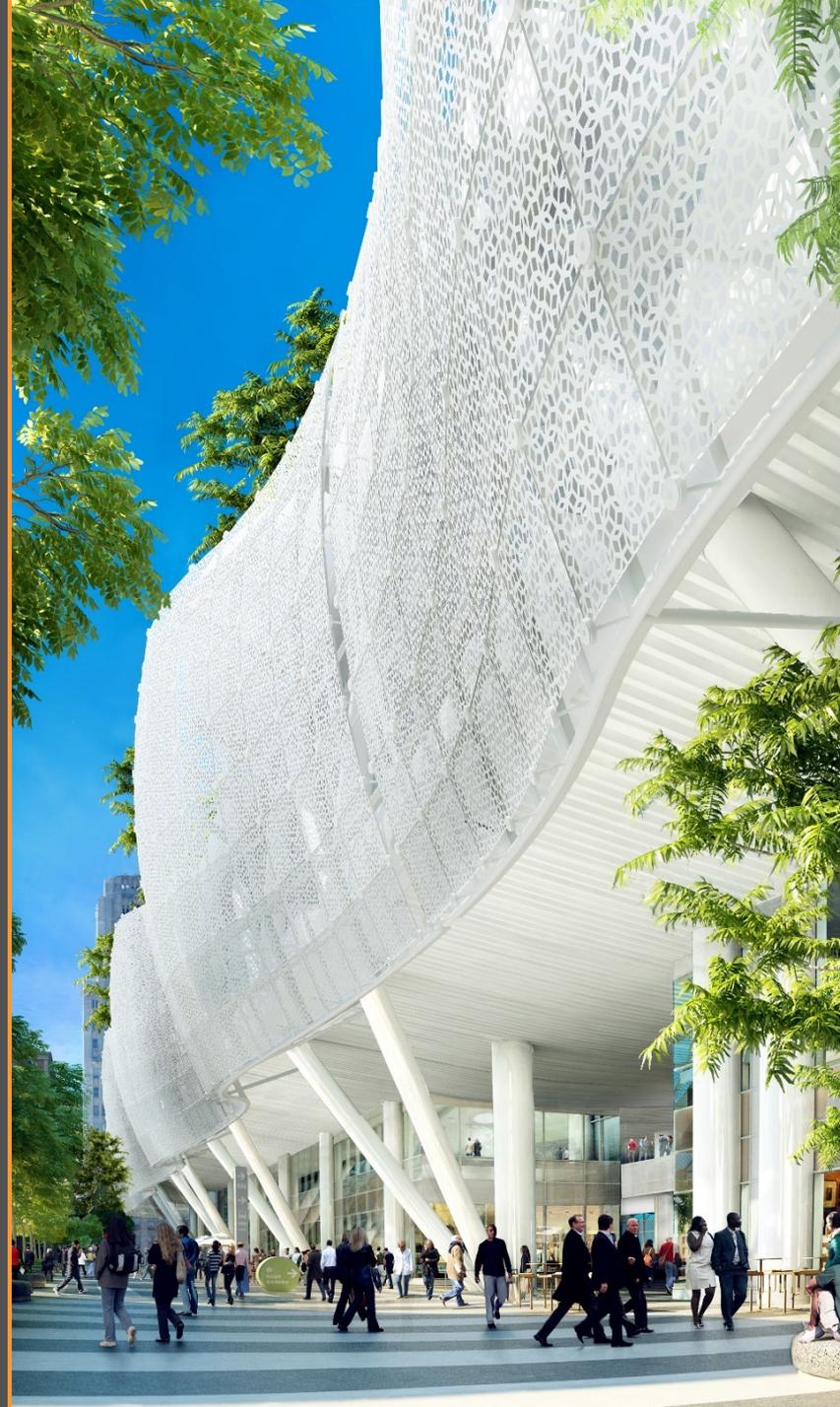


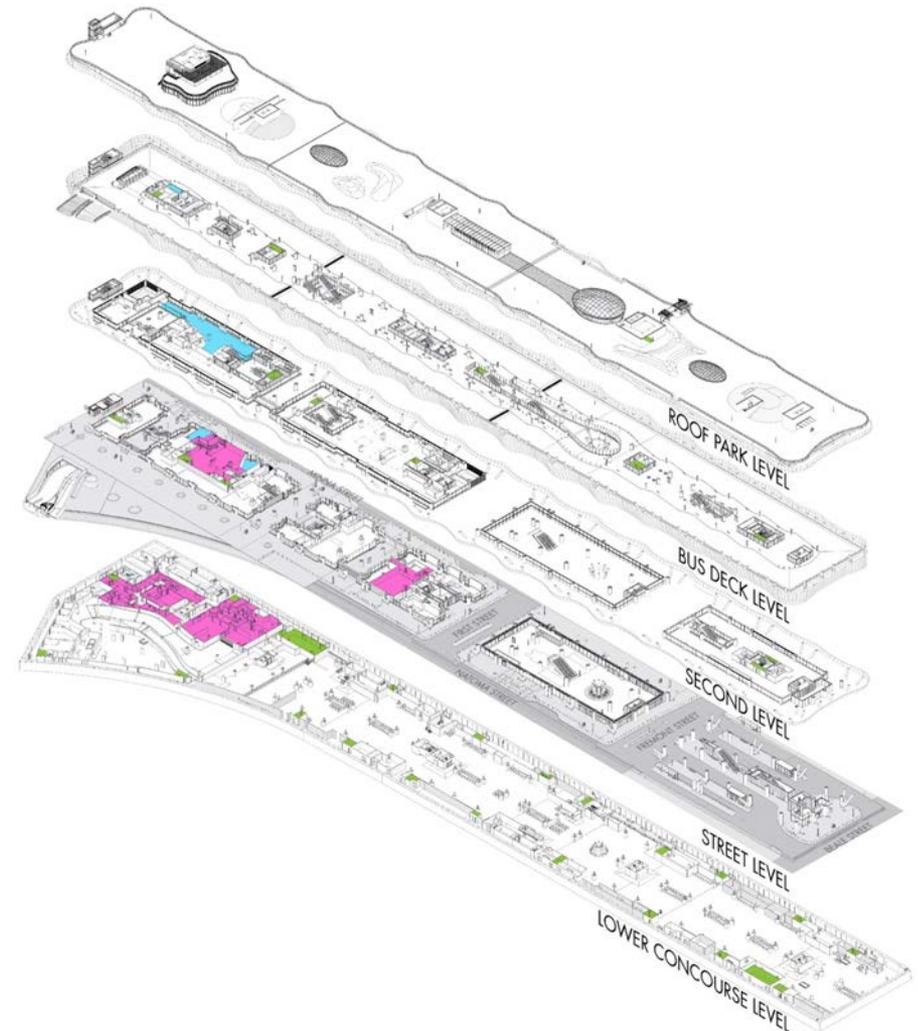
# Facility Readiness Update

June 2018



# Facility Readiness – Lincoln Tenant Improvements

- Greyhound/Amtrak
  - Permit received
  - Construction underway
  - Complete end of July
- Operational Areas
  - Mailroom complete end of July
  - TJPA/Lincoln to follow
- Retail Areas
  - Pending completion of lease negotiations



# Facility Readiness – Lincoln Tenant Improvements

Isolated error on base building add on's for both TJPA & Lincoln offices

TI Order of Magnitude estimates coming in under budget expected to mitigate

Budget: \$ 975,142

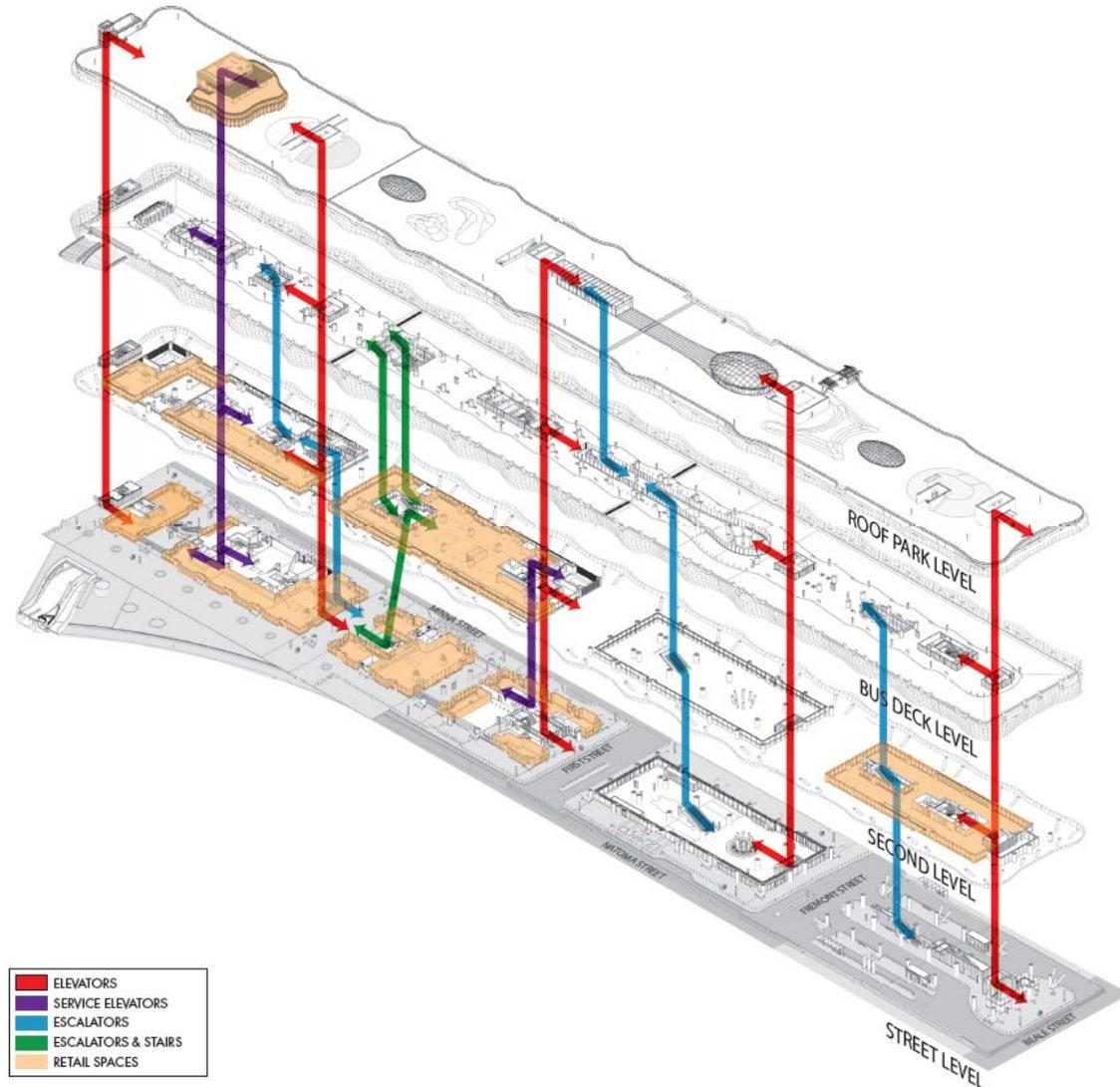
Low Bid: \$1,289,512

## TJPA Offices

<u>Contract Work</u>	<u># of Bids</u>	<u>Low Bid</u>	<u>Mid Bid</u>	<u>High Bid</u>
Concrete - Topping Slab	3	\$ 146,684	\$ 212,775	\$ 285,222
