Agenda

1. Welcome – 5 minutes
2. Member Check-in – 5 minutes
3. SFMTA Announcements – 5 minutes
4. Project, Schedule & Legislative Updates – 10 minutes
5. Request For Proposals (RFP) Walkthrough – 20 minutes
6. Bus Yard at Muni Metro East (MME) Update – 10 minutes
7. Next Steps – 5 minutes
8. Public Comment
Welcome

- Working Group Members
  
  *If you are joining us by phone, please text Jesse so we know to take you off mute.*

- Members of the Public

  *Members of the public who wish to participate in the meeting will be placed on mute, regardless of joining via video or by phone until the end of the meeting for Public Comment.*

- Potential Proposers & Business Interests

  *The RFP was released on April 9th. All related questions must be directed to SF Public Works.*
Virtual Etiquette

● Keep your device on mute unless you are speaking
● Look into the camera when you speak
● Use “gallery” view to see every participant
● Use the Chat function for quick feedback or to comment
● Use the Q&A function to ask questions
● Use the “Raise Your Hand” function to indicate you’d like to speak during an active discussion
● Try not to talk over others
● Give each other time to gather their thoughts and comment before jumping in
Member Check-In

● What are you looking forward to doing once you are vaccinated?

● Working Group Member Announcements
  ○ Is there anything you want to share with us?
  ○ Community conversations about the project?
SFMTA Announcements

- SFMTA COVID-19 Response/Service Updates
  - May 15 Return of Muni rail service
Project & Legislative Updates

- Request for Proposals (RFP) Released: April 9
- Local Business Enterprise event: April 27
- RFP Activities
  - Site visits
  - 1:1 Meetings (Technical and Commercial/Financial)
- Federal updates
Request For Proposals (RFP) Walkthrough

Where can I find the document?

SF Public Works:
https://bsm.sfdpw.org/ContractAdmin/Login.aspx
Request For Proposals (RFP) Walkthrough

RFP Schedule

• Released: April 9, 2021
• Due: September 3, 2021
• Selection: Anticipated no later than October 30, 2021

Overview & Attachments

• Part I: Instructions to Proposers
• Part II: Pre-Development Agreement
• Part III: Technical Requirements
• Part IV: Reference Documents
Part I: Instructions to Proposers

Organized in ‘sections’ describing the overall objectives, work to date, and proposed structure of the project.

Some sections you might find particularly interesting:

- Introduction & Background (Section 2)
- Joint Development Structure (Section 4)
- Procurement Process & Schedule (Section 5)
- Submittal Requirements (Section 7)
- Evaluation & Selection Process (Section 8)
- Award of Predevelopment Agreement; Payment for Work Product (Section 9)
Introduction & Background (Sec. 2)

- 2.3 Project Objectives
- 2.4 Project Overview
- 2.5 Technical Requirements (Part III)
- 2.9 Stakeholder Engagement Process To Date
- 2.10 Status of Environmental Review & Approvals
Joint Development Structure (Sec. 4)

4.1.3 Commercial/Financial Considerations:

- Infrastructure Facility (references milestone payment)
- Federal Assistance (project open to getting federal funding)
- Housing/Commercial component
## Procurement Process & Schedule (Sec. 5)

