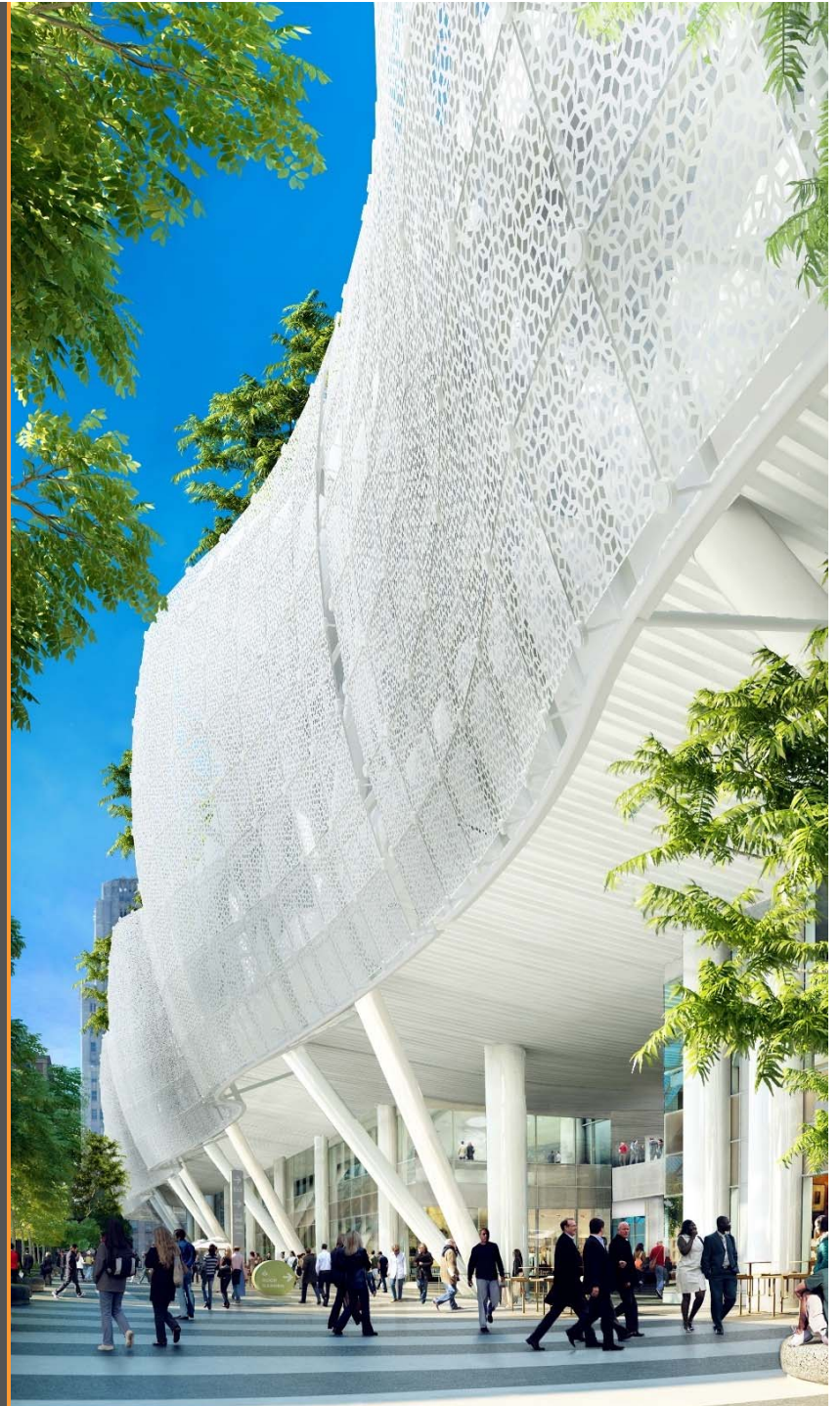


CRC Item No. 5 - November 17, 2017

# Facility Readiness Update



# Facility Readiness – Lincoln Tenant Improvements

## ■ Architect

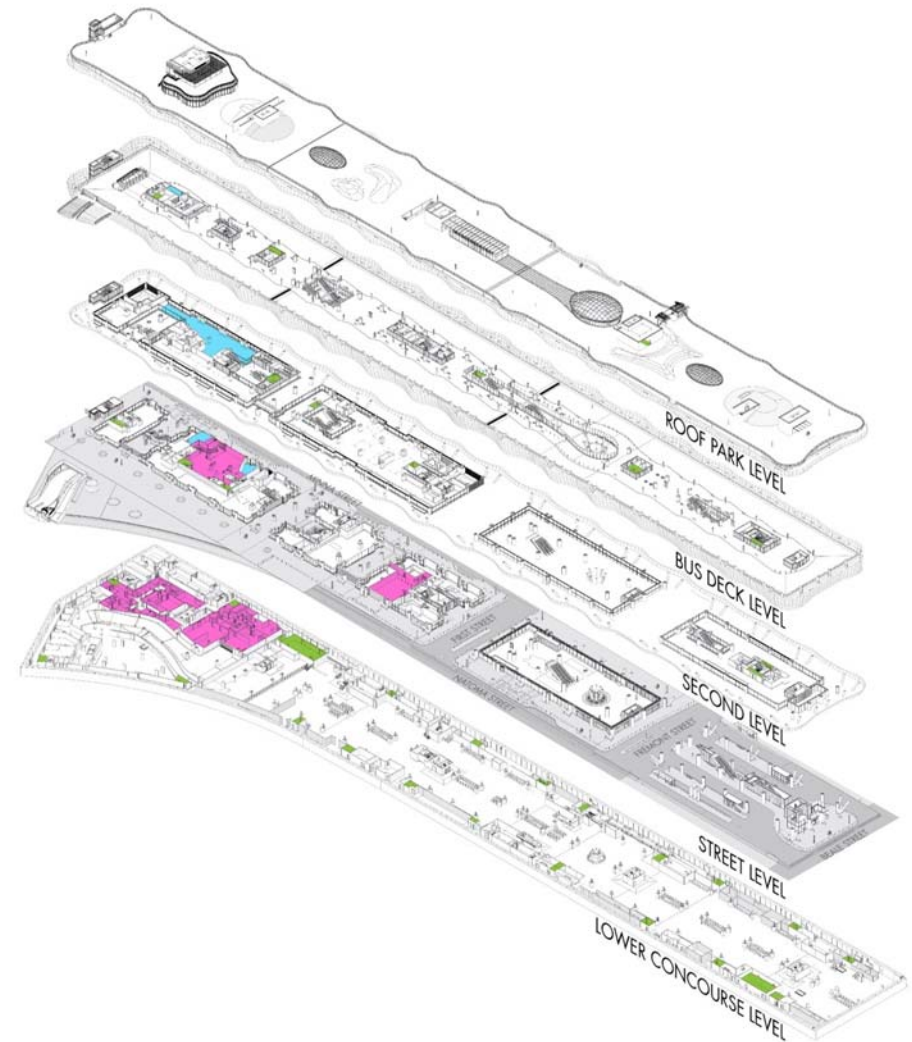
- Greyhound & Amtrak finishes selection
- Greyhound & Amtrak Construction Documents preparation
- Met with DBI on permit process

## ■ Operational Areas

- Mailroom, Loading Docks, and Greyhound Package Express intake process
- TJPA & Lincoln offices

