



TRANSBAY JOINT POWERS AUTHORITY

**TRANSBAY JOINT POWERS AUTHORITY
CITIZENS ADVISORY COMMITTEE**

MEETING MINUTES

Tuesday, October 9, 2012
Transbay Joint Powers Authority
201 Mission Street, Suite 2100
San Francisco, CA

Meeting #045

5:30 p.m.

CITIZENS ADVISORY COMMITTEE

Jim Lazarus, Chair
Andrew Brooks, Vice Chair
BJ Dietz Epstein
Michael Freeman
Mark Garcia
Kelly Gregory
Steve Im
Jane Morrison
D'Arcy Myjer
Ted Olsson
Sandra Padilla
Nathan Rapp
Pascale Soumoy
Todd Williams
Marla Wilson

Executive Director
Maria Ayerdi-Kaplan

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1. Call to Order

The meeting was called to order by Jim Lazarus, Chair, at 5:35 pm when a quorum was formed with 10 of the 15 voting members present as follows: Jim Lazarus, Andrew Brooks, BJ Dietz Epstein, Mark Garcia, Steve Im, Jane Morrison, D'Arcy Myjer, Ted Olsson, Sandra Padilla, and Nathan Rapp.

2. Approval of May 8, 2012 Meeting Minutes

Chair Lazarus asked if there were any comments or corrections to the May 8, 2012 Draft Meeting Minutes and there were none. Ted Olsson made a motion to approve the May 8, 2012 Meeting Minutes, the motion was seconded by Mark Garcia. A vote was called by voice and the May 8, 2012 Meeting Minutes were unanimously approved.

3. Staff Report – Robert Beck (TJPA Staff Liaison)

Over the summer, there has been much activity and progress on design and the Transit Center District Plan (TCDP). There will be joint hearing of the Planning Department and the Park and Recreation Department this Thursday regarding the shadow ordinance relating to the Transit Center District Plan (TCDP). Next Thursday the Planning Department will hold a hearing regarding the final approval of the Transit Tower. The substructure package will be presented for review and approval at this Thursday's TJPA Board of Directors Meeting.

4. Construction Update - Steve Rule (Turner Construction)

Mr. Rule provided a construction update for the last 30 days. 140 buttress shafts have been completed, mass excavation continues in Zones 1, 2 and 3, and installation of bracing and struts continue in Zones 1 and 2. Over 490,000 craft hours have been completed and there is an average of 120 - 180 people are on the jobsite per day. Below-grade package bids were received on September 14th and will be going before the Board of Directors. The Beale Street Traffic Bridge installation which had been scheduled for Veteran's Day weekend is being postponed due to increased site activity and staging needs and may be rescheduled for President's Day in February 2013. The access trestle is fully operational in Zones 1 & 2 and 30% complete in Zone 3. The excavation has bottomed out in Zone 1 and the micropile test program has started. Mr. Rule described the activities planned for the next 90 days, the micropile test program, and the long procurement time line for the superstructure material.

Jim Lazarus asked if the steel for the superstructure steel will be made in the USA and Mr. Rule replied yes and that there has been outreach to US foundries that can do the cast steel work and that they are looking for USA steel. Bob Beck added that the steel is under Buy America.

Ted Olsson inquired about the size of the micropiles and Mr. Rule replied that they are 12 – 14 inches, and explained how they are installed and that they are friction piles whose purpose is to resist building lift due to water pressure.

Mr. Rule provided an excavation and bracing status update saying everything is moving well, the buttress installation is a little ahead of schedule, and that they have reached the bottom of the excavation depth in Zone 1. Pictures of excavation and bracing were provided and he explained that the buttress shafts had been started in the deepest part of the site and are moving toward the area where piles will not need to be as deep.

D'Arcy Myjer asked what determines the depth of a buttress, and Mr. Rule responded that the geotechnical engineers observes material being excavated and determines when bedrock has been reached.

Utility relocation work is proceeding on Mission Street. They are finding more utilities than anticipated under the street.

Webcor and Balfour-Beatty hosted 100 students from colleges throughout California last Friday and had a very successful project presentation and jobsite tour.

Chair Lazarus asked if there were any further questions. There were none.

5. Presentation on Transit Center District Plan Shadow Analysis – Joshua Switzky (San Francisco Planning Department)

There will be a joint hearing of the Planning Commission and the Park & Recreation Commissions regarding shadow issues and the TCD at 10:00 am on Thursday, October 11, 2012 at City Hall in Room 400. The TCDP was unanimously adopted by the Board of Supervisors on July 31, 2012 and was signed by Mayor Lee on August 8th; however before it can be moved forward the shadow issues must be addressed in a joint meeting. Mr. Switzky reviewed funding benefits, showed the rezoned site height limits for the buildings within the TCDP, and explained Section 295's requirement for a joint meeting regarding shadows. The Environmental Impact Report (EIR) shows that the impacts will be modest and we will be asking for approval to let the plan proceed.

