

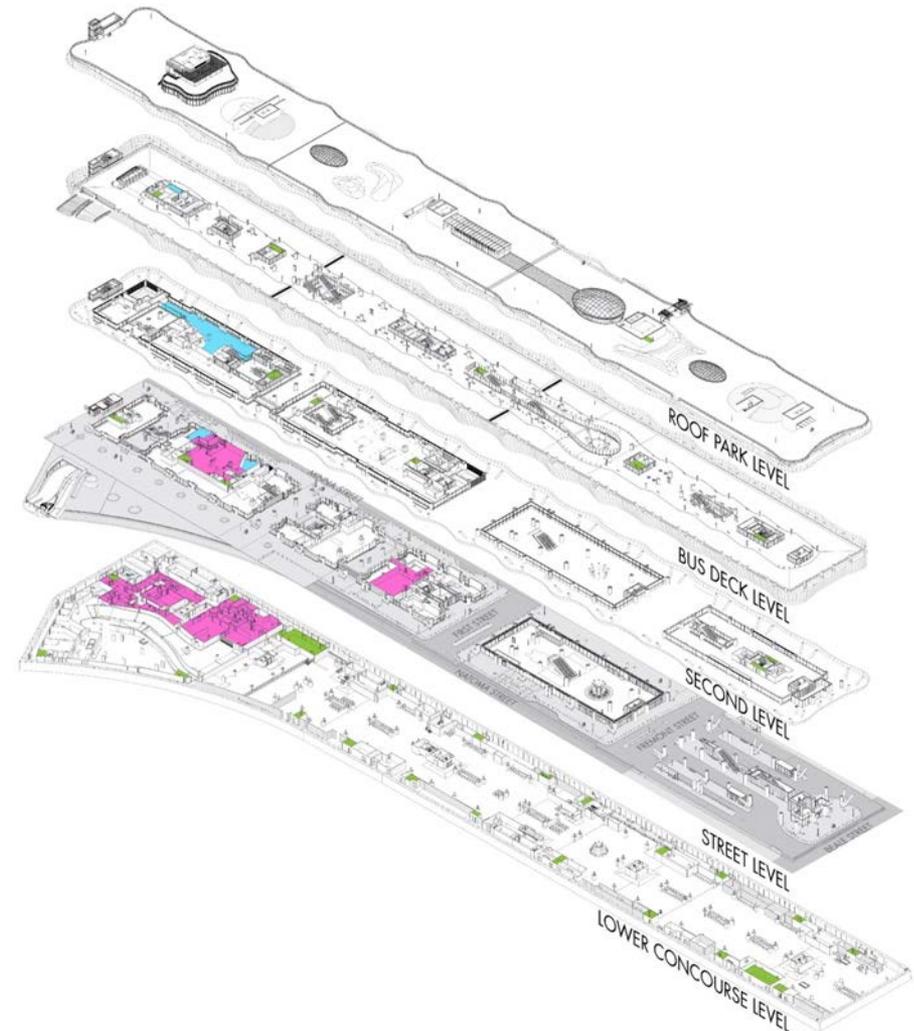
Facility Readiness Update

March 2018



Facility Readiness – Lincoln Tenant Improvements

- Greyhound/Amtrak
 - Greyhound/Amtrak awarded: \$1.46M as compared to budget of \$1.69M
 - TJPA/Lincoln/Turner SPD & WOJV coordinating access
 - Completion May, however, pending WOJV
- Operational Areas
 - Mailroom finalizing equipment power needs followed by conversion to construction documents
 - TJPA/Lincoln office converting schematics to construction drawings nearly complete
 - Contract award about 3-4 weeks
- Permitting
 - TJPA deferring permitting authority to DBI for retail areas



