



Agenda Item No. **5(d)**
Meeting of March 15, 2016

122-0252016-002

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

SUBJECT: Informational presentation from Related California on the status of securing a grocery store tenant in the Transbay Block 8 mixed-income housing development (250 Fremont Street); Transbay Redevelopment Project Area

EXECUTIVE SUMMARY

Transbay Block 8 (the "Project") is located on Folsom Street between First and Fremont Streets and consists of 546 units in a 55-story mixed income residential tower and two podium buildings. The developers of Block 8 are Related and Tenderloin Neighborhood Development Corporation (together the "Developer"). The Disposition and Development Agreement and Schematic Designs were approved by the Commission in April 2015, and the Developer closed escrow on the land in December, 2015. The Project includes 70 inclusionary affordable units in the tower, and 80 affordable units subsidized by OCII in the podium buildings. All of the affordable units are affordable to very low-income households earning up to 50% of Area Median Income. The final approval for the Project is the Air rights Lease for the OCII subsidized podium building, which the Commission will consider at its meeting on March 15, 2016.

In addition to the residential use, the Project also includes 12,500 square feet for a grocery store, which would be located partially in the basement level (9,675 square feet) and on the ground floor level (2,825 square feet) of the tower. Since the Developer has not yet secured a grocery tenant for this space, Section 9.07 of the DDA requires that the Developer use good faith efforts to obtain a tenant. The Developer has indicated it is seeking a grocery store comparable to a Whole Foods type of store. The good faith efforts include hiring a listing agent to market the space, providing adequate staffing to support those efforts, and reporting quarterly to OCII on its progress including market surveys and descriptions of its outreach efforts ("Quarterly Updates").

The Quarterly Updates were due beginning July 31, 2015, however, the first update was received by OCII on January 31, 2016. The Quarterly Update includes a survey completed by Colliers International, which provides the amount of space utilized by various city grocer tenants. The

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result is that the following city grocers currently lease space of the Project size or less and could potentially be targeted as tenants:

- BiRite
- Real Foods
- 26th and Irving
- Marina Super
- Canyon Market
- Small Foods
- Bryan's
- CalMart
- Falletti's
- Delessio Market and Bakery
- Gus's
- Walgreens (new format)
- Target Express

The second section of the Quarterly Update was completed by HKS Architects, and provides details of the construction specification requirements for the grocery spaces within the Project. Once finalized, the specifications will be provided to potential grocer tenants when the space is marketed.

Attached (see Exhibit A) is the OCII letter sent to the Developer requesting more timely submittals for future updates and seeking additional information not included in the January submittal. Also attached (see Exhibit B) is the Quarterly Update provided by Developer.

(Originated by Shane Hart, Project Manager Transbay)



Tiffany Bohee
Executive Director

Exhibit A: Letter dated March 7, 2016 to Related Californian C/O Chaim Elkoby regarding Transbay 8 Retail Quarterly Update

Exhibit B: Related California Transbay 8 Retail Quarterly Update, dated January 31, 2016



Exhibit A

122-0242016-014

March 7, 2016

Related California Urban Housing
18201 Von Karman Ave, Suite 900
Irvine, CA 92612
Attention: Chaim Elkoby

Re: Transbay Block 8 Retail Quarterly Update

Dear Mr. Elkoby,

OCII has reviewed the Retail Quarterly Update (dated January 31, 2016) provided by Related. As you know, the Transbay Block 8 project includes 12,500 square feet of space for a grocery market. The market is very important to the Transbay residents as there are few grocery stores in the area. The Block 8 Disposition and Development Agreement ("DDA") was approved by the OCII Commission in April, 2015, and requires Related to provide Retail Quarterly Updates every three months beginning in July, 2015. Section 9.07 in the DDA requires Related include the following in the Retail Quarterly Update:

- 1) Market Surveys
- 2) A description of Related's outreach efforts to potential grocery tenants
- 3) Description of any barriers Related has encountered in its outreach efforts

I have reviewed the Retail Quarterly Update and have the following comments:

- 1) The January 31, 2016 update was the first provided to OCII by Related. In the future, please provide the Retail Quarterly Updates on a timely basis as required in the DDA. The next report is due April 30, 2016.
- 2) It is mentioned in the Retail Quarterly Update that Related will be providing a Retail Offering Memorandum to gauge interest of potential grocery tenants. What is the timing of issuance of the Retail Offering Memorandum?
- 3) Within the Grocer Survey, the grocer size categories are listed as between 3,000-5,000 square feet or 20,000-30,000 square feet. Is there not a market for grocers in the 5,000-20,000 square feet range?
- 4) For future reports please provide the following:

