

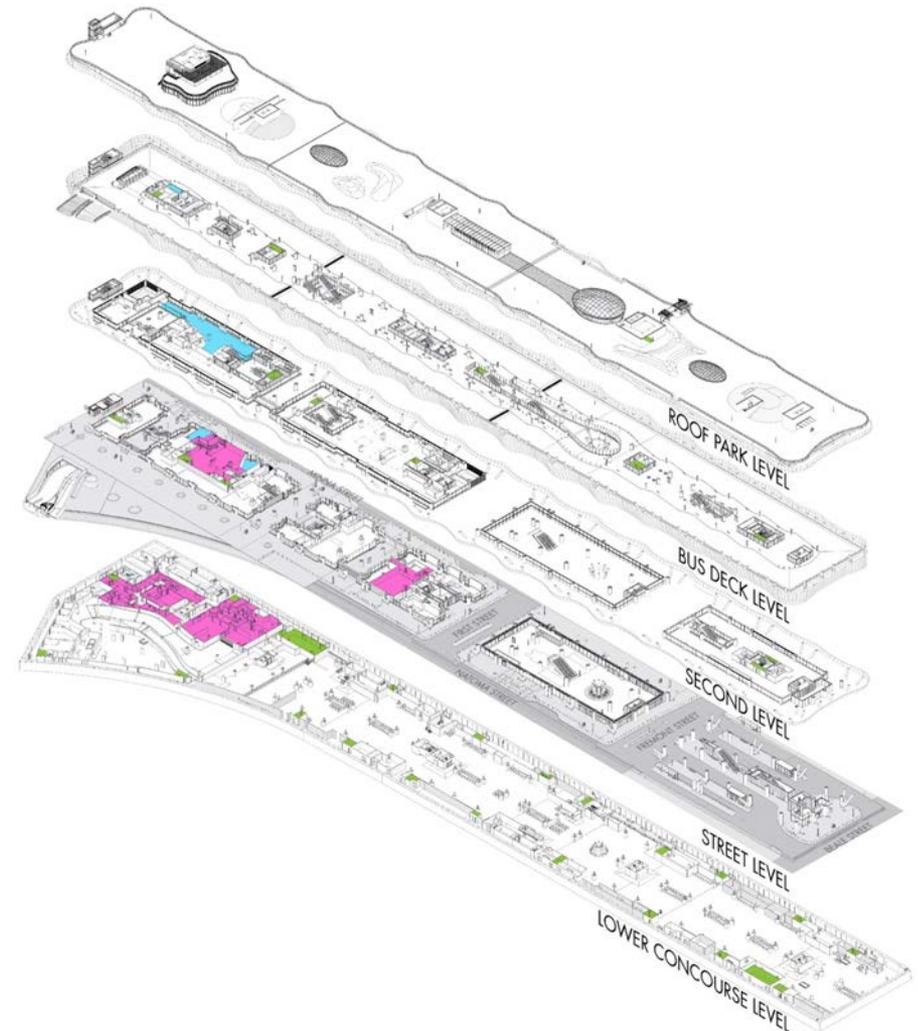
# Facility Readiness Update

October 12, 2017

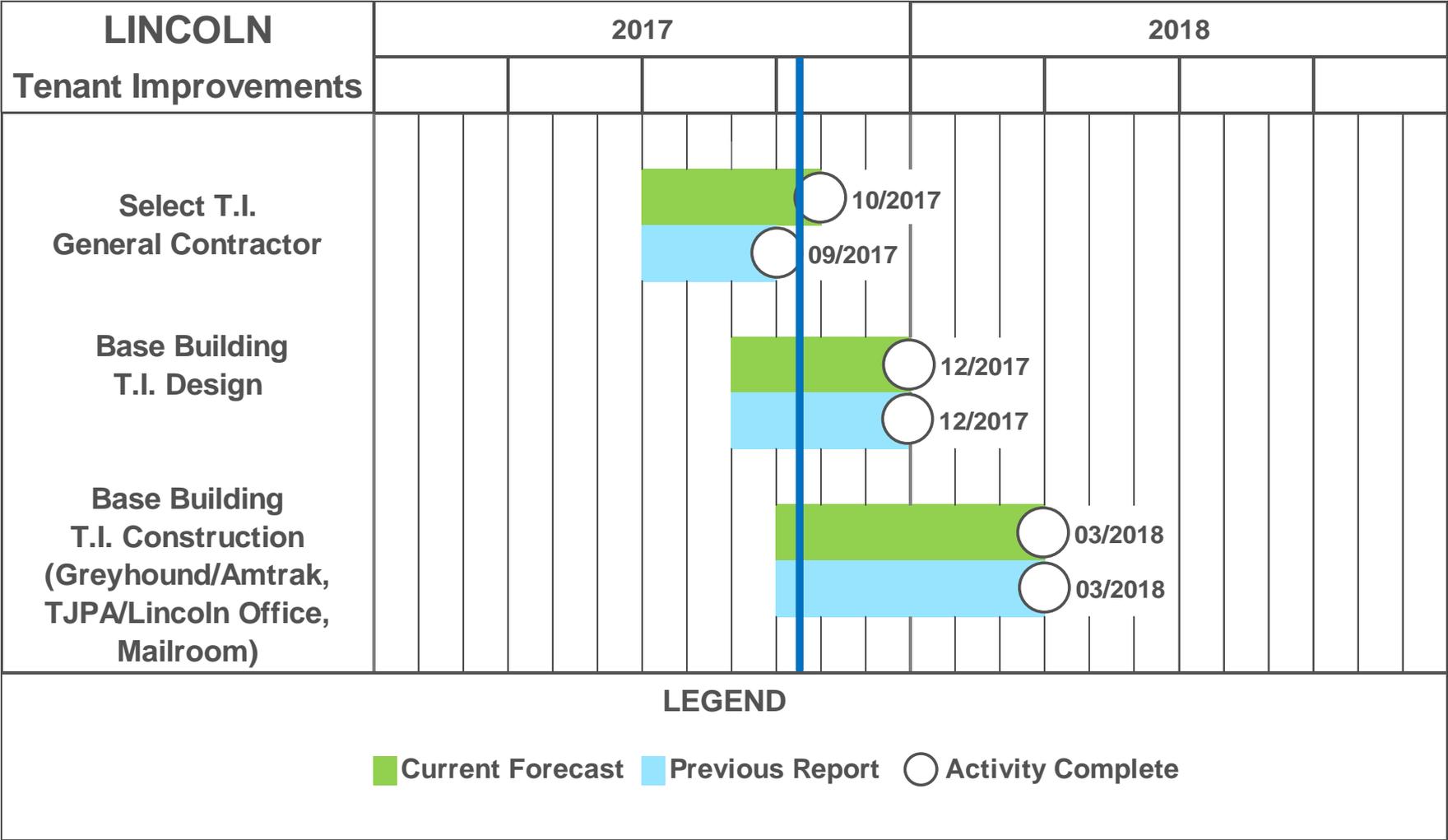


# Facility Readiness – Lincoln Tenant Improvements

- Architect
  - Greyhound & Amtrak primary focus
  - Construction Documents Preparation
- Operational Areas
  - TJPA/Lincoln Offices
  - Mailroom
- General Contractor
  - Selection recommendation