Millwork	3	\$ 12,901	\$ 12,472	\$ 24,338
Doors, Frames, & Hardware	3	\$ 44,845	\$ 39,227	\$ 59,761
Glazing	3	\$ 31,417	\$ 40,488	\$ 90,866
Drywall	3	\$ 108,726	\$ 97,389	\$ 125,644
Tile		\$ -	\$ -	\$ -
Accoustical Ceiling	3	\$ 23,063	\$ 25,627	\$ 27,777
Flooring	3	\$ 25,466	\$ 24,386	\$ 26,553
Toilet Partitions/Accessories		\$ -	\$ -	\$ -
Fire Sprinklers	3	\$ 12,441	\$ 15,376	\$ 14,952
Plumbing	3	\$ 26,673	\$ 25,283	\$ 58,566
Painting	3	\$ 18,865	\$ 18,836	\$ 21,269
HVAC	3	\$ 157,066	\$ 122,604	\$ 296,311
Electrical	3	\$ 362,254	\$ 383,763	\$ 414,594
<b>Total Primary Subcontractors</b>		<b>\$ 970,401</b>	<b>\$ 1,018,226</b>	<b>\$ 1,445,853</b>
<b>Other Expenses</b>		<b>\$ 319,111</b>	<b>\$ 328,728</b>	<b>\$ 414,726</b>
<b>Total Initial GMP Value</b>		<b>\$ 1,289,512</b>	<b>\$ 1,346,954</b>	<b>\$ 1,860,579</b>

