



**TRANSBAY JOINT POWERS AUTHORITY  
CITIZENS ADVISORY COMMITTEE**

**MEETING MINUTES**  
Tuesday, September 12, 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 5:31 pm.

Members Present: Chair Agid, Jackson Fahnestock, Robert Feinbaum, Nathan Morales, and Patty-Jo Rutland

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

A quorum was not achieved.

## 2. Staff Report

Skip Sowko, TJPA Senior Design & Engineering Manager, presented the report. Mr. Sowko reported that in April of this year, the San Francisco County Transportation Authority (SFCTA) approved an allocation of \$5.4 million to continue preliminary engineering and design work for the elements of the Downtown Rail Extension (DTX) that are common to all alternatives under consideration by the Railyard Alternatives and I-280 Boulevard Feasibility (RAB) Study. Mr. Sowko stated that the preliminary findings will be presented to the TJPA Board at their October meeting. The allocation included funding to perform a Tunnel Options Study to reduce the amount of cut and cover work along Townsend Street and the throat section (at Howard and 2nd Streets) that connects to the Transit Center. The preliminary results of the tunnel options study indicate that the entire portion of the cut and cover work along Townsend Street can be eliminated, with the exception of the excavation work needed to construct the 4th and Townsend station. The study also determined that the cut and cover work at the throat structure section at Howard and 2nd Streets can be reduced. Chair Agid asked about reducing the “cut and cover” and whether the recommended methodology is in fact, sequential mining or tunnel boring. Mr. Sowko explained that the Tunnel Options Study addressed all different mining options, so there are hybrids and a number of options. TJPA will give a presentation at the SFCTA Board meeting in September and to the TJPA Board in October on the findings of the report. The results of the Rail Operations Study will also be presented to the TJPA Board at their October meeting. Mr. Sowko reported that the TJPA continues to work closely with the RAB team. The RAB team is gearing up for meetings later this month to present the results of the RAB study to the Technical Advisory Committee, other stakeholders and the public. Mr. Sowko further reported that a Community & Public Outreach services contract is out for bid to help with the transition from the Temporary Terminal to the Transit Center and the Grand Opening as well as other outreach needs. Mr. Sowko also stated that Caltrans agreed to lease the Caltrans right of way under the Fremont Street off ramp for \$1/year to be used for that portion of Under Ramp Park. Once all the terms of the lease agreements for operation of all the property needed for Under Ramp Park are finalized with TJPA and the Office of Community Investment and Infrastructure (OCII), the leases will be brought to the SFCTA Board for approval.

Martha Velez, TJPA Facility Manager, announced that the architect has been selected for the build out of the retail spaces, but stated there is still work to be done on the contract by Lincoln Properties Company (LPC). Ms. Velez also reported that the Request for Qualifications (RFQ) for Tenant Improvements/General Contractor have been received and the selection process is underway. LPC selected Township for their Engineering and Maintenance Contractor. Ms. Velez stated the Chief Engineer, Township, began working with TJPA’s Construction Manager/General Contractor (CM/GC), Webcor/Obayashi, in August and has been getting up to speed on the operational portion of the Transit Center. Ms. Velez provided a status update on LPC’s Request for Proposals (RFP). Ms. Velez also noted that the rooftop park operator, Biederman Redevelopment Ventures (BRV), will present at the September TJPA Board meeting and at the October CAC meeting due to time constraints at the September CAC meeting. Robert Feinbaum asked about the vacancy of the Transit Center once it opens. Ms. Velez stated there is a lot of interest from perspective tenants and noted that the plan is to have the center fully activated with pop-ups in March. Chair Agid stated that the CAC’s vision is for the Transit Center to be fully activated when bus operations start in March. Mark Zabaneh, TJPA Executive Director, reported on the significance of Regional Measure 3 (RM3), which will bring an

operational subsidy of 5 million dollars annually to the Transit Center. Chair Agid asked if this is in addition to Regional Measure 2 (RM2) funding already secured for the Transit Center. Mr. Zabaneh explained that the RM3 funding would be in addition to RM2, which would total 8 million dollars a year. Mr. Feinbaum asked about California High Speed Rail Authority (CHSRA) adding a member to the TJPA Board. Mr. Zabaneh reported that the TJPA is still awaiting concurrence from the City and County of San Francisco (CCSF). Mr. Zabaneh also stated that per the Bylaws, if CHSRA is added as a member, CCSF will also add another Board member.

3. Approval of Meeting Minutes: July 11, 2017

A quorum was not achieved so the minutes will be carried over to the October CAC Meeting.