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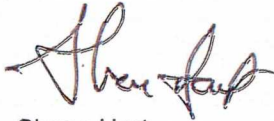
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- a. Grocery market supply information including the location, size, and tenants of existing Transbay area grocery markets, markets under construction or in process, and possible future markets.
- b. Grocery demand analysis for the Block 8 site.
- c. Narrative addressing outreach efforts by Related to potential grocer tenants, and results of discussions with potential tenants and/or brokers.
- d. Narrative addressing any barriers encountered by Related or its brokers during the outreach efforts.

The DDA also requires Related to hire a listing agent to market the grocer space, and to provide appropriate staffing toward the grocery efforts. What is the status of hiring the listing agent and dedicating Related staff time?

As I stated in my March 7, 2016 email to you, the OCII Commission has requested for Related to provide an update of its grocer tenant procurement efforts at the March 15, 2016 meeting. I look forward to working with you on this important project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Shane Hart", with a stylized, cursive script.

Shane Hart
Transbay Project Manager



MEMORANDUM

Date: January 31, 2016
To: Shane Hart, Transbay Project Manager (OCII)
From: Chaim Elkoby (Related), Jonathan Shum (Related), Katie Lamont (TNDC)
Subject: Transbay Block 8 – Retail Quarterly Update

Dear Mr Hart,

Please find attached Related/TNDC's quarterly update for evaluating the viability of a potential grocer tenant at Transbay Block 8 ("Project"). The following deliverables were completed during the quarter:

1. Erika Elliott of Colliers International prepared a survey of potential grocer tenants and each grocer tenant's footprint requirement. Based on the survey and the amount of retail space at the Project, the Project could accommodate a small neighborhood grocer (e.g. Bi-Rite Market, Canyon Market) or multipurpose discount retail (e.g. Target Express). The survey is attached as Exhibit A.
2. Prepared draft Tenant Work Letters based on the latest set of construction documents. The work letters describe the specifications of each retail space at the Project. Once finalized, the work letters will be included in the retail offering memorandums to gauge the interest of potential tenants. The work letters are attached as Exhibit B.

Should OCII require additional information about the aforementioned information, please do not hesitate to contact Related and TNDC.

Sincerely,

Related California and Tenderloin Neighborhood Development Corporation

Exhibit A – Grocer Footprint Survey

Exhibit B – Tenant Work Letters

**TRANSBAY BLOCK 8 - GROCER SURVEY**

Provided by Erika Elliott

01/27/16

Grocer	Price Category		Website
Food Hall (20,000-30,000 SF)			
Eataly	Specialty		
The Market	Specialty		
The Hall	Specialty		
The Market in Emeryville	Specialty		
Small Neighborhood Grocery (3,000-5,000 SF)			
BiRite	Specialty		
Real Foods	Specialty		
26th & Irving	Budget		
Marina Super	Budget		
Canyon Market	Specialty		
Small Foods	Specialty		
Bryan's	Specialty		
CalMart	Specialty		
Falletti's	Specialty		
Delessio Market & Bakery	Specialty		
Gus's	Specialty		
Delivery Services (20,000-30,000 SF)			
Envoy			
Spud			
Amazon Fresh	Online		
Instacart			
Large Program User (20,000-25,000 SF)			
Andronico's	Specialty		
Smart & Final	Budget		
Whole Foods	Specialty		
Whole Foods 365	Budget		
Trader Joe's	Budget		
Safeway	Budget		
Grocery Outlet	Budget		
Molly Stone's	Specialty		
Rainbow Grocery	Co-op		
New Seasons	Specialty		
Other (XXXXX SF)			
Walgreens (new, small format)	Drug		
Target Express	Budget		



Transbay Block 8-Retail Tenant No. 1 Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)

10,131 sq. ft.

Flooring Assembly:

Unfinished structural slab provided for future tenant installed finishes.

Ceiling Assembly:

None Provided. The space has a clear height that varies from 10'-15' from structural floor slab to underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior/Perimeter Wall Construction:

Metal studs with Type X gypsum wall board on each side.