Facility Readiness – Lincoln Tenant Improvements

Amtrak/Greyhound

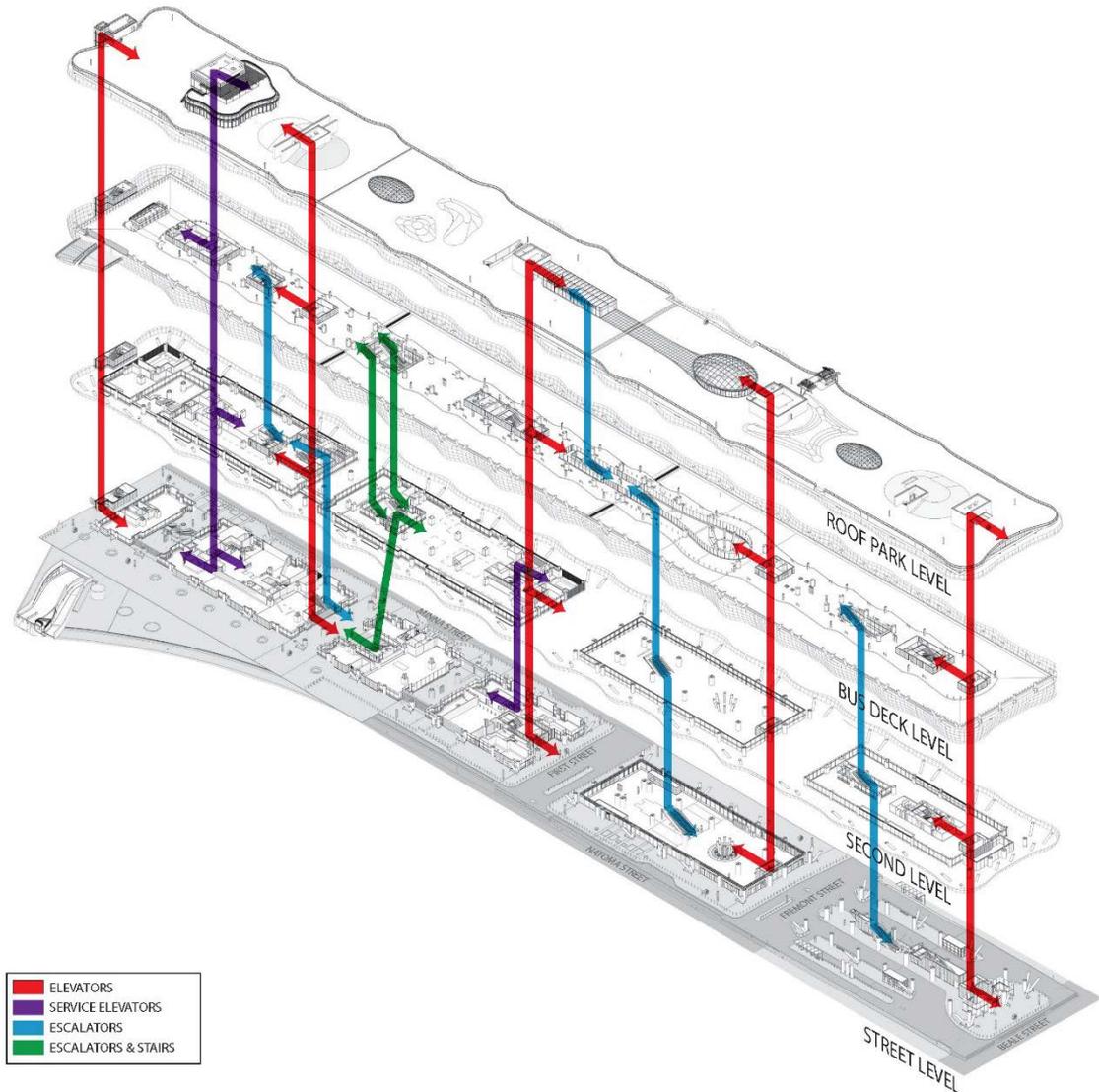
Budget: \$1,694,721

