



Construction Update

December 2016

Transbay Transit Center

TJPA



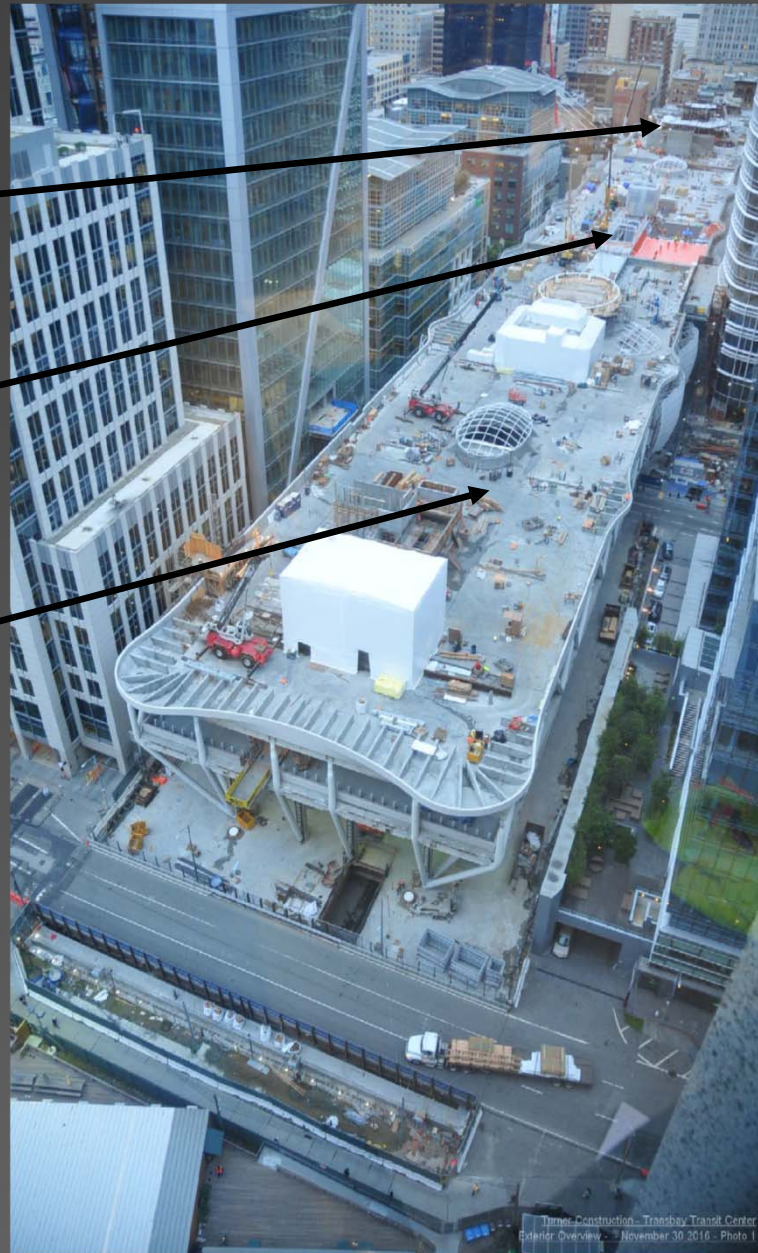


Transbay Transit Center

Western Zone
Gridlines 1 to 10

Central Zone
Gridlines 10 to 20

Eastern Zone
Gridlines 20 to 35

