

Facility Readiness Update

November 9, 2017



Facility Readiness – Lincoln Tenant Improvements

■ Architect

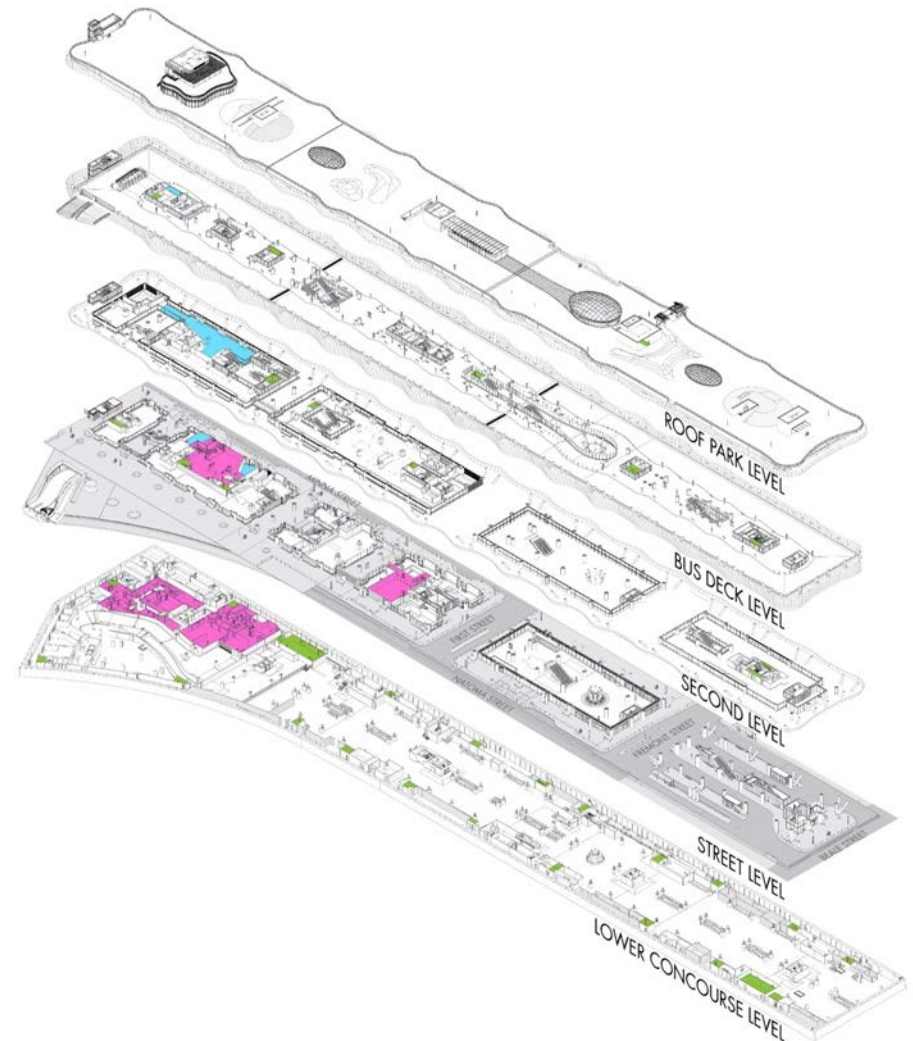
- Greyhound & Amtrak finishes selection
- Greyhound & Amtrak Construction Documents preparation
- Met with DBI on permit process