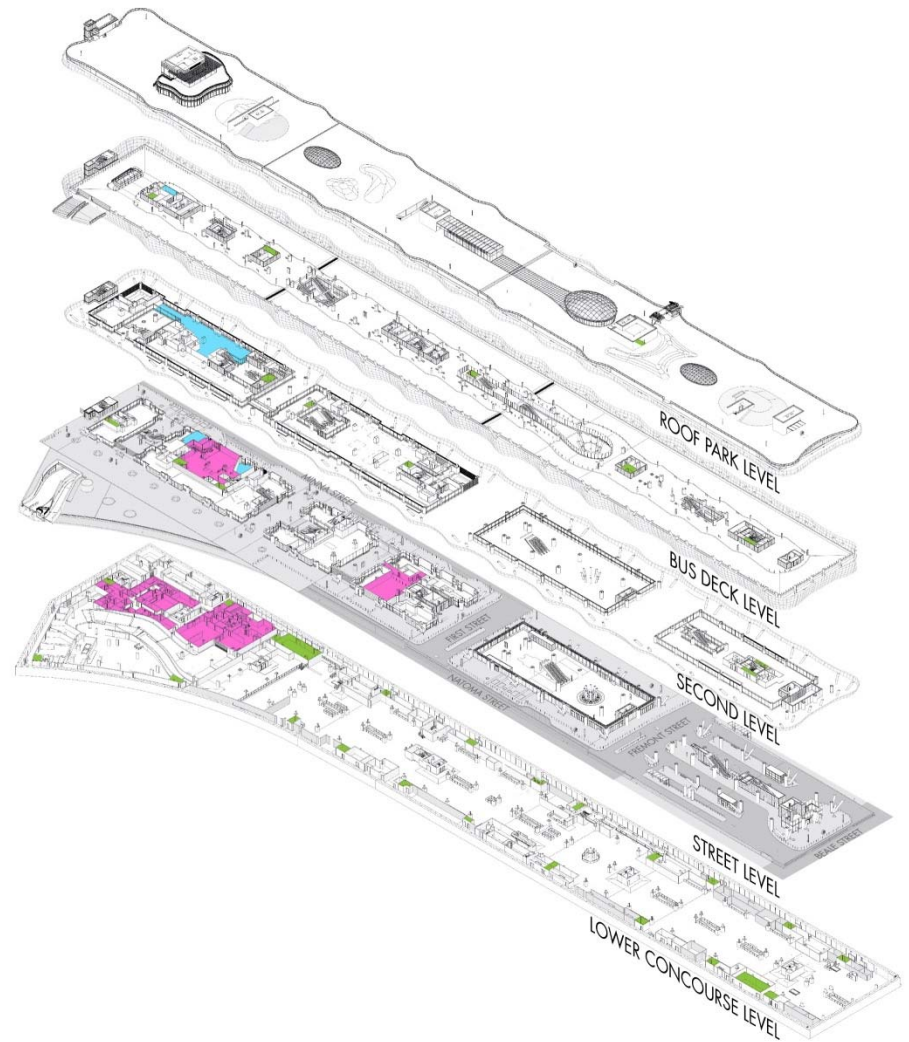
## ■ General Contractor

- Contract negotiation



# Facility Readiness – Lincoln Facility Maintenance

- [Salesforcetransitcenter.org](https://salesforcetransitcenter.org), net or com
  - Tenant Portal
  - Marketing Portal
- Approximately 50 RFPs to be issued for specialty contractors October through December
- Waste Management Services: Landmark contract in process
- Identifying Equipment; Purchase or Lease; ongoing
- Commissioning activities
- Closeout Documents from Webcor



# Facility Readiness – Lincoln Facility Maintenance

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## Key Contracts in Place

<b>Architect</b>				<b>Award</b>
<b>Firm</b>	Ware/Malcolm	Gensler	Studio 111	MBH
<b>Fees</b>	\$320K	\$279K	\$236K	\$170K

Based on: Amtrak/Greyhound 2<sup>nd</sup> floor spaces; Greyhound Package Express; TJPA/Lincoln offices; marketing line drawings

# Facility Readiness – Lincoln Facility Maintenance

## **LINCOLN CONTRACTS IN PROGRESS**

### **GENERAL CONTRACTOR**

Turner  
Plant  
Rudolph & Sletten

### **WASTE & RECYCLING**

Landmark Industries  
Epax Systems

## Facility Readiness – Lincoln Facility Maintenance

<b>Lincoln RFPs (14 of 50)</b>	<b>Issue Date</b>	<b>Due Date</b>
Electrical contractor	Oct 4	Oct 20
HVAC / Mechanical contractor	Oct 4	Oct 20
Plumbing contractor	Oct 4	Oct 24
Diesel fuel services	Oct 19	Oct 31
Generator service contractor	Oct 19	Oct 31
Fire pump testing services	Oct 19	Oct 31
Fire-Life Safety / Sprinkler services contractor	Oct 23	Nov 8
MEP consultant, on-call as needed	Oct 23	Nov 8
Civil Engineering consultant	Oct 23	Nov 10
Warranty & Part software services	Oct 26	Nov 16
Pending from October moved to November: work order system; traffic signal repair; water treatment system contractor; controls contractor.		