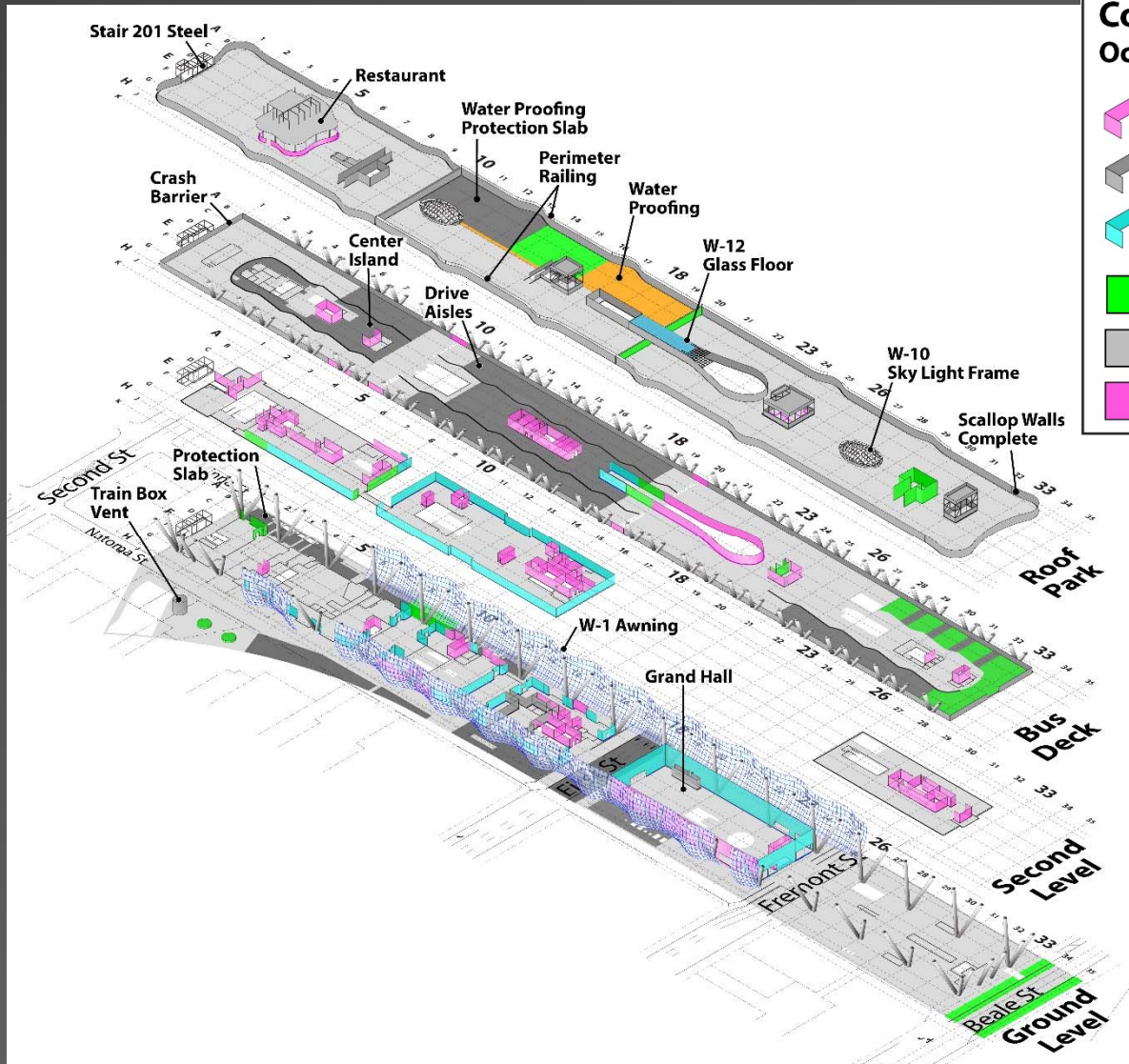


Project Overview







1. Construction Activity
2. Safety & Labor Statistics
3. Budget Overview
4. Contingency Cost
5. Schedule
6. Challenges



Transit Center – Upper Levels and Roof Park

