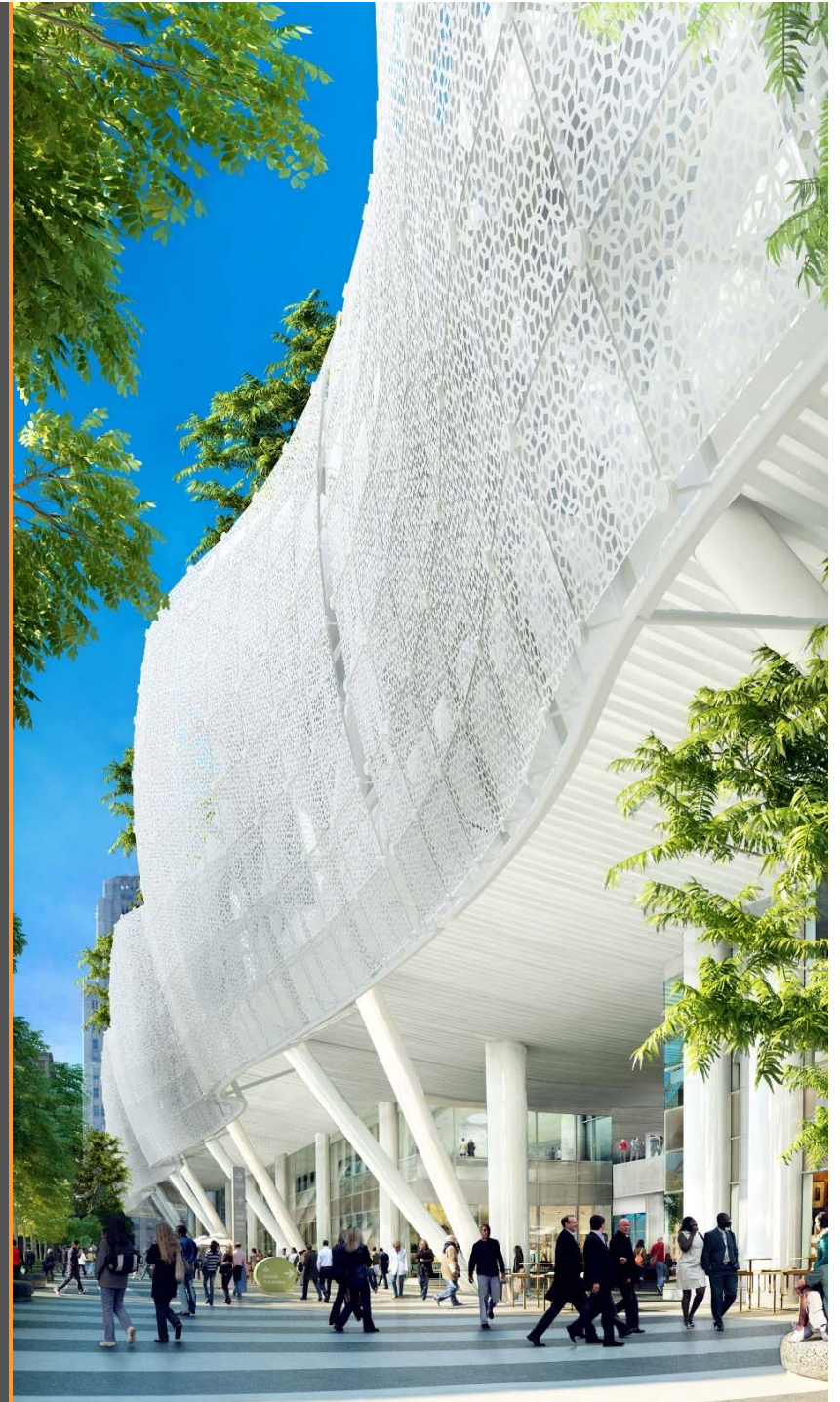


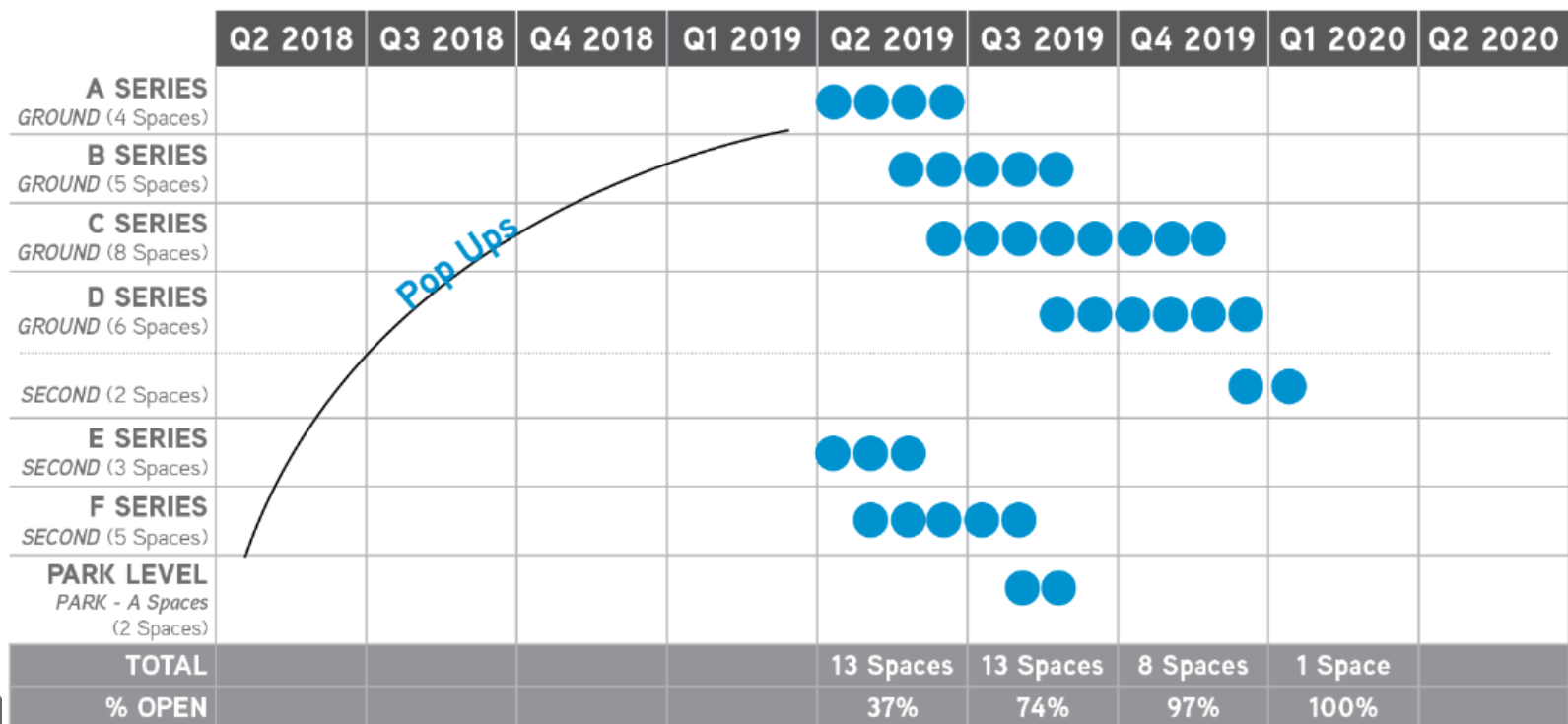
CRC Item No. 6 – April 5, 2018

Facility Readiness & Retail Update



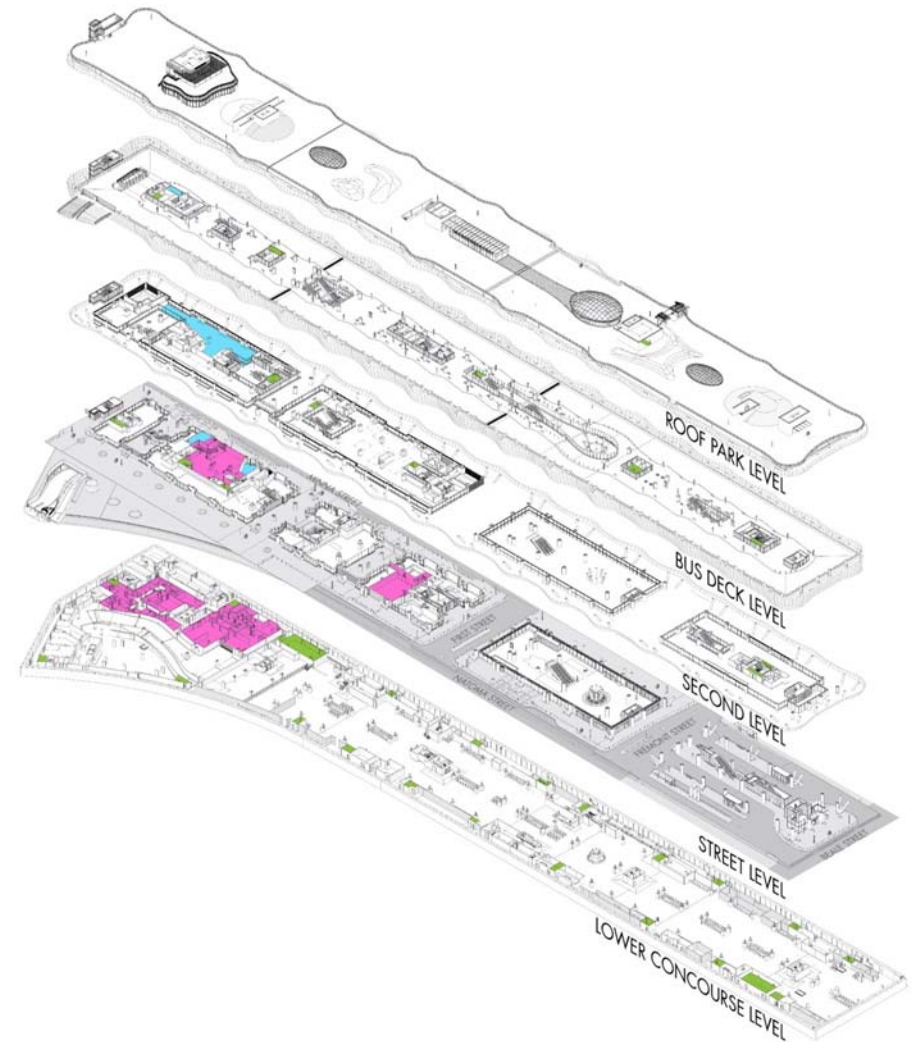
Colliers Progress Report By Stage

		Actual/Target*						YTD
Stage		Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	3.8.18
	LOI:	24/13	0/13	0/8	0/1			24/35
On	Negotiate:		0/13	0/13	0/8	0/1		0/35
Off	Sign:			0/13	0/13	0/8	0/1	0/35



Facility Readiness – Lincoln Tenant Improvements

- Greyhound/Amtrak
 - Greyhound/Amtrak awarded.
 - TJPA/Lincoln/Turner SPD & WOJV coordinating access
 - Complete mid-June at TCO
- Operational Areas
 - Mailroom equipment info received; converting info to construction docs for minor Lincoln work nearly complete
 - TJPA/Lincoln office bid package pending TJPA approval
 - Estimated TJPA/Lincoln offices completion is end of June
- Permitting
 - TJPA/DBI MOU nearly complete