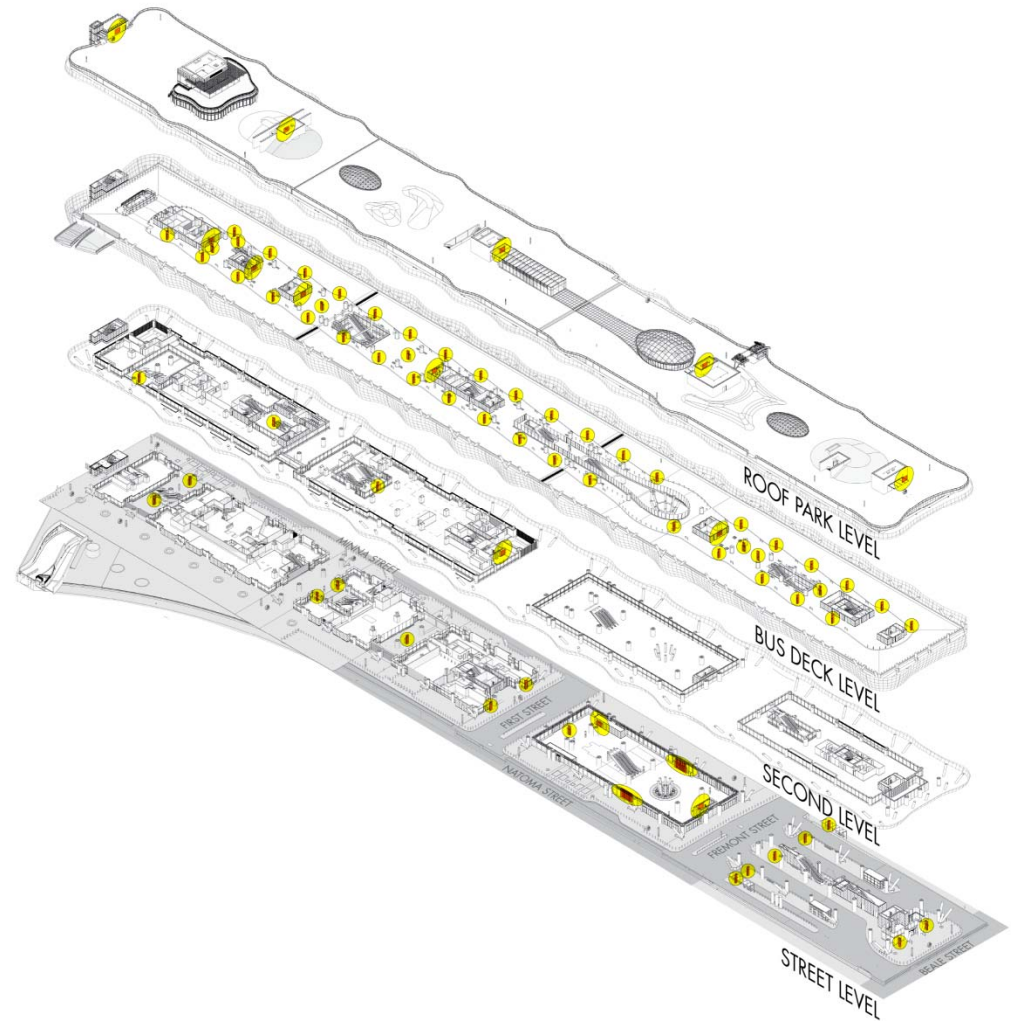
# Facility Readiness – BRV Roof Park

- Developing revenue and sponsorship opportunities
- Identified 130 potential programming partners & contacted approximately one-third
- Completed draft Programming Plan
- Met with Chief Security Officer to coordinate Ambassador duties
- Entertainment Facility permit pending Events Manager start in November