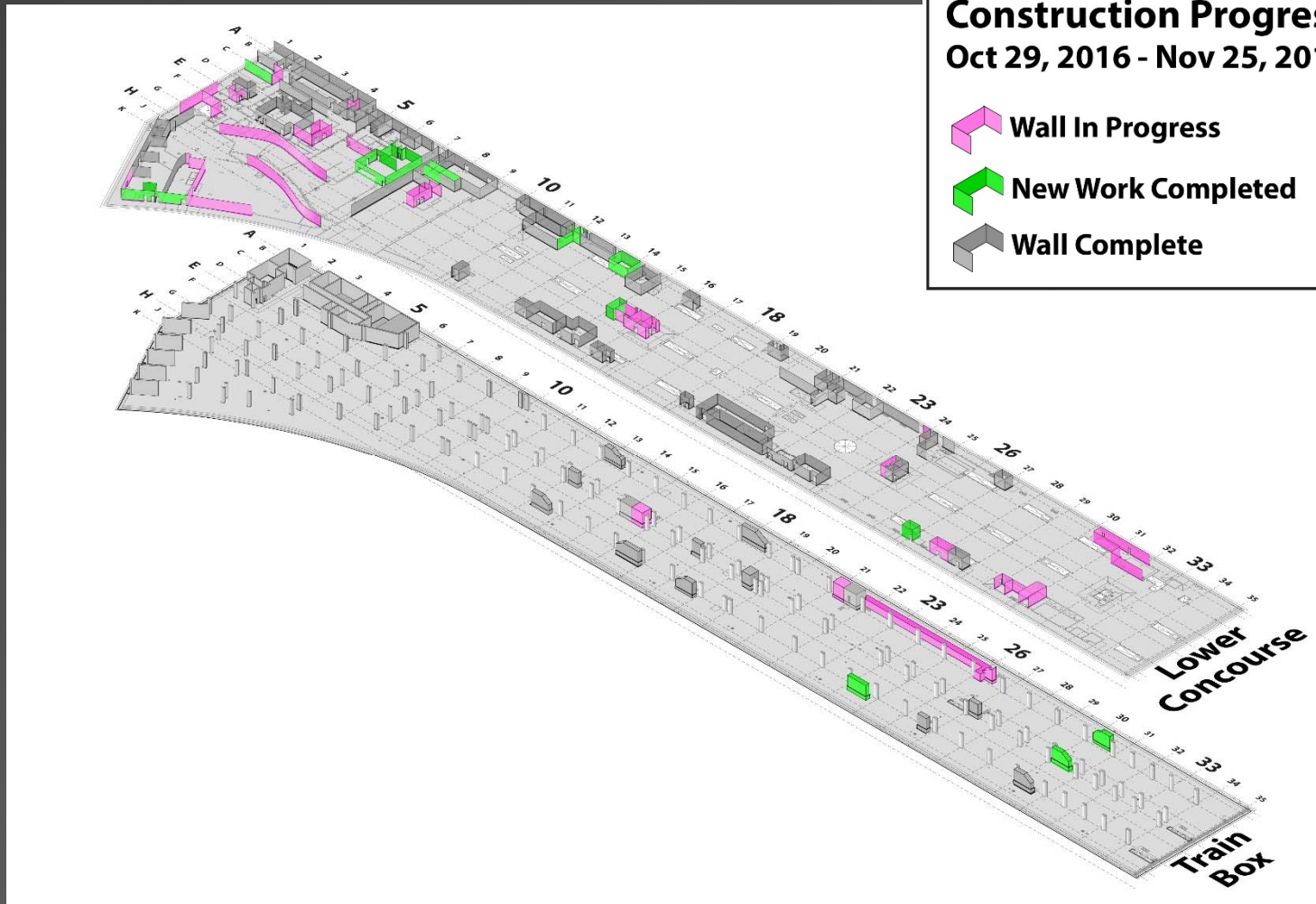


Transbay Transit Center
Construction Progress
Oct 29, 2016 - Nov 25, 2016

-  Wall In Progress
-  Wall Complete
-  Curtain Wall Complete
-  New Work Completed
-  Concrete Slab Complete
-  Concrete Slab In Progress