Facility Readiness – Lincoln Tenant Improvements

Amtrak/Greyhound

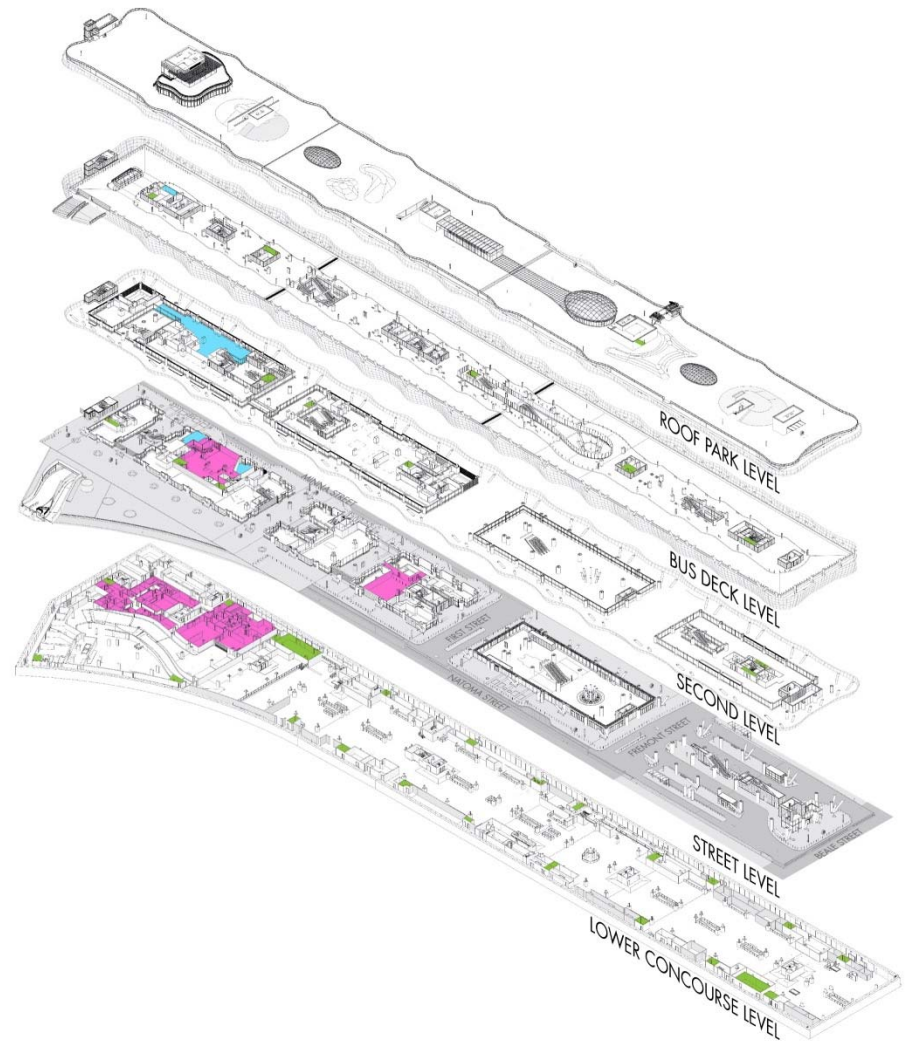
Budget: \$1,694,721

Low Bid: \$1,461,807

<u>Contract Work</u>	<u># of Bids</u>	<u>Low Bid</u>	<u>Mid Bid</u>	<u>High Bid</u>
Concrete - Topping Slab	3	\$ 80,849	\$ 133,342	\$ 153,823
Millwork	3	\$ 64,322	\$ 71,645	\$ 102,545
Doors, Frames, & Hardware	3	\$ 51,232	\$ 60,385	\$ 65,530
Glazing	3	\$ 34,401	\$ 74,091	\$ 75,000
Drywall	3	\$ 74,105	\$ 87,031	\$ 136,004
Tile	4	\$ 5,627	\$ 5,770	\$ 5,837
Accoustical Ceiling	4	\$ 35,887	\$ 41,843	\$ 42,185
Flooring	3	\$ 63,546	\$ 65,600	\$ 67,344
Toilet Partitions/Accessories	3	\$ 3,494	\$ 3,510	\$ 3,690
Fire Sprinklers	5	\$ 16,872	\$ 15,375	\$ 23,532
Plumbing	3	\$ 26,673	\$ 73,629	\$ 100,745
Painting	3	\$ 21,689	\$ 21,689	\$ 21,689
HVAC	5	\$ 183,931	\$ 221,240	\$ 329,434
Electrical	3	\$ 312,965	\$ 351,193	\$ 486,987
Total Primary Subcontractors	3	\$ 975,593	\$ 1,226,343	\$ 1,614,345
Other Expenses & Fees		\$ 486,214	\$ 553,249	\$ 656,978
Total Initial GMP Value		\$ 1,461,807	\$ 1,779,592	\$ 2,271,323

