

# Parcel F

# Tower Construction & Vent Relocation

Citizens Advisory Committee

March 2022



# Agenda

- Renderings of Parcel F Tower
- 2016 Sale of Parcel F
- Why Move the Vents?
- Purpose of Vent Shafts
- Summary of Key Terms



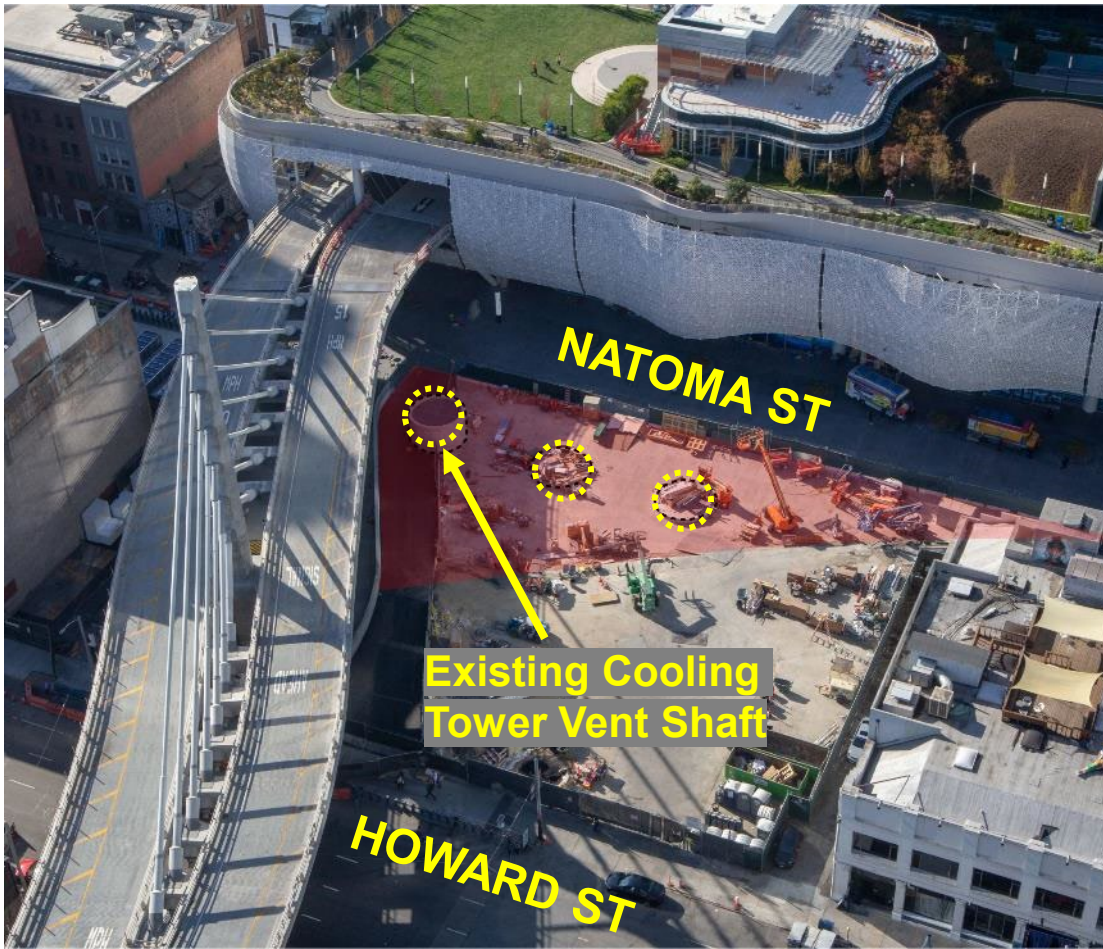
DOWNTOWN AERIAL



# Parcel F Project Overview



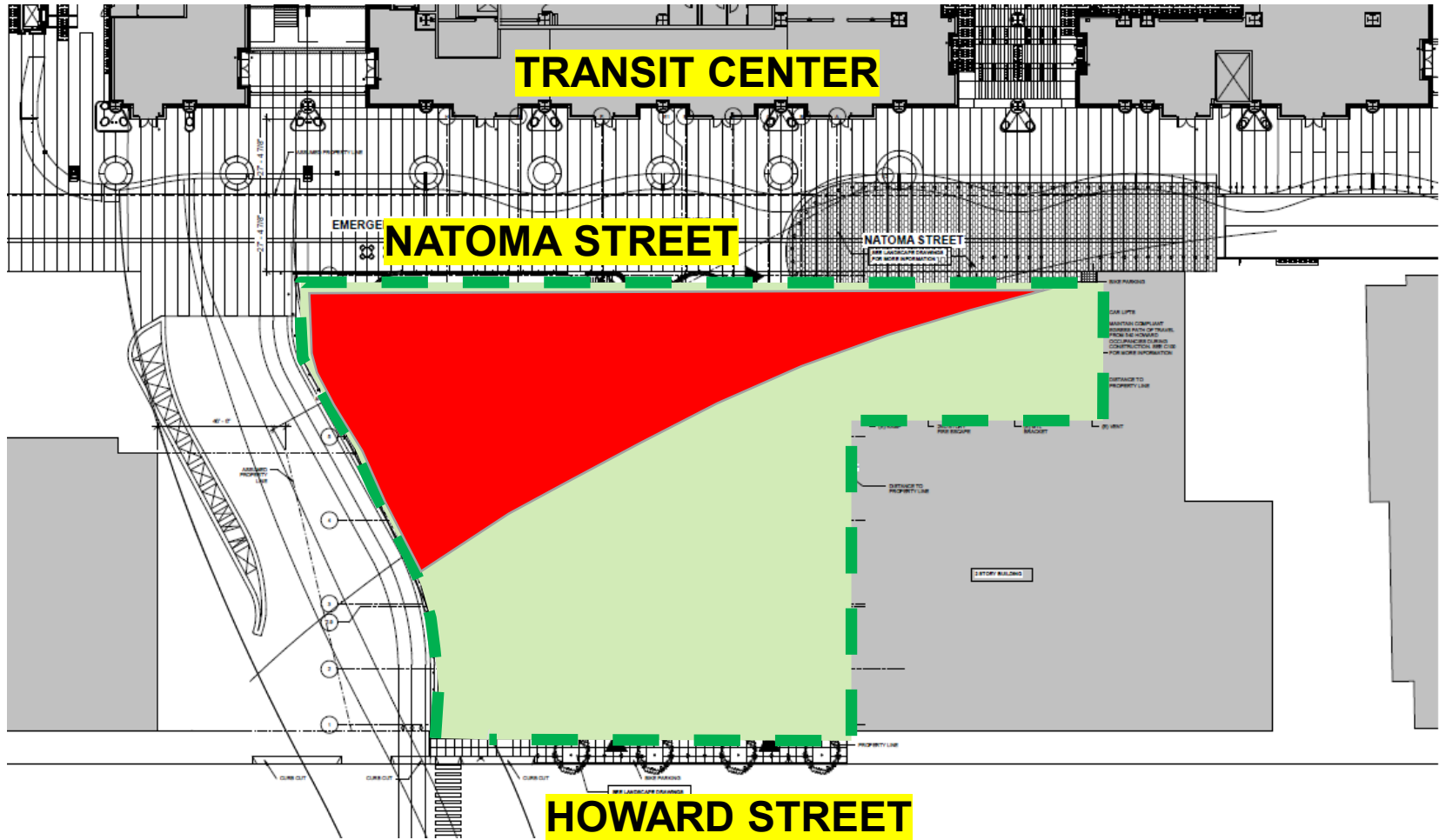
# 2016 Sale of Parcel F



View of Parcel F from above

- Transit Center Dist. Plan increased height to 800' in 2012
- Sold to F4 in 2016
- TJPA reserved easements on Parcel F for train box, vent shafts, and Bus Ramp maintenance
- TJPA and F4 granted reciprocal easements for pedestrian bridge connection to Rooftop Park