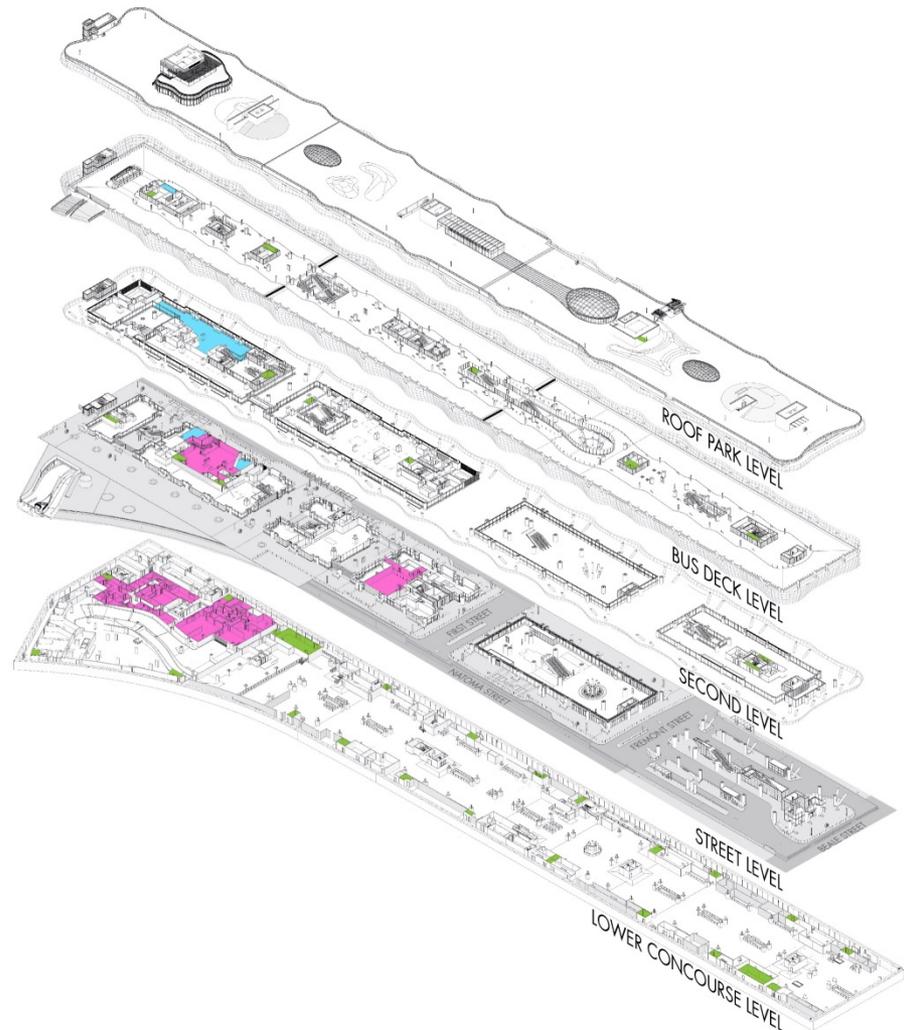


# Facility Readiness – Lincoln Tenant Improvements



# Facility Readiness – Lincoln Facility Maintenance

- Approximately 50 RFPs to be issued for specialty contractors October through December
- Waste Management Services: Landmark selected
- New Township personnel
- Identifying Equipment; Purchase or Lease
- Work Order System review and selection
- Commissioning Activities
- Closeout Documents from Webcor



# Facility Readiness – Lincoln Facility Maintenance

## Key Contracts in Place

### JANITORIAL

			AWARD
	ABM	ABLE	TOWNSHIP
Annual Cost*	\$ 779,872	\$ 771,855	\$ 740,427
Load Rate	50% - 56%	50% - 55%	46 - 55%

*\*1 Janitorial foreman, 4 Janitors, 1 Pressure Washer, 4 Restroom Attendants*

### BUILDING ENGINEER

				AWARD
	ABM	ABLE	ENOVITY	TOWNSHIP
Annual Cost*	\$ 761,992	\$ 741,314	\$ 756,661	\$ 700,199
Load Rate	62% - 112%	59% - 111%	59% - 107%	56% - 105%

*\*1 Chief Engineer, 1 Assistant Chief, 1 Stationary, and 1 Utility*

# Facility Readiness – Lincoln Facility Maintenance

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## LINCOLN CONTRACTS IN PROGRESS