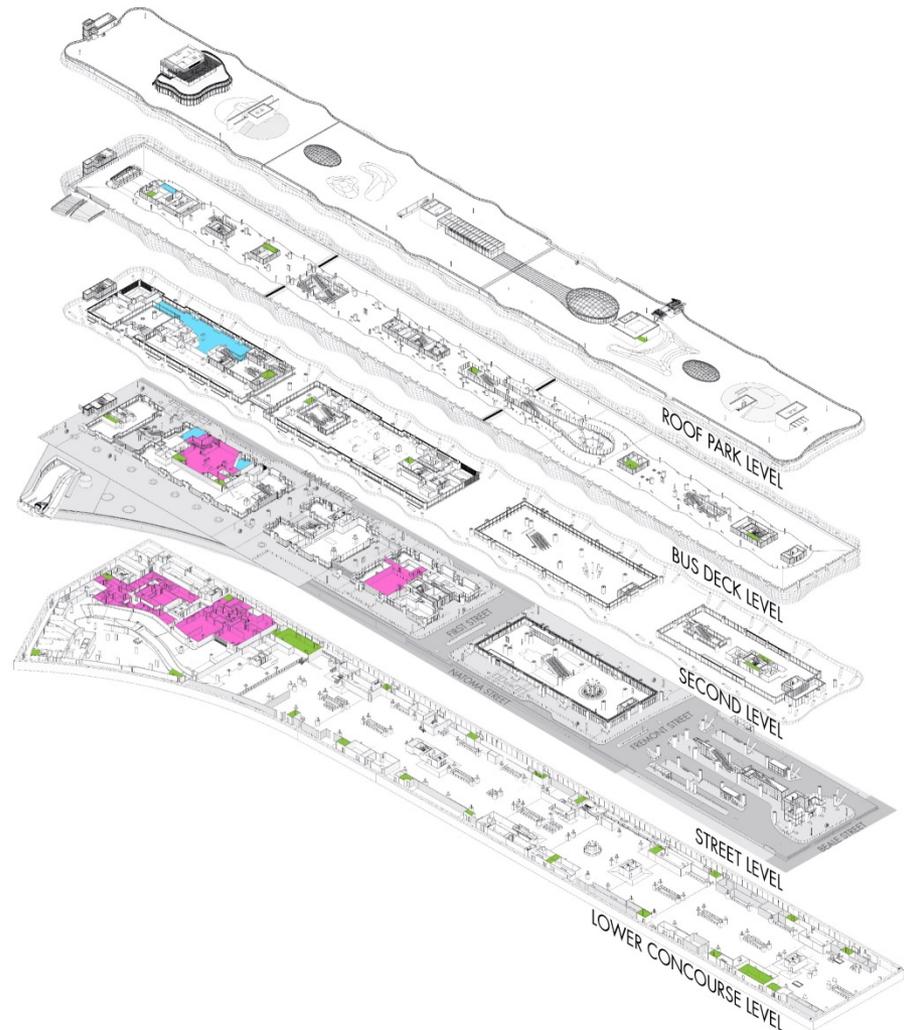
# Facility Readiness – Lincoln Tenant Improvements

- Path of travel planning includes:
  - Attractive barricades where needed
  - Elevator programming restrictions
  - Ground level storefront treatment contract completed in June; will cover 90% of perimeter; space for approximately 42 local artists



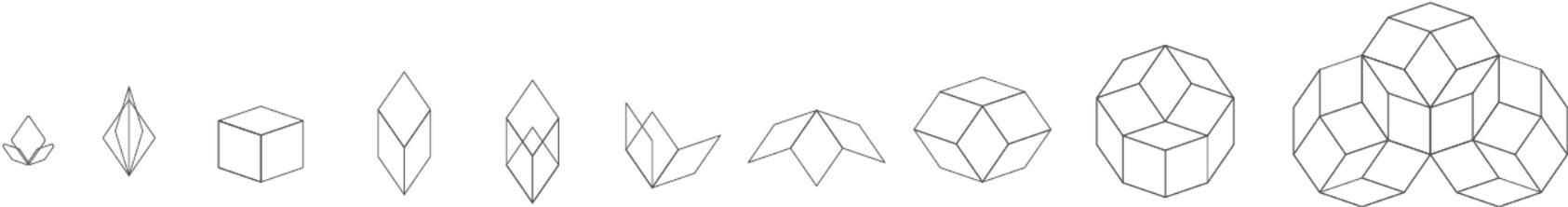
# Facility Readiness – Lincoln Facility Maintenance

- IT services vendor selected; contract targeted for completion in June
- Website framework and brand messaging drafted
- Data information into computerized maintenance management system 60% complete
- Planning standard operating procedures and protocols; 50% complete
- Maintenance/Security proposal to AC Transit for Bus Storage Facility sent in May; 100% costs paid by AC Transit