# 2016 Sale of Parcel F - Overview

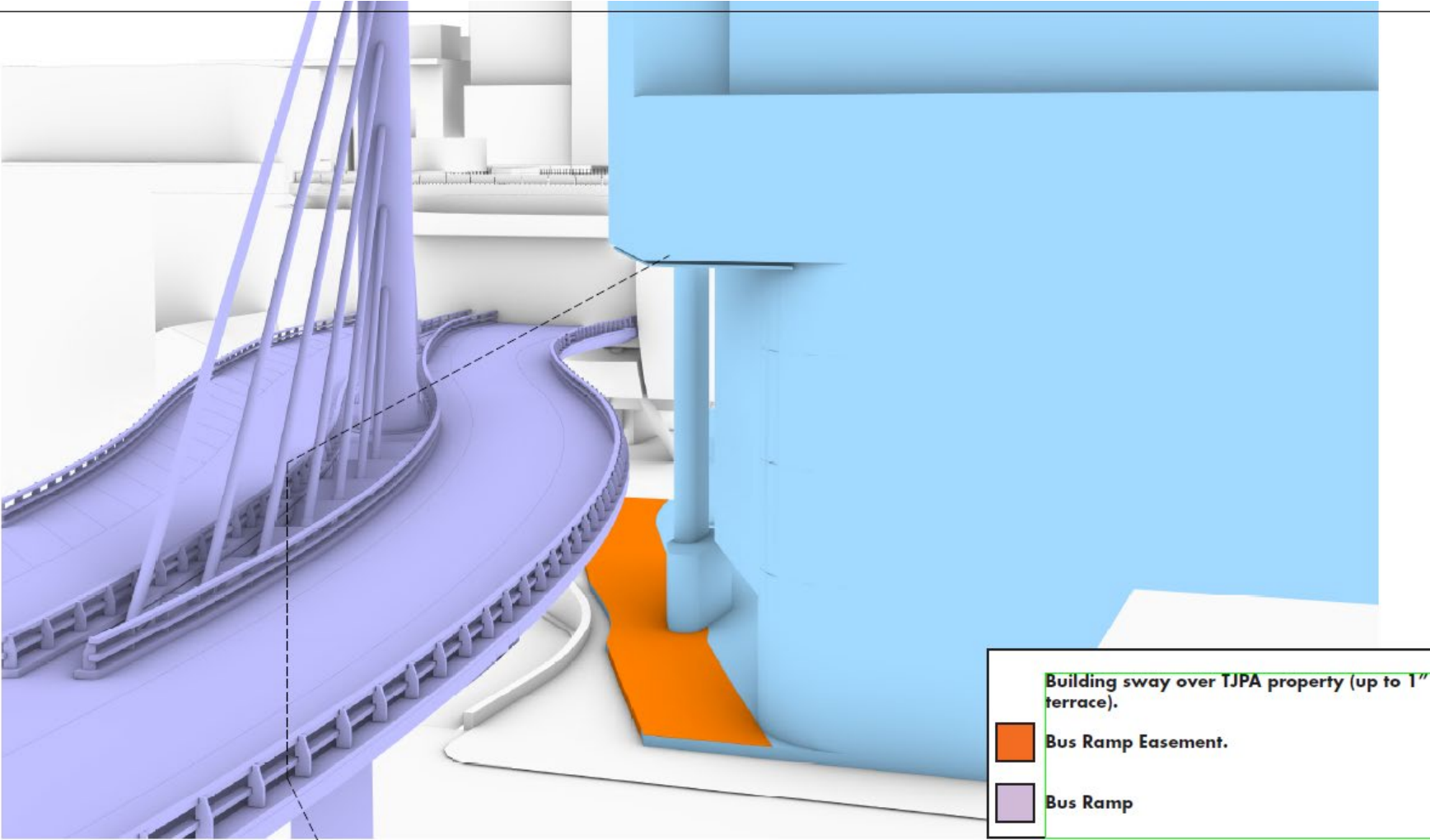


Limits of TJPA Trainbox  
under the Parcel F Parcel

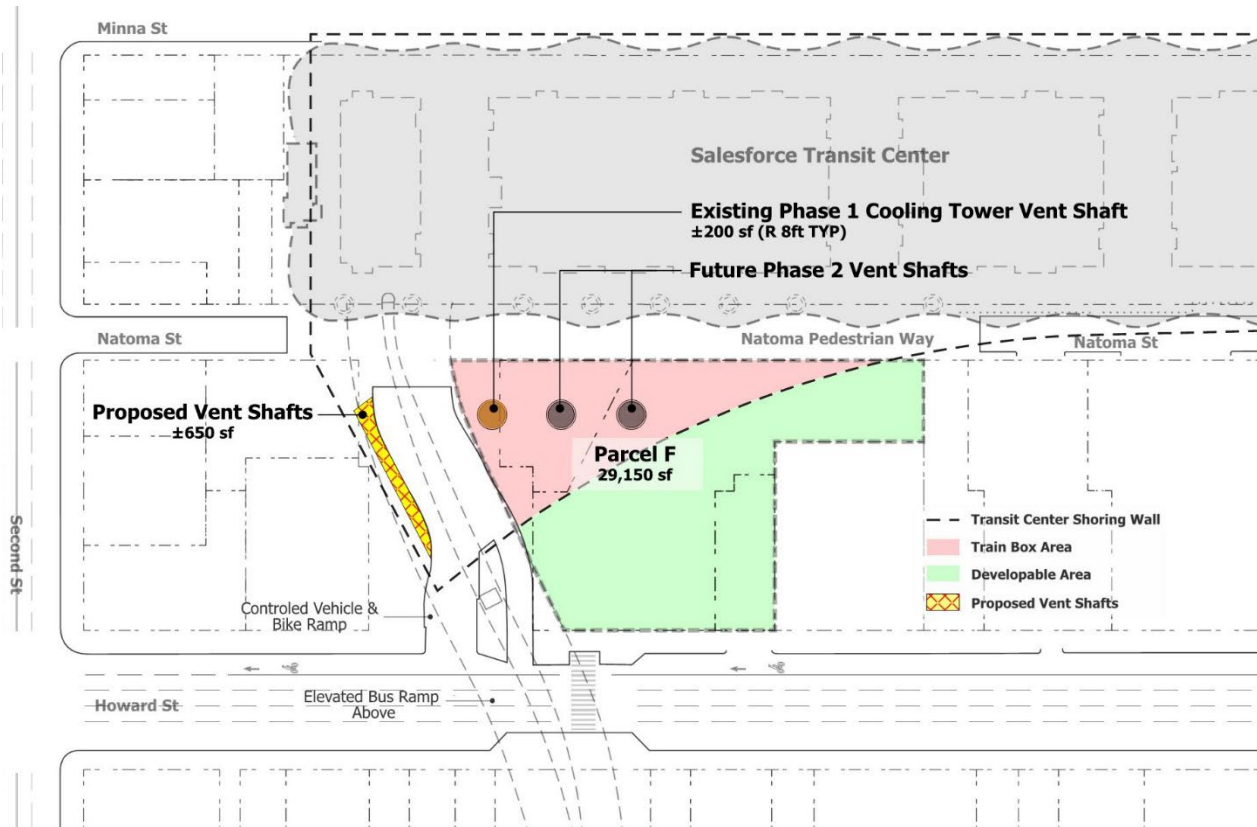


Limits of Parcel F

# Parcel F Project Overview



Depiction identifying the proximity of Parcel F to the Bus Ramp Structure



