

# 375 Beale Condominium Corporation

March 14, 2023

Agenda Item 3b - 23-0396

## Bay Area Metro Center Space: Information on Modifications to Common Area - Harrison Street Employee Entrance and Jointly Used Space – Cove and Room 8330

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### Summary:

This memorandum provides information on modifications to the Common Area near Harrison Street and information on Jointly Used Space (JUS) in the Cove and Room 8330 that BAHA is making as Facility Operator.

### Background:

As per the Covenants, Conditions, and Rules (CC&Rs) dated December 22, 2016, and as subsequently amended, the Harrison Street employee entrance is designated as a Common Area, and the Cove as JUS space. In June 2021, this corporation approved the designation of Room 8330 to a small conference room to be used as JUS.

Exhibit C, Rules of the Corporation of the CC&Rs, section 1.4 allow BAHA as Facility Operator to manage the Common Areas and JUS.

Staff is informing the Board of the following modifications to the Common Area and JUS in the Cove and Room 8330:

- Cushman & Wakefield (C&W) will modify the Common Area near the Harrison Street employee entrance to include the addition of a security vestibule and secondary entrance door to the Common Area on the Level 2 at the Harrison Street employee entrance to further reduce unauthorized entry into the building.
- Staff will be undertaking activities in the Cove to allow equipment, such as electronic stationary bicycles and monitors for viewing of fitness classes for building occupants to better utilize the Cove for physical fitness activities.
- Per Section 1.03 of the CC&R's although Room 8330 is JUS and will remain JUS, since it is now being used by executive/legal staff it will no longer be subject to the reservation system.

### Issues:

None.

**Recommendation:**

None this is an informational item only.

**Attachments:**

Attachment A: Location of Level 2 Harrison Entrance Security Vestibule

*Denise Rodrigues*

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