### GENERAL CONTRACTOR

Turner  
Plant  
Rudolph & Sletten

### WASTE AND RECYCLING

Landmark Industries  
Epax Systems

### ARCHITECT

MBH  
Studio III  
Gensler  
Ware/Malcolm

# Facility Readiness – Lincoln Facility Maintenance

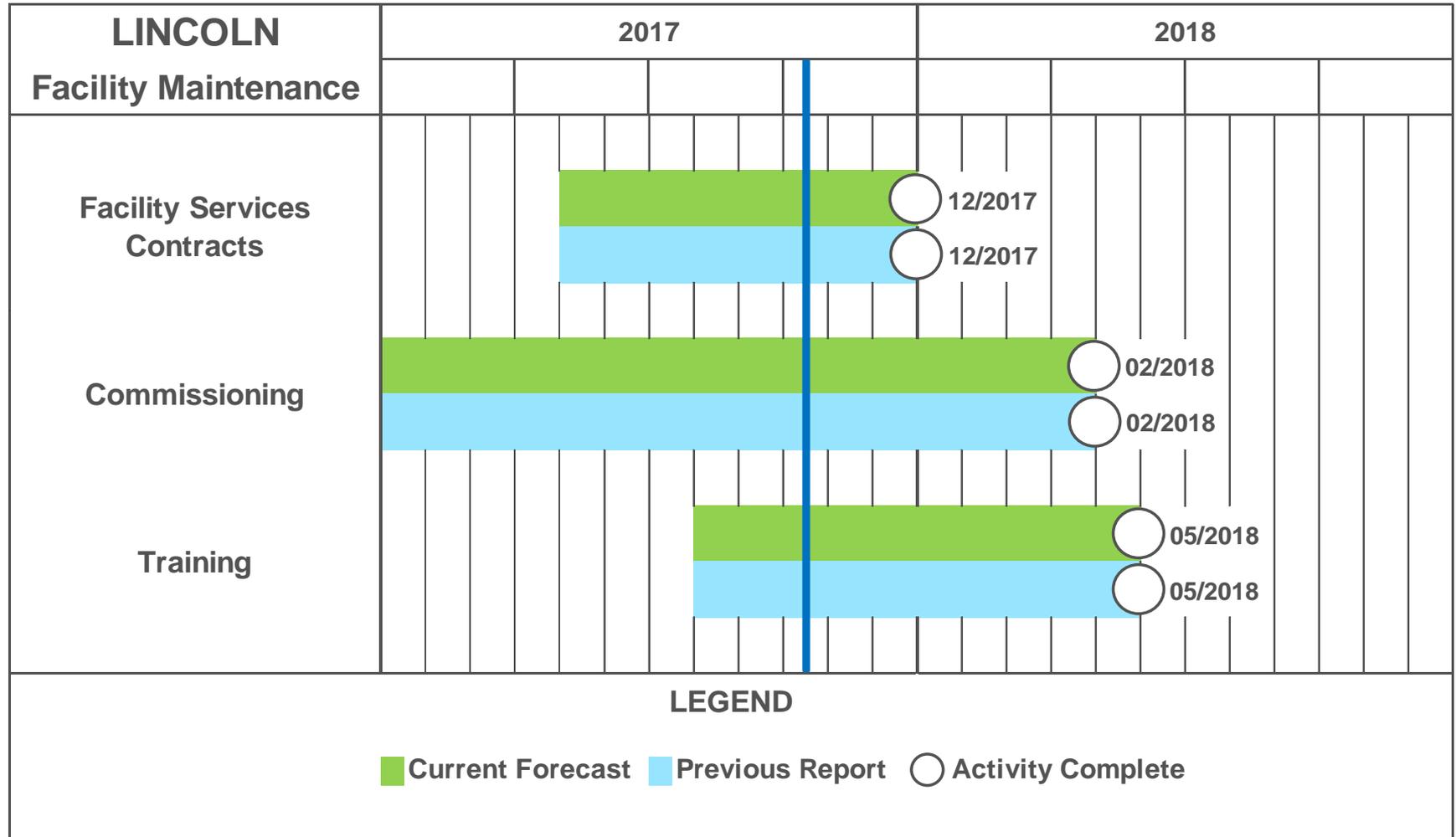
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## LINCOLN UPCOMING RFPs (OCTOBER)

*(14 RFPs in October, 50 RFPs through December)*

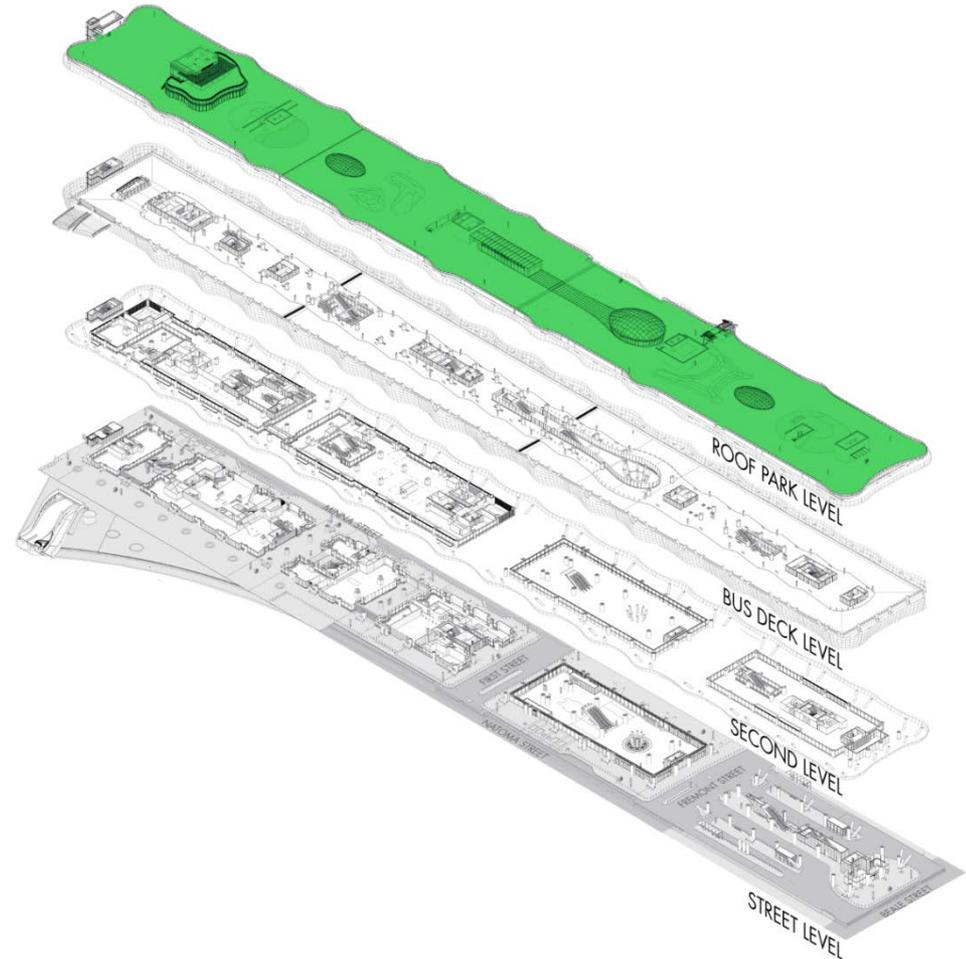
- 1 Electrical Contractor
- 2 HVAC / Mechanical Contractor
- 3 Plumbing Contractor
- 4 Diesel Fuel Services
- 5 Fire Pump Testing Services
- 6 Generator Services Contractor
- 7 Fire Life Safety/Sprinkler Services Contractor
- 8 MEP Consultant, On-Call as Needed
- 9 Consultant for Emergency Response to Earthquake, Etc.
- 10 Work Order System Software Providers
- 11 Warranty & Parts Management Software
- 12 Traffic Signal Repair Contractor
- 13 Water Treatment System Contractor
- 14 Controls Contractor