# Vent Relocation

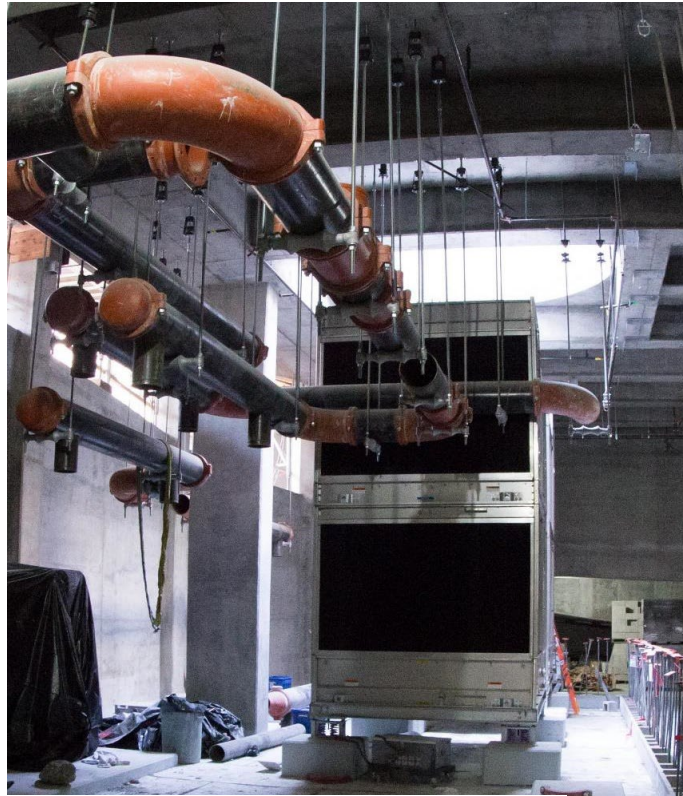
- Relocate vents to the west next to the bus ramp
- Remove existing cooling tower

- Guiding principles:
  - No change to operations or safety of Transit Center
  - No change to timing, operations, or safety of DTX
  - Equivalent or better performance of cooling & venting systems