Facility Readiness – Lincoln Facility Maintenance

- Finalized key service contracts
- Branding exercise with marketing consultant underway
- Ordering equipment to start in April
- Planning operating procedures and protocols underway
- Coordinating with WOJV for commissioning observation; training to start in June
- Maintenance proposal to AC Transit for Bus Storage Facility in April



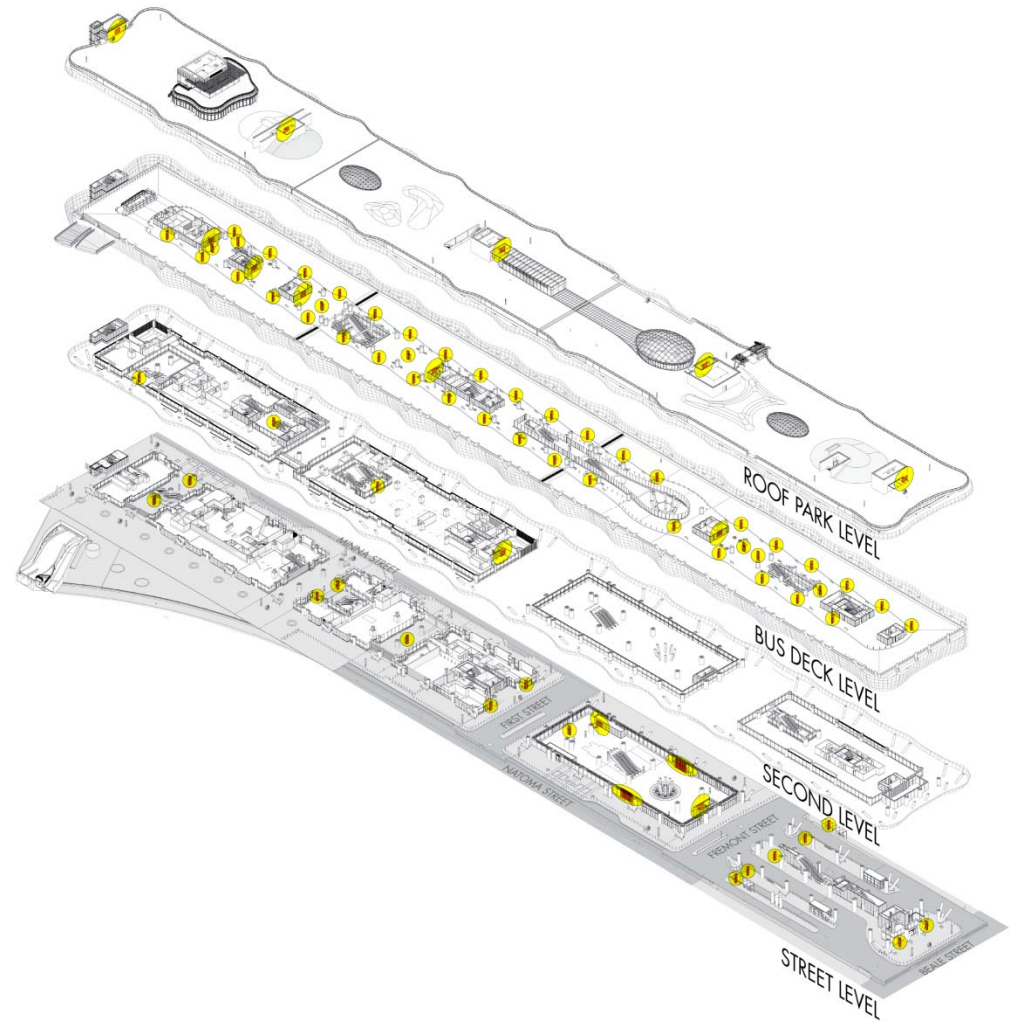
Facility Readiness – BRV Roof Park

- Finalizing initial programming and event calendars; pending opening date
- Finalizing park operational procedures: janitorial and landscaping
- Setting up procedural requirements for programming and events partners
- Revisiting Place of Entertainment framework; includes pricing menu