■ Operational Areas

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

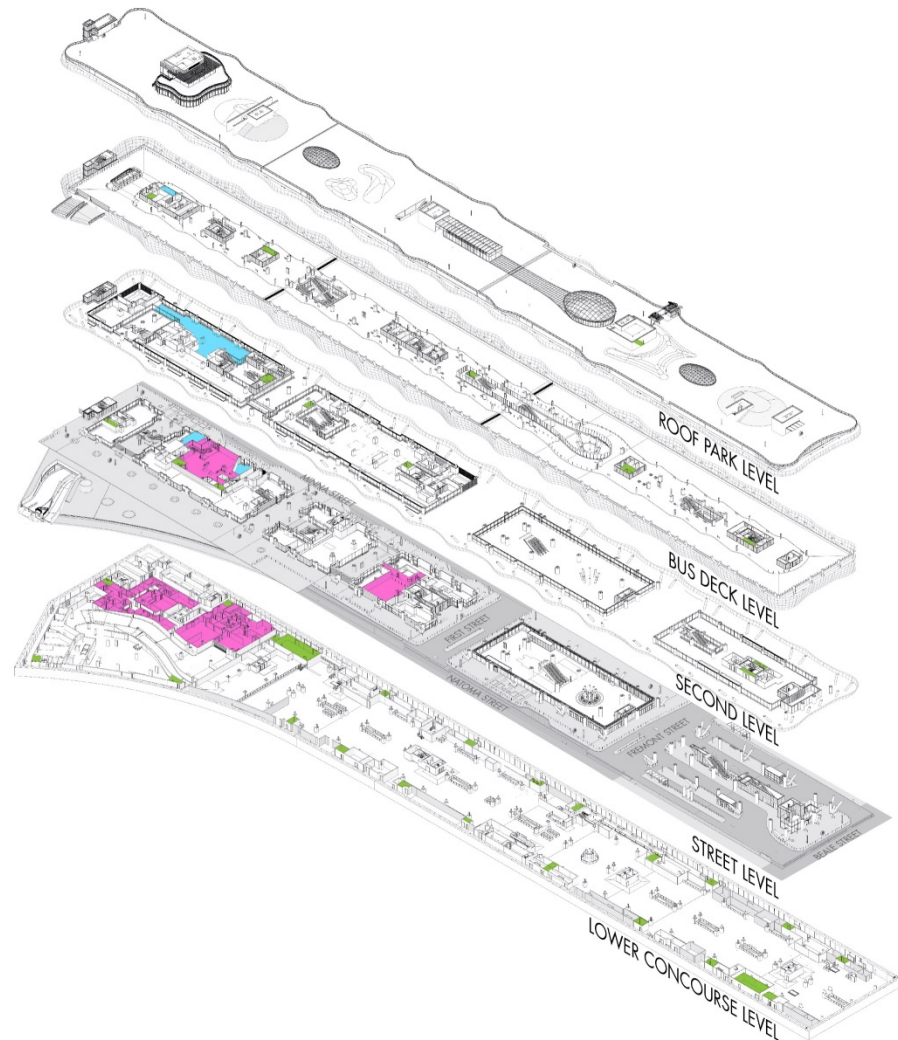
■ General Contractor

- Lincoln negotiating with Turner



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

Key Contracts in Place

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

General Contractor			Award
Firm	Rudolph & Sletten	Plant	Turner
Preconstruction	N/A	\$153/hour	\$143/hour
Fee	5.00%	3.50%	3.50%
General Conditions**	N/A	\$202K	\$109K