Transit Center- Trainbox Lower Levels

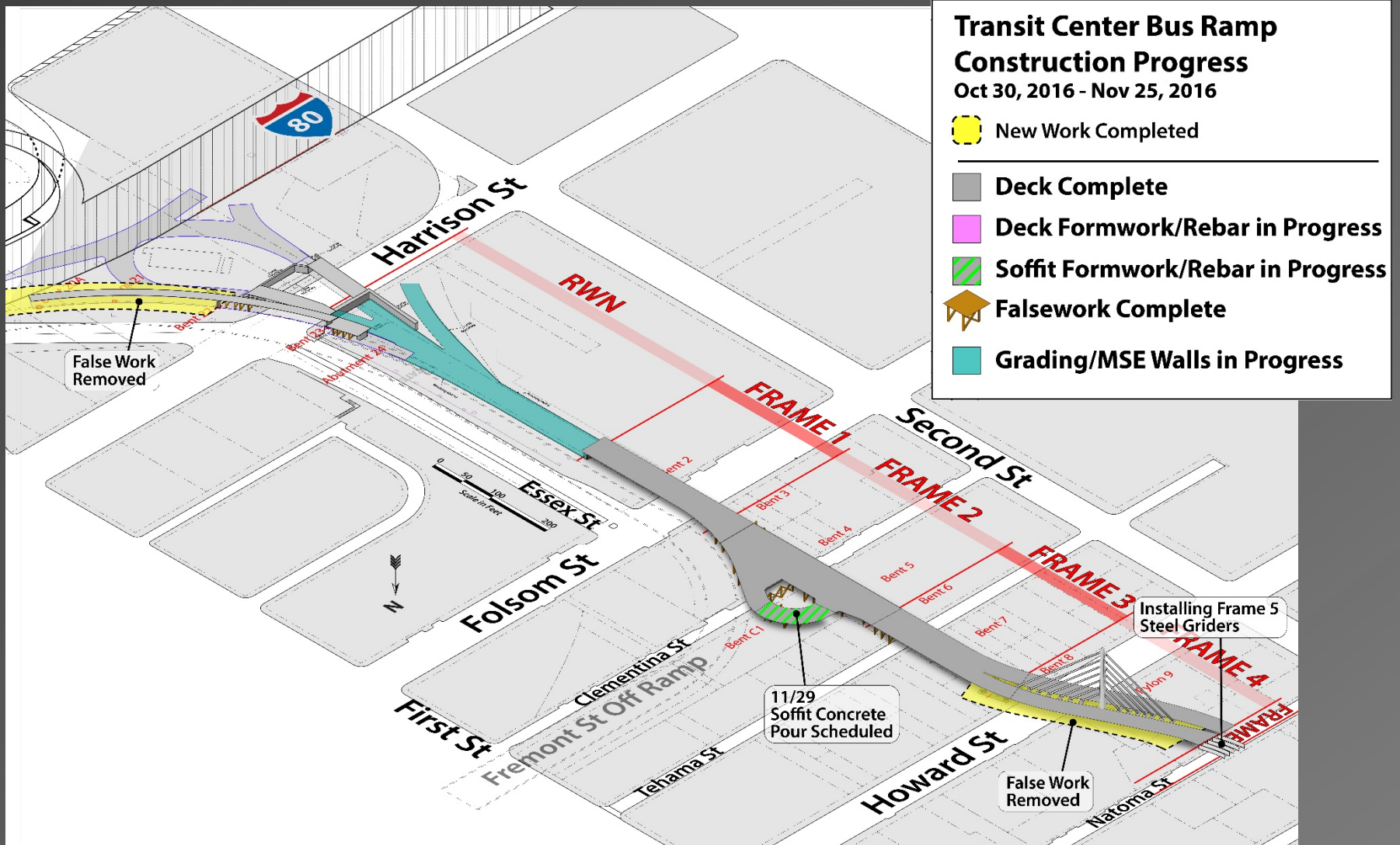


**Transbay Transit Center
Construction Progress
Oct 29, 2016 - Nov 25, 2016**

-  Wall In Progress
-  New Work Completed
-  Wall Complete



Bus Ramp and Cable Stay Bridge





Western Zone (GL 1-10)

- Rooftop Western Skylight framing assembled and installed.
- Rooftop restaurant walls rebar and formwork for concrete continues.
- Bus Deck Bollards are now installed with rebar and concrete placed.
- Mechanical/Electrical/Plumbing/Fire Sprinkler (MEPF) systems installation continues all levels.
- Electrical switchgear and transformer equipment delivered and being set.
- Concrete Masonry Unit (CMU) wall installation nearing completion.
- Waterproofing completed for Parcel F with Lot Turnover on schedule.



Central Zone (GL 10-20)

- Rooftop Waterproofing system completed north side with protection slab pour following closely behind. Installation of south side will start this week.
- Rooftop Glass Canopy framing at Escalator 407/408 continues.
- Electrical equipment including transformers and switchgear being set in Electric Rooms.
- All levels continue with Glass Curtain wall systems installation.
- All levels continue with MEPF hangers and systems installation.
- First Street temporary bridge removal continues with traffic switch in mid-December.