<table>
<thead>
<tr>
<th>Activity</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP</td>
<td>Release April 2021</td>
</tr>
<tr>
<td>Publishing of DEIR</td>
<td>Summer 2021</td>
</tr>
<tr>
<td>SFMTA completion of 95% Construction Documents for the MME Proposal</td>
<td>May 2021</td>
</tr>
<tr>
<td>SFMTA completion of 100% Construction Documents for the MME Expansion Project</td>
<td>Summer 2021</td>
</tr>
<tr>
<td>Selection of Preferred Proposer</td>
<td>Q4 2021</td>
</tr>
<tr>
<td>Potential approval and execution of the PDA and the MME Construction Agreement</td>
<td>Expected Q4 2021</td>
</tr>
<tr>
<td>Engagement of the LD with SF Planning</td>
<td>Upon execution of the PDA</td>
</tr>
<tr>
<td>Start of on-site construction of the MME Expansion Project</td>
<td>Shortly following execution of the PDA</td>
</tr>
<tr>
<td>LD and City consideration of Early Works Agreements</td>
<td>Shortly following execution of the PDA</td>
</tr>
<tr>
<td>Complete Schematic Design package and Project Agreement Term Sheet</td>
<td>Expected Q2 2022</td>
</tr>
<tr>
<td>First complete draft of the Project Agreement</td>
<td>Expected late Q2 2022</td>
</tr>
<tr>
<td>Final approval of the EIR and entitlements</td>
<td>Expected 2022</td>
</tr>
<tr>
<td>LD issues RFP for DB and IFM contractor competitive bidding, including final draft of the Project Agreement, DB and IFM contract term sheets, and 50% Design Development package</td>
<td>Expected Q3/Q4 2022</td>
</tr>
<tr>
<td>LD finalizes fixed-price, rate-certain DB and IFM contracts, final Project Agreement, and Project’s financing</td>
<td>Expected Q1/Q2 2023</td>
</tr>
<tr>
<td>Approval of final Project Agreement and Commercial Close</td>
<td>Expected Q2/Q3 2023</td>
</tr>
<tr>
<td>Financial Close</td>
<td>Expected end of Q2 2023</td>
</tr>
<tr>
<td>Completion of the MME Expansion Project</td>
<td>Expected end of Q2 2023</td>
</tr>
<tr>
<td>Beginning of on-site construction of the Facility</td>
<td>Upon relocation of the existing Potrero Yard bus fleet expected in Q3 2023</td>
</tr>
<tr>
<td>Substantial Completion of the Infrastructure Facility, including relocation and move-in for the SFMTA’s transit operations to the Infrastructure Facility</td>
<td>Required no later than end of 2026</td>
</tr>
<tr>
<td>Substantial Completion of the HCC</td>
<td>Shall occur no later than 4 months following Substantial Completion of the Infrastructure Facility, with any construction activities during that period being such that they do not interfere with or impede the SFMTA’s transit operations</td>
</tr>
</tbody>
</table>
Procurement Process & Schedule (Sec. 5)

- 5.6 One-on-one Meetings: Technical & Commercial-Financial
- 5.7 Site Visits
Key Submittal Requirements (Sec. 7)

- Overall Concept Design
- Housing and Commercial Component Design and Program
- Bus Yard Functionality
- Approach to Racial Equity
- Approach to Outreach
Key Submittal Requirements: Overall Concept Design

Format: Narrative

Topical areas covered:
• City and stakeholder vision, values, and principles
• Cohesive urban design that includes activation of 17th Street
• Adherence to the Design Guidelines (previously reviewed by the WG)
Key Submittal Requirements: Housing and Commercial Component Design and Program

Format: Narrative & Graphics (Plans)

Topical areas covered:
• Proposed housing program in summary table (unit numbers and type, average unit size, and affordability levels and AMI tiers).
• Narrative approach to the HCC into the Project and the neighborhood, including how the design will foster a sense of community among residents and SFMTA employees at Potrero Yard.
• Building height(s), construction type, number of residential floors
• Describe how the proposed design and resident amenities will enhance the lives of the future residents, particularly low- and moderate-income residents.
• Describe any proposed exterior resident serving and/or public serving open spaces – describe size and qualities of each.
Key Submittal Requirements: Bus Yard Functionality

Format: Graphics & Tables

Topical areas covered:
• City and stakeholder vision, values, and principles
• How the bus and non-revenue vehicle circulation, parking, maintenance, wash, and related storage and support spaces are arranged for efficient and safe circulation and maintenance
• How the administration, maintenance, and training staff spaces are arranged for efficient access and operations while fostering a quality work environment for SFMTA staff
• Approach to accommodate BEB Charging Infrastructure and Charging Equipment
Key Submittal Requirements: Approach to Racial Equity

Format: Narrative

Topical areas covered:
• City and stakeholder vision, values, and principles
• Description of the Proposer’s approach to consciously and proactively addressing racial inequities.
• Approach should address 2 major obstacles to achieving equitable outcomes in land use development: (1) involuntary economic or cultural displacement of a community of color (i.e. displacement of vulnerable residents, businesses, and community organizations) and (2) unequal access for communities of color to the key determinants of social, physical, and economic well-being (i.e. employment, education, and health and social services).
Key Submittal Requirements

