



**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES
Tuesday, July 11, 2017

TJPA Offices
201 Mission Street, Suite 2100
San Francisco, CA

5:30 p.m. to 7:30 p.m.

CITIZENS ADVISORY COMMITTEE

Bruce Agid, Chair
Keysha Bailey, Vice Chair

Paul Bendix
Anthony Birdsey
Paolo Cosulich-Schwartz
Jackson Fahnestock

Robert Feinbaum
Helen Han
Derrick Holt
John Kutay
Charley Lavery

Sean McGarry
Nathan Morales
Patty-Jo Rutland
Jason Smith

Executive Director
Mark Zabaneh

Staff Liaison
Skip Sowko

CAC Secretary
Julie Markus

1. Call to Order

Chair Agid called the meeting to order at 5:32 pm.

Members Present: Chair Agid, Vice Chair Bailey, Jackson Fahnestock, Derrick Holt, Nathan Morales, Patty-Jo Rutland, Paul Bendix, Anthony Birdsey

Members Absent: Paolo Cosulich-Schwartz, Helen Han, John Kutay, Jason Smith, Charley Lavery, Robert Feinbaum and Sean McGarry

A quorum was achieved.

2. Staff Report

Skip Sowko, TJPA Senior Design & Engineering Manager, announced that Julie Markus would be filling the role of the CAC Secretary. Ms. Markus will be sending out the meeting agenda, minutes and materials each month. Mr. Sowko asked for members to reply to emails that she sends to confirm their attendance at upcoming CAC meetings. This will ensure there is a quorum prior to the meeting. Mr. Sowko also stated that the second round of Transit Center construction site tours for the CAC members was held, and all CAC members have now had a chance to visit the site.

Mr. Sowko reported that the California High-Speed Rail Authority (CHSRA) accepted the invitation to join the TJPA Board. Executive Director Zabaneh stated that he attended the CHSRA meeting, and the next step in the process is to receive concurrence from the Joint Powers Agreement members on CHSRA's membership to the TJPA Board.

Mr. Sowko stated that the Metropolitan Transportation Commission (MTC) Program Allocation Committee held a public hearing on June 14, 2017, to consider \$3 million in additional funding for the Transit Center. MTC will hold a separate meeting on July 12, 2017, at 9:40 am. The closing date for public comment letters was June 28th. Mr. Zabaneh stated that this is a several step process. MTC will consider the proposed RM2 funding programming changes at its July 26, 2017 meeting.

Mr. Sowko also reported that TJPA conducted a tunnel options study to evaluate ways to minimize tunneling impacts on surface streets. TJPA is working with CHSRA and Caltrain with regard to trains stopping at the 4th and Townsend Station. The teams are working together and sharing information as well as talking about the parameters. Chair Agid asked for clarity on which trains would be stopping at 4th and Townsend and also wanted confirmation that CHSRA is still interested in stopping at the Transit Center until the Downtown Rail Extension (DTX) alignment is figured out. Mr. Sowko clarified that all trains will stop at the existing 4th and King Station. The 4th and Townsend Station is the currently planned underground station that is part of the DTX alignment. Both CHSRA and Caltrain have plans to stop at the 4th and Townsend Station as well as the Transit Center.

Mr. Sowko also stated that Cambridge Systematics is performing a ridership study. He explained that the study is needed to determine the amount of funds that will be generated from the Passenger Facility Charges (PFC) for trains using the Transit Center. He also stated the PFCs would be comparable to the cost of taking other modes of transportation from the 4th and Townsend Station to the same area served by the Transit Center.

Mr. Sowko further reported that summer interns were working with TJPA, the Program Management Team, Turner Construction, and Webcor/Obayashi on various aspects of the project.

Public Comment:

Roland Lebrun stated he is unhappy with the idea of high-speed trains stopping at 4th and Townsend. Mr. Lebrun further stated that CHSRA will soon award a contract for a rail operator and he felt that operating decisions should be made by the operators.

Jim Patrick asked about the Railyard Alternatives & I-280 Boulevard Feasibility (RAB) Study. Mr. Zabaneh stated that the San Francisco Planning Department is expected to conclude the RAB in September and a decision on alignment should happen in December of this year.

3. Report on a Naming and Signage Rights Agreement with salesforce.com to name the new Transit Center the “Salesforce Transit Center” for a 25-year term and more than \$110 Million in aggregate escalated fee over the term

Executive Director Zabaneh reported on the Naming Rights agreement that was reached with Salesforce for the Transit Center. Mr. Zabaneh reported the agreement would give Salesforce exclusive rights to signage for a 25-year term and will generate \$110 million dollars in revenue for the Transit Center. Mr. Zabaneh stated that it was important to the TJPA that the deal with Salesforce was kept in line with the vision TJPA has for the Transit Center. Mr. Zabaneh stated the new name for the facility would be “Salesforce Transit Center”. Mr. Zabaneh also stated that Salesforce has a different vision for Mission Square, which does not include the trees from the previous plan and Salesforce is working directly with the City of San Francisco on the plan since this area belongs to the City. Anthony Birdsey stated to be cautious with the new Salesforce Naming Rights and Signage so not to make the general public feel excluded from the park and terminal. Chair Agid agreed and stated it is important that the public is not made to feel that they cannot access certain areas of the park because of signage. Mr. Zabaneh assured Chair Agid that the TJPA risks losing 100,000 square feet of retail space if at any moment the public does not feel that the park and the Transit Center is their space.