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

** Assumes 24-month timeframe

Facility Readiness – Lincoln Facility Maintenance

LINCOLN CONTRACTS IN PROGRESS

WASTE & RECYCLING

Landmark Industries

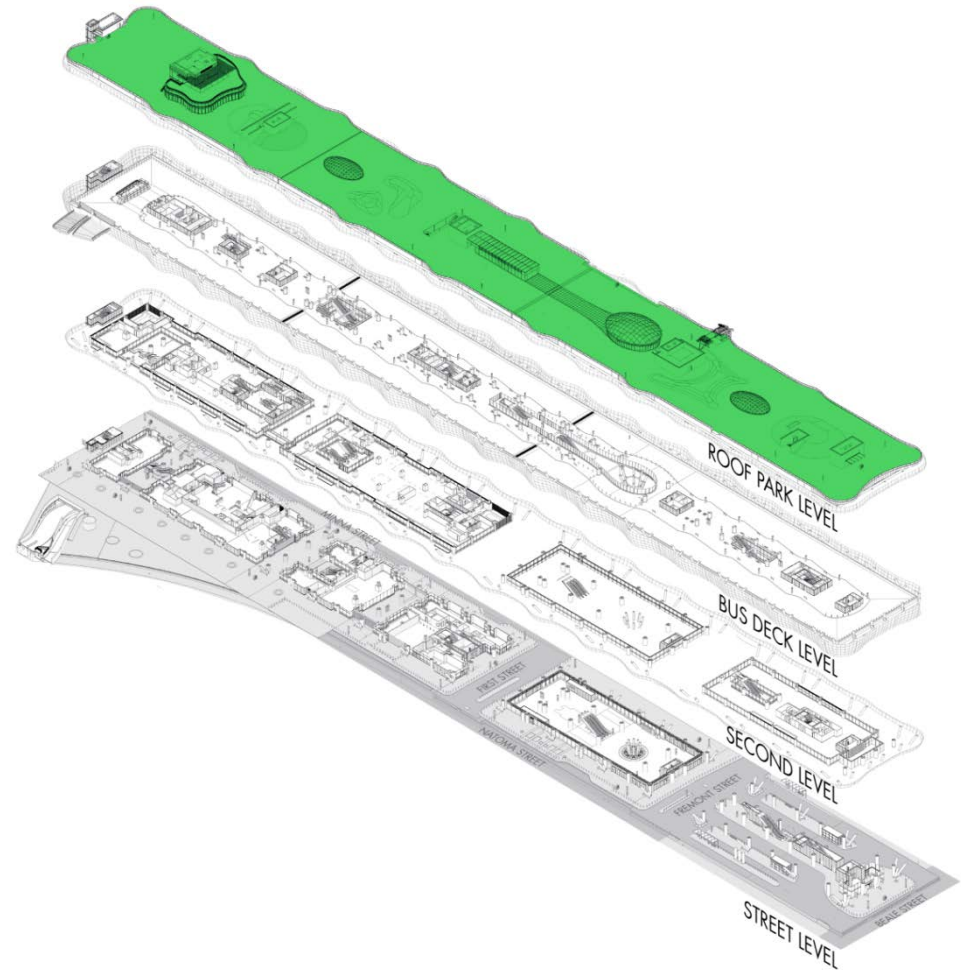
Epax Systems

Facility Readiness – Lincoln Facility Maintenance

Lincoln RFPs (14 of 50)	Issue Date	Due Date
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.		