4. Presentation of the rules and regulations for TJPA's park on the roof of the Transit Center

Sidonie Sansom, TJPA Chief Security Officer, presented the item. Ms. Sansom stated that most CCSF Parks are owned by the Recreation and Parks Department, and adhere to Municipal Code. Ms. Sansom stated that the TJPA will continue to own and manage the park, so the TJPA will allow exceptions to the Municipal Code as needed. Patty-Jo Rutland also asked about certain activities and what will be allowed within the park. Ms. Sansom stated that BRV is developing park programming which will be presented at the October CAC meeting. Mr. Feinbaum asked about seating and what type of design would be used because he admires the long bench style seating like in Central Park. Mr. Feinbaum also asked about the restaurant hours and how that would work within the specified hours of the rooftop park as well as the type of after-hours security available to keep people from entering the park once it is closed. Ms. Sansom stated that when the park is closed, the elevators will be programmed to go to and from the restaurant only. Chair Agid expressed concern with people having access to the park once it is closed. Ms. Sansom stated that signage, security personnel and security technologies, such as security cameras, would be used to ensure the park is secure during closure hours. She also stated the bridges to adjoining buildings and the gondola will be secured during park closure hours. Ms. Sansom stated that TJPA will follow the same regulatory model as Yerba Buena Gardens, as is stated in Article 11 of the proposed amended SF Park Code. Chair Agid stated that San Francisco Police Department (SFPD) already struggles to keep the minimum number of officers in the City and, with the growing population in San Francisco, it would be extremely challenging for SFPD to provide officers to the Transit Center. Ms. Sansom stated that TJPA is currently negotiating a Memorandum of Understanding with law enforcement. Jackson Fahnestock asked about the number of bike racks that will be available once the Transit Center opens. Ms. Sansom stated that the Transit Center will have over 100 bike racks on the ground level before the trains come in for short-term and long-term use. After the trains come in, the amount will increase to over 300 bike racks. Chair Agid expressed his interest in having Jeff Kositsky, Director of the CCSF Department of Homelessness & Supportive Housing, representatives from the East Cut Community Benefit District (CBD) and the TJPA develop an approach on how to deal with the homeless issue. Mr. Zabaneh expressed that he understands the CAC's concerns and will do everything possible to meet their expectations. Mr. Zabaneh also stated that the TJPA's jurisdiction is within the Transit Center only, and any work outside TJPA jurisdiction will need additional input from other responsible agencies.

#### Public Comment:

Jim Patrick stated he is not in favor of the TJPA mirroring Yerba Buena Garden's park model since they currently have a shadow restriction. Mr. Patrick feels this would be a strategic problem that would put existing builders in a financial risk.

#### 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. Steve Humphreys, CM/GC, also contributed to the Construction Update. Mr. Alameida noted that the team is focused on the schedule due to the December 2017 substantial completion deadline. Mr. Humphreys stated that the current mitigation strategy of implementing an additional electrical subcontractor (Rosendin) to perform specific tasks in lieu of the current electrical subcontractor (Fisk), may have an additional cost incurred by the CM/GC. Mr. Fahnestock asked about certain penalties within the contract that address delays caused by the additional time required to implement the project work. Mr. Alameida stated that the contracts, between TJPA and the CM/GC for example, have unspecified damages that kick in. Mr. Alameida went on to say that there is also a mechanism between the CM/GC and their subcontractors to be able to recover certain damages without it coming out of the current budget for the project. Chair Agid commented that the schedule has been pushed out due to the other trades waiting on the electrical trade subcontractor. Chair Agid also requested the use of more gantt charts for Operational Readiness as they are an efficient form of communicating the schedule completion dates and to track key elements of the project. Mr. Alameida stated the current mitigation of the electrical scope allows other trades to now move forward with their work.

#### Public Comment:

Jim Patrick stated that the TJPA has performed 4 million craft hours at a premium rate that he does not agree with but he understands it is the law.

Ted Olsson expressed the need for TJPA to suggest to its constituents the use of Connect SF so they may participate in the 50-year planning vision for transit and development.

#### 6. CAC Member Comments & Future Agenda Requests

Chair Agid mentioned that he would like to see a comprehensive strategy and presentation concerning the homeless issue in regards to the security of the rooftop park, the Transit Center, the surrounding areas and the neighborhood. He stated he would like City officials, the East Cut 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 the park rules presented earlier under item 4 was the first step in the approach. Mr. Sowko further stated that Ms. Sansom 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.

7. Adjourn

Chair Agid adjourned the meeting at 7:29 pm.

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