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

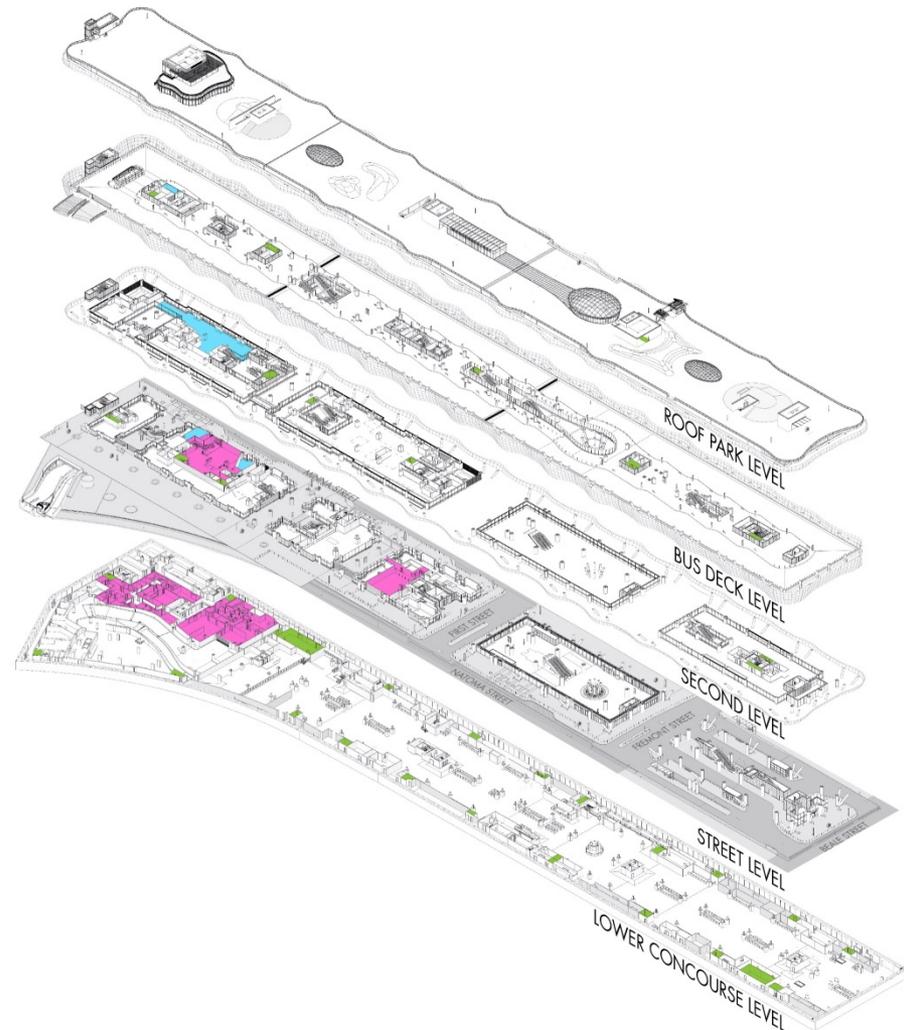
Facility Readiness – Lincoln Tenant Improvements