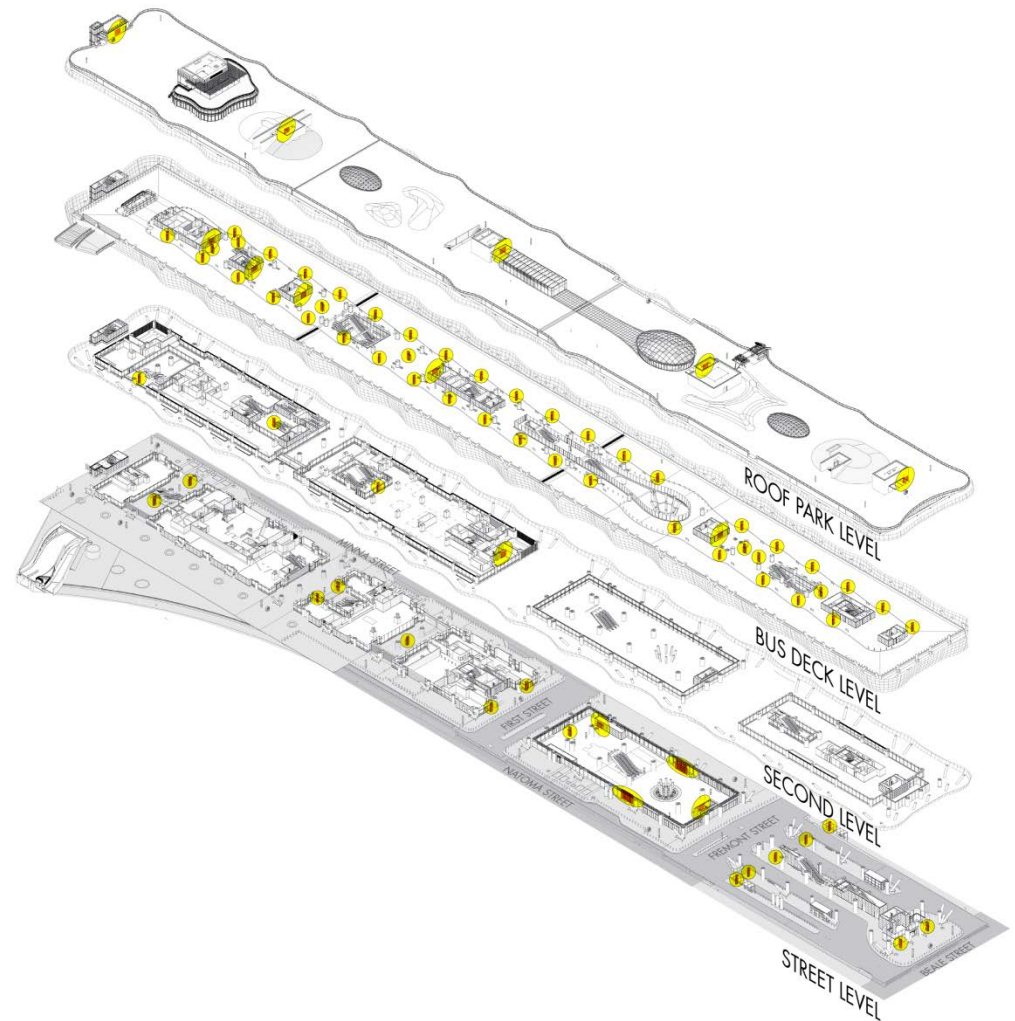
Facility Readiness – BRV Roof Park

- 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



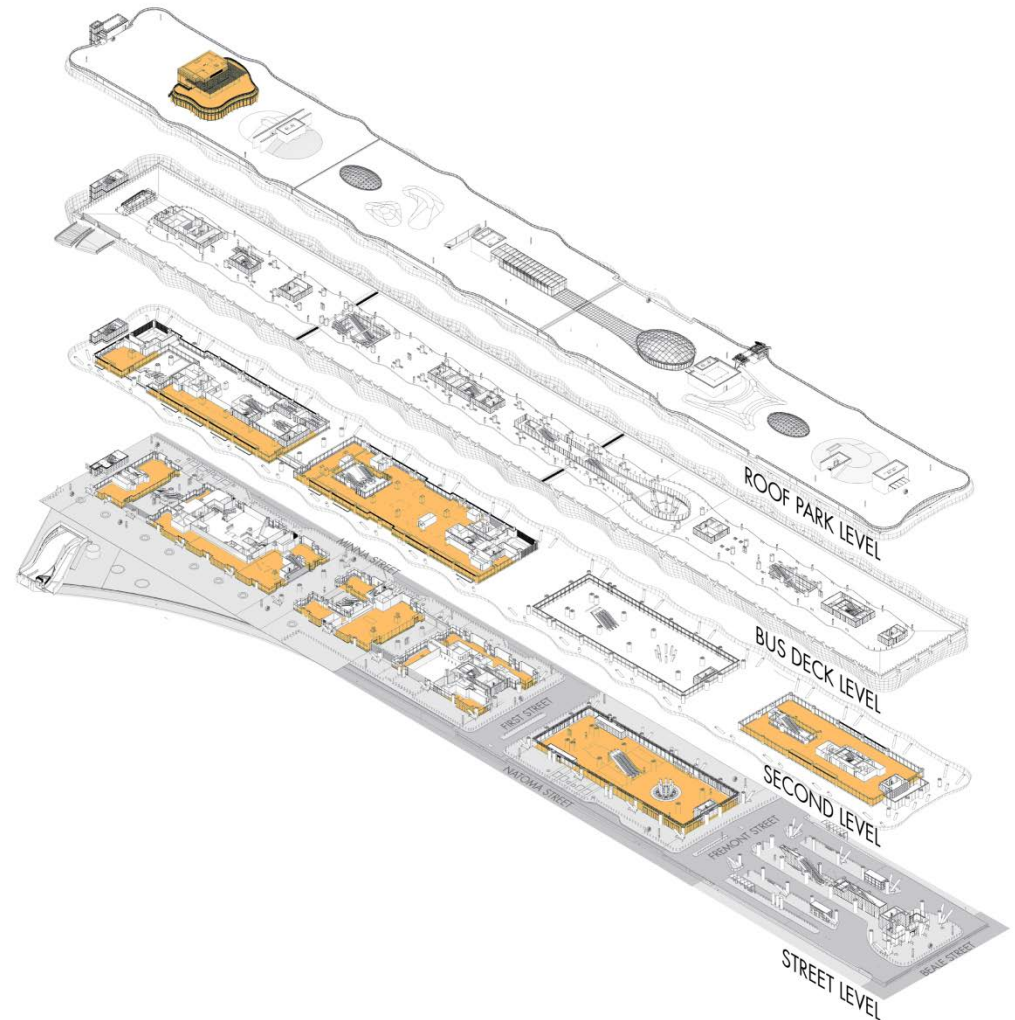
Facility Readiness – Colliers / PRI Retail