# Facility Readiness – Lincoln Facility Maintenance

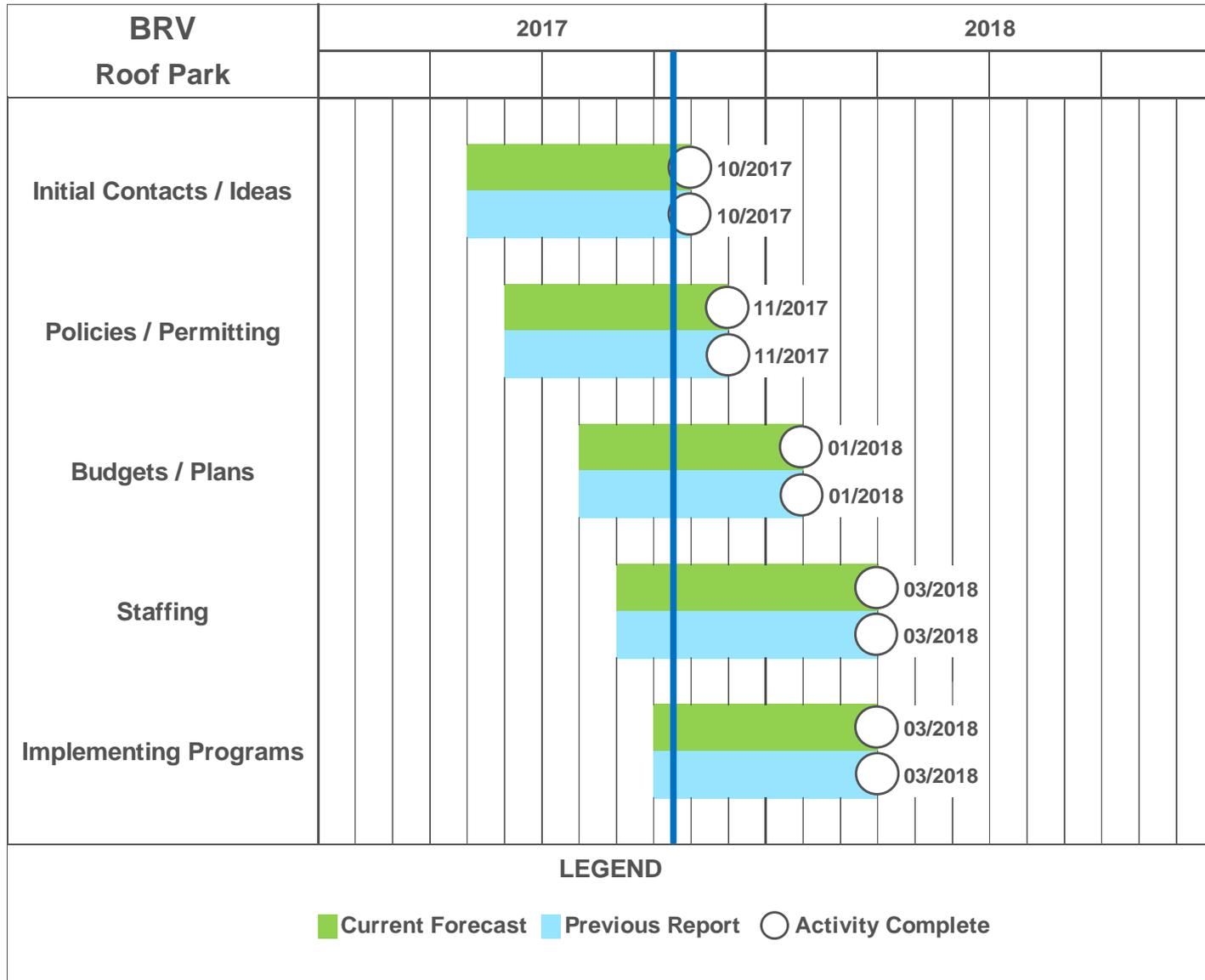


# Facility Readiness – BRV Roof Park

- Reaching out to partners & promoters for activation possibilities
- Developing revenue and sponsorship opportunities
- Hosting tours for potential partners
- Developing Programming Plan
- Coordinating Operations & Maintenance
- Applying for Entertainment Facility permit