# Background

## Purpose of the Cooling Tower & Fan Plant



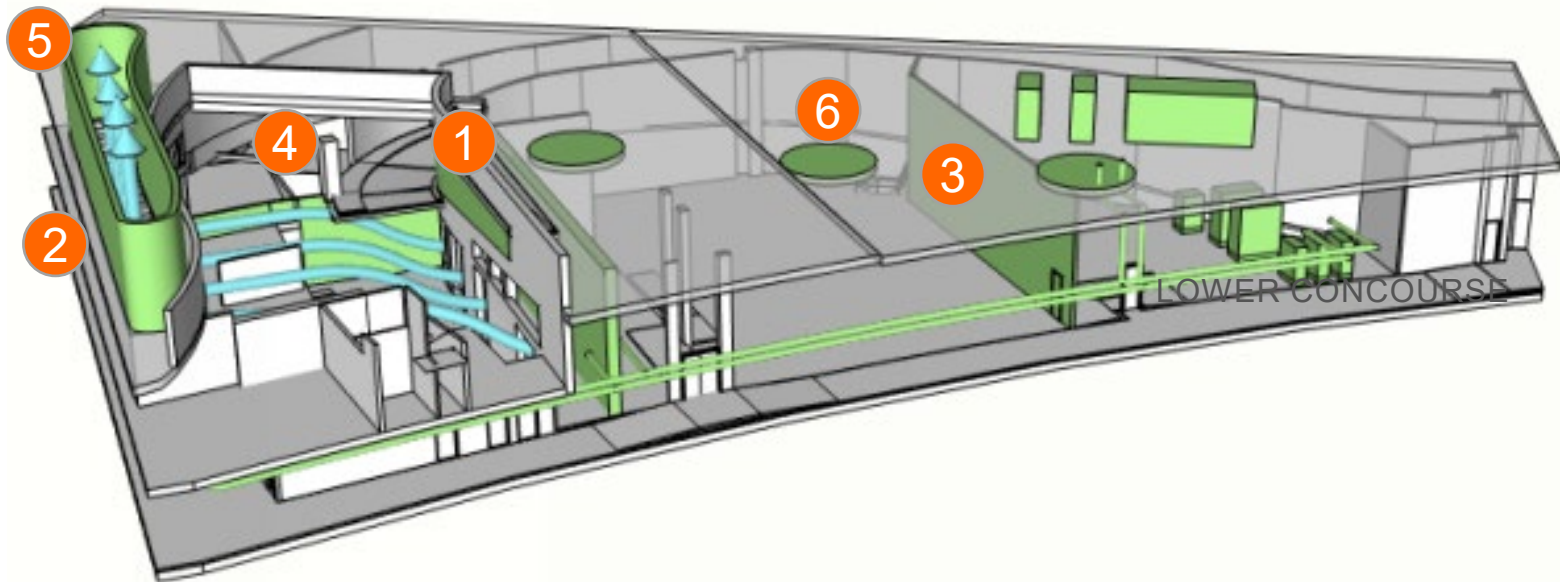
Existing Cooling system

- Cooling towers – heating & cooling system, supplementing geothermal ground loop
- Fan plant – train box ventilation and smoke exhaust



Anticipated  
Phase 2  
ventilation

# Vent Relocation Project Scope



- 1 Reinforce existing concrete walls and floors; remove sections for new air flow route
- 2 Create openings at grade for new vent shaft
- 3 Construct new walls for fan plant at lower concourse
- 4 Install new coolers at lower concourse
- 5 Construct new architectural vent structure at grade
- 6 Fill in abandoned vent openings at street level on Parcel F; demobilize

# Rendering of Site with Proposed Ventilation Wall



The new vent will NOT be located within Under Ramp park. Under Ramp Park will be constructed south of Parcel F between Howard and Harrison Streets.



# Key Terms

- F4 to install shoring in Train Box to allow concrete trucks to use surface of Train Box
- Shoring allows TJPA to temporarily suspend load limits on Train Box to accommodate F4's construction
- TJPA will strictly monitor loads on Train Box to ensure that temporary load limits are not exceeded
- If F4's work exposes Train Box to potential damage, TJPA can immediately stop work
- F4 will provide indemnity and \$40M insurance if work damages Train Box
- F4 has 1 year to complete vent relocation. Anticipated to start June 2022.
- F4 has 24 months to complete Pedestrian Bridge connection to rooftop park. Anticipated to start late 2024.
- 6-year term for F4's use of surface of Train Box, but TJPA Executive Director can terminate on March 31, 2025 if necessary for construction of DTX



# Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

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