



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Agenda

Bay Area Headquarters Authority

Authority Members:

Jake Mackenzie, Chair Scott Haggerty, Vice Chair

Alfredo Pedroza, Federal D. Glover

Warren Slocum, Amy R. Worth

Wednesday, April 26, 2017

9:35 AM

Board Room - 1st Floor

This meeting is scheduled to be webcast live on the Metropolitan Transportation Commission's Web site: <http://mtc.ca.gov/whats-happening/meetings> and will take place at 9:35 a.m. or immediately following the 9:30 a.m. Bay Area Toll Authority meeting.

1. Roll Call/Confirm Quorum

Quorum: A quorum of this Authority shall be a majority of its regular voting members (4).

2. Consent Calendar

- 2a. [17-2438](#) Minutes of the March 22, 2017 meeting

Action: Authority Approval

Attachments: [2a 03-22-2017 BAHA Draft Minutes.pdf](#)

3. Approval

- 3a. [17-2446](#) Contract - Construction Services: Metro Center Main Electrical Service Replacement, Pacific Gas and Electric Company (PG&E) (\$310,000 plus Owner's contingency of \$90,000)

A request to enter into a contract with PG&E for replacement of the Bay Area Metro Center's main electrical service.

Action: Authority Approval

Presenter: Andrew Fremier

Attachments: [3a Contract PGE.pdf](#)

4. Public Comment / Other Business

5. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on May 24, 2017 at the Bay Area Metro Center, 375 Beale Street, San Francisco CA 94105.

Public Comment: The public is encouraged to comment on agenda items at Authority meetings by completing a request-to-speak card (available from staff) and passing it to the Authority secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Authority may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Authority meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Authority members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Authority. Actions recommended by staff are subject to change by the Authority.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 17-2438 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent
File created: 3/17/2017 **In control:** Bay Area Headquarters Authority
On agenda: 4/26/2017 **Final action:**
Title: Minutes of the March 22, 2017 meeting
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Subject:
Minutes of the March 22, 2017 meeting

Recommended Action:
Authority Approval



Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Meeting Minutes

Bay Area Headquarters Authority

Authority Members:

Jake Mackenzie, Chair Scott Haggerty, Vice Chair

***Alfredo Pedroza, Federal D. Glover
Warren Slocum, Amy R. Worth***

Wednesday, March 22, 2017

9:35 AM

Board Room - 1st Floor

Call Meeting to Order

1. Roll Call/Confirm Quorum

Present: 6 - Commissioner Glover, Vice Chair Haggerty, Commissioner Halsted, Chair Mackenzie, Commissioner Spering and Commissioner Worth

2. Consent Calendar

Approval of the Consent Calendar

Upon the motion by Commissioner Spering and the second by Commissioner Worth, the Consent Calendar was unanimously approved by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Commissioner Halsted, Chair Mackenzie, Commissioner Spering and Commissioner Worth

2a. [17-2347](#) Minutes of the January 25, 2017 meeting

Action: Authority Approval

2b. [17-2274](#) Professional Services Small Business Enterprise (SBE) Pilot Program

Action: Information

Presenter: Denise Rodrigues

2c. [17-2370](#) Contract Amendment - Furniture Procurement Services: KBM-Hogue (\$1,000,000)

Action: Authority Approval

Presenter: Gary Szeto

- 2d. [17-2372](#) Contract Amendment - Architectural and Engineering Services: TEF Architecture and Interior Design, Inc. (\$100,000)

Action: Authority Approval

Presenter: Stephen Wolf

- 2e. [17-2442](#) Consultant Bench - On-Call Building Construction and Design Review Services (4LEAF, Inc., Applied Materials & Engineering, Inc., Bureau Veritas North America, Inc., CSG Consultants, Inc., EsGil Corporation, Holmes Structures, IMEG Corp, Interwest Consulting Group)

Action: Authority Approval

Presenter: Stephen Wolf

3. Authority Approval

- 3a. [17-2348](#) BAHA Resolution No. 18 - Establishing Parking Rates for the Beale and Harrison Street Garages

A request for approval of parking rates to be implemented in the Beale and Harrison Street garages.

Action: Authority Approval

Presenter: Stephen Wolf

Roland Lebrun was called to speak.