Path of travel



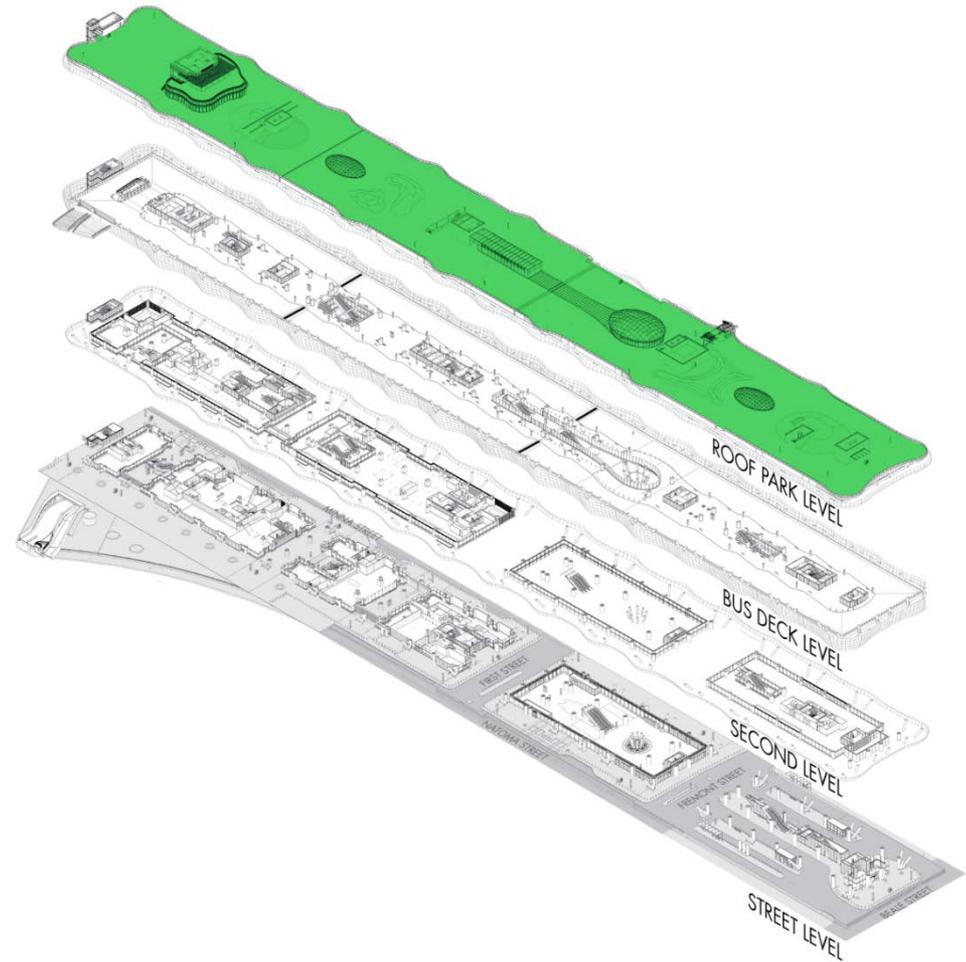
Facility Readiness – Lincoln Facility Maintenance

- Finalizing key contracts: marketing and promotion and CMMS
- Completing the other 25 priority service contracts by end of March; rest to follow per need
- Finalized equipment selections and procurement process
- Planning operating procedures and protocols
- WOJV dependent activities ongoing to include commissioning and O&M/Warranty deliverable



