030.

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Potrero Yard's Role



When Potrero Division closed:

- The **5/5R, 14, 22, 30, and 49** routes were serviced from the yard.
- All routes served Muni Service Equity neighborhoods
- 95,700 weekday riders on average used routes from the yard (~22% of bus weekday ridership)

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Project Milestones

The SFMTA and PNC have partnered since 2022 to reimagine Potrero Yard and have made significant progress with the following key milestones reached:

- ✓ Project pre-planning conducted
- ✓ PNC selected as project Development Team
- ✓ SFMTA and PNC joint community outreach and engagement on project design progression
- ✓ Entitlements granted by BOS and mayor
- ✓ Updated the Environmental Impact Report (EIR) and received California Environmental Quality Act (CEQA) certification
- ✓ Received federal National Environmental Protection Act (NEPA) Clearance
- ✓ General Contractor selected
- ✓ Targeted outreach to local, small, and disadvantaged businesses
- ✓ Contract Executed to design-build the bus yard
- ✓ Voters approved Earthquake Safety and Emergency Response Bond
- ✓ Notice To Proceed with construction issued

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2026: Closing Potrero, Project Agreement



Goodbye…for now

Feb. 13: Current and former Potrero staff gathered to celebrate the yard's closure and over a century of service.



Project Agreement Approvals

- March 3: SFMTA Board of Directors
- March 18: Board of Supervisors Budget & Finance Committee
- March 24: Full Board of Supervisors



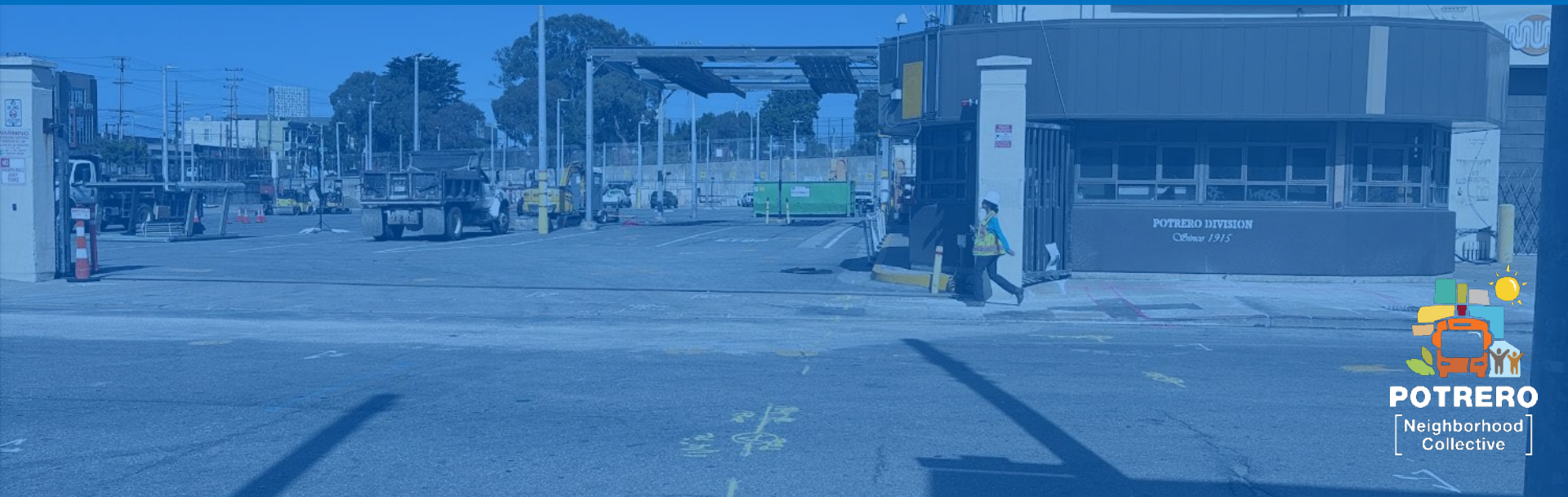
Today

- Potrero's old routes are in service from other yards.
- The yard is vacant and ready for the next construction phase.

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PROJECT OVERVIEW



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Critical Infrastructure

At its core, the Potrero Yard Modernization Project is a **critical infrastructure** project.

- Improve **earthquake safety**
- Create safer **working conditions** for more **efficient** bus repairs and staff retention.
- Preserve **essential transit** service for San Francisco residents while also allowing the agency to grow its fleet as ridership recovers.
- Ensure consistent and reliable service to **Muni Service Equity neighborhoods**.



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Project Description



The Potrero Yard Modernization Project includes:

- Four-story bus yard that supports up to 246 buses with maintenance bays, bus washing stations, and parking spaces
- Bus entrance and exits on Mariposa
- A plan to meet LEED Gold standards

As approved by the SF Board of Supervisors and Mayor, the Project enables approximately 100 units of affordable housing to be built along Bryant Street. Housing development is contingent upon available funding and market feasibility. Bryant St Housing Developers (MY-T) anticipate providing a community update in 2027.