# Facility Readiness – Lincoln Facility Maintenance

Penrose rhombus shapes by Pelli Clarke Pelli



Icon



Color



#6D9660

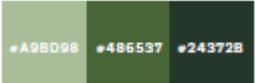
primary

ABCD

— Thin

Font

Salesforce  
Transit Center



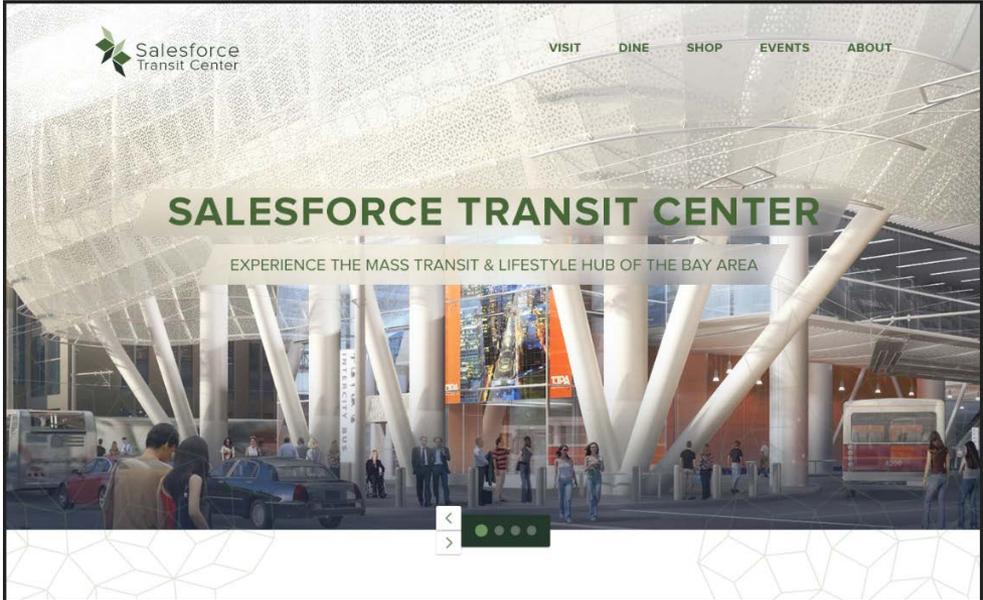
#A9BD98 #486537 #24372B

secondary

EFGH

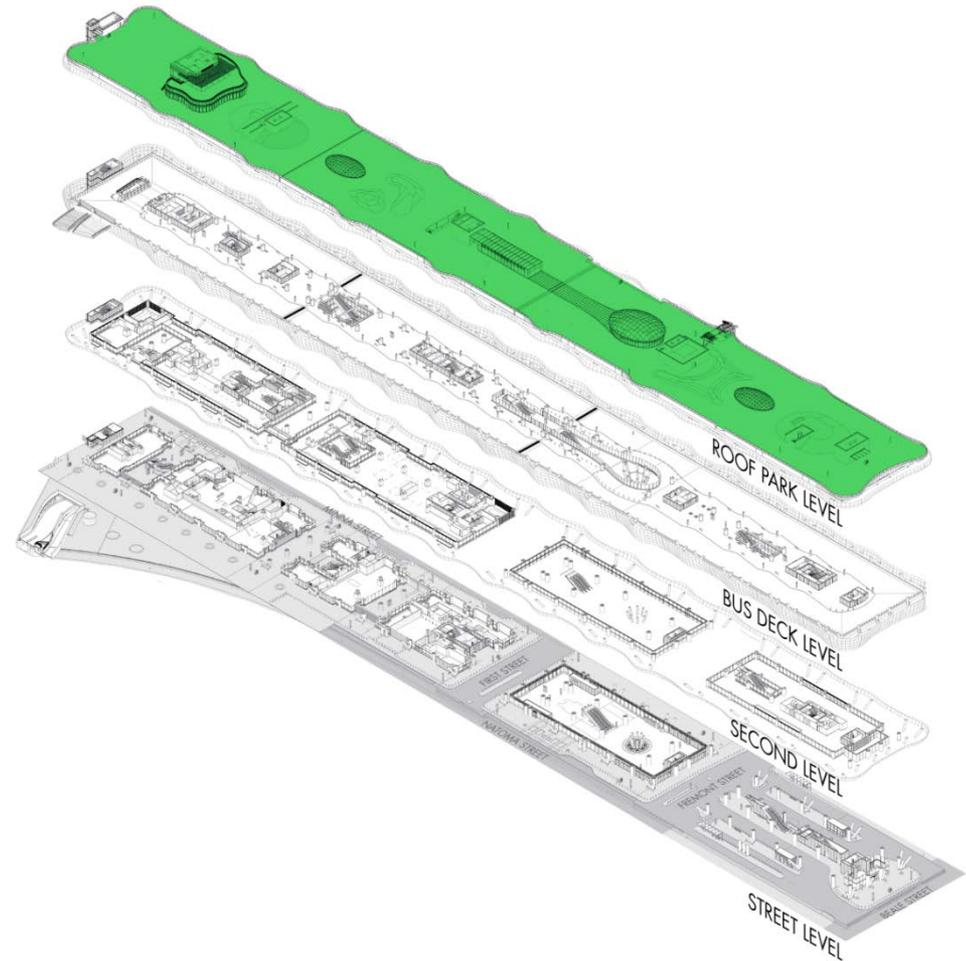
— Light

# Facility Readiness – Lincoln Facility Maintenance



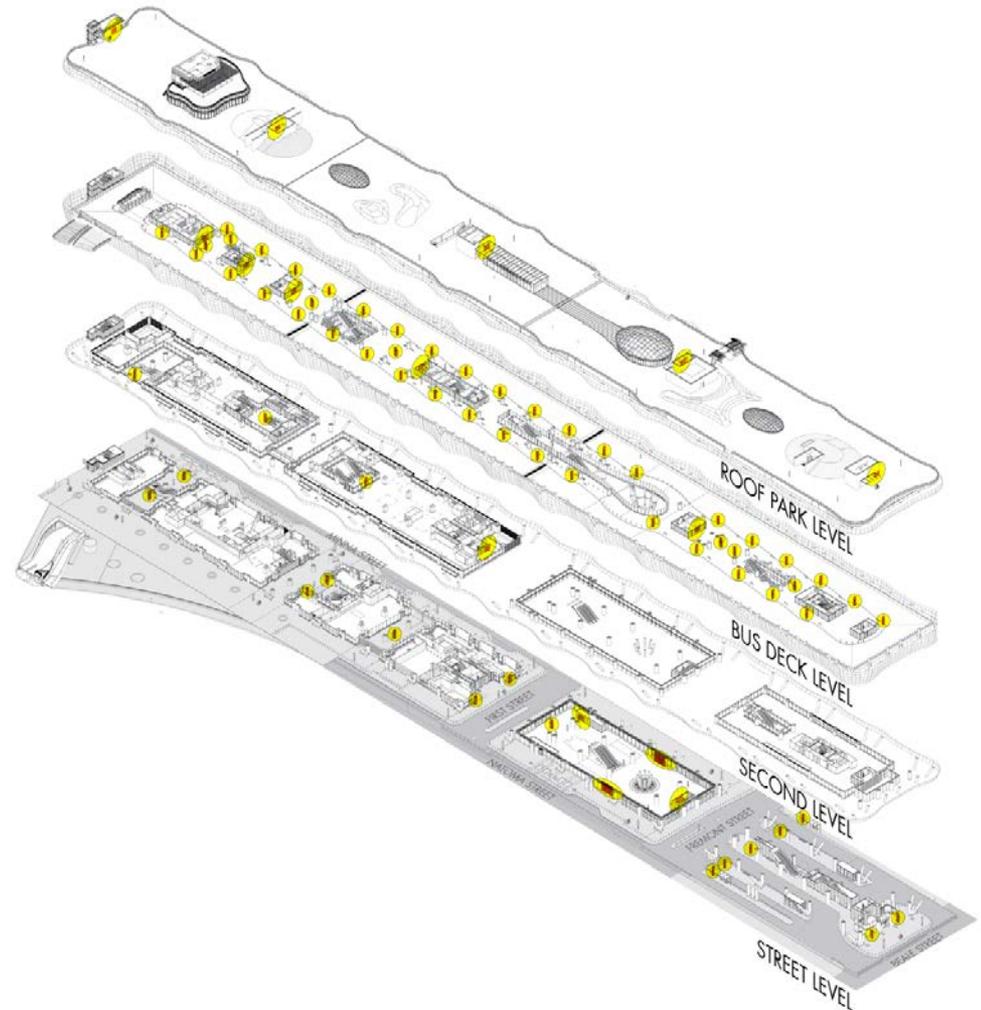
# Facility Readiness – BRV Roof Park

- Partner agreements on target for completion in June (30-35 partners)