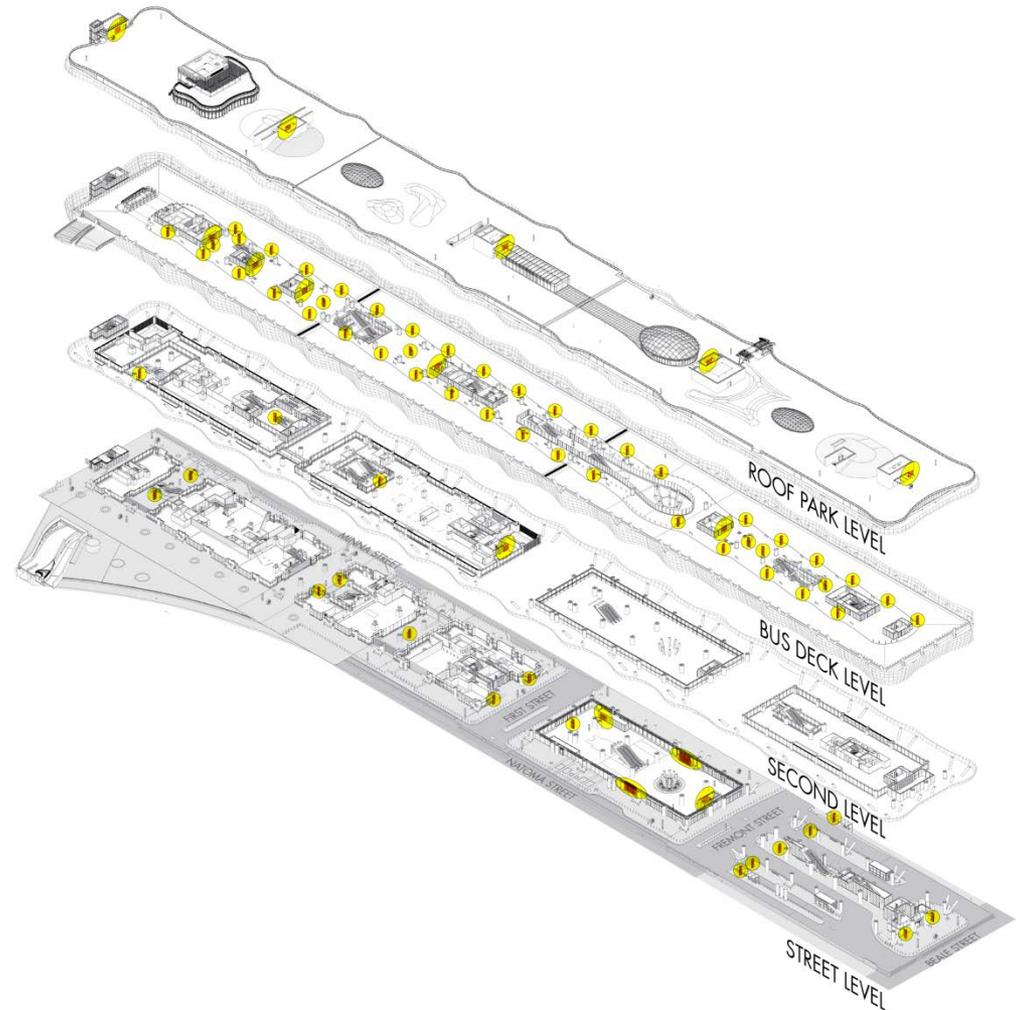
Facility Readiness – BRV Roof Park

- 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

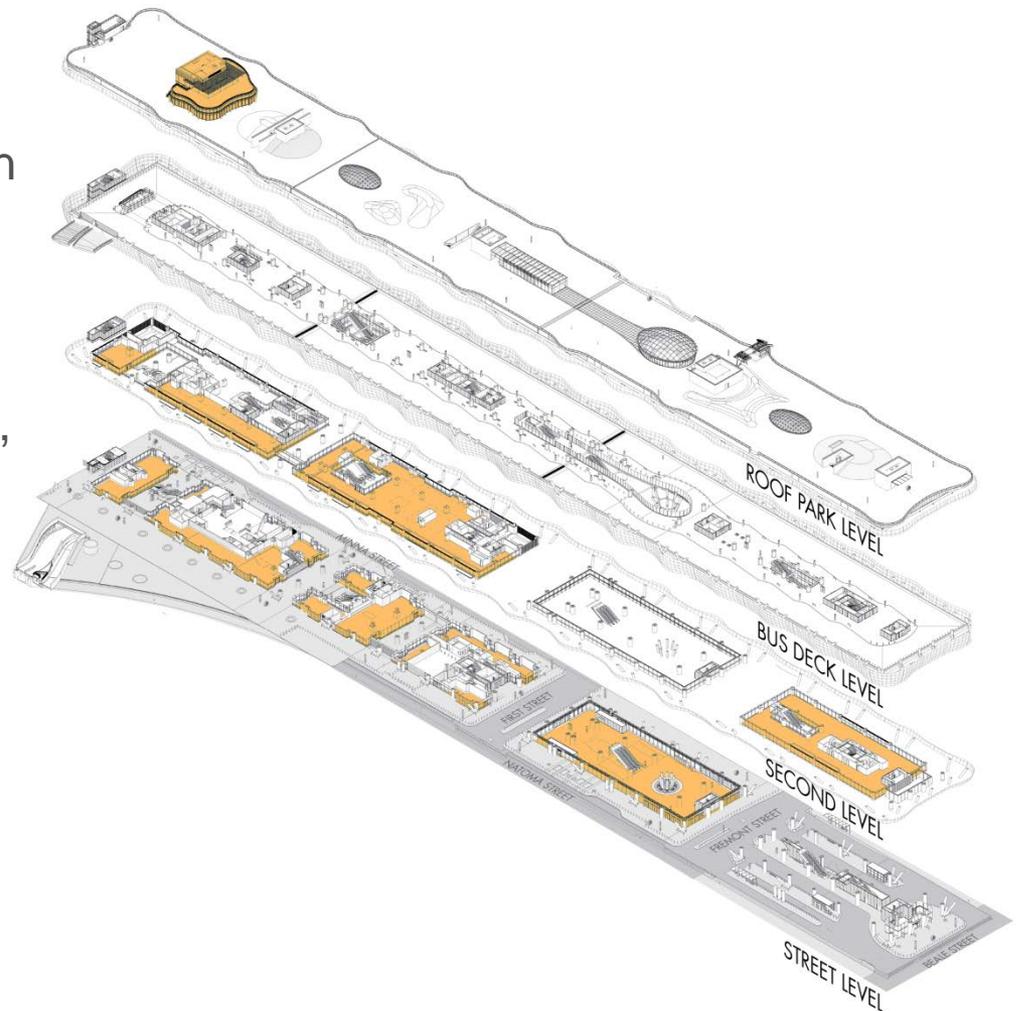
- Collaborating with transit operators and MTC-511 for transit information display is ongoing
- Sales packages being marketed
- Advertising sales are in process and campaigns will commence upon center opening
- Activating content management system pending receipt of media players by end of March triggering 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