The joint commissions previously adopted criteria to judge shadow impact and established quantitative Absolute Cumulative Limits ("ACL's" or "budgets") which measures of how much shadow is acceptable for 14 parks under the Parks & Recreation Department identified as possibly being affected. Of these 14 parks, 12 currently has a "budget" of 0% (no new shadows), 1 has a budget of 0.1%, and 1 has a budget of 1.0%. The budgets are not mandated by Proposition K and can be changed by the joint commission. The joint commission has changed budgets several times in the past on individual projects.

Chair Lazarus asked if this meeting is regarding the TCDP or the Hines building and Mr. Switzky replied both.

Mr. Switzky discussed the findings for various parks including shadow duration, the time of day, time of year, and park usage analysis. He mentioned that some shadows overlap and because the buildings casting the shadow are far away it can create a partial shadow or be diffused. Existing shadows cast by items such as trees were not taken into consideration. "Maximum" coverage was shown and how the shadows move.

Chair Lazarus asked if the Commissions have voiced any opposition and Mr. Switzky replied not to his knowledge and explained that none of the information is new as it is contained in the EIR which has been out for a year. Mark Garcia commented that it might be helpful to mention that they did consider other parks that were not required to study as well.

Mr. Switzky invited members of the CAC who are available to attend the joint hearing and testify. TJPA staff member Scott Boule emphasized how essential this step is regarding funding and encouraged CAC members to testify in support of the TCDP and the Transit Tower moving forward. Mr. Switzky also mentioned that the public good provided by the overall TCDP and the additional open space that the TCDP will provide should be considered.

Chair Lazarus thanked Mr. Switzky for his presentation and asked if there were any further questions or comments from the CAC members or members of the public. There were none.

6. LEED Update – Clark Bisel (Flack & Kurtz) and Meghan White (Webcor Builders)

Clark Bisel from Flack & Kurtz provided an update on the energy model interim status explaining that the model is consistent with the design at this point, we are on course and qualify for 10 (+ or -) LEED points, and thinks there are opportunities to do better. This is a unique project and thus the model is unique, very detailed, and continues to be revised and refined. Mr. Bisel discussed natural ventilation, modified ventilation and full ventilation. Focus is on bringing in daylight, looking at escalators and elevators as opportunities as they are in constant use, and organizing how the facility is used for buses and trains. He explained potential savings. They are looking at LEED gold now and want to see how far they can go.

Meghan White from Webcor Builders provided a presentation on LEED and sustainability. San Francisco is the number one city for green buildings and Webcor Builders is very involved in the process. She gave an overview of Webcor Builders projects with LEED certifications and explained the new construction rating system. Webcor Builders does business only in California and is the number one green builder in the country from 2008 through 2011.

Transbay Transit Center (TTC) has the advantage of the data that has been populated into Webcor's Building Information Model (BIM). This data is being used to review efficiencies in various specific areas, track changes, and assist to change processes and habits. BIM can be used to compare the cost/environmental benefits and make decisions regarding regional materials, pollution preventions processes, site logistics to ensure activity does not affect neighboring sites, and make sure systems function properly during start up and commissioning. Regional materials, defined as being within 500 miles of the project site, were discussed. The importance of the building envelope was stressed.

Chair Lazarus thanked Ms. White for her presentation. He asked if there were any further question or comments and there were none.

7. Public Comment

Chair Lazarus asked if any member of the public had any comments or questions. Former CAC member Marcus Krause thanked the TJPA for the opportunity to serve on the TJPA CAC and expressed his feelings of accomplishment for the impact that the CAC members have made to improve the project. Bob Beck and Chair Lazarus thanked Mr. Krause for his service.

8. CAC Member Comments & Future Agenda Requests

Chair Lazarus asked if there were any further questions, comments or agenda requests and there were none.

9. Adjourn

Jane Morrison made a motion to adjourn the meeting and it was seconded by Ted Olsson. Chair Lazarus called for a voice vote and the motion was unanimously approved. Chair Lazarus adjourned the meeting at 7:30 p.m.

10. Next Meeting

The next meeting is scheduled for November 13, 2012.

The Ethics Commission of the City and County of San Francisco has asked us to remind individuals that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [Campaign and Gov't Conduct Code, Article II, Chapter 1, § 2.100, et seq.) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone (415) 252-3100, fax (415) 252-3124 and web site: www.sfethics.org.