- Amenity Park set up delayed one month due to resin installation; no impact to overall schedule
- Furnishings and equipment in progress
- Janitorial and Security operations logistics planning in progress



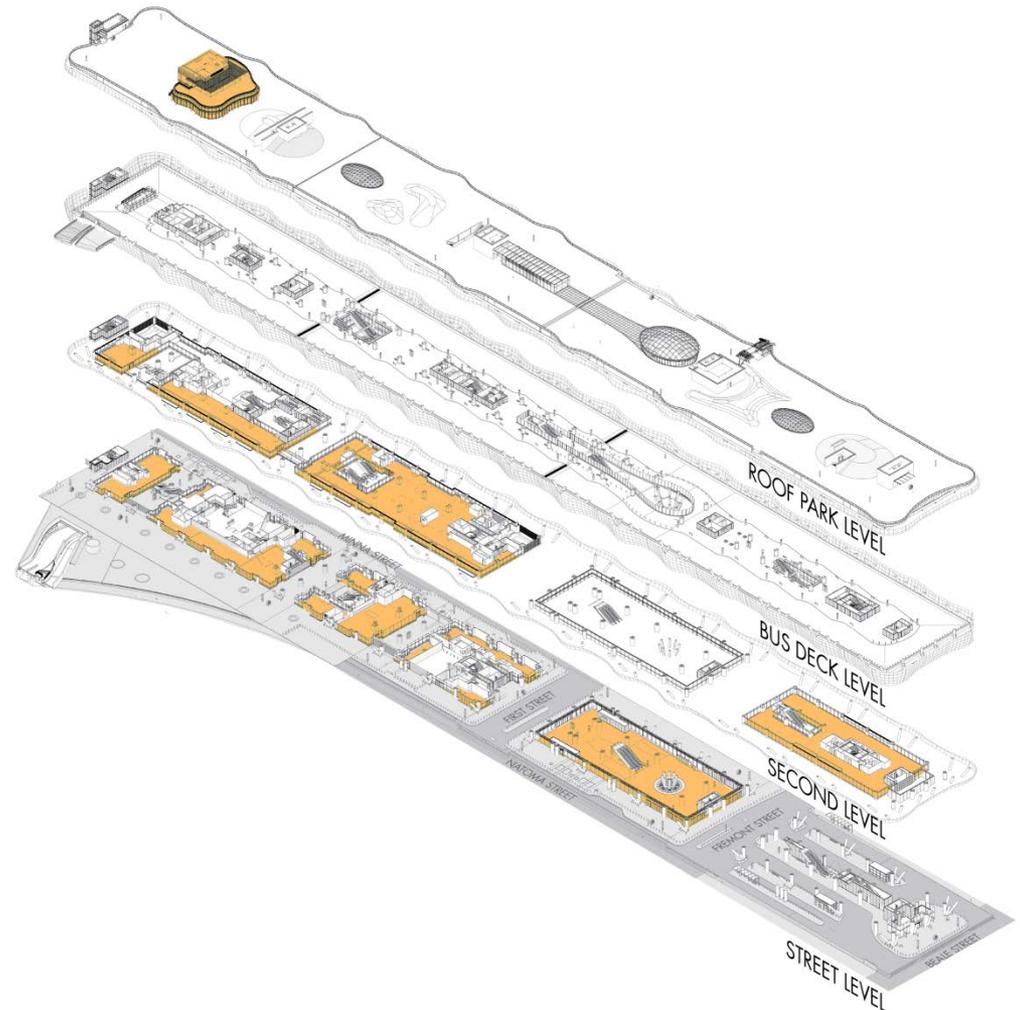
# Facility Readiness – Pearl Digital Media

- Completed transit information development to be ready for Muni June 16
- Finalizing transit and other content information to be ready for opening mid-August
- Targeting media commitments to begin in the Fall with major brands to follow in 2019; timing due to advertisers holding back until post opening to assess activity



