



# Building Progress: Potrero Yard Neighborhood Working Group

February 2025 | Meeting #48



# Detailed Agenda

1. Member & SFMTA Announcements — 15 minutes
2. Working Group Update – 10 minutes
3. Project Procurement Updates – 30 minutes
4. Community Engagement Update – 10 minutes
5. Next Steps — 5 minutes
6. Public comment - members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



# Member and SFMTA Announcements

Bonnie Jean von Krogh, SFMTA



# Announcements: Acting Director of Transportation, Julie Kirschbaum

- Named Acting Director Jan 1, 2025
- Formerly served as Director of Transit since 2018
- Started with the SFMTA in 2007



## BUILDING PROGRESS

# Announcements: Presidio Yard RAISE Grant Funding

Like Potrero, Presidio Yard is no longer suitable for modern bus maintenance

On January 10, 2025, the Presidio Yard Modernization Project was awarded \$9.227 million from the U.S. Department of Transportation

Funding will support planning efforts to rethink, rebuild and expand the aging Presidio Bus Yard into a multi-level, modern operations and maintenance facility for battery electric buses.

The SFMTA will analyze the potential for a mixed-use development



## BUILDING PROGRESS

# Announcements: Outreach on Possible Service Cuts

- \$50 million budget shortfall
- The SFMTA may have to cut service by 4% starting this summer
- Three approaches
  1. Preserve High Ridership Routes
  2. Maintain Existing Connections
  3. Preserve service on routes in neighborhoods identified by our [Muni Service Equity Strategy](#)
- Weigh in on these options at **SFMTA.com/MuniCuts**

## BUILDING PROGRESS

# Announcements: SFMTA's Muni Funding Working Group

The [Muni Funding Working Group](#) includes representatives from the Mayor's Office, Board of Supervisors, SFMTA and SFCTA leadership, labor and business partners, community partners and transportation industry experts.

The group will review detailed options in the following categories and will recommend a suite of options designed to reduce the \$320M funding gap.



**Efficiency Improvements:** streamline systems and processes to decrease operating costs. (Oct 17)



**Service Cuts:** reduce service to decrease operating costs. (Nov 13 & 20)



**Revenue Enhancements:** increase fees, revenue, or taxes to increase overall revenue. (Jan 23)



**Service Enhancements:** enhance services to increase support for new revenue. (Jan 31)



Office of the Controller



San Francisco Municipal Transportation Agency



# **Announcements: Working Group**

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.





# Working Group Updates

Caroline Cabral, SFMTA



## BUILDING PROGRESS

# Open Seats

- The Potrero Yard Neighborhood Working Group has two (2) vacancies:
  - Youth Serving Organization
  - Senior Serving Organization
- We are actively seeking applications to fill these vacancies.
- Please share these openings within your network.





# Project Procurement Updates

Chris Jauregui, PNC



## BUILDING PROGRESS

# Bus Yard Design-Builder Procurement Schedule

Below identifies updated key milestone dates for the Bus Yard Infrastructure Facility development:

Activity	Date
RFQ for Prime Contractor released to Respondents	July 5, 2023
Deadline for submission of SOQs	September 1, 2023 at 2:00 PM PT
Interviews of Prime Contractors	September 2023 – December 2023
Selection of Shortlisted Prime Contractors	January 2024
Select LD LBE Liaison	January 2024
Release RFP for Prime Contractor	July 2024
Preferred Prime Contractor selection	January 2025
SBE / DBE Contractor Outreach Event	Feb 7, 2025
Project Agreement Approval (including Design-Build Agreement)	Spring 2025
Construction Start	Late 2025

## BUILDING PROGRESS

# Selected Prime Contractor

- Under a public private partnership (P3) agreement, PNC completed a competitive procurement process to select a prime contractor for the final design and construction of the Potrero Yard bus yard infrastructure.
- After releasing a Request for Qualifications (RFQ), four qualified contractors were shortlisted to participate in the second round of the procurement (Request for Proposals).
- After careful consideration, **PNC has selected Webcor as the Selected Prime Contractor** and will work with Webcor to finalize pricing and schedule to meet the SFMTA's operational needs.
- Webcor has a successful record of project delivery in and around San Francisco, extensive experience with complex public private partnership (P3) delivery structures, engaging San Francisco Southeast corridor communities, and utilizing Disadvantaged Business Enterprises (DBE), Small Business Enterprises (SBE), as well as other local small businesses.
- Webcor will work with the project's Lead Designer, Arcadis, to finalize the project design.







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### San Jose

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# WEBCOR By the Numbers

FOUNDED IN

1971



100 MILLION+  
SQUARE FEET CONSTRUCTED



#9  
BEST PLACE TO WORK



1.3 B  
2023 ANNUAL REVENUE



\$5.5 B  
BONDING CAPACITY



0.81  
SAFETY EMR



600  
SALARIED  
STAFF

550  
UNION  
STAFF



# Market Sectors



AVIATION + TRANSPORTATION



CIVIC + CULTURAL



COMMERCIAL OFFICE



EDUCATION



FEDERAL + GOVERNMENT



HEALTHCARE



INFRASTRUCTURE



HOSPITALITY



MIXED-USE



PARKING STRUCTURE



RESIDENTIAL



RETAIL + RESTAURANT



# Community Engagement Update

Chris Jauregui, PNC



# **SBE / DBE Outreach Event**

- On Feb 7, 2025, PNC hosted an outreach event at the Verdi Club for Small Business Enterprises (SBEs) and Disadvantaged Business Enterprises (DBEs).
- This event is a first step in meeting the Best Faith Efforts to reach the established SBE and DBE goals as outlined in the project's SBE/DBE Plan (approved Dec 10, 2024)
- Businesses certified as SBE/DBE and those eligible for such certification were encouraged to meet:
  - Prime Contractor (Webcor)
  - Prospective First Tier Contractors of major trade packages
  - Lead Designer (Arcadis)



# BUILDING PROGRESS SBE / DBE Outreach Event

- 110 attendees
- The Department of General Services was present to answer questions about certifications and recertifications





# Next Steps

Bonnie Jean, SFMTA



## BUILDING PROGRESS

# Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- **Potrero Yard tours for federal and state delegation staff: February**
- **Potrero Yard public tours: TBD Feb & March**
- **Inreach Meeting with Yard staff: Spring 2025**
- **Next Working Group meeting: April 8, 2025 (location TBD)**

Please let us know if there are local residents, businesses, organizations, or other community members that may be interested in learning more the Project.



# Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.



# BUILDING PROGRESS

## Contact Us

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### **Potrero Neighborhood Collective**

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Sign Up for Project  
Updates

[SFMTA.com/PotreroYard](https://SFMTA.com/PotreroYard)



# PROCUREMENT

- Estimating is ongoing, buyout over time
- Atypical process
  - Meeting performance standards
  - Design subject to further development
  - Not hard bid
- Advertisement for future awards will be done through Building Connected
- Meet with T1 Bidders

# Prequalify through Building Connected

[Webcor.com/subcontractors](https://webcor.com/subcontractors)

- Required for prime-tier subs
- Quick process
- Support provided
- Required Docs
  - Contractor's License
  - DIR Registration
  - Small/Diverse Business Certificates
  - W9
  - Illness Injury Prevention Plan
  - COVID Plan
  - EMR Letter from your insurance carrier
  - OSHA 300 & 300 A Logs – Last 3 years
  - Insurance Certificate
  - Financials needed for contracts over \$100K

Subcontractor  
Application  
Submission



Webcor Review  
1-2 weeks



**PREQUALIFIED!**

