

Facility Operations Update

June 2019



Facility Operations Update - Transit

Bus Plaza

- Available to bus operators on Monday, June 17
- Reinstall ceiling tiles removed for TI work
- Clean entire Center to include Muni offices & restrooms
- Vending machines ready



Facility Operations Update - Transit

Bus Deck Readiness:

- Ready for training on July 1
- Bus drive aisles to be cleared
- Ceilings to be reinstalled
- Column covers to be reinstalled
- Cleaning to follow
- Supervisor booth ready
- Entire bus deck available for transit use early August

General Transit Update:

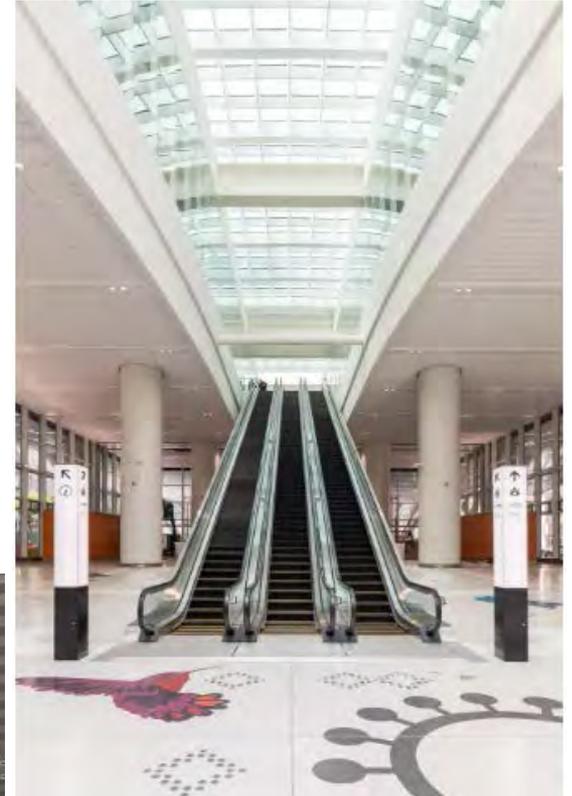
- Amtrak not leasing 2nd floor space
- Amtrak agreement with AC Transit for bays on Bus Deck pending



Facility Operations Update - Facilities

Lincoln Administration:

- Re-staffing underway
- Service contracts re-engaged
- Thoroughly clean entire Center
- Website relaunch



Facility Operations Update - Facilities

Digital Media:

- 20 out of 222 screens to be recommissioned once stitch back complete
- Transit information content to be activated when bus operations resume



Facility Operations Update - Facilities

Park:

- Amenities support re-staffing underway
- Programs reconstituted
- Materials for activities placed
- Rooftop food & beverage install



Facility Operations Update - Facilities

Retail / Pop Up Retail:

- Food trucks back July 1st
- Vending machines ready
- When commuters return
 - Activate Grand Hall:
 - Coffee
 - Florist
 - Shoe Shine



Facility Operations Update - Security

- TJPA's security guard and Ambassador contractor re-staffing and training underway
- Ambassadors will provide public outreach for the transit center reopening