Entrances Doors/Access

Two accessible entrances from outside the space will be provided into the space.

Interior Wall Construction:

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided. Reference plumbing section for stub-outs and provided infrastructure.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level adjacent to the main loading dock. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Retailer will have access to a retail elevator located adjacent to the 85' building lobby entrance. This elevator can be used to transport waste down to the B1. From this level, waste can be transported through the service corridor to the main trash lift located on the west end of the floor. The main lift provides access to the ground floor trash staging area. As an alternate, waste can be taken directly to the staging area located adjacent to the loading dock along the sidewalk during evening hours

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Columns

All columns are cast in place reinforced concrete.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at each tenant space.

A point of connection to a 1½" reclaimed water line will be provided at each tenant space.

No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

A point of connection to a 2,000 MBH gas line will be provided for each tenant space.

Grease

Tenant will be responsible for installing their own point of use grease trap located within their tenant space

Mechanical

Cooling and Heating

Condenser water stub-outs will be provided into each retail space with a capacity to handle 300 sf/ton.

Tenant will be responsible for providing their own heat pumps, piping, condensate drains, ductwork, controls and metering.

The tenant will be responsible for providing ventilation to their space, relief air and toilet exhaust. A louver will be provided around the perimeter of the tenant space for the tenant to connect their mechanical and exhaust systems.

Kitchen Ventilation

Kitchen exhaust systems are to be provided by tenant. A pathway to an exhaust louver on the ground floor will be provided for tenant provided duct work.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.



Transbay Block 8-Retail Tenant No. 2 Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)

2,554 sq. ft.

Flooring Assembly:

The floor is split into two levels with an elevation difference of approximately 1'-10". An unfinished structural slab with 3" depression will be provided for future tenant installed finishes.

Ceiling Assembly:

None provided. The space has a clear height of 19'-0" to 20'-10" from future finish floor to underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior Wall Construction:

Glazed aluminum wall system.

Entrances Doors/Access

Three accessible entrances from the exterior will be provided to the tenant space (entrance assumes construction of a 3" deep finish floor). One entrance will be located at the upper floor level and provide access from Folsom Street. The other two entrances will be at the lower floor level and provide access from the courtyard.

Interior Wall Construction

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided. Reference plumbing section for stub-outs and provided infrastructure.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level adjacent to the main loading dock. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Retailer will have access to a retail elevator located adjacent to the 85' building lobby entrance. This elevator can be used to transport waste down to the B1. From this level, waste can be transported through the service corridor to the main trash lift located on the west end of the floor. The main lift provides access to the ground floor trash staging area.

As an alternate, waste can be taken directly to the staging area located adjacent to the loading dock along the sidewalk during evening hours.

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Columns

All columns are cast in place reinforced concrete.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at each tenant space.

A point of connection to a 1½" reclaimed water line will be provided at each tenant space.

No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

A point of connection to a 2,000 MBH gas line will be provided for each tenant space.

Grease

Tenant will be responsible for installing their own point of use grease trap located within their tenant space

Mechanical

Cooling and Heating

Condenser water stub-outs will be provided into each retail space with a capacity to handle 300 sf/ton.

Tenant will be responsible for providing their own heat pumps, piping, condensate drains, ductwork, controls and metering.

The tenant will be responsible for providing ventilation to their space, relief air and toilet exhaust. A louver will be provided around the perimeter of the tenant space for the tenant to connect their mechanical and exhaust systems.

Kitchen Ventilation

Kitchen exhaust systems are to be provided by tenant. A wall louver will be provided around the perimeter of the tenant space for connecting their kitchen hood system.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.



Transbay Block 8-Retail Tenant No. 3 Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)
1,746 sq. ft.

Flooring Assembly:

Unfinished structural slab with 3" depression provided for future tenant installed finishes.

Ceiling Assembly:

None Provided. The space has a clear height of approximately 17'-3" from future finish floor slab to underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior Wall Construction:

Glazed aluminum wall system.

Entrances Doors/Access

One accessible entrances from the exterior will be provided into the space (entrance assumes construction of a 3" deep finish floor).

An additional non-accessible entrance will be provided. This entrance will be provided with a temporary stair. Tenant will be responsible for constructing an internal accessible ramp/stair during their improvement of their space.