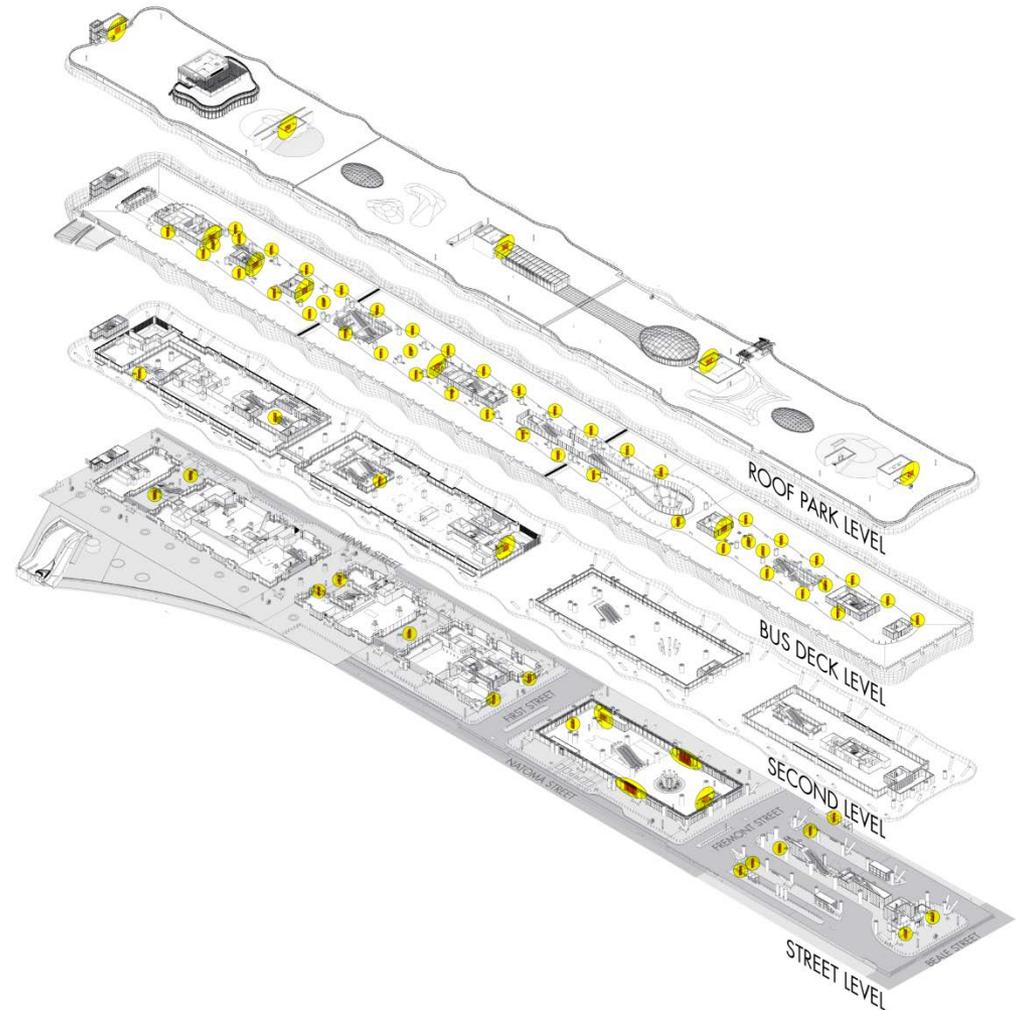


# Facility Readiness – BRV Roof Park

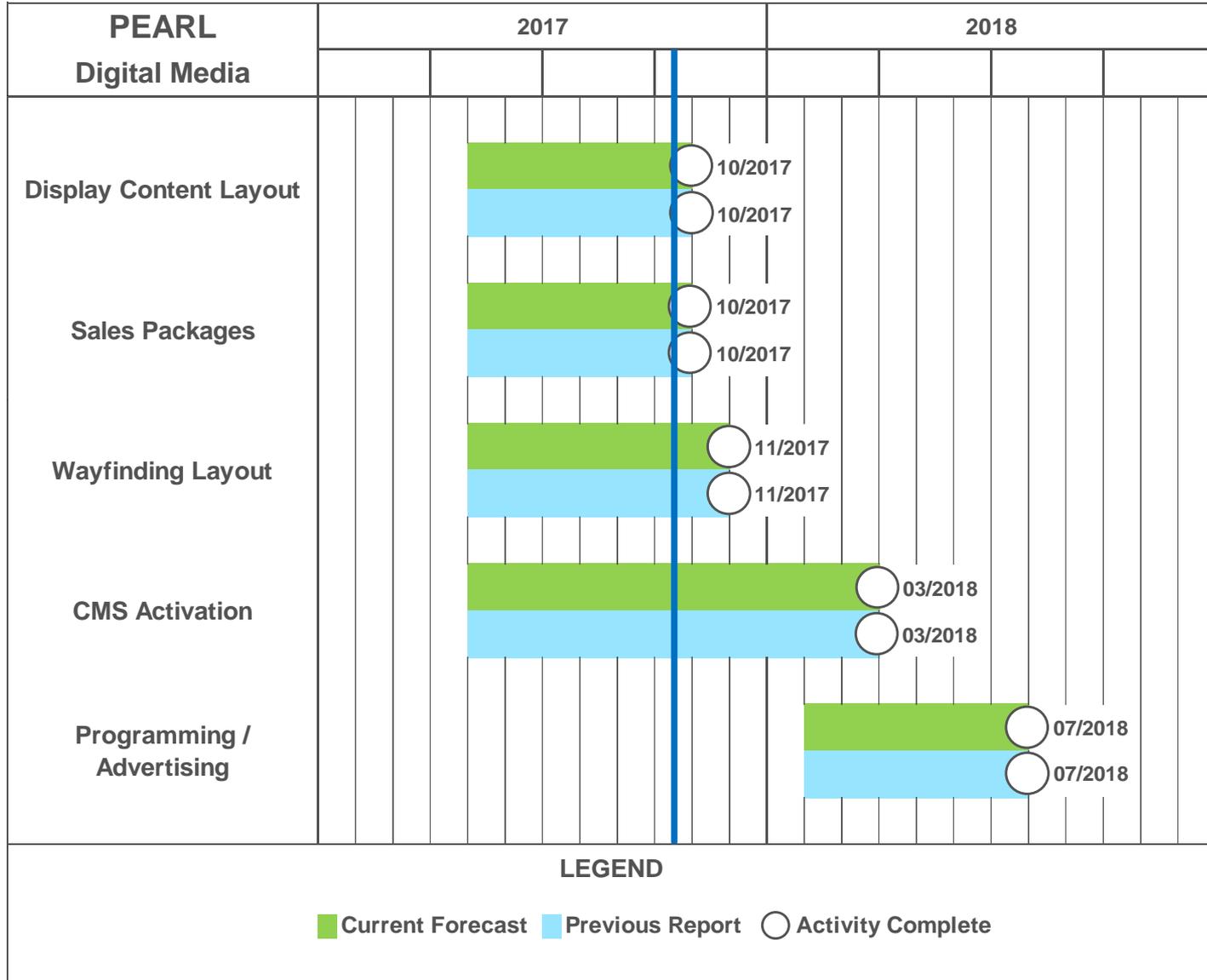


# Facility Readiness – Pearl Digital Media

- Coordinating and collaborating with transit operators and MTC for displaying transit information and 511 schedules with consumers in mind
- Creating marketing materials for sponsorship & advertising opportunities
- Developing digital wayfinding information
- Developing revenue generation opportunities



# Facility Readiness – Pearl Digital Media



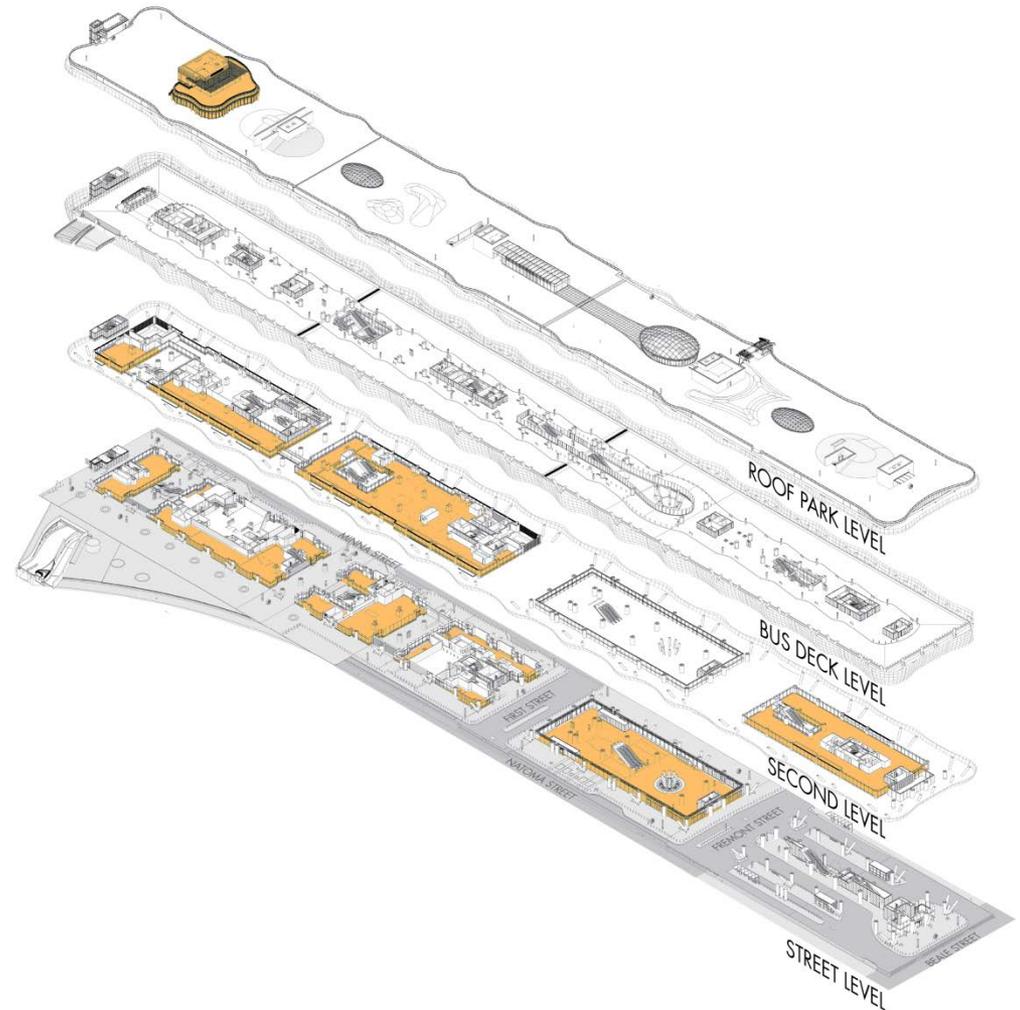
# Facility Readiness – Colliers / PRI Retail