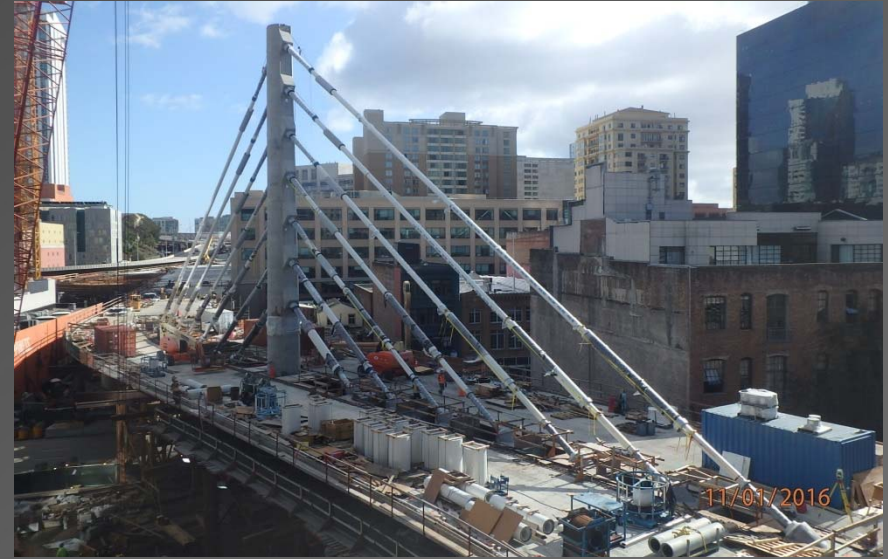
Eastern Zone (GL 20-35)

- Light Column “Oculus” Skylight framing delivered and being assembled.
- Rooftop Eastern Skylight framing assembled and installed.
- Rooftop eastern mechanical room walls rebar and formwork for concrete continues.
- Bus Deck crash Bollards are now installed and concrete placed.
- Bus Deck waterproofing curbs and drive aisle concrete continues.
- Lower Concourse Elevator Fronts installed. CMU walls and concrete to be completed soon.
- All levels Glass Curtain wall systems installation continues.
- All levels MEPF systems installation continues.



Bus Ramp Bridge

- All Cable Stay Bridge Falsework is removed. Final cut and cap of cables in late February.
- Bridge drop-in steel span connection to Transit Center delivered to site with installation ongoing.
- Mechanically Stabilized Earth (MSE) and retaining wall work progressing.
- Earthwork grading work in progress.
- Underground utility work continues.
- Viaduct electrical utility work continues.
- Viaduct bus turnaround (Frame 2 @ Clementina Street) stem & soffit concrete poured with deck pour to follow this month.





Recordable & Lost Time Incidents:

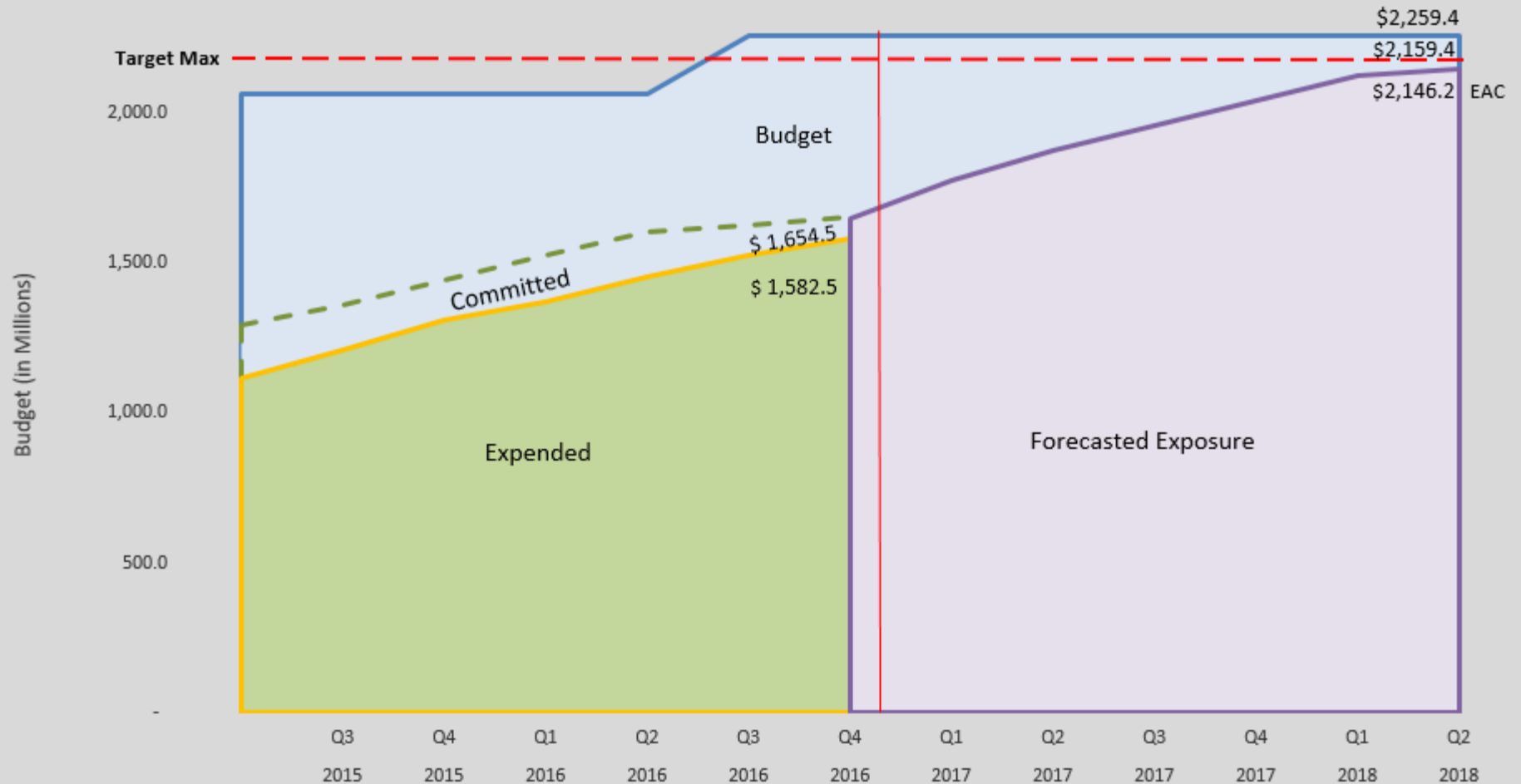
Recordable Incidents in November time period:	1	Lost Time Incidents in November time period:	0
Total Recordable Incidents in 2016:	9	Total Lost Time Incidents in 2016:	1
WOJV Average Annual Recordable Incident Rate 2011 Through 2015	4.35	WOJV Average Annual Lost Time Incident Rate 2011 Through 2015:	0.75
Nat'l/ State Annual Average Recordable Incident Rate 2011 Through 2015:	3.43	Nat'l/ State Annual Average Lost Time Incident Rate 2011 Through 2015:	1.85

Craft Hours:

Total Transit Center Craft Hours through Nov. 2016:	Increase since last update:	Total Transit Center Year 2016 Craft Hours:
2,833,757	112,952	907,430



Phase 1 Transbay Transit Center Data thru: October 16



70% Program Budget
84% Contract Time



Contingency Tracking (\$millions)

	Construction Contingency	CM/GC Contingency	Program Reserve	Total Contingency & Reserve
Baseline Budget Amounts	\$61.8	\$32.5	\$116.9	\$211.3
Contingency Usage Through Oct 2016	(\$11.7)	(\$0.8)	\$9.5	(\$3.0)
Remaining Baseline Budget Amounts (Oct 2016)	\$50.1	\$31.7	\$126.4	\$208.3
Total Draws/Addds November 2016	(\$3.3)	(\$0.5)	\$0.0	(\$3.8)
Remaining Balances	\$46.8	\$31.2	\$126.4	\$204.4

Uses of Contingency this period

Roof Work Plumbing (TG10.2), W2 Trellis and Rooftop Restaurant Procurement (TG13.2), Misc. changes to Superstructure, MEP, and Interiors/Finishes.