Interior Wall Construction

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided. Reference plumbing section for stub-outs and provided infrastructure.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level adjacent to the main loading dock. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Retailer will have access to a retail elevator located adjacent to the 85' building lobby entrance. This elevator can be used to transport waste down to the B1. From this level, waste can be transported through the service corridor to the main trash lift located on the west end of the floor. The main lift provides access to the ground floor trash staging area.

As an alternate, waste can be taken directly to the staging area located adjacent to the loading dock along the sidewalk during evening hours.

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Columns

All columns are cast in place reinforced concrete.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at each tenant space.

A point of connection to a 1½" reclaimed water line will be provided at each tenant space.

No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

A point of connection to a 2,000 MBH gas line will be provided for each tenant space.

Grease

Tenant will be responsible for installing their own point of use grease trap located within their tenant space

Mechanical

Cooling and Heating

Condenser water stub-outs will be provided into each retail space with a capacity to handle 300 sf/ton.

Tenant will be responsible for providing their own heat pumps, piping, condensate drains, ductwork, controls and metering.

The tenant will be responsible for providing ventilation to their space, relief air and toilet exhaust. A louver will be provided around the perimeter of the tenant space for the tenant to connect their mechanical and exhaust systems.

Kitchen Ventilation

Kitchen exhaust systems are to be provided by tenant. A wall louver will be provided around the perimeter of the tenant space for connecting their kitchen hood system.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.



Transbay Block 8-Retail Tenant No. 4 Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)

2,132 sq. ft.

Flooring Assembly:

Unfinished structural slab with 3" depression provided for future tenant installed finishes.

Ceiling Assembly:

None Provided. The space has a clear height of approximately 16'-0" from future finish floor to underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior Wall Construction:

Glazed aluminum wall system.

Entrances Doors/Access

Two single accessible entrance doors from the exterior will be provided into the space (entrance assumes construction of a 3" deep finish floor). One will be off of Fremont Street and the second will be off of the retail courtyard. In addition, there are two pairs of accessible doors located on both the east and west ends of the retail space.

Interior Wall Construction:

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided. Reference plumbing section for stub-outs and provided infrastructure.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level adjacent to the main loading dock. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Retailer will have access to a retail elevator located adjacent to the 85' building lobby entrance. This elevator can be used to transport waste down to the B1. From this level, waste can be transported through the service corridor to the main trash lift located on the west end of the floor. The main lift provides access to the ground floor trash staging area.

As an alternate, waste can be taken directly to the staging area located adjacent to the loading dock along the sidewalk during evening hours.

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Columns

All columns are cast in place reinforced concrete.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at each tenant space.

A point of connection to a 1½" reclaimed water line will be provided at each tenant space.

No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

A point of connection to a 2,000 MBH gas line will be provided for each tenant space.

Grease

Tenant will be responsible for installing their own point of use grease trap located within their tenant space

Mechanical

Cooling and Heating

Condenser water stub-outs will be provided into each retail space with a capacity to handle 300 sf/ton.

Tenant will be responsible for providing their own heat pumps, piping, condensate drains, ductwork, controls and metering.

The tenant will be responsible for providing ventilation to their space, relief air and toilet exhaust. A louver will be provided around the perimeter of the tenant space for the tenant to connect their mechanical and exhaust systems.

Kitchen Ventilation

Kitchen exhaust systems are to be provided by tenant. A wall louver will be provided around the perimeter of the tenant space for connecting their kitchen hood system.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.



Transbay Block 8-Retail Tenant No. 5 Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)

330 sq. ft.

Flooring Assembly:

Unfinished structural slab with 3" depression provided for future tenant installed finishes.

Ceiling Assembly:

None Provided. The space has a clear height of approximately 16'-5" from future finish floor to underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior Wall Construction:

Glazed aluminum wall system.

Entrances Doors/Access

One accessible entrances from the exterior will be provided into the space (entrance assumes construction of a 3" deep finish floor).

Interior Wall Construction:

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided. Reference plumbing section for stub-outs and provided infrastructure.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level adjacent to the main loading dock. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Retailer will have access to a retail elevator located adjacent to the 85' building lobby entrance. This elevator can be used to transport waste down to the B1. From this level, waste can be transported through the service corridor to the main trash lift located on the west end of the floor. The main lift provides access to the ground floor trash staging area.