## Colliers:

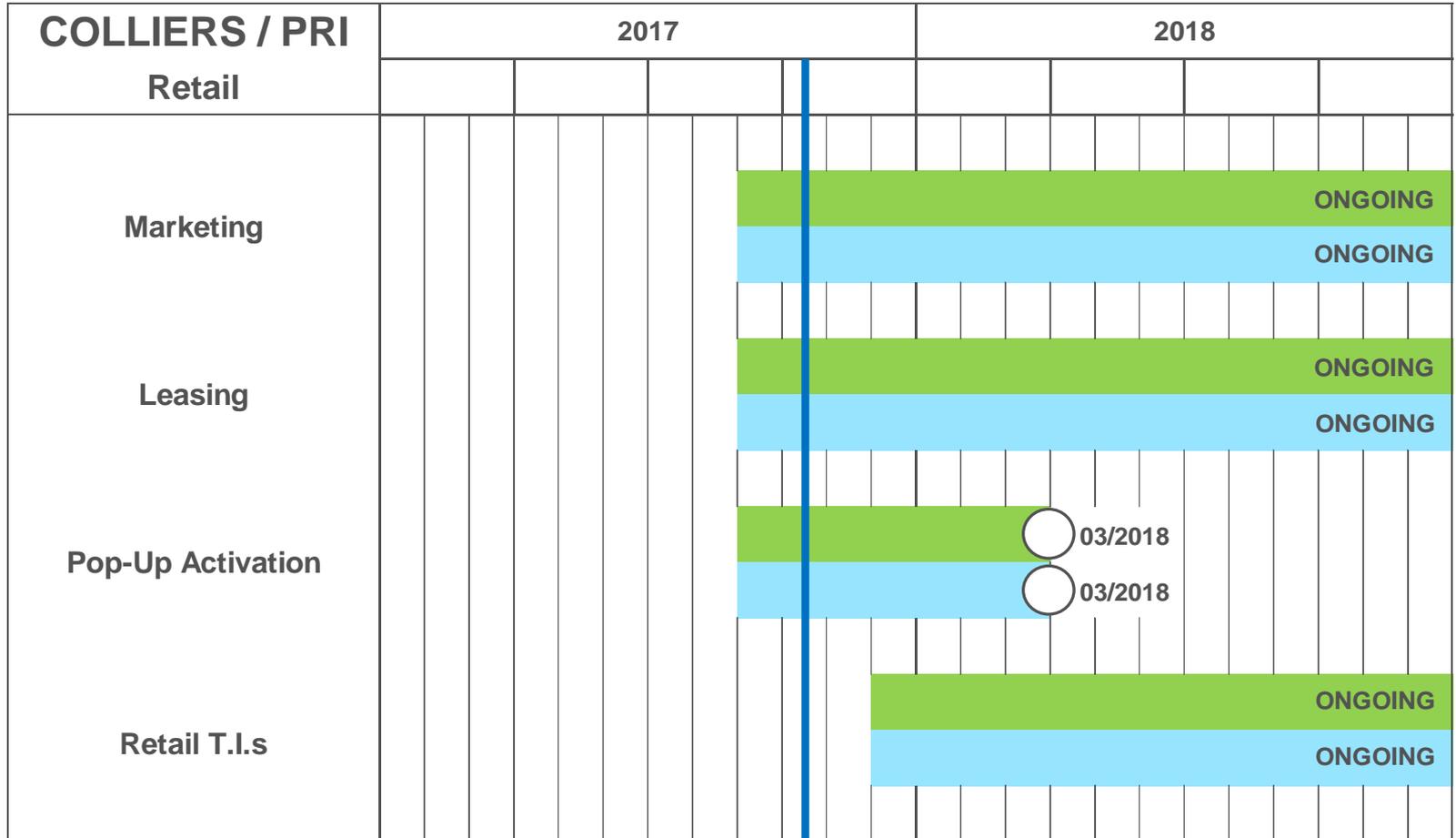
- Retail Leasing Policy
- Proforma Refined
- Web Site Loaded
- Space Templates Finalized
- Inquiries to Date: 81
- VTS Tracking Application