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

SPACE BREAKDOWN & NOTES

Space count may vary according to Tenant size requirements

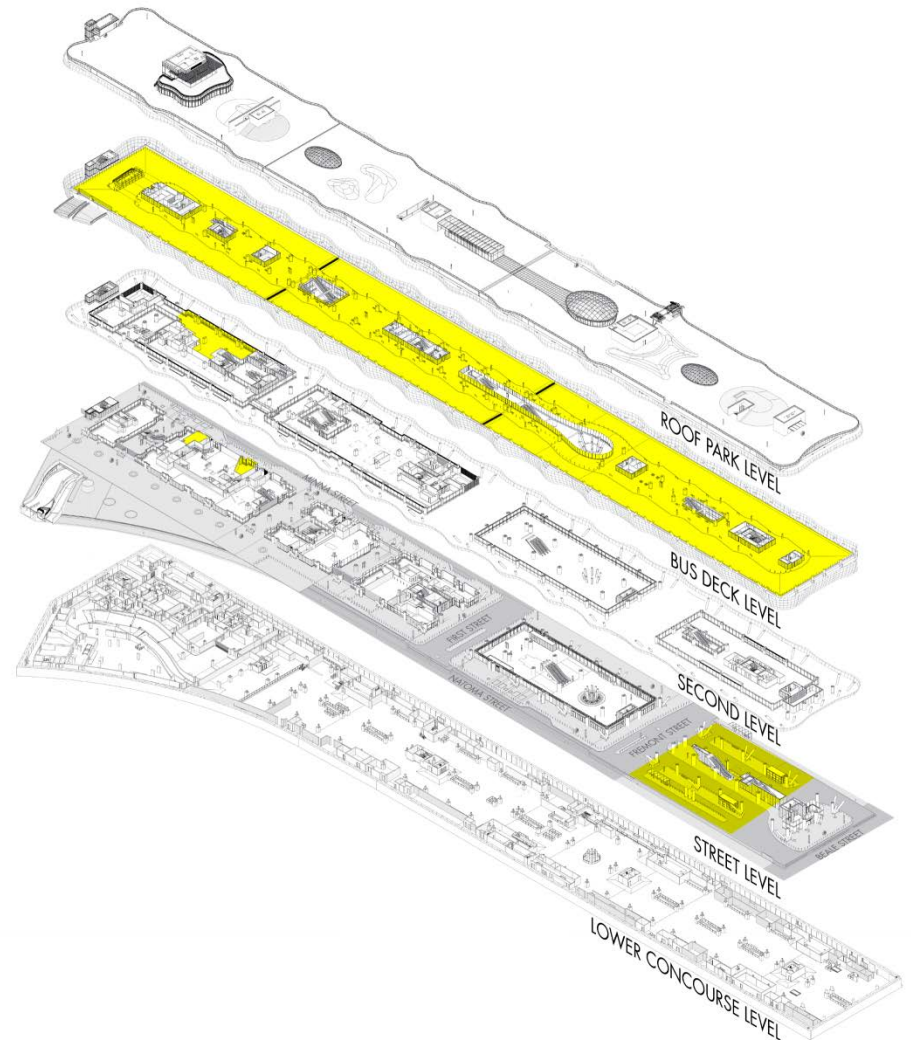
Spaces may actually be leased in a different sequence