# Facility Readiness – Pearl Digital Media

- Coordinating and collaborating with transit operators and MTC for displaying transit information and 511
- Developing digital wayfinding information for interactive kiosks
- Media players bench tested
- Completed draft sales package





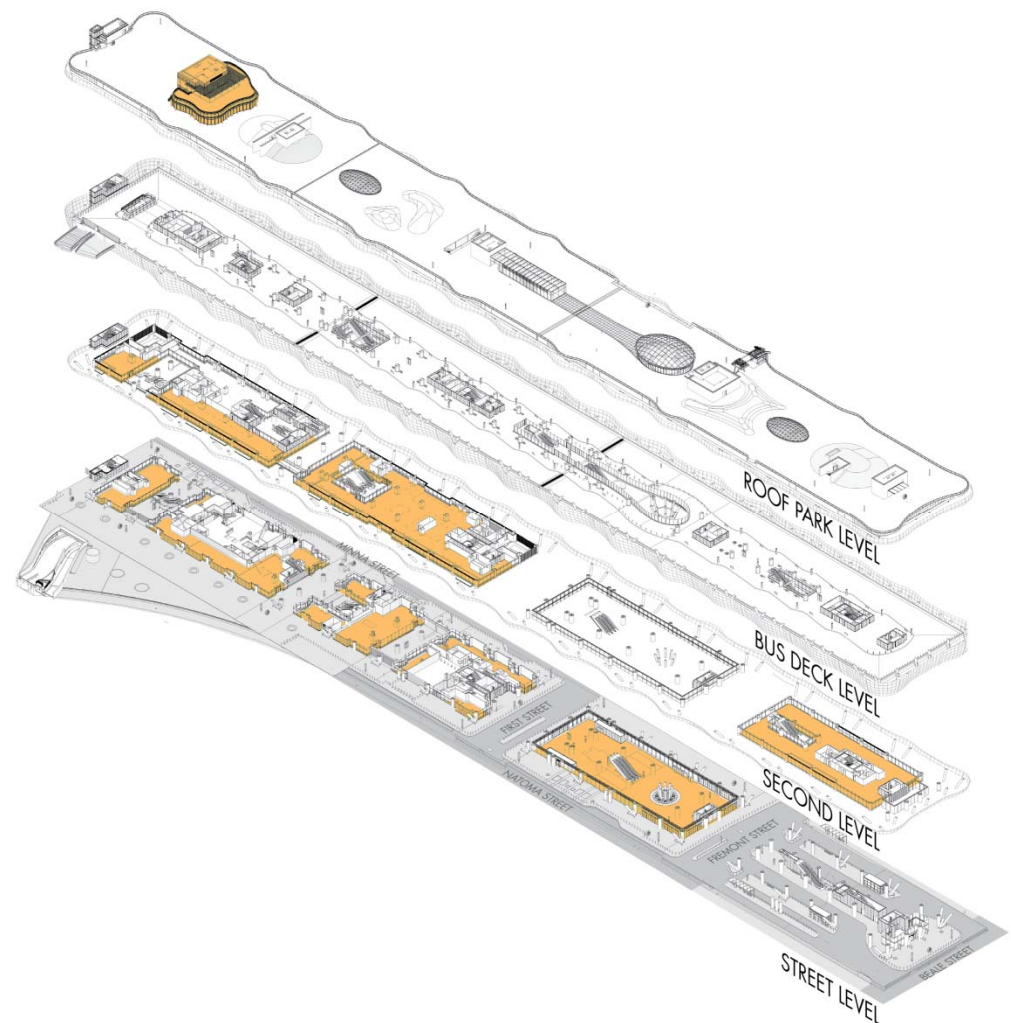
# Facility Readiness – Colliers / PRI Retail

## Colliers:

- Completed launch components
  - Identified outreach publications
  - Spaces professionally measured
- Inquiries to date: 85
- Refining report information

## PRI:

- Preparing pop-up business plan
- Met with BRV, Pearl, Colliers for cross coordination



# SCHEDULE

## Estimated Opening Dates – Calendar

Each point represents the anticipated opening date of a space.

Opening dates will shift when and if delivery conditions are completed past January 2018.