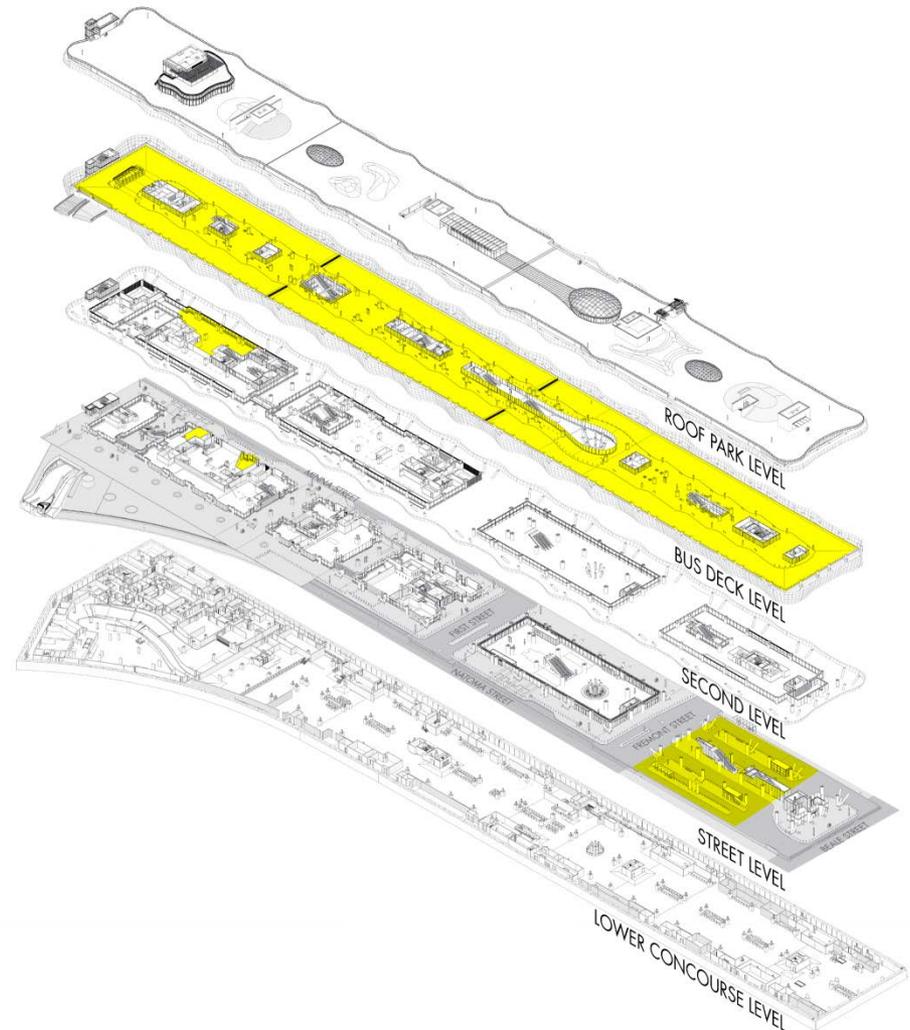
# Facility Readiness – PRI Pop-Up Retail

- Finalizing license agreements for bus plaza by June 15 and rest for August 12
- Working with Lincoln on installation of additional electrical outlets & verifying all electrical outlet locations
- Refining plan as presented to Board in May, specifically rooftop café pad for greater variety and flexibility
- Exploring opportunity to activate Blocks 3 and 4 upon decommission of temporary terminal



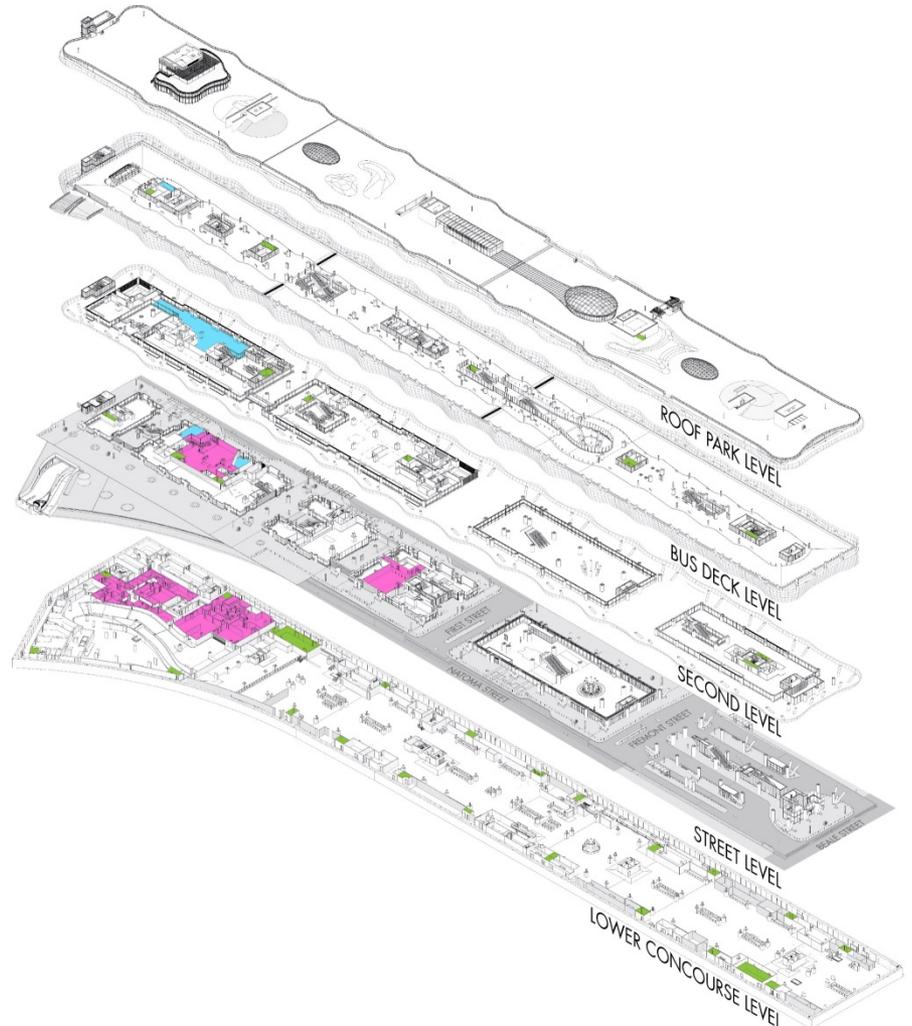
# Facility Readiness - Transit

- Vacating temporary terminal notices sent in early May for not later than August 15
- Negotiations with Amtrak for 2<sup>nd</sup> floor lease nearly complete
- AC Transit Board May 30; SFMTA Board June 5: approved SFMTA Bus Deck license agreement Bus Plaza lease and ancillary agreements respectively
- Continuing to support AC Transit to complete license agreements with Greyhound and Amtrak