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	
TOTAL	22 Spaces	2 Spaces

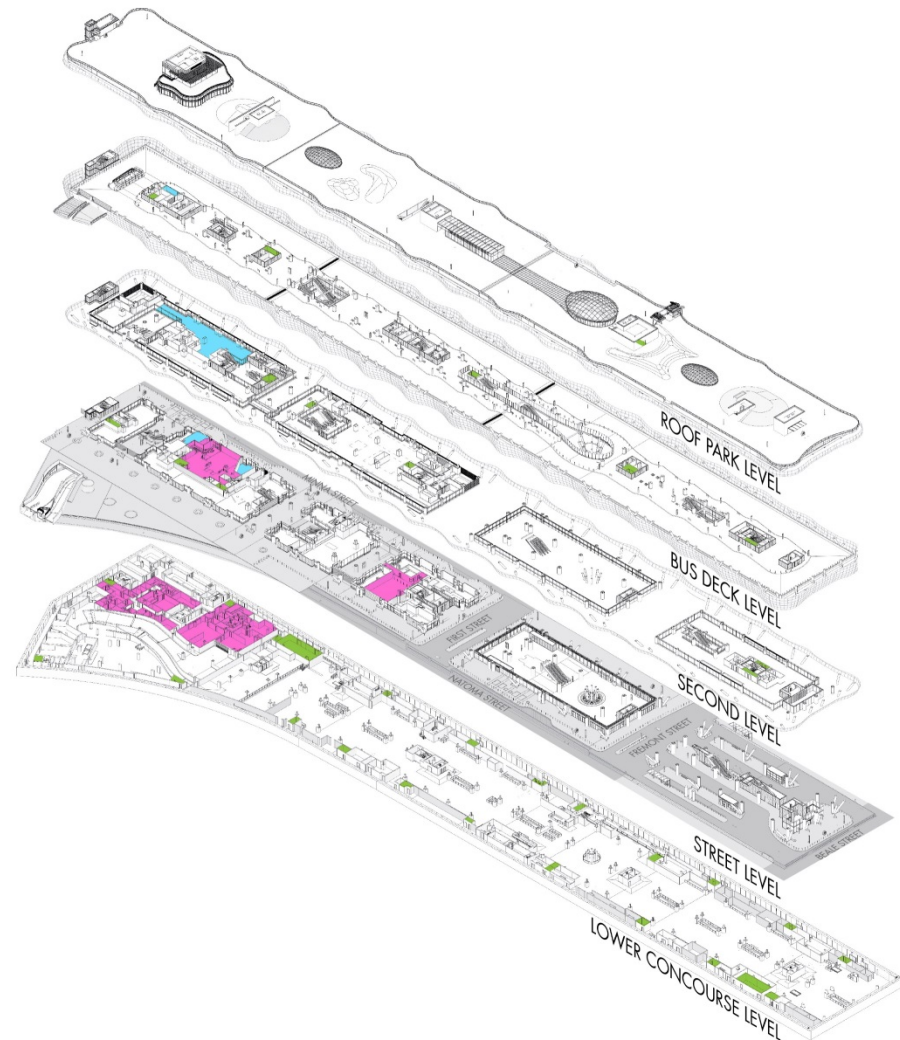
Facility Readiness - Transit

- 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 2nd 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 to be issued in November





Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

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