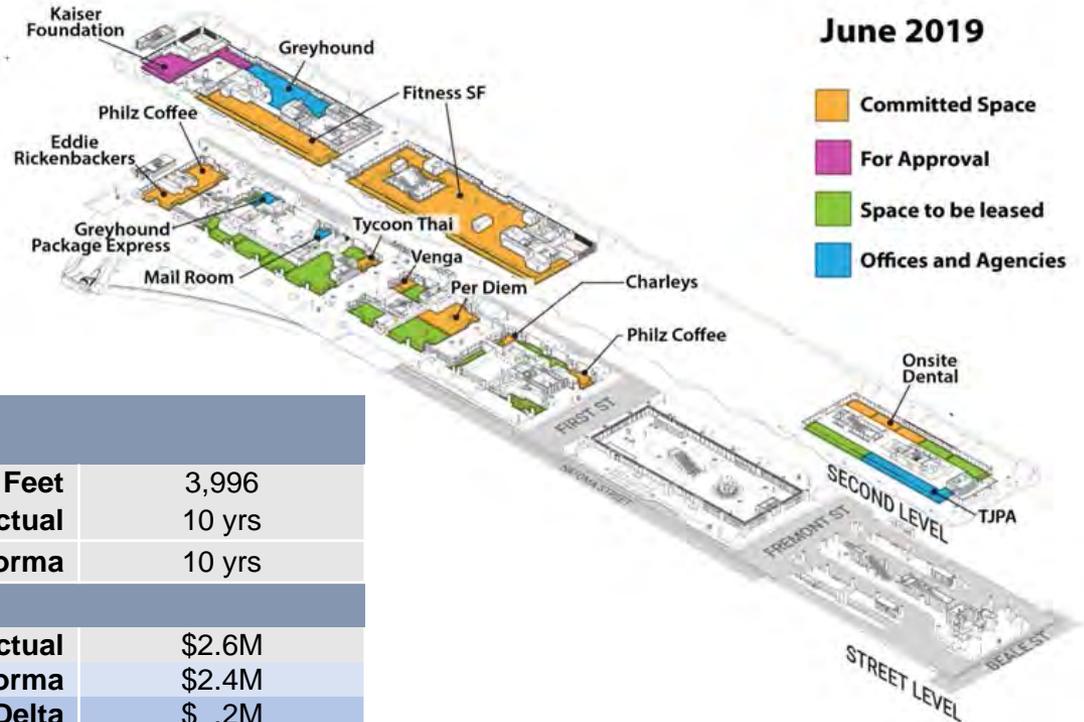


Retail Leasing Update

June 2019



Leasing – For Board Approval



Tenant: Kaiser Permanente		
Square Feet		3,996
Lease Term Actual		10 yrs
Lease Term Proforma		10 yrs
Rent Over Term:		
Actual		\$2.6M
Proforma		\$2.4M
Delta		\$.2M
Storage Rent		N/A
TJPA Costs (T.I. + Shell)		
Actual		\$ 0.7M
Proforma		\$ 1.4M
Delta		\$ 0.7M
Net Proceeds (rent less TJPA costs)		\$1.9M

Leasing – Summary to Date

	Total	Total Executed	% Executed to Date
Square Feet	91,640*	49,086	55%
# Retail Spaces	36	13 (9 leases)	36%
Annual Rent (AMA v Actual)	\$5.5M	\$3.1M	56%

	Total	Total Executed + New	% Executed + New to Date
Square Feet	91,640*	53,082	59%
# Retail Spaces	36	14 (10 leases)	39%
Annual Rent (AMA v Actual)	\$5.5M	\$3.4M	62%