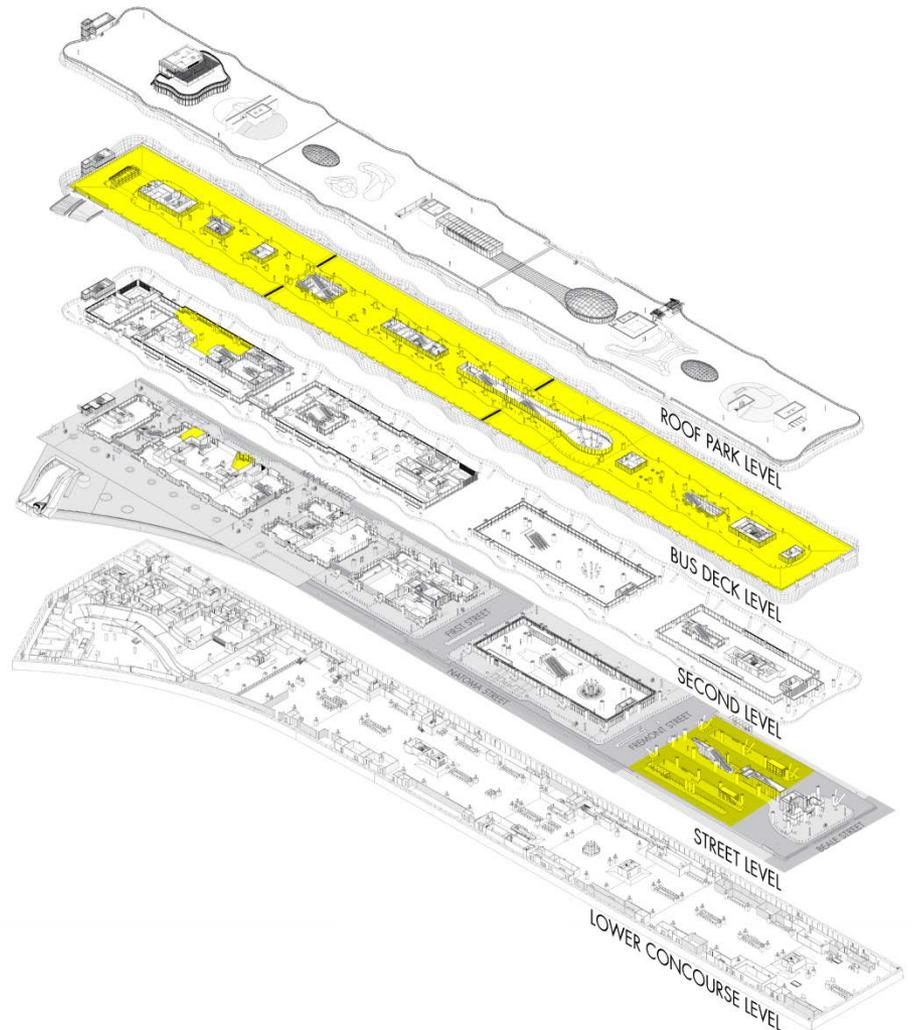
PRI:

- 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

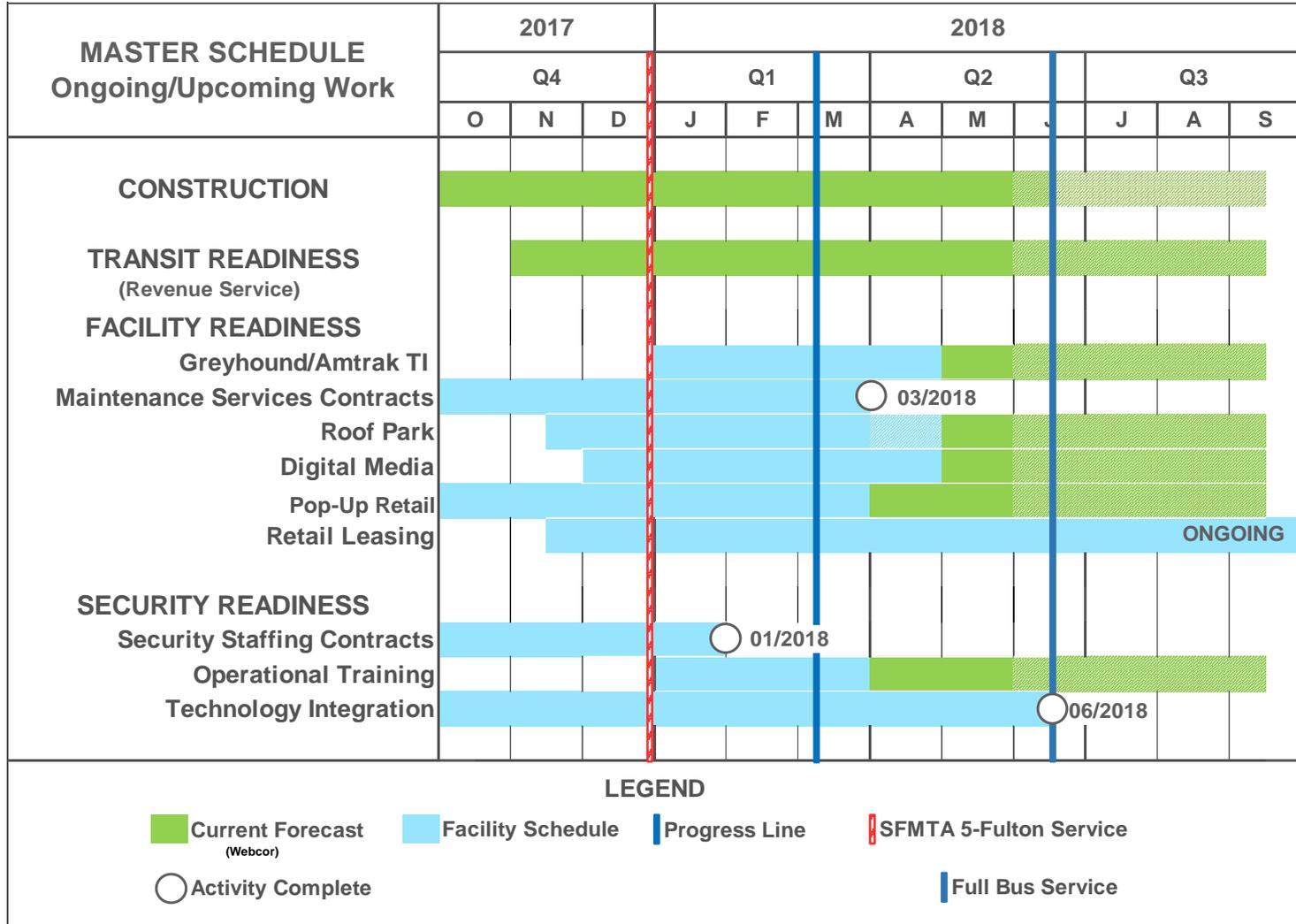


Facility Readiness - Transit

- Bus deck testing with AC Transit underway
- Developing driver training program
- Ongoing planning for vacating temporary terminal; dependent on center opening date
- SFMTA agreements for lease and ancillary agreements nearly complete; plan to go to SFMTA Board in April
- AC Transit personnel presented license agreement template for bus Deck to AC Transit Board in February
- Restarted talks Amtrak for 2nd floor