As an alternate, waste can be taken directly to the staging area located adjacent to the loading dock along the sidewalk during evening hours

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Columns

All columns are cast in place reinforced concrete.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at each tenant space.

A point of connection to a 1½" reclaimed water line will be provided at each tenant space.

No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

A point of connection to a 2,000 MBH gas line will be provided for each tenant space.

Grease

Tenant will be responsible for installing their own point of use grease trap located within their tenant space

Mechanical

Cooling and Heating

Condenser water stub-outs will be provided into each retail space with a capacity to handle 300 sf/ton.

Tenant will be responsible for providing their own heat pumps, piping, condensate drains, ductwork, controls and metering.

The tenant will be responsible for providing ventilation to their space, relief air and toilet exhaust. A louver will be provided around the perimeter of the tenant space for the tenant to connect their mechanical and exhaust systems.

Kitchen Ventilation

Kitchen exhaust systems are to be provided by tenant. A wall louver will be provided around the perimeter of the tenant space for connecting their kitchen hood system.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.



Transbay Block 8-Retail Tenant No. 5 (Mini) Tenant Letter

Architectural

Floor Area (Gross-Inside face of perimeter wall, includes columns and shafts within space)

72 sq. ft.

Flooring Assembly:

Unfinished structural slab for future tenant installed finishes.

Ceiling Assembly:

None Provided. The space has a clear height of 16'-0" from structural floor slab underside of structural slab above.

Base building mechanical, electrical, fire protection and plumbing lines will be installed as close as possible to the bottom of the slab above.

Exterior Wall Construction:

Glazed aluminum wall system.

Entrances Doors/Access

One accessible entrances from the exterior will be provided into the space (entrance assumes construction of a 3" deep finish floor).

Interior Wall Construction:

Tenant Demising or Interior Perimeter Partition: Metal stud partition consisting of one layer of 5/8" Type X gypsum wall board on each side. Wall are one hour fire rated. Walls will be constructed to a Level 2 finish.

Tenant will be responsible for maintaining the rating of any demising or shaft wall within their space.

Toilet Rooms:

None provided.

Waste Handling:

Tenant will be responsible for storing and separating their waste within their space. No compaction is provided for the retail spaces.

A centralized trash staging area for external pick up is provided on the ground level. Tenant will be responsible for transporting their waste to this area during off hours in 1 yard waste containers. Waste will be taken to the waste staging area along the sidewalk during evening hours.

Structural

Slab

Structural slab for retail spaces is reinforced cast in place concrete slabs. Penetration through the interior slab must be reviewed by the project's structural engineer of record. All penetrations proposed through the structural slab shall be x-ray scanned and steel reinforcement located prior to coring.

Electrical and Low Voltage

Electrical Service

Each retail space will be provided 120/208 volt, 3-phase, 4-wire service.

An empty service conduit from the electrical room housing their metering board to a stub out in the tenant space will be provided. Tenant will be required to coordinate with PG&E for their own meter and extend electrical service into their space. Tenant will be responsible for providing their own distribution system.

A stub-out will be provided for emergency/egress lighting at 120 volt and fire alarm/life safety systems for both initiating devices and notification appliances. The interface with these systems are the tenant's responsibility, as directed by the building owner. Tenant shall be responsible for disconnection and safe-off of all lighting or devices fed from the main house power and installed during core and shell operations for code. These devices and pathways shall not be used by tenant after buildout.

Low Voltage/Security

No infrastructure will be provided for security. Tenant will be responsible for installing their own stand-alone security system. Doors/entrances will not be prepped with pathways for future wired security connections.

A stub-out will be provided for telecommunication system to the MPOE room on B1 so that service providers can route their cables to the tenant space.

Plumbing

Domestic Water

A point of connection to a 2" domestic water line will be provided at tenant space.
No hot water will be provided.

Waste

One 4" sanitary sewer connection and 4" waste vent will be provided at each tenant space. See plans for approximate location. POC's will be located below the slab on the B1 level and require coring for connection. Relocation of POC's is the responsibility of the tenant.

Gas

No gas will be provided to space.

Mechanical

Cooling and Heating

Provided by base building.

Kitchen Ventilation

No provisions for a kitchen exhaust will be provided.

Fire Sprinkler

Temporary sprinkler heads are provided within the space. Tenant to supply their own finish sprinkler heads and adjust as required for their tenant build-out.