Approach to Outreach

Format: Narrative

Topical areas covered:
- City and stakeholder vision, values, and principles
- Description of the proposed approach for community engagement and stakeholder
- The public outreach plan must address the Proposer’s approach to work with stakeholders to achieve the Project goals and deliver public benefits
- The public outreach plan must clearly demonstrate how the Proposer will partner with the communities served by the SFMTA and the Project throughout the process, including in developing alternatives and formulating solutions so that public input and recommendations are incorporated to the maximum extent possible.
- The plan must highlight how equity and inclusivity will be prioritized to facilitate access and involvement from those affected, particularly from communities historically underrepresented in the public process.
### Evaluation & Selection Process (Sec. 8)

- **8.1 Summary of Evaluation process**

<table>
<thead>
<tr>
<th>Volume</th>
<th>Technical Proposal</th>
<th>Financial Proposal</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Maximum Score for the Project Proposal</td>
<td>5,500</td>
<td>4,500</td>
<td>10,000</td>
</tr>
<tr>
<td>Maximum Score for the MME Proposal*</td>
<td>[500]</td>
<td>[1,500]</td>
<td>[2,000]</td>
</tr>
<tr>
<td>Maximum Total Proposal Score*</td>
<td></td>
<td></td>
<td>[12,000]</td>
</tr>
</tbody>
</table>

(*) Subject to the City issuing the corresponding Addendum to the RFP
Award of Predevelopment Agreement; Payment for Work Product (Sec. 9)

- 9.3.2 Payment for work product amount
- 9.3.4 City entitled to use work product
Request For Proposals (RFP) Part III: Technical Requirements

Part III: Technical Requirements

Organized in ‘divisions’ representing documents describing specific technical subjects.

Places you can find your direct influence and comments:

• Division 2: Design Guidelines
• Division 6: Program for the Housing and Commercial Component
• Division 8: Public Benefit Principles
• Division 9: Outreach Requirements
Design Guidelines (Div. 2)

“Good urban design is characterized by the thoughtful orchestration of buildings, landscape, open space, and streets ... San Francisco’s architecture spans various eras and architectural styles, but its urban fabric maintains a high degree of continuity and consistency ... [N]ew buildings have the responsibility to sensitively respond to their context and existing patterns of development while being of their moment.”

8
Program for the Housing & Commercial Component (Div. 6)

- Discussion of policy vision, goals, and context, as reviewed and discussed with the WG in February
- Specific focus on maximizing affordability
- Technical guidelines establishing requirements for proposal submittals
- Discussion of MOHCD requirements
- Commercial (retail) component goals and requirements
Public Benefit Principles (Div. 8)

- Housing
- Placemaking
- Neighborhood Amenities & Public Art
- Sustainability/Resiliency
Outreach Requirements (Div. 9)

- **Plan** for public outreach and engagement for the project
- **Implement** the public outreach and engagement plan
- **Document** the implementation of the plan and the feedback received
BUILDING PROGRESS
Bus Yard at Muni Metro East

Spring 2021 Community Update
The Building Progress program began in Fall 2017 to modernize SFMTA facilities across San Francisco.

Program goals include:

- **Modernizing** aging SFMTA facilities in order to meet the needs of everyone who travels in San Francisco;
- **Improving** the transportation system’s resiliency to seismic events, climate change, technology changes; and
- **Making the SFMTA a better neighbor** in the parts of the city that currently host our facilities.
BUILDING PROGRESS
Bus Yard Modernization Program

1. Bus Yard at MME
   Expand capacity for bus operations and maintenance during bus yard rebuild projects starting in 2023.