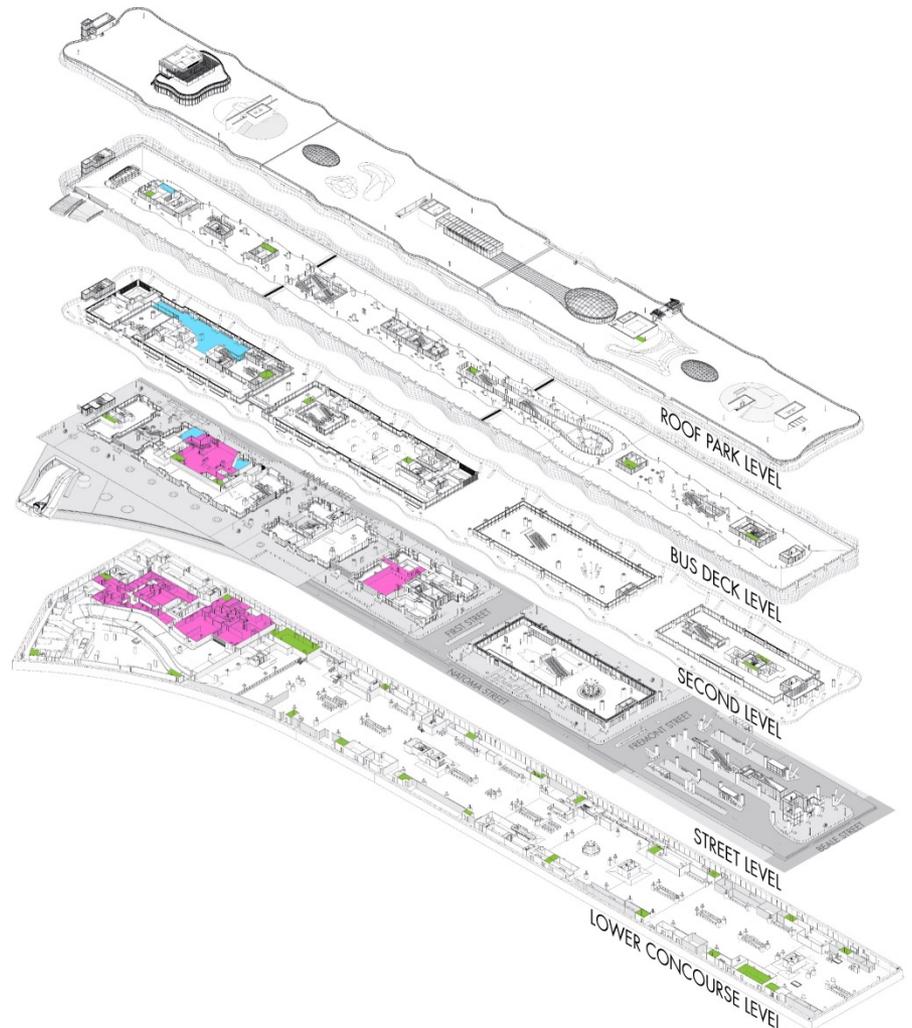


Schedule



Facility Readiness - Security

- Code of Conduct presentation to Board during March meeting
- InfoSec/Cybersecurity contract presentation during March Board meeting
- Standard Operating Procedures are under development and will be in place prior to opening
- Pre-opening security training is on hold until 10 weeks prior to opening because hiring security staff too early will idle staff
- PSIM and ECS/MNS project will be complete in June 2018, provided the security team has access to the building, with operable security systems, in due time





Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

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