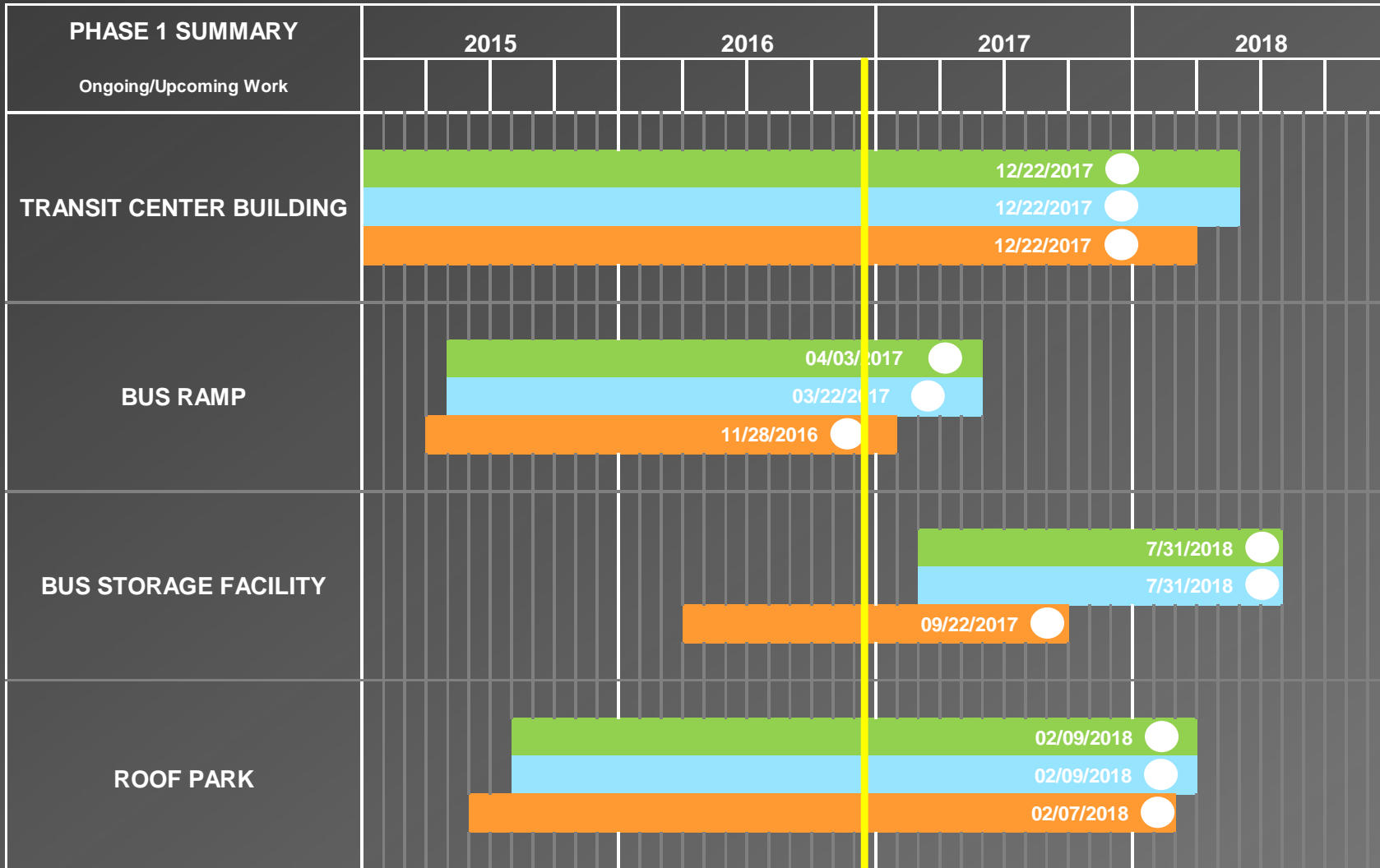
Forecasted Contingency Use

CM/GC: \$0.3
Construction: \$0.9
Program Reserve: \$0



Transbay Transit Center

Schedule



LEGEND

- Current Forecast
- Previous Report
- Baseline
- Substantial Completion



Schedule

Contractor Forecast has remained stable over the last 3 months with established Recovery Schedule.