2. Potrero Yard
   Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with mixed-use development above
   Construction: 2023-2026

3. Presidio Yard
   Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with adjacent mixed-use development
   Construction: 2027-2030

4. Woods Division
   Rebuild as electric bus facility
   Construction: TBD

5. Kirkland Yard
   Rebuild as electric bus facility
   Construction: TBD
Potrero Yard Modernization Project
Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with mixed-use development above.
BUILDING PROGRESS
Potrero Yard Modernization Project

A once-in-a-century opportunity

Potrero Yard’s 4.4-acre site is well-served by urban amenities in this mixed-use neighborhood. The large site footprint and the dynamic, transit-rich location make a great case for denser development on the site.

Mariposa & Hampshire Street View

Up to 575 Residential Units

50% Min. Target for Affordable Housing

3-Level Transit Facility

Up to 150’ Building Height

33,000 Sq Ft Ground Floor Uses

* Conceptual design sketches. Final building design to be determined in future phases.
Presidio Yard
Rebuild, modernize and expand a multi-level bus yard for trolley and electric buses with adjacent mixed-use development
BUILDING PROGRESS
Bus Yard at Muni Metro East

Bus Yard at Muni Metro East
- Bus operations, operator check-in trailers, lockers, restrooms, and break space
- Bus wash served by below-grade rainwater cistern, fare pull, and interior bus cleaning
- Overhead trolley charging (in yard only) and parking for ~160 buses
- New street improvement at Maryland & Cesar Chavez entrance

1399 Marin Maintenance Yard
- New temporary outdoor bus repair canopy structure to increase maintenance capacity
- Overhead trolley charging (in yard only) and bus parking for 30 buses
BUILDING PROGRESS
Bus Yard at Muni Metro East

Muni Metro East (MME) Existing Conditions
BUILDING PROGRESS
Bus Yard at Muni Metro East

Conceptual Rendering of MME
BUILDING PROGRESS
Bus Yard at Muni Metro East

Conceptual Rendering of Muni MME

- BUS PARKING & CHARGING
- BUS WASH BUILDING
- OPERATIONS BUILDINGS
- FARE COLLECTIONS BUILDING
- MEET & GREET BUILDING
BUILDING PROGRESS
Bus Yard at Muni Metro East

HARDCAPE OPTIONS

Security Fence

10’ black iron picket fence with curved top / Will match adjacent fencing

Automated Vehicular Gate + Man Gate

35’ automated black iron picket vehicular gate
4’ wide man gate

BIOSWALE (10,100 SQFT)
Curbed and sloping

Muni Metro East (MME)
BUILDING PROGRESS
Bus Yard at Muni Metro East

PLANTING
Being situated along the bay's edge, the planting palette will consist of natives to this unique habitat. These plants are also adapted to periods of inundation and drought and will thrive in the bioswale’s conditions.

Bioswale Planting

ALKALI RAGWORT
Senecio hydrophilus

CALIFORNIA GOLDENROD
Solidago californica

MARCH ROSEMARY
Westringia fruticosa

PACIFIC NINEBARK
Physocarpus capitatus

SEASIDE DAISY
Erigeron glaucus

STICKY MONKEY FLOWER
Mimus aurantiacus

COYOTE BUSH
Baccharis pilularis

JUNEGRASS
Koeleria macrantha

DUNE SEDGE
Carex praegracilis

Street Tree Planting

Street tree and accompanying planting will be determined by final street designs and will comply with local water use and conservation regulations.
MME/Marin Project Schedule

- May 2021 – Design Completion
- September 2021 – Developer Selection
- December 2021 – Construction Starts
- June 2023 – Muni Operations Begin
Other Updates

Service Plan Update
• We are **working on a service plan**
• Most recent test was in **February 2021**
• **We’ll be back** with bus routing details to/from these yards

Website Update
• SFMTA.com/BusYardEast
• SFMTA.com/PotreroYard
• SFMTA.com/BuildingProgress
• Sign up for updates.
Questions.

Contact the BUILDINGPROGRESS Team:

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Next Steps

- Next meeting on June 7
- Upcoming Topics?
Public Comment

- Do any members of the public wish to comment?

- Reminder – we cannot address any questions regarding the procurement process at this time. Please direct your questions and comments to San Francisco Public Works and on SFBid.
Please Reach Out Anytime

- Send us your questions.
- Suggest additional Working Group members to fill our vacant seats.
- Request a video conference meeting or call.
- Our “doors” are always open to you.

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