## PRI:

- Preparing pop-up business plan



# Facility Readiness – Colliers / PRI Retail



## LEGEND

■ Current Forecast  
 ■ Previous Report  
 ○ Activity Complete

# 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

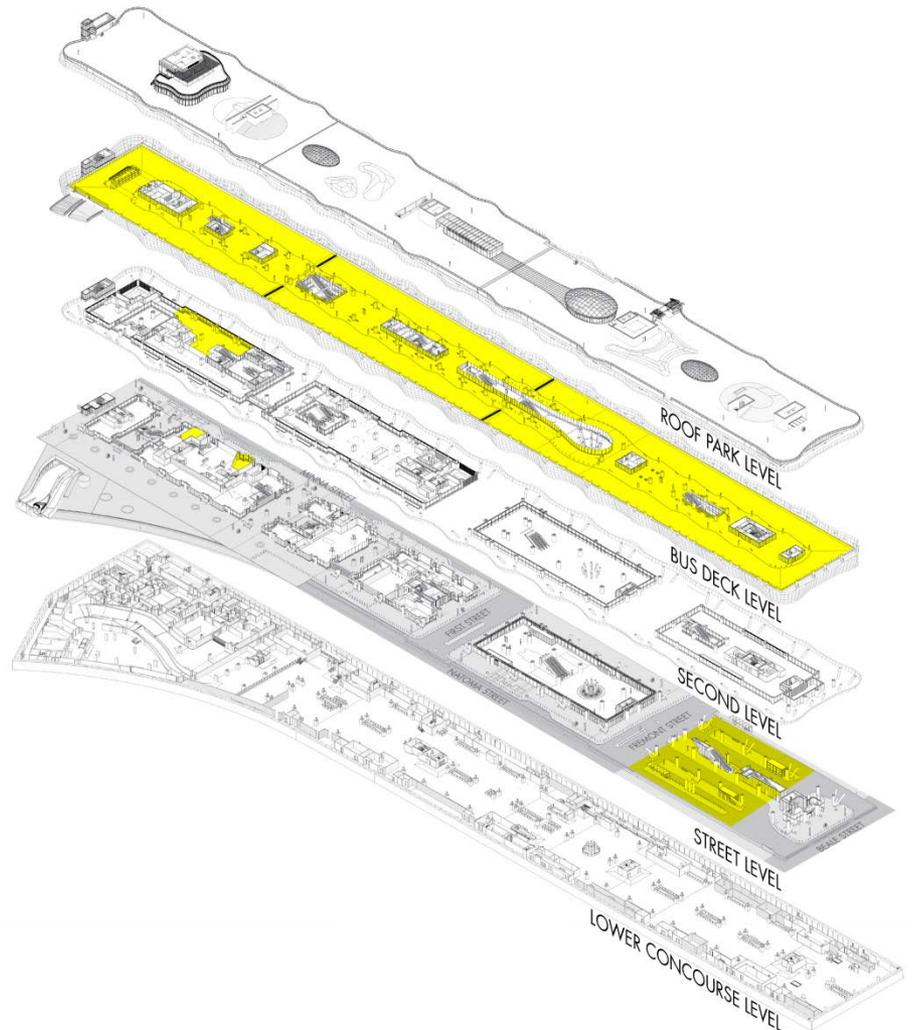
Spaces may actually be leased in a different sequence

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

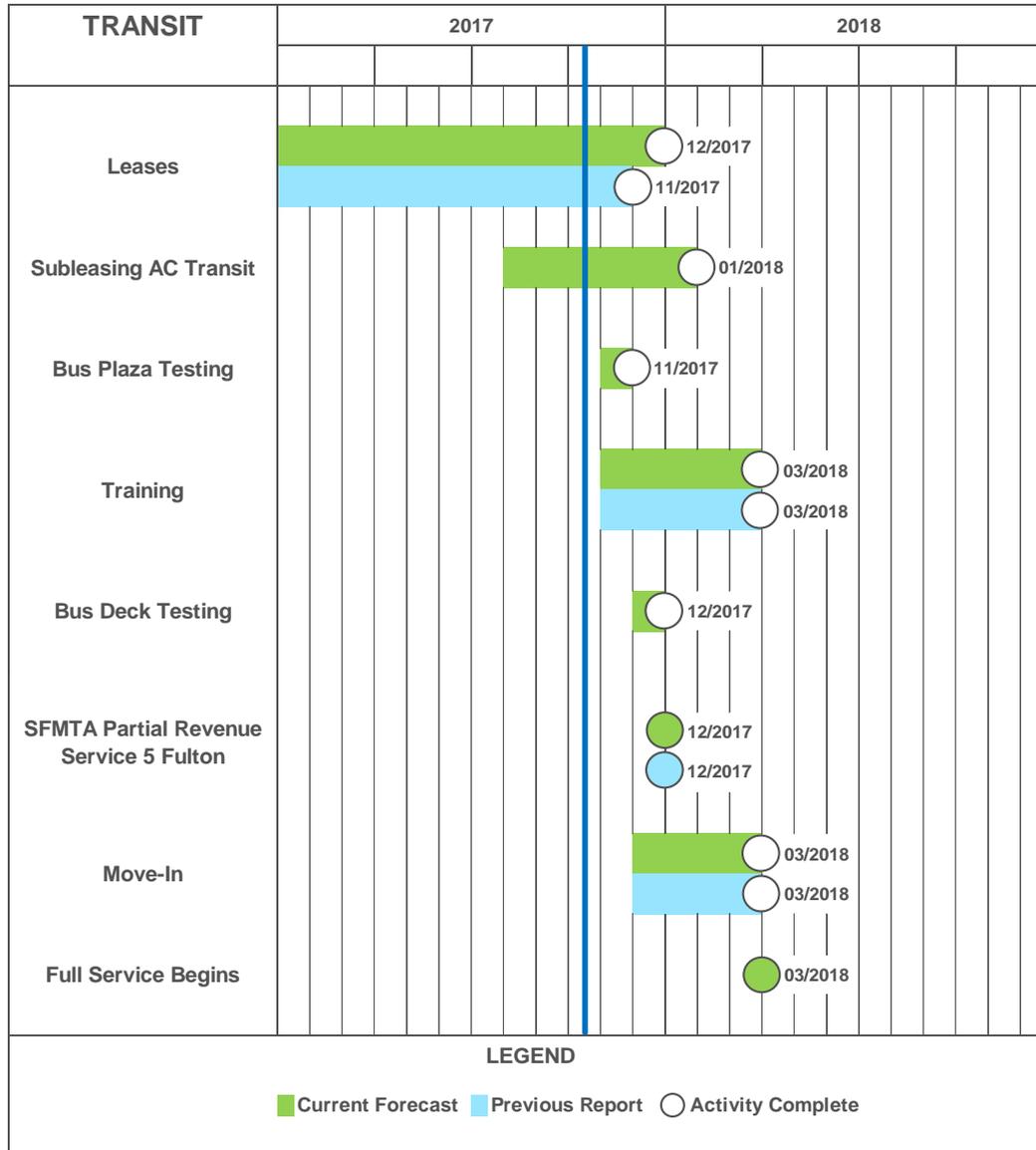
GROUND FLOOR	SECOND FLOOR	PARK LEVEL
A - 4 Spaces		Park - 2 Spaces
B - 5 Spaces		
C - 7 Spaces	C - 1 Space	
D - 6 Spaces	D - 2 Spaces	
	E - 3 Spaces	
	F - 5 Spaces	
<b>TOTAL</b>	<b>22 Spaces</b>	<b>2 Spaces</b>

# Facility Readiness - Transit

- SFMTA lease for Bus Plaza & Bus Deck in progress
- Greyhound 2nd floor & Package Express lease complete at market rental rate
- Amtrak 2<sup>nd</sup> floor lease in progress
- AC Transit is drafting and managing the subleases for the Bus Deck
- Transit operator transition to operations activity coordination ongoing