Mitigation Update

1. Strategic overtime work and resequencing around Grand Hall continues.
2. Additional acceleration opportunities continue in discussion as we introduce more MEP and Finish Trades on site.
3. Implementing prefabrication of the Terrazzo Floor divider pattern offsite to improve quality and reduce trade work congestion and installation duration at the Grand Hall.
4. Resequencing temporary bridge removal activities to eliminate impact to Trainbox MEP follow up scope.



Operational Readiness

Concerns:

1. Master Lessee Delayed On-Boarding Impact.
 - Building Systems Commissioning.
 - Building Systems Testing, Training and Hand Off.
2. Timely Transit Operator's Transition.
 - Route "Sign-On" & Driver Training Schedules.
 - Transit Operator's Tenant Improvements, Fixtures, Furniture, & Equipment.

Mitigation Strategies:

1. Master Lessee engagement first quarter 2017.
2. Transit Operator Transition Teams in place and meeting internally.
3. Bi-weekly Transition Planning Meetings on-going soon to be weekly.
4. Elevate Attention and Granularity of Transition Plan Nov. 2016 through 2017.



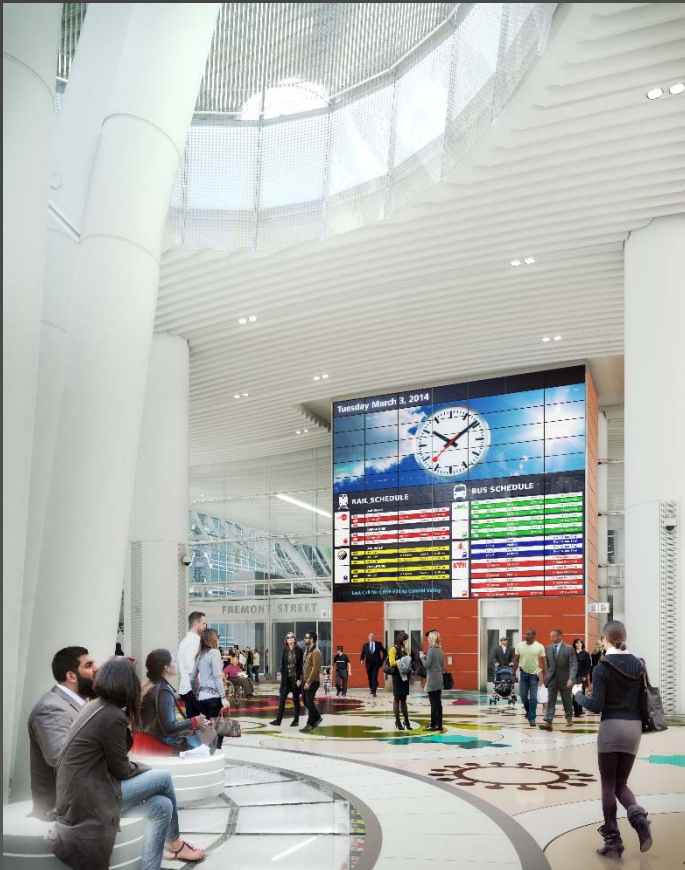
Distinct Areas of Activation



- AC Transit Bus Deck & Grand Hall
- Muni Bus Plaza
- First Floor Retail
- Second Floor Retail
- Rooftop Park Retail
- Rooftop Park
- Security Control Center



Transition Planning & Responsibilities



- Transit Tenants and Operations
 - AC Transit Bus Deck & Muni Bus Plaza Fixtures, Furniture & Equipment & Tenant Improvements.
 - IT, Communications & Signage.
 - Bus Driver Training.
- Facilities Operations & Maintenance
 - Common Area & Back of House Support.
 - Provision & Training of Stationary Engineers, Custodial & Security.
 - Grounds Keeping & Maintenance.
- Property Management & Leasing
 - Retail Leasing.
 - Tenant Improvements.