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Project Public Amenities

The project includes the following amenities:

- **Community Room** - meeting space accessible by the public with advanced reservations.
- **Public Restroom** – located near Franklin Square to serve parkgoers and public at large (at the corner of 17th and Hampshire streets).
- **Streetscape Improvements** – including widened sidewalks, enhanced landscaping, and improved crosswalks.
- **Upgraded Bicycle Lanes** – upgrades the 17th Street Bikeway between Bryant Street and Hampshire Street to Class IV with protected and widened bicycle lanes.
- **Bicycle Parking –** provides Class 1 staff bicycle parking (long-term parking) and Class 2 short-term bicycle parking.

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Site control officially handed over to Webcor in July 2026

The keys to Potrero Yard were literally handed to Webcor on July 13, 2026.



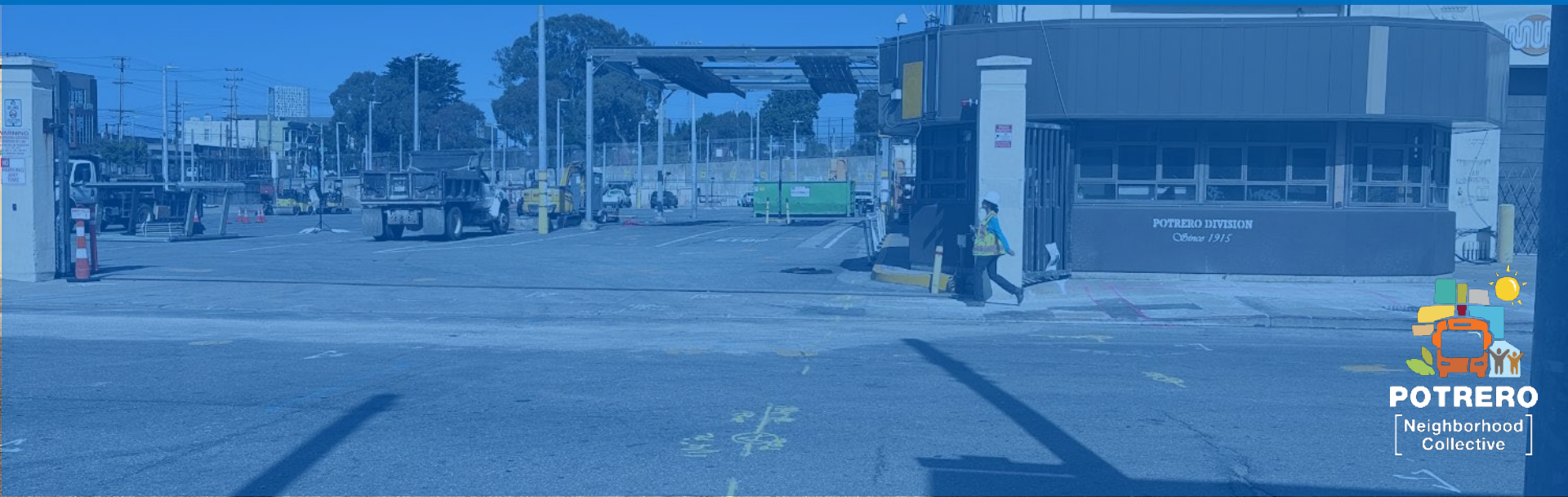


SFMTA and Webcor staff gather at Potrero Yard on July 13, 2026. On right, Brent Jones, Director of Transit from the SFMTA, hands the keys to Gordon Gangitano, Project Manager from Webcor.

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CONSTRUCTION UPDATE



POTRERO
Neighborhood Collective

Potrero Yard Modernization Schedule Overview

SITE PREPARATION

2026



- Muni operations temporarily relocated
- Offsite improvements including utility work

BUS YARD CONSTRUCTION

2027 - 2030



- Site demolition and excavation
- New structure erected
- Site improvements made

BUS YARD OPERATIONS

2030 AND BEYOND



- Staff return to Potrero Yard
- Bus routes begin to operate out of Potrero

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Potrero Yard Modernization Site Preparation Overview