- Coordinating security program with Chief Security Officer pending opening date
- Solidifying initial bench of programming partners (approx. 15) pending opening date



Facility Readiness – Pearl Digital Media

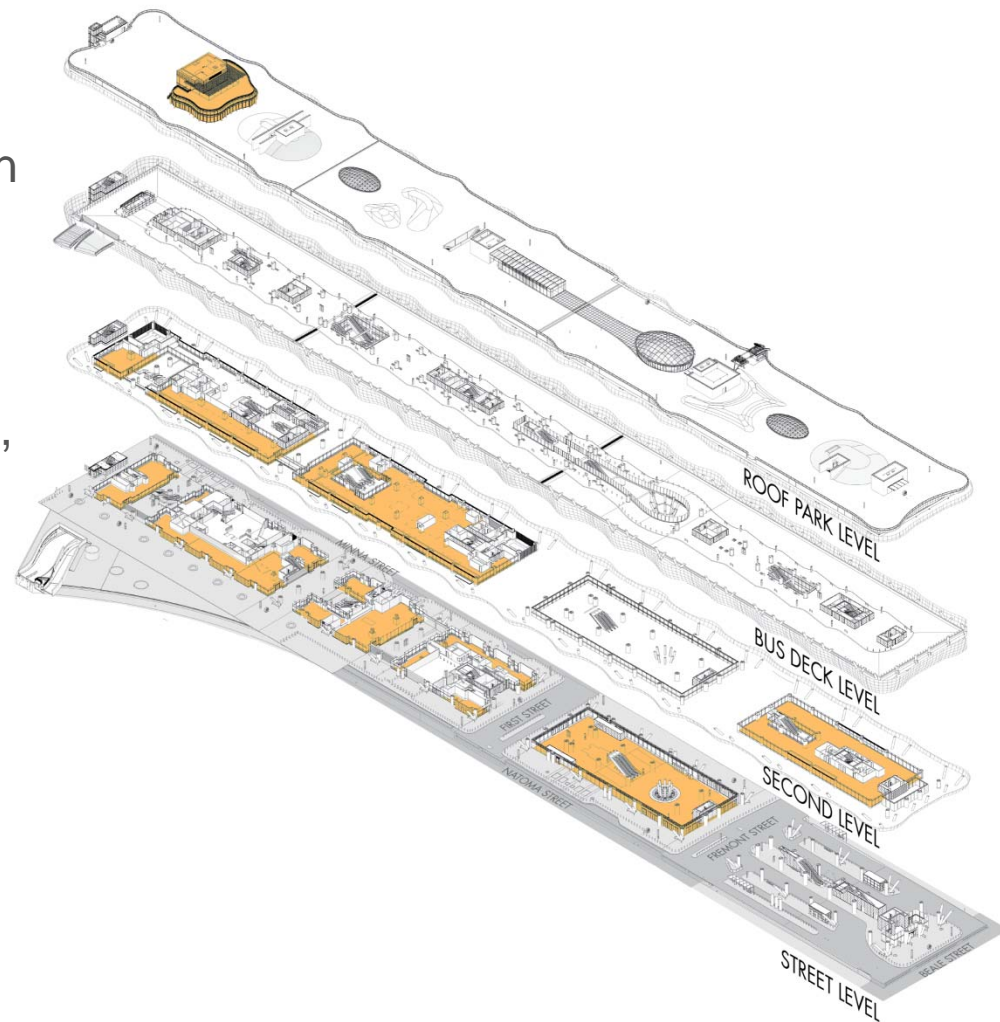
- Collaborating with transit operators and MTC-511 for transit information display is ongoing
- Sales packages being marketed
- Advertising sales are in process and campaigns will commence upon center opening
- Activating content management system pending receipt of media players by end of March triggering hardware and software testing, installation, further testing; dependent on WOJV installing and electrifying the kiosks
- Optimization planned for August



