



TRANSBAY JOINT POWERS AUTHORITY

Maria Ayerdi-Kaplan • Executive Director

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES
Tuesday, December 8, 2015

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

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

CITIZENS ADVISORY COMMITTEE

Ted Olsson, Chair
Bruce Agid, Vice Chair

Keysha Bailey
Paul Bendix
Paolo Cosulich-Schwartz
Robert Feinbaum

Helen Han
Charley Lavery
Sean McGarry
Lauren Post
Alice Rogers

Patty-Jo Rutland
Jason Smith
Pascale Soumoy
Patrick Valentino

Executive Director
Maria Ayerdi-Kaplan

Staff Liaison
Scott Boule

CAC Secretary
Barbara Pemberton

1. Call to Order

Chair Olsson called the meeting to order at 5:45 pm.

Members Present: Chair Olsson, Vice Chair Agid, Keysha Bailey, Paul Bendix, Robert Feinbaum, Charley Lavery, Sean McGarry, Lauren Post, Alice Rogers, and Patty-Jo Rutland.

Members Absent: Paolo Cosulich-Schwartz, Helen Han, Jason Smith, Pascale Soumoy, and Patrick Valentino.

A quorum was achieved.

2. Staff Report

TJPA Legislative Affairs and Community Outreach Manager Scott Boule presented the report. TJPA Board member Marian Lee is departing the Board and will be replaced by Jeff Gee. New Director Gee is the Mayor of Redwood City, a member of the Caltrain Board, and a member of the Redwood City Chamber of Commerce. The Metropolitan Transportation Commission (MTC) is completing the cost review process for Phase 2, and will present their findings to the MTC Programming & Allocations Committee on December 9. In response to a question from Robert Feinbaum, Mr. Boule explained that item 16 from the November 12, 2015, TJPA Board agenda was added by the City to provide oversight for the additional financing assistance that is forthcoming.

3. Approval of Meeting Minutes: November 10, 2015

Alice Rogers had one revision to the November 10, 2015, Meeting Minutes under item #2 “Staff Report.” The last sentence should state:

“It is unclear whether the Super Bowl Committee or NFL will provide any reimbursement funds to cover the accelerated schedule.”

Chair Olsson asked if there were additional corrections or updates to any of the Meeting Minutes, and there were none. A motion to approve the Minutes was made by Lauren Post and seconded by Keysha Bailey. A unanimous voice vote approved the motion.

4. Presentation of Master Lessee Request for Proposals

The presentation was made by HR&A Advisors, Inc. representatives Shuprotim Bhaumik – Partner-In-Charge, Olivia Moss – Director, and Kumar Kintala – Project Manager. Randy Volenec, Senior Project Manager of Pelli Clark Pelli Architects presented information on the design of retail options and opportunities. Greg Giordano – Director Design and Strategy of Sensory Interactive presented the revenue generating promotional platform which integrates media, technology and architecture into a single system to be used by sponsors. Vice Chair Agid asked about financial costs of running the transit center and who is assuming risks related to estimated daily operating expenses. Mr. Boule answered that the estimated costs will not be known until we receive responses to the Request for Proposal (RFP). Areas of responsibility taken on by the Master Lessee and those retained by TJPA will be described in the RFP. Robert Feinbaum asked if there is sufficient flexibility in the use of space in the Transit Center so that the Master Lessee can develop a plan. Mr. Bhaumik answered that there are some restrictions on the types of businesses that can operate, however, beyond that the Master Lessee has the flexibility to propose the tenant mix that they feel is best suited for the Transit Center. Charley Lavery asked if capital improvements were allowed by the Master Lessee. Mr. Bhaumik responded yes, however, the TJPA has design approval of the Master Lessee’s plans. Ms. Post asked what expenses the Master Lessee and TJPA would incur. Mark O’Dell of AECOM, Project Management/Project Control, answered that the TJPA is ultimately responsible for all expenses, and the Master Lessee revenue will help offset the costs. Additional revenue to help offset costs will come from the Greater Rincon

Hill Community Benefit District (CBD), bridge tolls, transit operators, grants and other various sources. Mr. Bhaumik added that the Master Lessee will have no control over the bus deck and ramps, and the agreement with the Master Lessee will clearly define the responsibilities of all parties. Ms. Rogers asked the source of the cross subsidy.

Mr. Bhaumik answered that, unlike the Ferry Building, there is no opportunity for cross subsidy. Sean McGarry said there may be a chance that the Master Lessee will seek to scale back their areas of responsibility. Mr. Bhaumik responded that the master lease will clearly spell out the responsibilities of each party. Ms. Rogers stated that the CBD is providing money for parks, but is not responsible for direct management. Mr. Bhaumik responded that there are great examples of privately run public spaces, and the Master Lessee will have to work closely with the TJPA. Ms. Post stated that with the large amount of advertising in the transit area, people will not be happy with additional advertising in the rooftop park. Ms. Post urges that no advertising be in the park. Chair Olsson asked if the San Francisco Visitors Bureau would be involved in information distribution. Greg Giordano answered that there is a place in the grand hall with this information. Wayfinding information will also be available. Visitors Bureau information will likely be incorporated into the Master Lessee's Content Management System, which will have the capability to broadcast information to digital signs throughout the building.

Vice Chair Agid asked if there was flexibility in the floor plans. A lack of flexibility creates a risk of spaces being too large to be practical for certain retailers. A space may be too large and expensive to be profitable. Mr. Bhaumik responded that much thought has been put into the design and use of the retail space.

5. Construction Update

Steve Rule of Turner Construction Company, Construction Management Oversight, presented the update. A Waterproofing Systems presentation of the Transbay Transit Center (TTC) was also presented by Randy Volenec of Pelli Clark Pelli Architects, Steve Humphreys of Webcor/Obayashi, and Mr. Rule. Ms. Post asked if the waterproofing system exists elsewhere. Mr. Volenec responded that the product has been widely used for years as a single ply, but the TTC system is unique in that it uses a two-ply application. These products are seismically sound as the application allows movement, which makes it unique to the TTC.

Mr. Feinbaum asked if \$500,000 was still the estimated cost for the accelerated work due to Super Bowl activities in the surrounding neighborhood, and was the NFL paying the cost? Mr. Rule responded that \$500,000 was still the estimated amount, and there was no word if the NFL would incur any of the cost. Vice Chair Agid asked what was the risk related to weather delays for the Beale street work. Mr. Rule responded that five days have been built into the accelerated schedule. The five days have not yet been used.

6. Public Comment

Member of the Public Jim Patrick suggested the timeframe for obtaining retailers should be extended.

7. CAC Member Comments & Future Agenda Requests

None.

8. Adjourn

Chair Olsson adjourned the meeting at 8:00 pm.