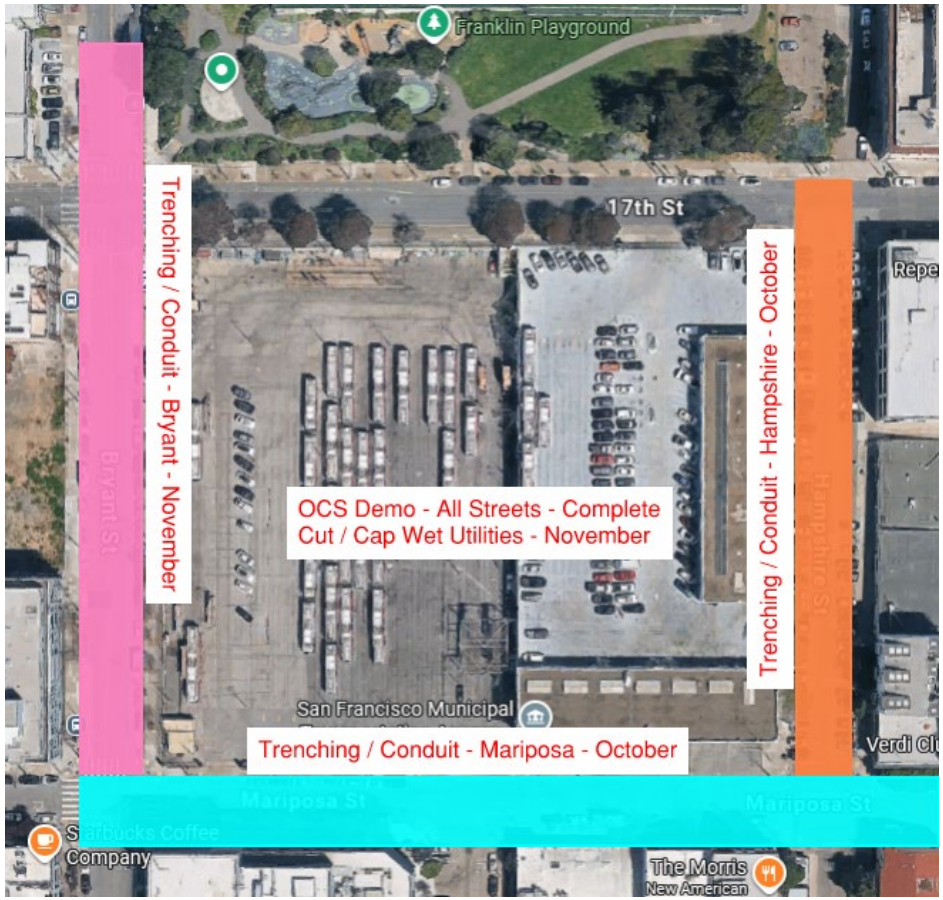
- To prepare for onsite construction, the Webcor team has begun site preparation work, including offsite work.
- Examples of site preparation activities include:
- **Surrounding Streets Utility Investigation** - Trenching and undergrounding of electrical and low voltage cables
- **Overhead Line Removal** – Removal of overhead OCS cables used for the trolleybuses previously housed at Potrero Yard both on and offsite
- **Site Exploration** – Survey and site investigations to confirm consistency with existing plans and establish design parameters.

Construction work hours are primarily 7 a.m. to 8 p.m. (Monday through Friday)

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Potrero Yard Modernization Site Preparation Current Status



As of October 2026, site preparation work status is:

COMPLETE:

- On-site and off-site OCS overhead cable demolition
- Cut and cap gas service

ONGOING:

- Make-ready work, undergrounding of electrical and low voltage

UPCOMING:

- Establish site fence for demo.
- Cut and cap wet utilities

Potrero Yard Modernization Site Preparation Construction Impacts

Overhead Line Removal



Electrical Undergrounding



Construction Impacts

- OCS Nightwork complete
- Temporary lane shifts and parking restrictions around project site (bound by Mariposa, Bryant, 17th, and Hampshire streets)

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Potrero Yard Modernization Bus Yard Construction

Construction of the Bus Yard includes:

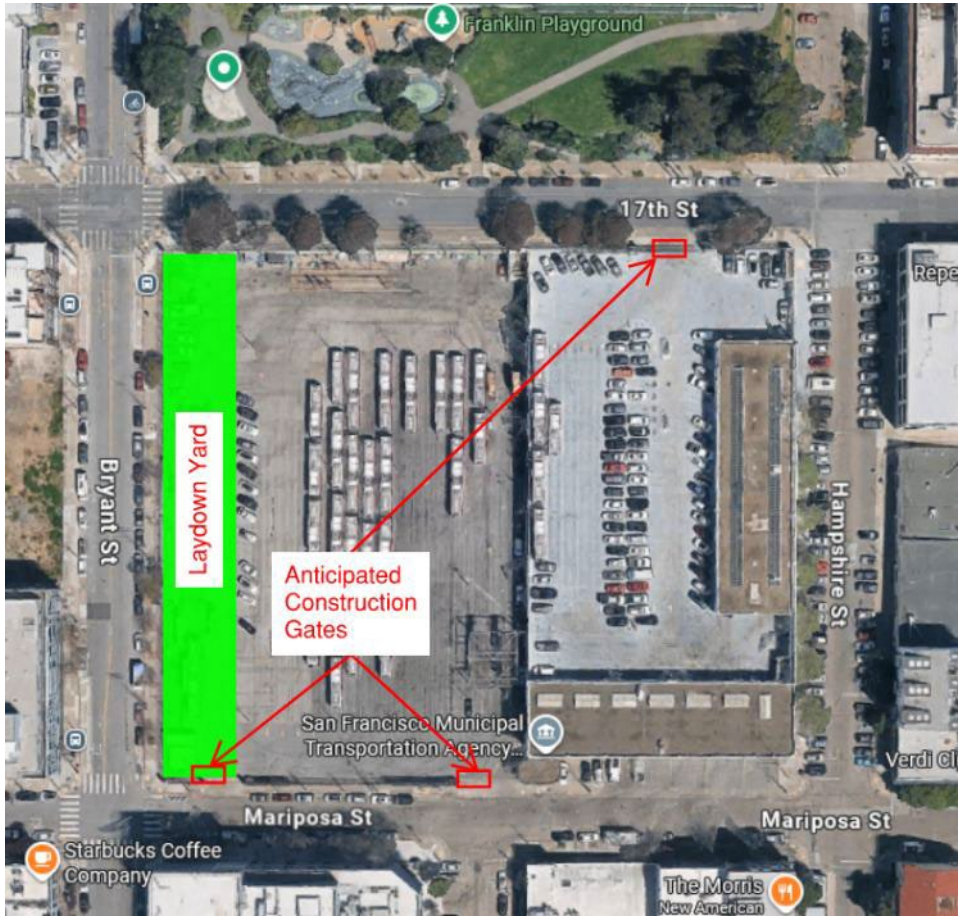
- **Demolition** - removing existing two-story garage and other related facilities onsite
- **Foundation** – excavate yard, structural excavation, and pour concrete for foundations
- **Build New Yard** – develop a superstructure, exterior walls, and interiors
- **Site Improvements** – including improvements to sidewalks, crosswalks, bicycle lanes, and landscaping

Construction work hours are primarily 7 a.m. to 8 p.m. (Monday through Friday)

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Potrero Yard Modernization Parking & Equipment Plans



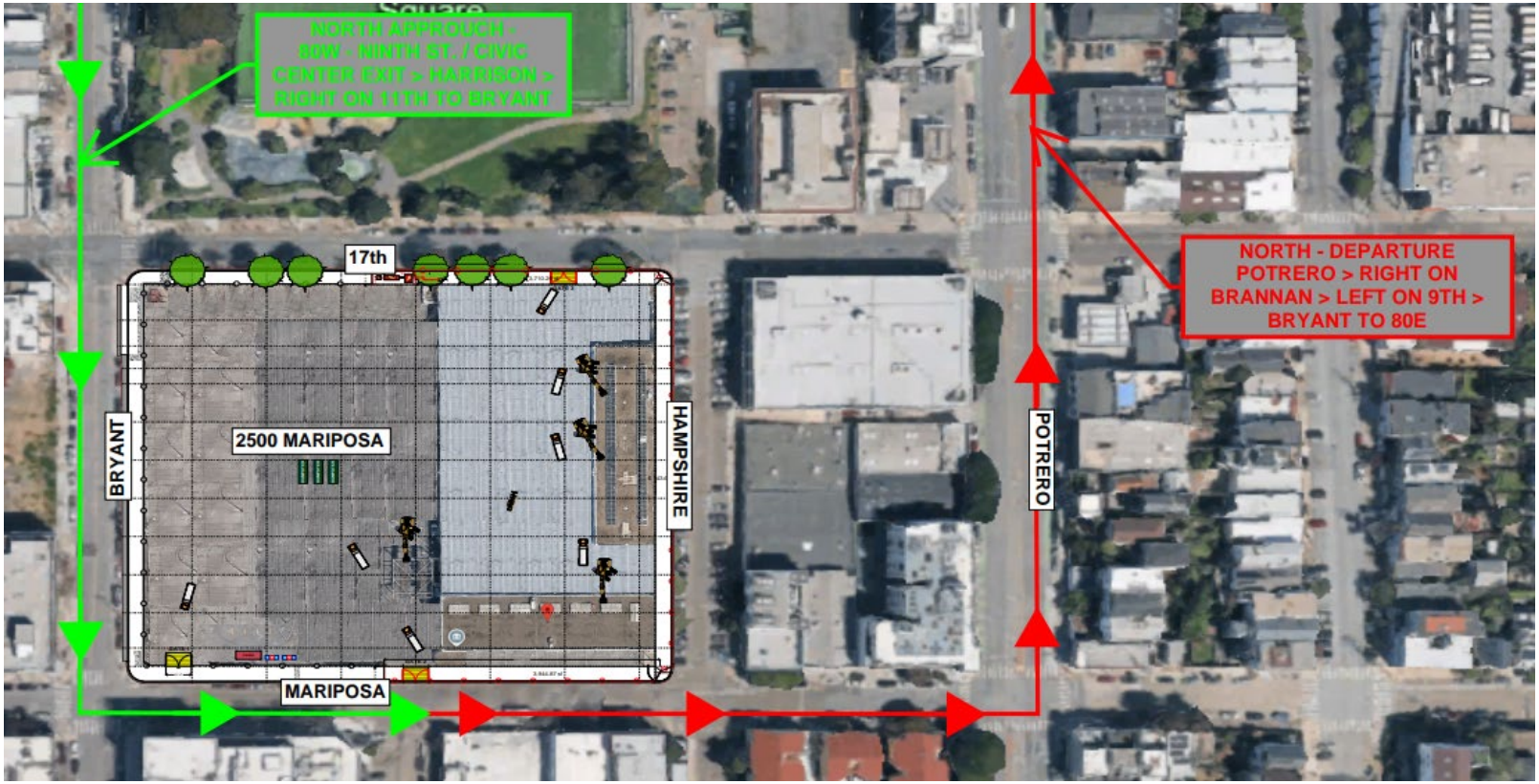
To minimize neighborhood impacts, Webcor has developed a plan to manage parking and equipment needs:

- Laydown yard for construction equipment is located on west side of jobsite along Bryant Street
- Construction gates located on Mariposa Street (2) and 17th Street (1)
- Personnel parking anticipated on-site through most of 2027. In communication with local lots to accommodate personnel ramp up into 2028.

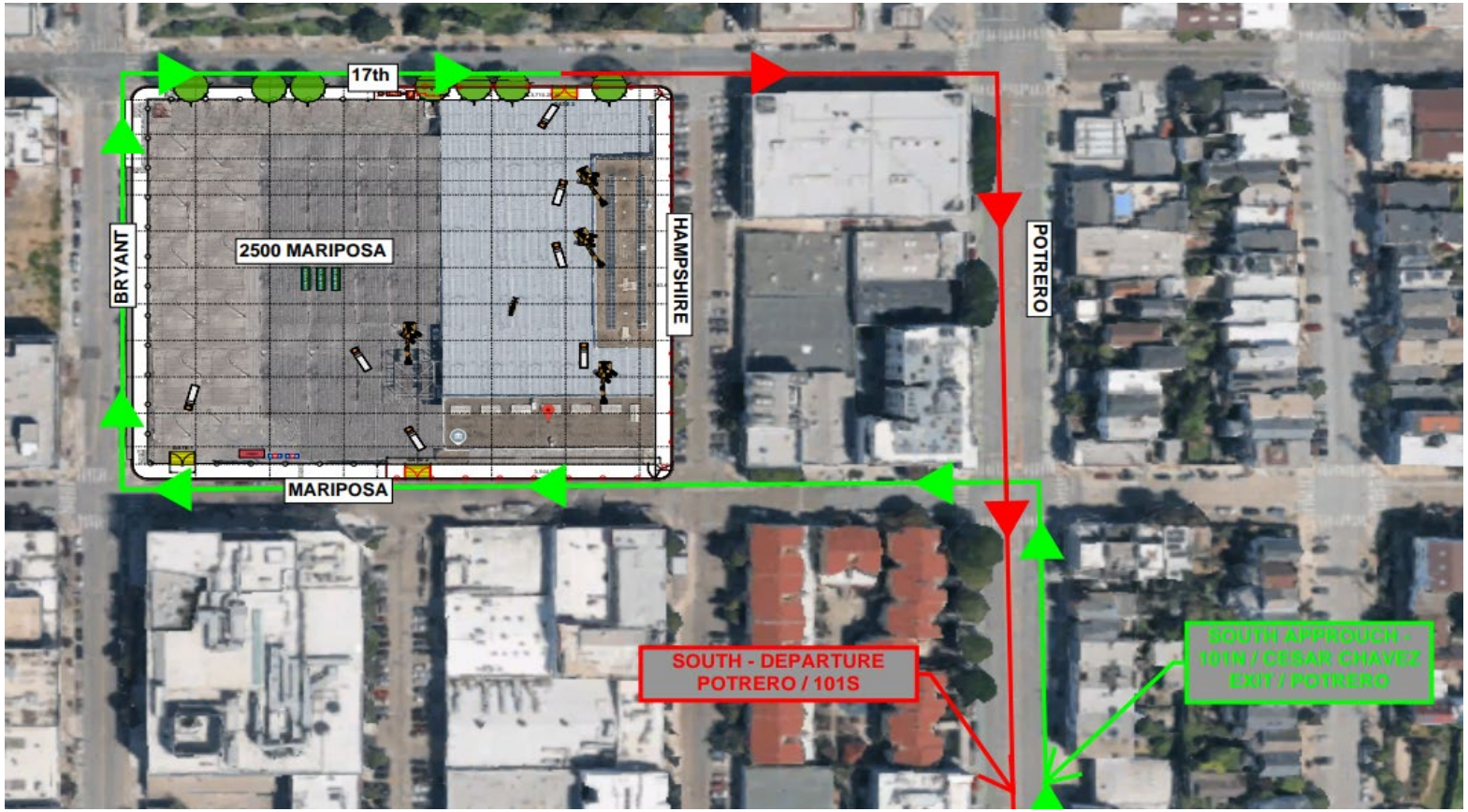
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Potrero Yard Modernization Haul Routes – From North



Potrero Yard Modernization Haul Routes – From South



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Potrero Yard Modernization Bus Yard Construction Impacts

Webcor works hard to minimize construction impacts to the surrounding neighborhood. Additionally, applicable permits and regulations require construction impact mitigation measures to be implemented. Approved plans include Noise and Vibration Plans, Dust Control Plans, Traffic Management Plans, Construction Emissions Plans, and more.