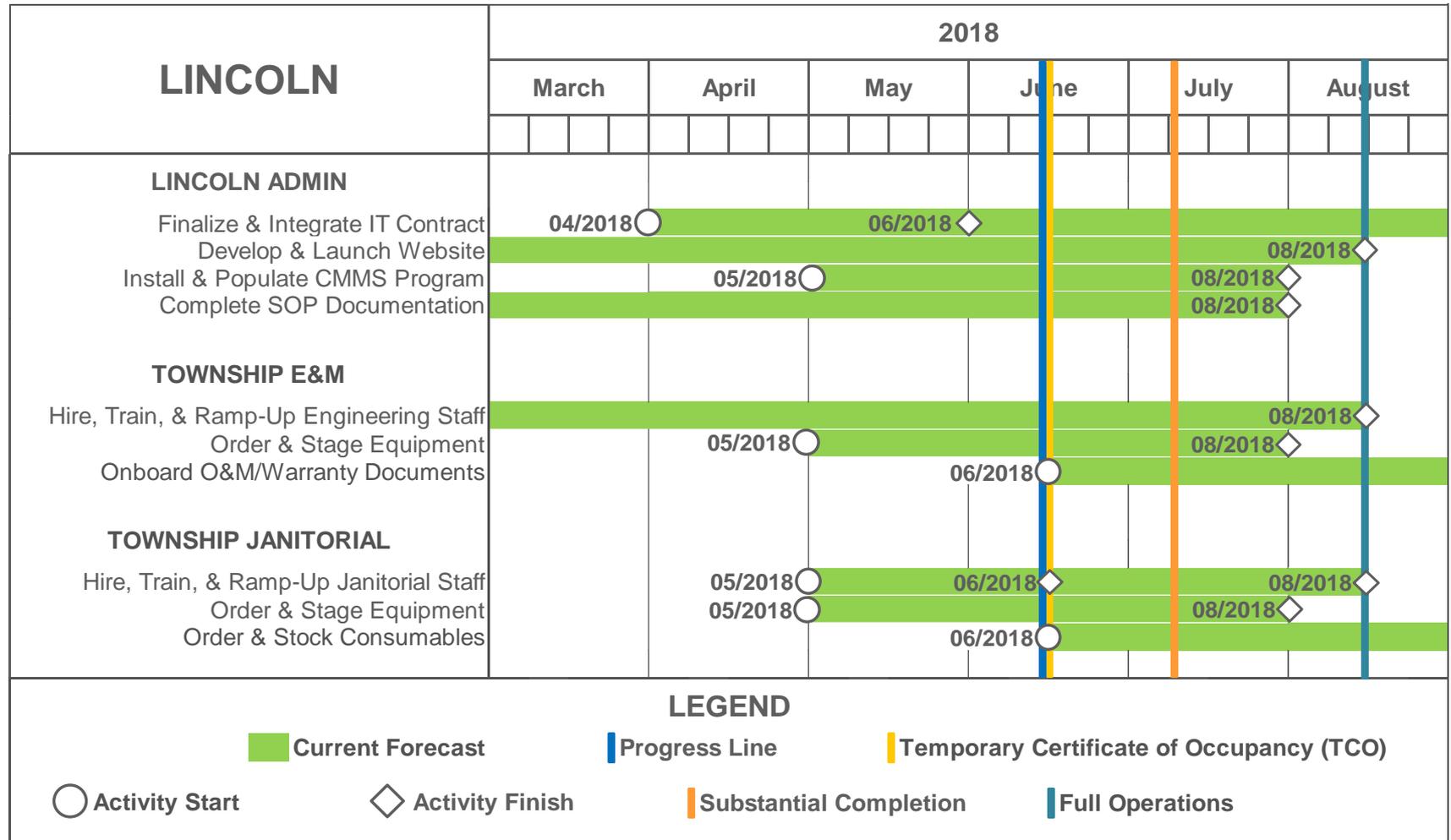


# Facility Readiness - Security

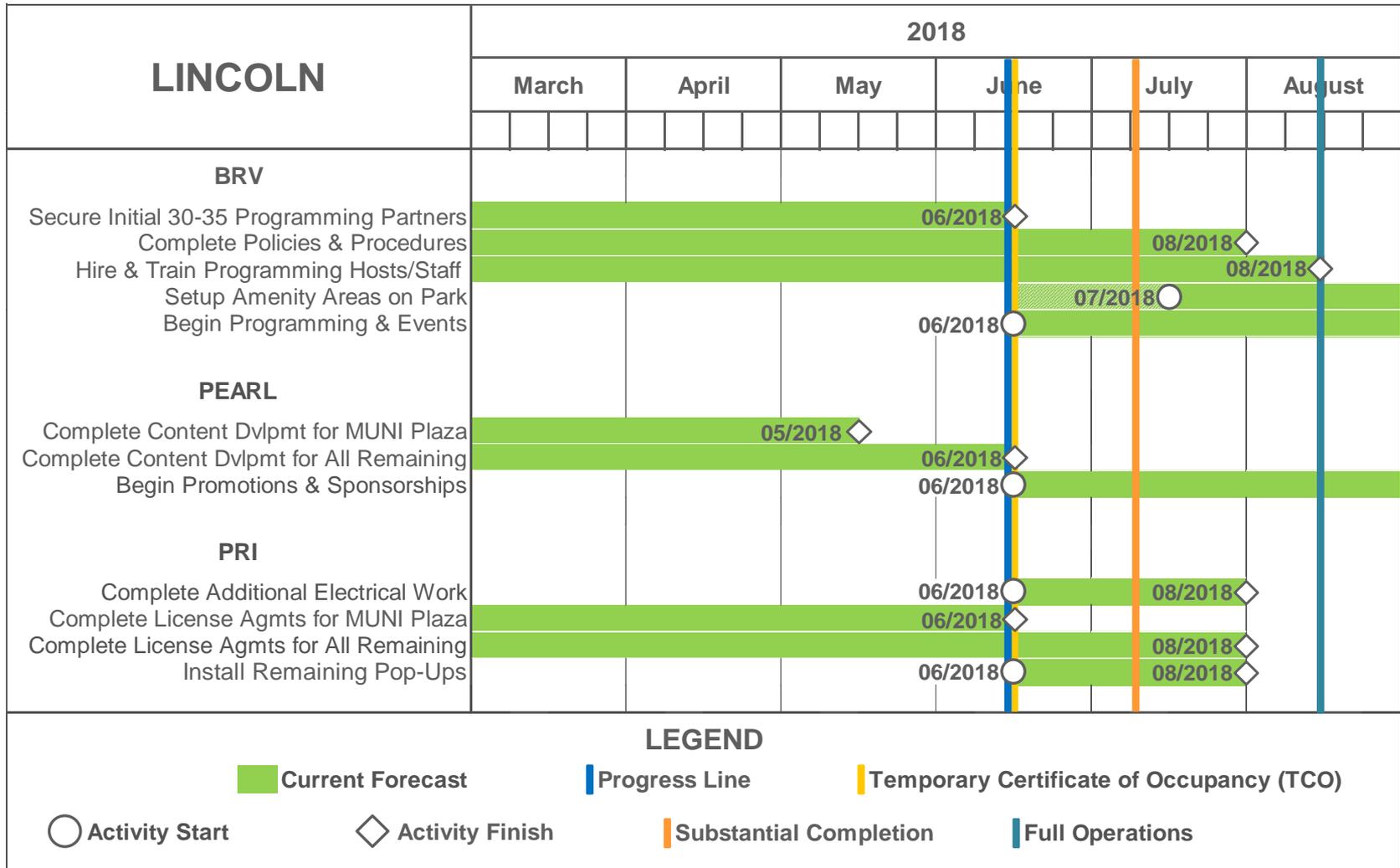
- Standard Operating Procedures are under development & will be in place prior to start of revenue service
- On-site training for TJPA's security contractor security officers, Ambassadors & SOC staff will begin June 18<sup>th</sup>
- The PSIM and ECS/MNS project will be complete in June 2018, with training for SOC staff to begin later in June