	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
<b>A SERIES</b> <i>GROUND (4 Spaces)</i>			●●●●						
<b>B SERIES</b> <i>GROUND (5 Spaces)</i>			●●●●●						
<b>C SERIES</b> <i>GROUND (7 Spaces)</i>			●●●●●●●						
<i>SECOND (1 Space)</i>				●					
<b>D SERIES</b> <i>GROUND (6 Spaces)</i>				●●●●●●					
<i>SECOND (2 Space)</i>					●●				
<b>E SERIES</b> <i>SECOND (3 Spaces)</i>			●●●						
<b>F SERIES</b> <i>SECOND (5 Spaces)</i>			●●●●●						
<b>PARK LEVEL</b> <i>PARK - A Spaces (2 Spaces)</i>				●●					
<b>TOTAL</b>			13 Spaces	14 Spaces	8 Spaces				
<b>% OPEN</b>			40%	80%	100%				

### SPACE BREAKDOWN & NOTES

Space count may vary according to Tenant size requirements

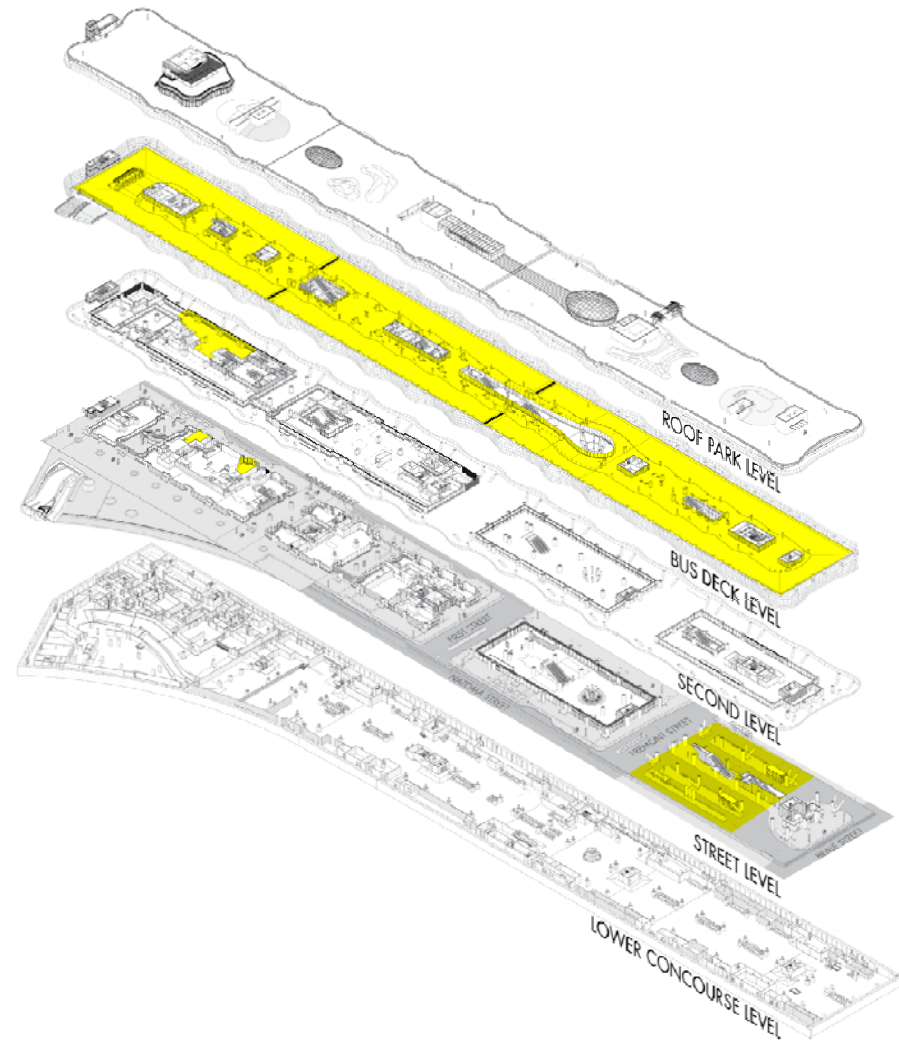
Spaces may actually be leased in a different sequence