Patty-Jo Rutland asked about the revenue portion of the agreement and Mr. Zabaneh stated that TJPA will receive \$1.4 million dollars if the agreement is approved by the Board of Directors at the July 13, 2017 meeting. Once bus operations begin, TJPA will be paid \$9.1 million dollars and, beginning in the 4th year, TJPA will receive \$3.2 million dollars each year. Once Caltrain operations begin, estimated in 2027, the \$3.82 million dollars will increase by 20%.

Chair Agid thanked Mr. Zabaneh for the overview of the financial aspect of the agreement and stated that with the MTC funding and the naming rights agreement, the Transit Center is in a good financial position.

Public Comment:

Jim Patrick expressed concern about the scenario of retail spaces not being rented and that Salesforce can simply “walk away” from the deal. Mr. Zabaneh stated that the Transit Center does not have to have full retail leased out as a requirement of the agreement.

Ted Olsson asked about the distinction between Salesforce and TJPA signage colors. Mr. Zabaneh stated that the Salesforce signs will be blue and white. Mr. Olsson also stated he was pleased that the Tim Hawkinson sculpture was removed from the art program, since prior CAC Members were not in support of the sculpture.

4. Approval of Meeting Minutes: June 6, 2017

There were no edits requested to the minutes, and no member of the public wishing to comment on the minutes. A unanimous voice vote approved the minutes.

Note: this item was called prior to Item 3.

5. Construction Update

Dennis Turchon, TJPA Senior Construction Manager, and Ron Alameida, Director of Design & Construction for the Transit Center Project/San Francisco Public Works, presented the construction update. Mr. Alameida noted that the team is focused on the schedule due to the December 2017 substantial completion deadline.

Mr. Alameida introduced Steve Humphreys, the Construction Manager/General Contractor (CM/GC) for Webcor/Obayashi. Mr. Humphreys reported on the current construction challenges and mitigation strategies involving electrical work, the column covers on the ground, bus levels, and interior finishes. Mr. Humphreys stated that the electrical team is still behind schedule and the CM/GC is actively looking at all options, noting that the CM/GC has taken an aggressive approach on how to mitigate the situation. The CM/GC has implemented a small team of field personnel to monitor the situation closely, and are working with the electrical contractor to recover an 11-week slip from the schedule.

Chair Agid expressed appreciation to the team, for the transparency and visibility into all aspects of construction in the past year as well as the high level of detail presented to the CAC Members. Chair Agid also asked about overtime and if that is a cost that the TJPA would incur. Mr. Humphreys stated that overtime is not built into the contracts, and if a subcontractor is late by their own doing, then that is something they are expected to cover at their own expense.

Chair Agid also asked how they plan to deal with operational readiness before the March 2018 opening date if the electrical portion is not complete. Mr. Alameida replied that he is working closely with Mr. Humphreys to mitigate the situation, but wants to keep the momentum going. Chair Agid suggested the use of more Gantt charts, which track key elements of the project, on startup and operational readiness to track and tie everything together.

6. Public Comment

Jim Patrick inquired about the transit center being insured and, if so, what type of insurance policy. Mr. Alameida stated that the transit center is under the builder's policy until occupancy, then at the time of opening, the TJPA we will carry its own policy. Mr. Patrick also asked about current litigation and the closed session at the July 13, 2017 TJPA Board Meeting. Mr. Zabaneh stated that any litigation is confidential in nature.

Roland Lebrun asked if AC Transit plans on using double decker buses. Mr. Zabaneh stated that their long-term plan is to have double decker buses and the bus ramp/bays were designed to accommodate double decker buses.

7. CAC Member Comments & Future Agenda Requests

Chair Agid mentioned the homeless issue and that he would like to see a comprehensive strategy and presentation about the security of the Park, the Transit Center, surrounding areas and the neighborhood. He stated he would like City officials, the Greater Rincon Hill Community Benefit District (CBD), and the Transbay team to do a joint presentation on how the homeless issue would be addressed. Mr. Sowko stated that the homeless issue will be addressed in a multi-layered approach, and it will be the first item when discussing the park rules. Mr. Sowko further stated that Sidonie Sansom, TJPA Chief Security Officer, is working with law enforcement personnel on putting together various strategies that collectively will provide a way to manage the homeless issue.

Future agenda requests include: 1) transition into operations at the transit center and AC Transit's readiness; 2) presentation from the Director of the City's Department of Homelessness and Supportive Housing regarding a proactive strategy to prevent homeless encampments once the transit center opens; 3) review of the plans for Mission Square; 4) review of bus and traffic circulation in the area surrounding the transit center; 5) coordination between the Greater Rincon Hill Community Benefit District and the Asset Management team; 6) train doors and platforms heights for DTX; and 7) PR strategy for opening of the transit center.

Public Comment:

Ted Olsson stated the goal of Vision Zero San Francisco (road safety policy to make San Francisco's transportation system safe for everyone) is to prevent fatalities.

8. Adjourn

Chair Agid adjourned the meeting at 7:29 pm.