Facility Readiness – PRI Pop-Up Retail

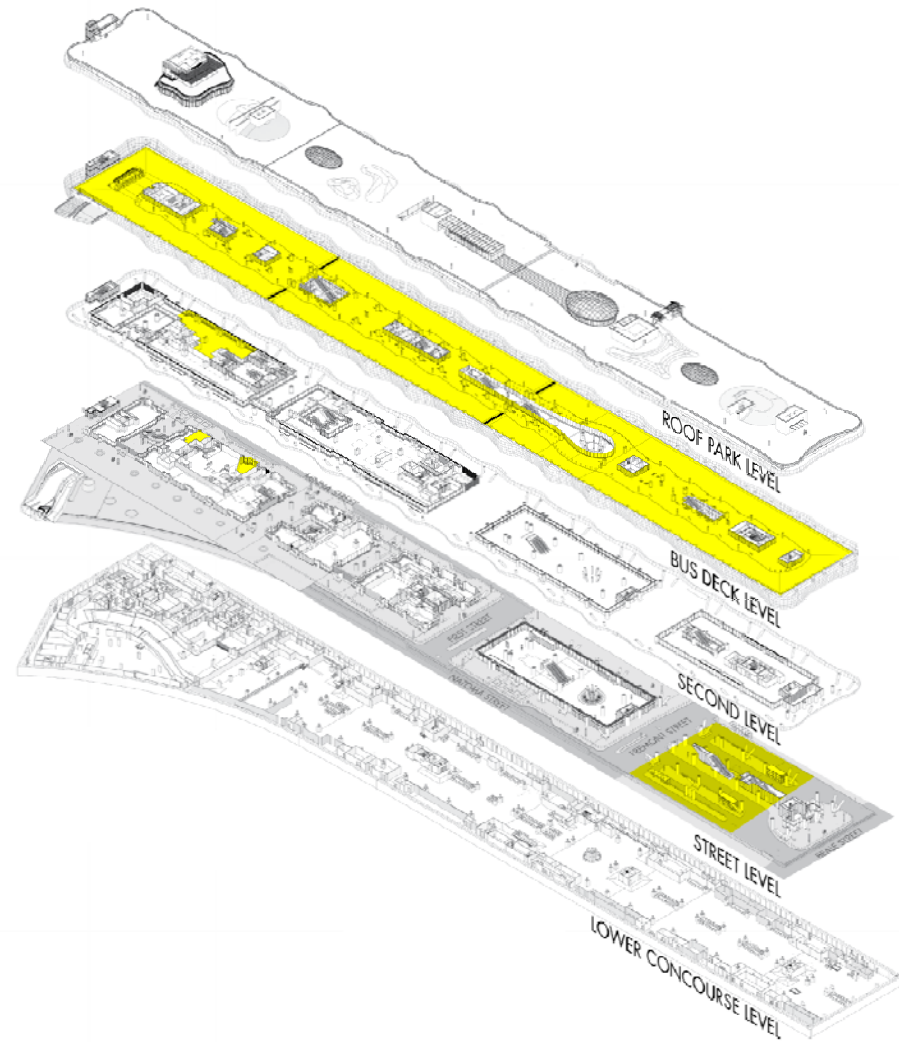
PRI:

- Completed comprehensive plan to include revenue projections; final presentation to TJPA in March
- Continue to market pop-up spaces with ongoing coordination with BRV, Pearl, and Colliers
- Finalizing agreements pending solid opening date