Dates will shift for spaces that require construction of improvements prior to Delivery to Tenant

GROUND FLOOR	SECOND FLOOR	PARK LEVEL
A - 4 Spaces		Park - 2 Spaces
B - 5 Spaces		
C - 7 Spaces	C - 1 Space	
D - 6 Spaces	D - 2 Spaces	
	E - 3 Spaces	
	F - 5 Spaces	
<b>TOTAL</b>	<b>22 Spaces</b>	<b>2 Spaces</b>

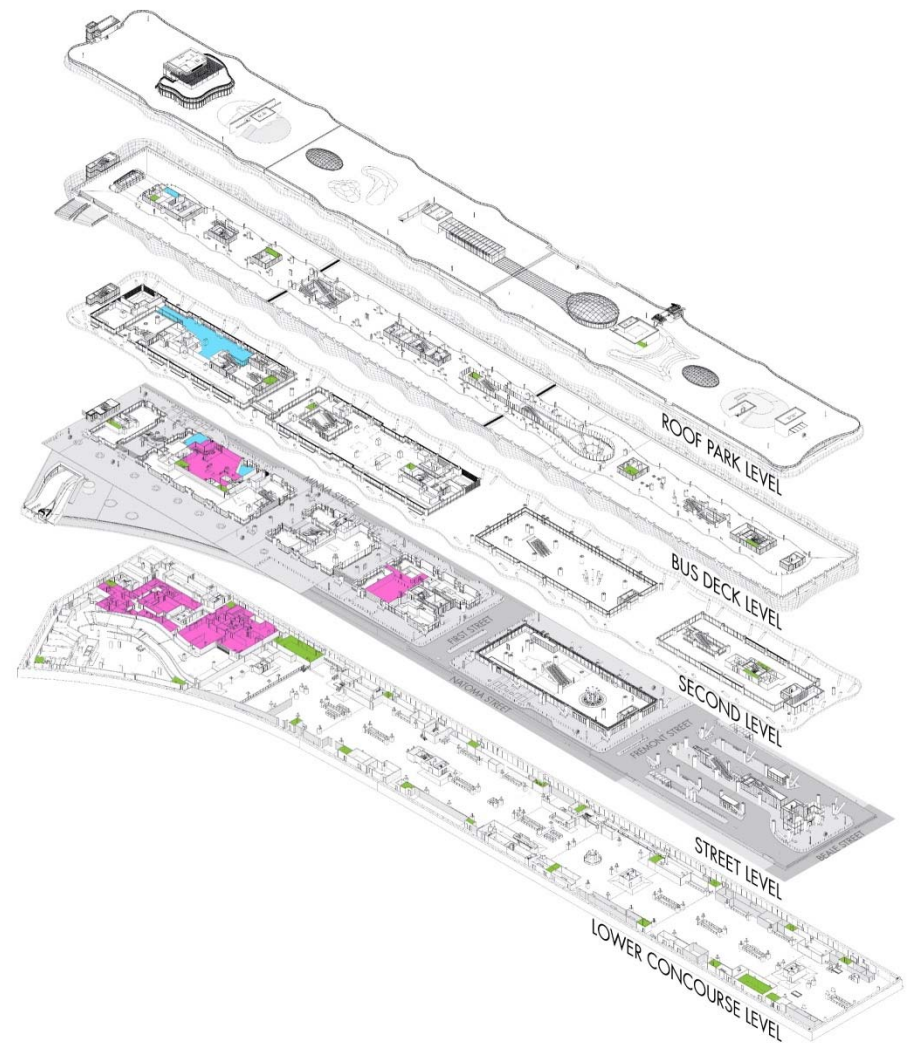
# Facility Readiness - Transit

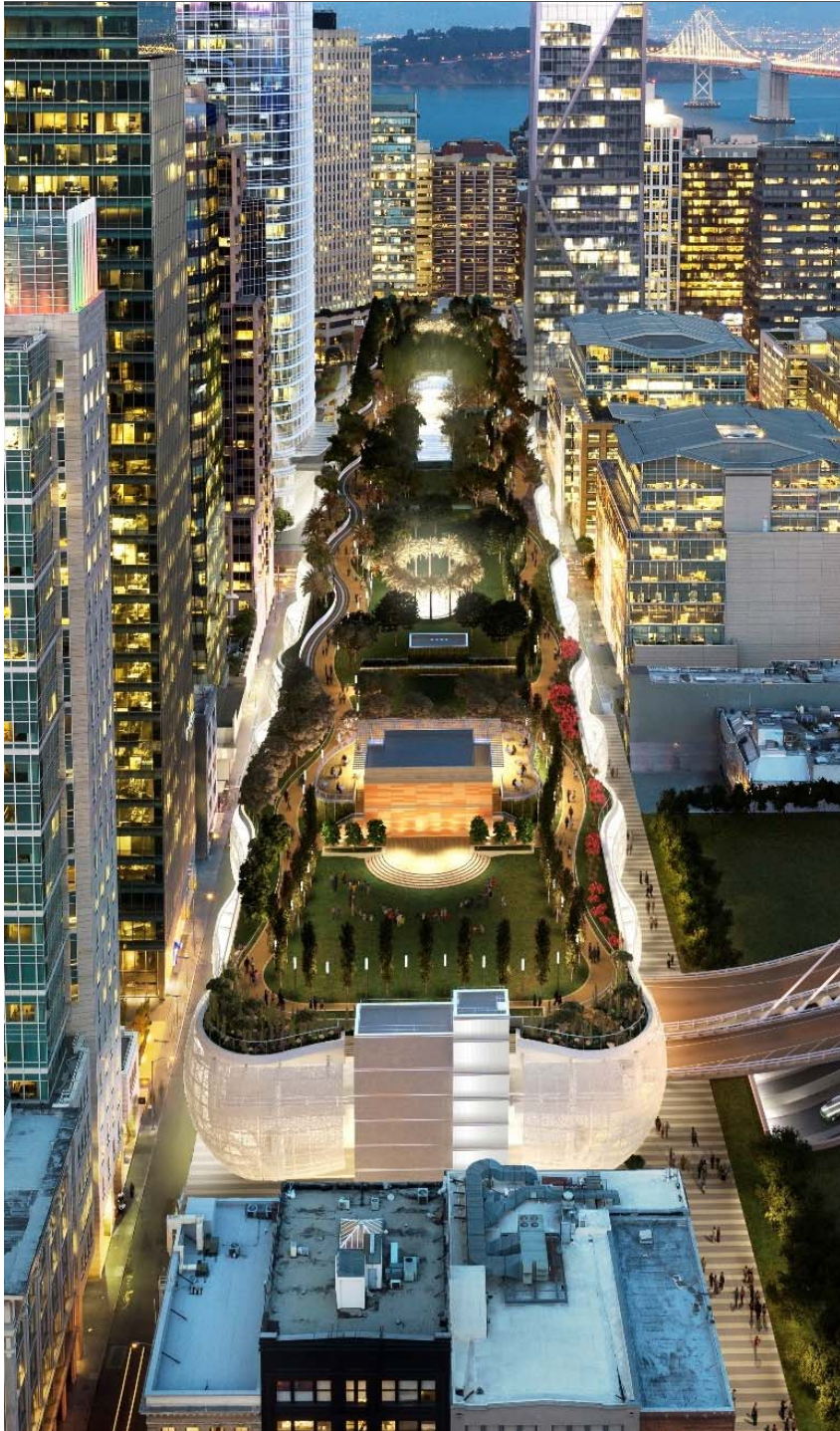
- SFMTA lease for Bus Plaza in progress; Bus Deck covered in AC Transit sublease
- AC Transit drafting and managing the subleases for the Bus Deck
- Amtrak 2<sup>nd</sup> floor lease in progress



# Facility Readiness - Security

- Three responses received for Security Guard RFP; three firms interviewed; negotiations underway with highest-ranked firm
- MOU with law enforcement is in progress
- Formulation of Transit Center Code of Conduct is in progress
- Roving Security & Goodwill Ambassadors RFP anticipated to be issued in November





# Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

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