Nonetheless, if you experience a construction impact, please report to Webcor at:

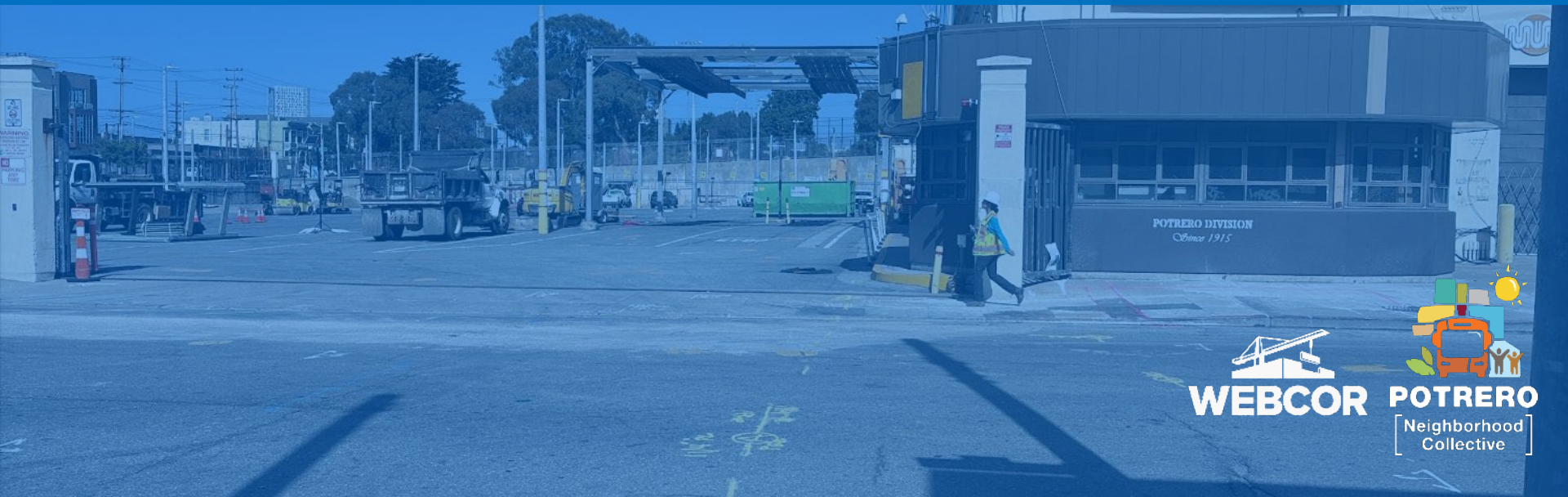
415-234-8190
PotreroYardSF@webcor.com

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SMALL BUSINESS ENTERPRISE (SBE) PARTICIPATION



SBE Participation Plan Goals

Webcor is committed to engaging the business community while meeting the SBE Plan requirements. The SBE Plan goals are:

Project Phase	SBE Goal*
Design & Engineering	25%
Construction	20%

*SF certified LBEs are considered SBEs.

SBE Set-Asides

SBE Set-Aside Table		
Construction Categories	Clarifications	Set-aside %
Structural Concrete Contractor		10%
Site Concrete within Sidewalks		10%
Earthwork & Paving	Includes subbase and paving scopes. Excludes shoring, dewatering and mass excavation.	100%
Drywall (Framing and Hanging)		30%
Electrical		10%
Drywall Insulation/Acoustical		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%

Set-aside scopes have been determined based on market availability and project needs.

Set aside scopes count toward SBE goal.

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Project Procurement

- **Wave 1 – Awarded Scopes with lower tier bidding 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 – Q4, 2026***
  - Elevators
  - Stairs
  - Waterproofing / Roofing
  - Signage
  - Exterior Building Maintenance
  - Commissioning Agent
- **Wave 3 – Anticipated Q2, 2027***
  - CMU
  - Misc. Metals
  - Trash Equipment
- **Anticipated Q4, 2027***
  - Finishes
  - Site work

**Schedule subject to change*

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Upcoming Opportunities



Webcor invites SBEs (*including San Francisco LBEs*) to bid on the following scopes for the Potrero Yard Modernization Project at 2500 Mariposa St, San Francisco, CA. The project will replace the century-old yard with a four-story facility for 246 buses.