*Adjusted from 100K SF to exclude Greyhound/Amtrak/TJPA

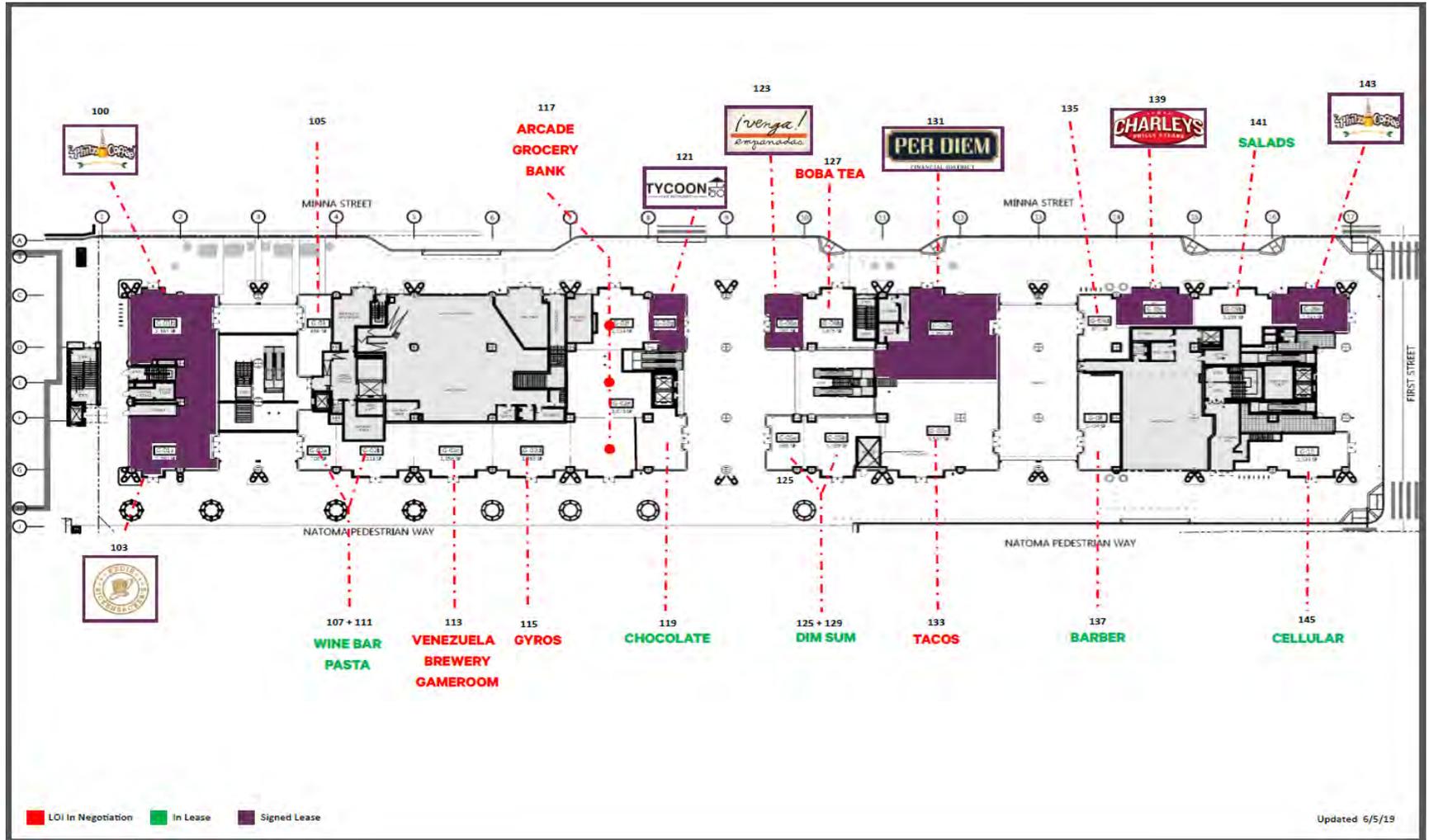
Leasing – Progress Report

	FY2018 - FY2019				FY2019 - FY2020				Total	
	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020		
	MERCHANDISING PLAN BASELINE									
SF Signed	4,896	24,320	24,109	36,381	89,706	0	0	0	0	89,706*
% Signed	5%	27%	27%	41%	100%	0%	0%	0%	0%	100%
# Spaces Signed	4	14	14	3	35	0	0	0	0	35
	ACTUAL					PROJECTED				
SF Signed	41,872	4,914	2,300	3,996	53,082	12,560	15,077	10,921	0	91,640**
% Signed	47%	5%	3%	4%	59%	14%	17%	12%	0%	103%
# Spaces Signed	9	3	1	1	14	10	10	2	0	36***

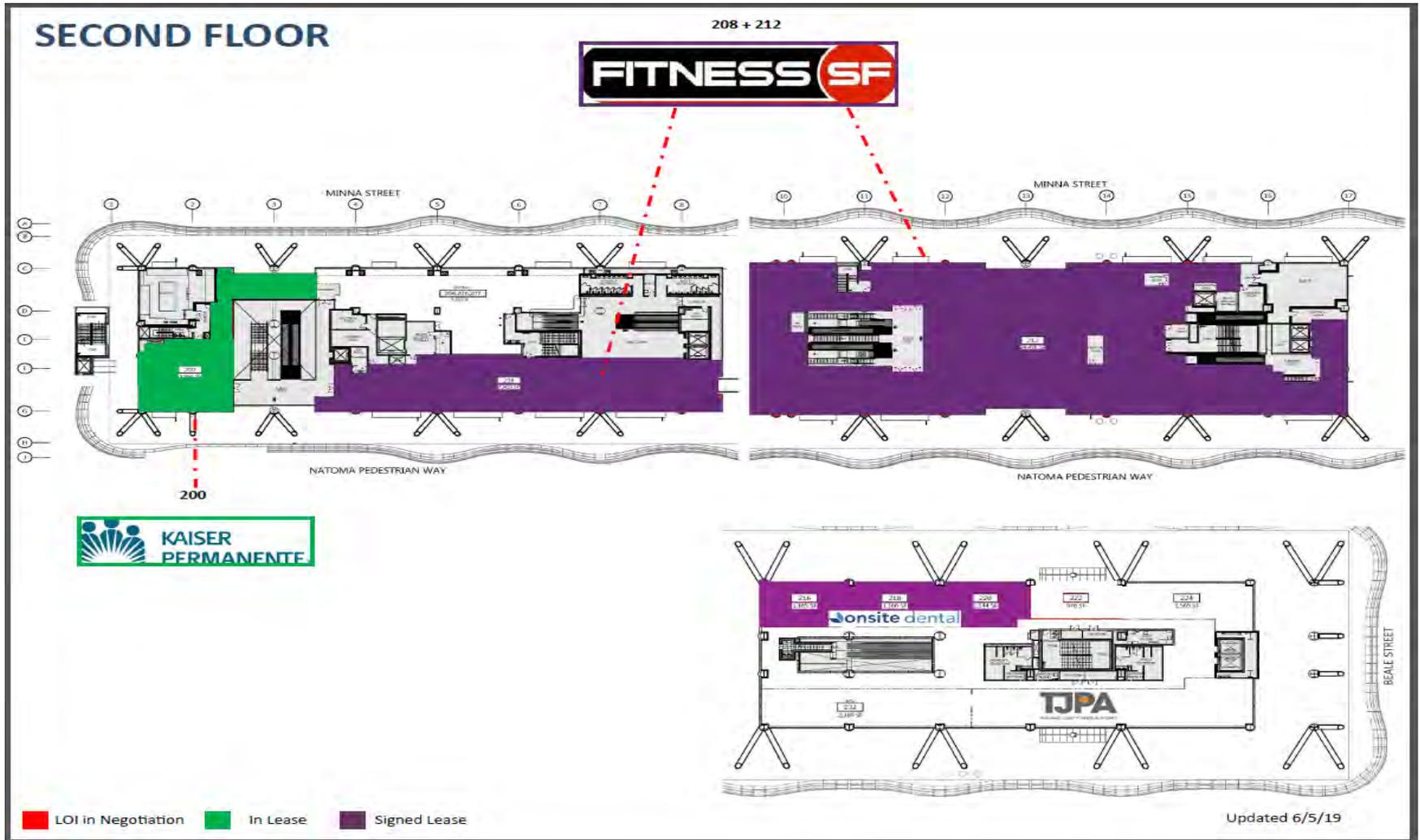
Notes:

- * Prior to remeasure and factoring in common areas
- ** Total SF 100,000 Amtrak/Greyhound + TJPA + architect remeasure
- ***Total Spaces 36 Added former LPC

Leasing – Progress Report - Ground

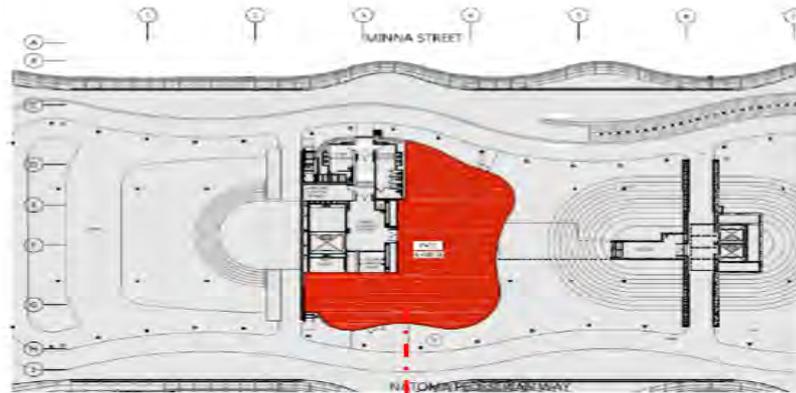


Leasing – Progress Report - Second

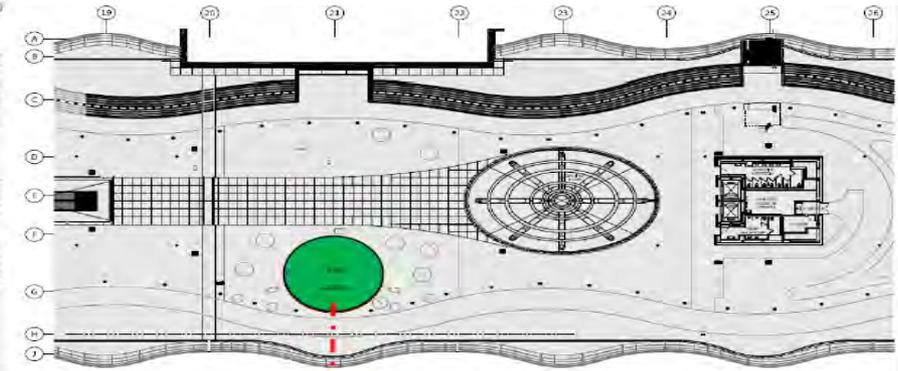


Leasing – Progress Report - Park

PARK LEVEL



FULL-SERVICE RESTAURANT



CASUAL RESTAURANT/BAR

■ LOI In Negotiation ■ In Lease ■ Signed Lease

Updated 6/5/19

Tenant Improvements – Progress Report

- Primary focus is completion of under-slab work before Muni OCS electrified

- Tranche 1 out to bid February; results March; notice to proceed April; work underway
 - Fitness SF, OnSite Dental, Venga Empanadas, both Philz, Charleys Cheesesteak
 - Topping slabs, demising walls, and heat pumps

- Tranche 2 are Eddie Rickenbacker's, Per Diem, Tycoon Thai
 - In various stages of design
 - Will bid individually



Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

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