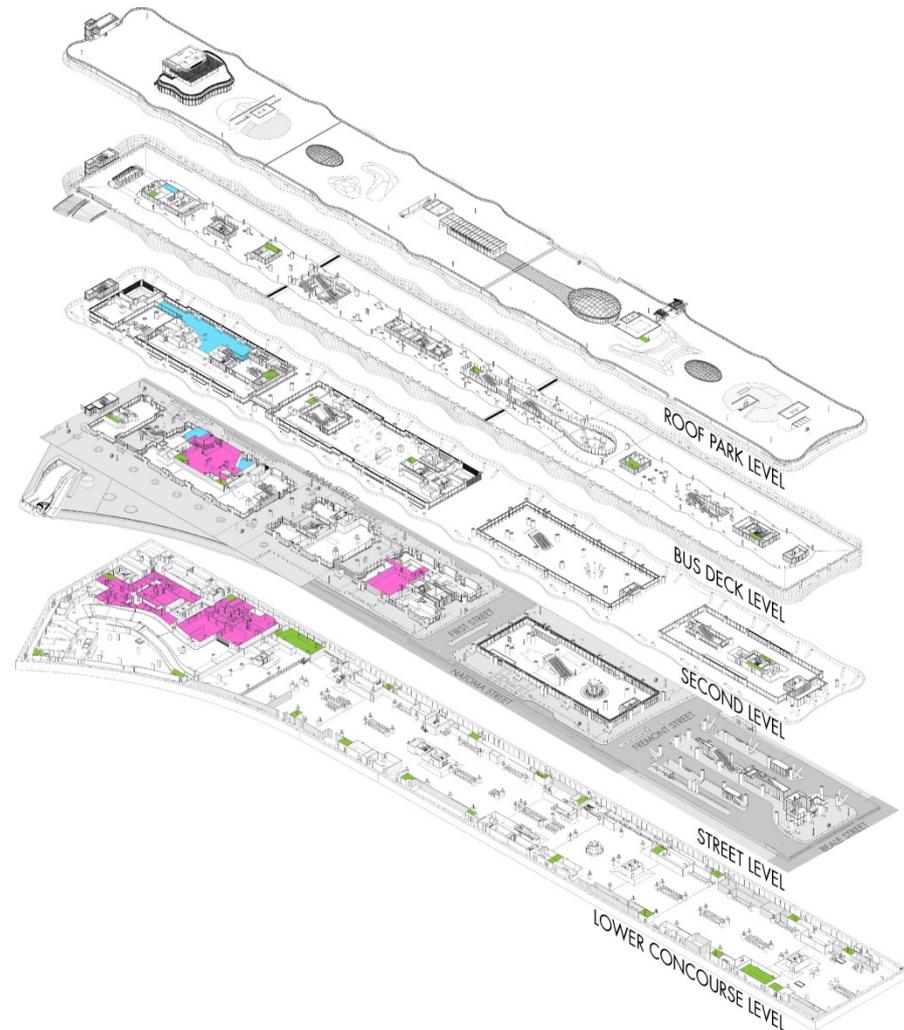


# Facility Readiness - Transit

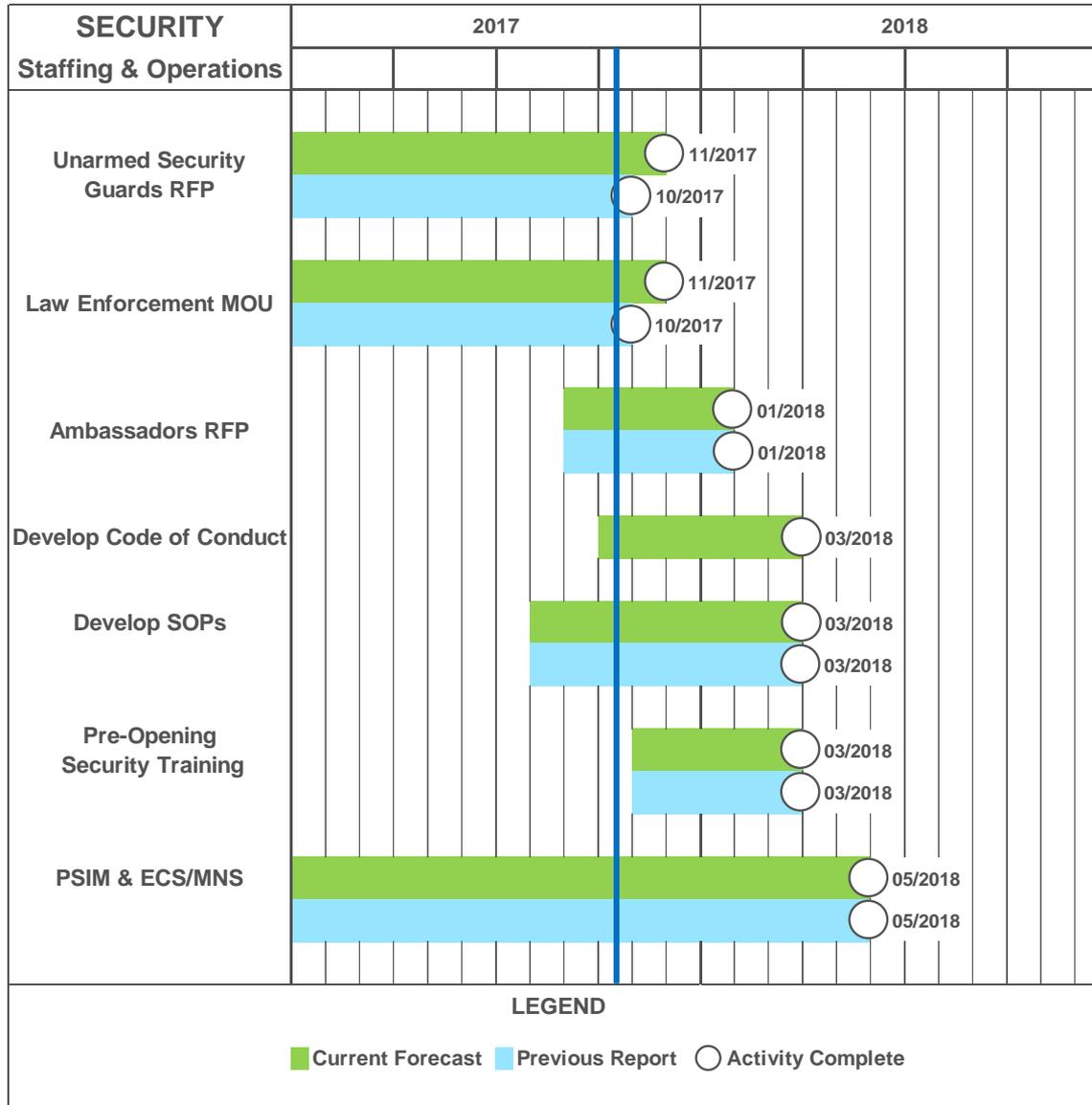


# Facility Readiness - Security

- Security Guard RFQ issued; three firms prequalified; Classified RFP issued early September
- MOU with law enforcement is in progress
- Formulation of Transit Center Rules and Regulations is in progress
- Roving Ambassadors RFP to be issued in November



# Facility Readiness - Security





# Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

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