Webor is committed to meeting its Small Business Participation Goals *(San Francisco LBEs are considered SBEs for this project)*:

- **Design & Professional Services: 25% SBE**
- **Construction: 20% SBE**

UPCOMING SUBCONTRACTING OPPORTUNITIES

RFP RELEASE - NOVEMBER 18, 2026

- Design Build Signage
- Design Build Ext. Building Maintenance Equip.
- Design Build Elevators
- Design Build Metal Stairs
- Waterproofing/Roofing
- Commissioning Agent Consultant

BID DEADLINE - DECEMBER 16, 2026

POTRERO YARD SBE INTEREST LIST

To ensure you receive the bid documents and Zoom link for the **virtual Pre-Bid meeting** on **December 3rd** join the project interest form by scanning the QR code:

Scan QR Code to join SBE Interest List

outreach@webcor.com | SFMTA Potrero Yard Modernization Project | SFMTA.com/PotreroYard

Webcor Builders CA LICENSE #1037217 A, B, C-8, C-9

Community Engagement

Construction Inclusion Week 2026

- 10/14/26 - Webcor attended the Bay Area Contractor Networking Mixer in Oakland.
- Opportunity for SBEs to connect with general contractors to explore future partnerships

Construction Assistance Program (CAP)

"Meet the Primes II" Workshop

- Thursday, 10/22/26 from 10 am – 12 pm
- Location: Hunters Point Shipyard Community Advisory Committee (CAC) Meeting Room (451 Galvez Ave, SF, CA 94124)





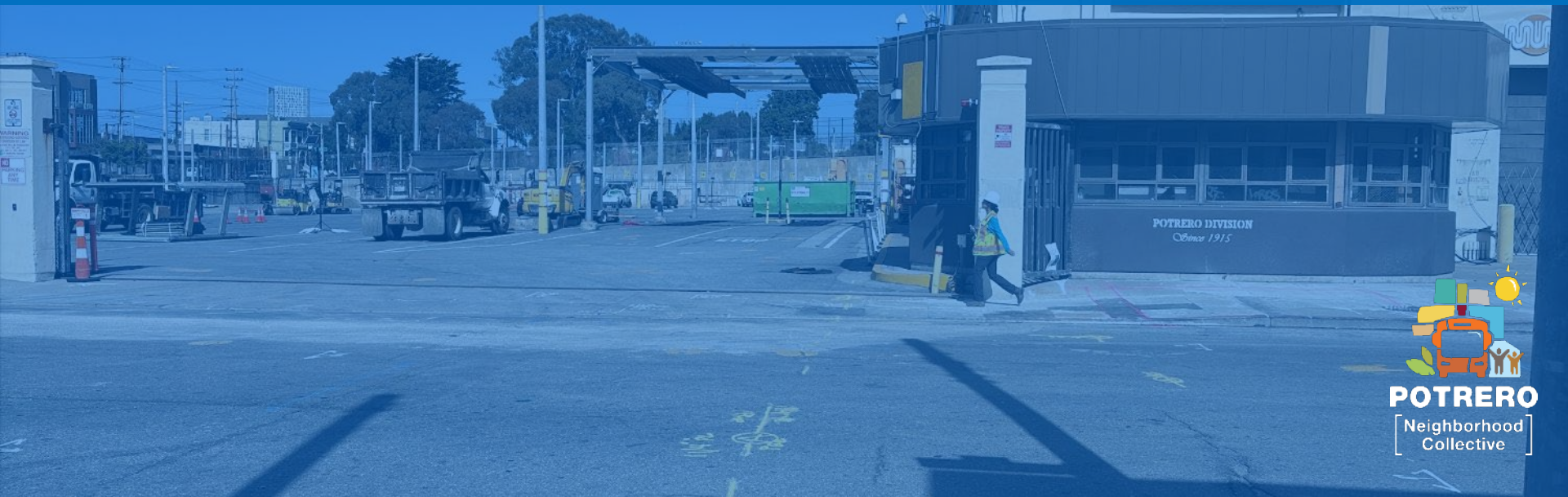
*Construction Inclusion Week - 2026

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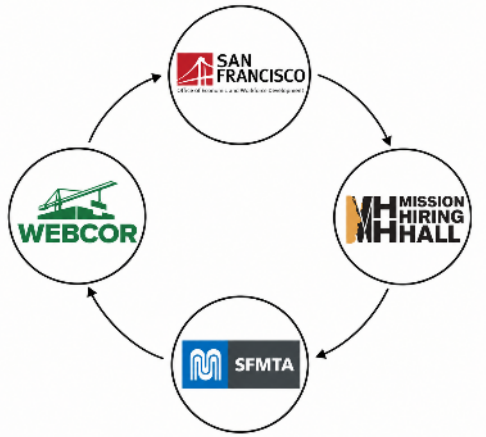
WORKFORCE DEVELOPMENT AND LABOR COMPLIANCE