- TJPA's security contractor will take over security at the Bus Plaza from ABM security on June 14<sup>th</sup>
- TJPA's security contractor will take over security of the remaining areas of the transit center at Substantial Completion



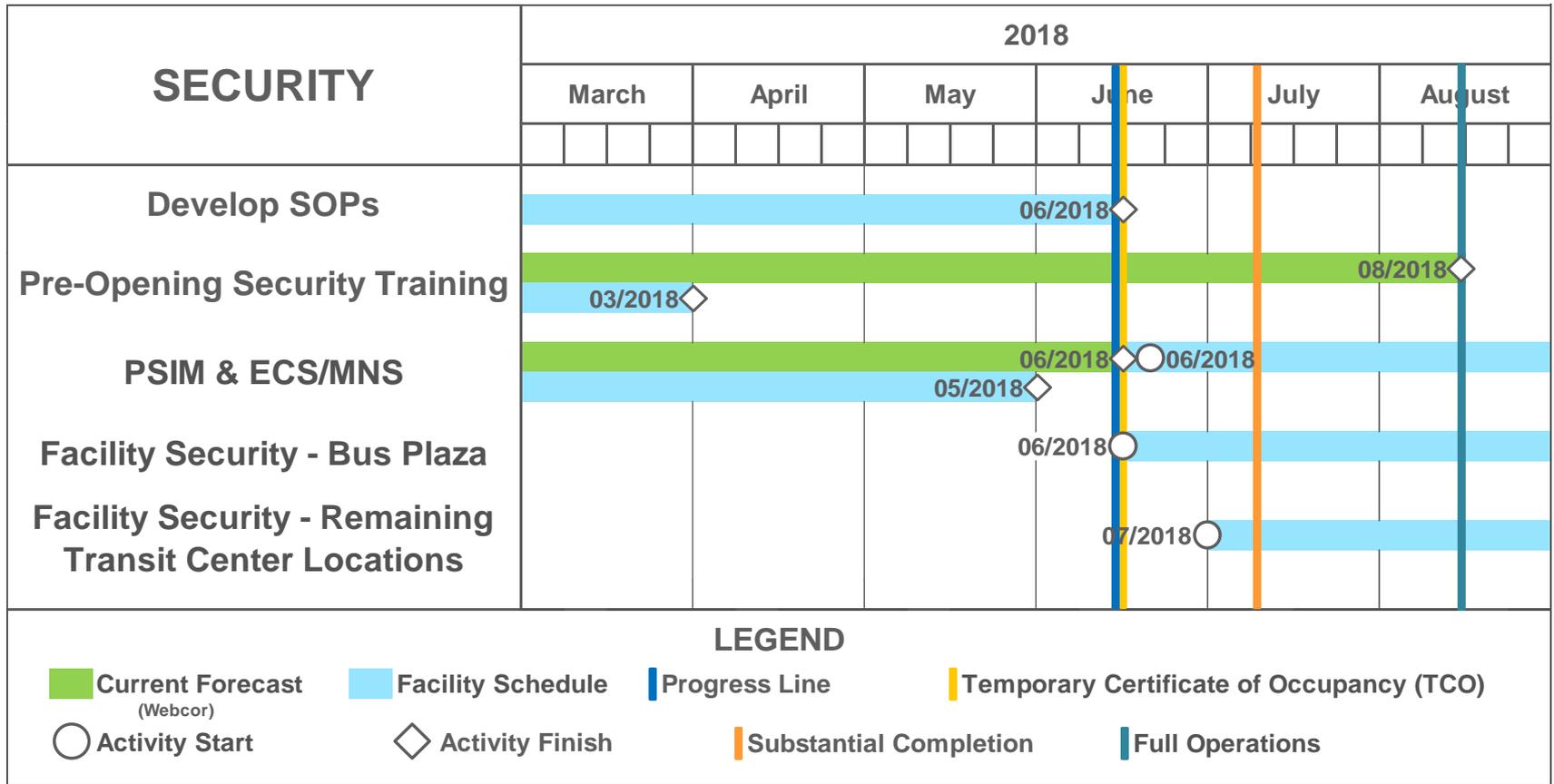
# Facility Readiness - Lincoln



# Facility Readiness - Lincoln



# Facility Readiness - Security





# Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

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