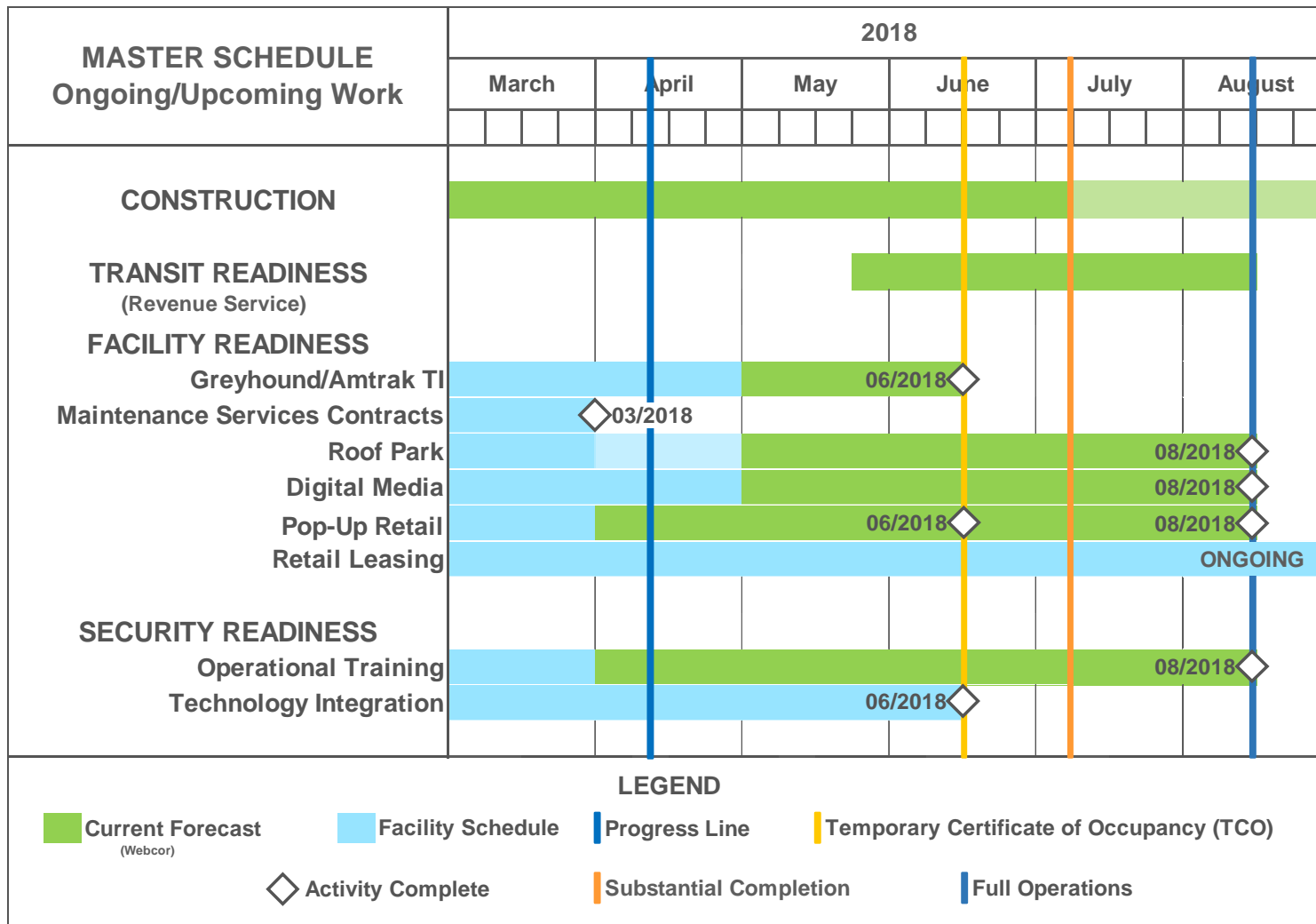


Facility Readiness - Transit

- Vacating temporary terminal notices to be revised in May
- SFTMA agreements for lease and ancillary agreements nearly complete; TJPA Board in May
- Working with AC Transit to support completing license agreement to include joint collaboration with Amtrak



Schedule





Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

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