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Neighborhood Collective

Commitment to Local Workforce

- Webcor remains committed to meeting the City & County of San Francisco's **Local Hire Policy for Construction** requirements, including:
  - *30% of total work hours* performed by SF residents
  - *50% of total apprentice* hours to be performed by SF residents
- Webcor is also expanding access for SF residents by creating pathways to meaningful careers in construction professional services through the **First Source Hiring & SFMTA Training programs**.
  - Proactive planning with SFMTA and workforce partners to identify trainee roles, hiring timelines, and required qualifications.
  - Strategic partnerships with OEWD, Mission Hiring Hall / CAPSA, and SFMTA to connect SF residents with career opportunities.



- Ongoing coordination with the SF Office of Economic and Workforce Development (OEWD) to monitor compliance and track progress.

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Labor Compliance

The project is bound by a Project Labor Agreement (PLA) to maintain labor harmony throughout the project.

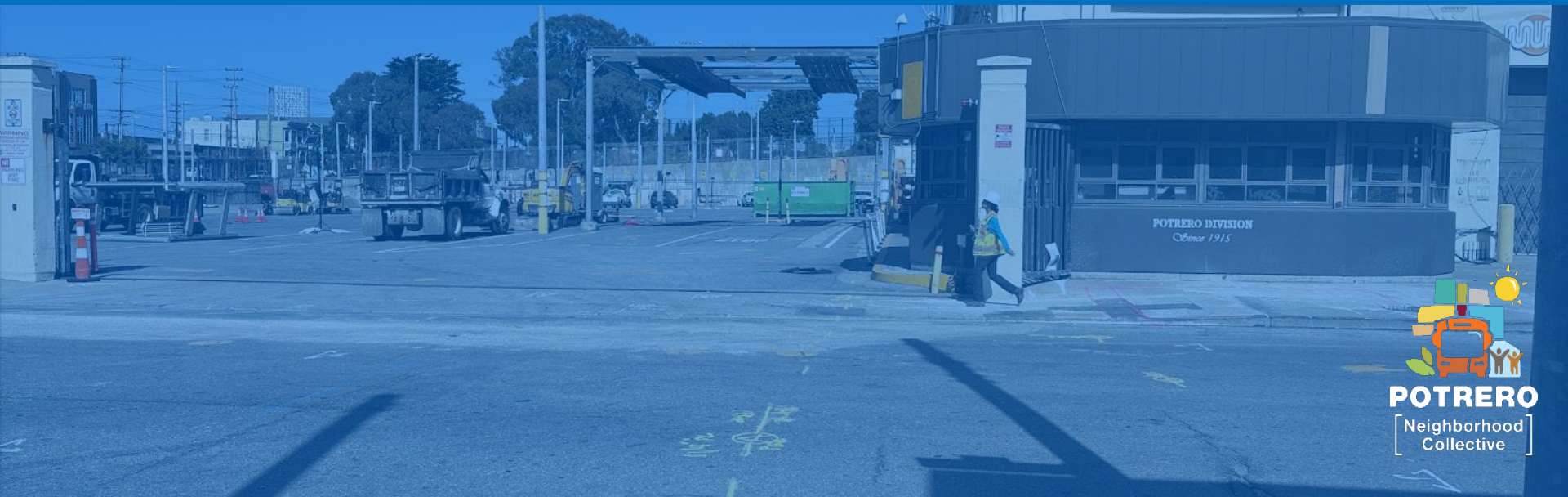
- **Strong Union Partnerships**: Webcor continues to have a strong working relationship with the San Francisco Building Trades Council.

- **PLA Compliance**: All subcontractors performing on-site work are required to comply with applicable PLA requirements.

- **Pre-Job Conferences**: Mandatory pre-job meetings are held with the applicable unions to coordinate project work and labor requirements.

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QUESTIONS & ANSWERS
PREGUNTAS Y RESPUESTAS

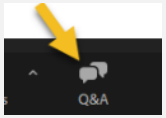


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Neighborhood Collective

Questions?

Please submit your questions or comments by:

Clicking "Q&A"



Select: "Q&A", then use box to ask questions

Sending an SMS text

(415) 404-9733

Learn more about the Potrero Yard Modernization Project

Join our mailing lists to stay up to date on project construction and opportunities.

Sign Up for General Project Updates
SFMTA.com/PotreroYard

Sign Up for Project SBE Interest List
https://tinyurl.com/33shsu86

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Contact Us

For specific questions or concerns, please contact us directly at:

SFMTA

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
Program Director in Building Progress - Potrero Yard Modernization Project
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Webcor

Noise / Vibration Complaints
PotreroYardSF@webcor.com
415-234-8190

Chris Bardales
Public Outreach Manager
Chris.Bardales@webcor.com
(510) 502-5408

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Thank you for coming!

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