Upon the motion by Commissioner Sperring and the second by Commissioner Glover, BAHA Resolution No. 18, establishing parking rates for the Beale and Harrison Street garages was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Commissioner Halsted, Chair Mackenzie, Commissioner Sperring and Commissioner Worth

- 3b. [17-2433](#) Lease Agreement - Cubic Transportation Systems, Inc. (\$494,000) and Lease Amendment - Bay Area Toll Authority FasTrak® Customer Service Center

A request for approval to enter into a five year / three month lease with Cubic Transportation Systems, Inc. to lease Suite #340 and to amend the lease with the Bay Area Toll Authority (BATA) to reduce the rentable square feet associated with Suite #330 at 375 Beale Street.

Action: Authority Approval

Presenter: Andrew Fremier

Upon the motion by Commissioner Haggerty and the second by Commissioner Worth, the lease agreement with Cubic Transportation Systems, Inc. and the lease amendment with the Bay Area Toll Authority were unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Commissioner Halsted, Chair Mackenzie, Commissioner Spering and Commissioner Worth

3c. [17-2421](#) BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets

A request to amend the FY 2016-17 Capital and Operating Budgets for tenant improvements and real estate broker commissions for a new lease with Cubic Transportation Systems, Inc.

Action: Authority Approval

Presenter: Brian Mayhew

Upon the motion by Commissioner Haggerty and the second by Commissioner Glover, BAHA Resolution No. 17, Revised, FY 2016-17 Capital and Operating Budgets was unanimously approved. The motion carried by the following vote:

Aye: 6 - Commissioner Glover, Vice Chair Haggerty, Commissioner Halsted, Chair Mackenzie, Commissioner Spering and Commissioner Worth

4. Information

4a. [17-2349](#) 375 Beale Street Status Report - March 2017

Action: Information

Presenter: Stephen Wolf

5. Public Comment / Other Business

6. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on April 26, 2017 at the Bay Area Metro Center, 375 Beale Street, San Francisco CA 94105.

Legislation Details (With Text)

File #: 17-2446 **Version:** 1 **Name:**

Type: Contract **Status:** Authority Approval

File created: 3/24/2017 **In control:** Bay Area Headquarters Authority

On agenda: 4/26/2017 **Final action:**

Title: Contract - Construction Services: Metro Center Main Electrical Service Replacement, Pacific Gas and Electric Company (PG&E) (\$310,000 plus Owner's contingency of \$90,000)

A request to enter into a contract with PG&E for replacement of the Bay Area Metro Center's main electrical service.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Subject:

Contract - Construction Services: Metro Center Main Electrical Service Replacement, Pacific Gas and Electric Company (PG&E) (\$310,000 plus Owner's contingency of \$90,000)

A request to enter into a contract with PG&E for replacement of the Bay Area Metro Center's main electrical service.

Presenter:

Andrew Fremier

Recommended Action:

Authority Approval

Agenda Item 3a

TO: Bay Area Headquarters Authority

DATE: April 19, 2017

FR: Executive Director

W. I. 9130

RE: Contract – Construction Services: Metro Center Main Electrical Service Replacement: Pacific Gas and Electric Company (PG&E) (\$310,000 plus Owner's contingency of \$90,000)

This item would authorize the Executive Director or his designee to negotiate and enter into a contract with Pacific Gas and Electric Company (PG&E) for replacement of the main electrical service for the Bay Area Metro Center (Metro Center) in the amount of \$310,000 plus an Owner's contingency of \$90,000.

Background

The Metro Center is currently served by two 34kV electrical feeds, such that one feed powers the building and the other is a back-up. These feeds step down to 12kV in liquid-filled transformers owned by PG&E and located in a vault within the Metro Center. PG&E has sole access to this vault to service and maintain the transformers, even though it is located within BAHA's facility.

The 34kV service, which was installed by PG&E in early 2000 prior to BAHA's purchase of the building, would be appropriate were the building used for heavy industry or as a data center, but is more power than will ever be needed for the Metro Center's current use as an office building. The current setup carries potential safety risks that will be eliminated by replacing the redundant 34kV feeds with a single 12kV feed and removing the PG&E transformers. Removal of the transformers will also resolve the Office of State Fire Marshal's (OSFM's) requirement to provide fire sprinklers over the transformers, which PG&E will not allow.

PG&E's scope will be to disconnect the 34kV feeds and bypass the PG&E transformers by connecting a new 12kV feed directly to the Metro Center's switchgear. The new 12kV feed requires PG&E to install a new electrical pole on the far side of Main Street, trench across Main Street, install new conduit, and pull feeders to PG&E's utility vault below the sidewalk. PG&E will also remove its transformers, and the vault will be returned to BAHA's use. PG&E estimates it can begin work within approximately four weeks of receiving from BAHA the executed contract and full payment.

In March, PG&E provided BAHA its cost proposal of \$310,000 for the work. The cost has been reviewed by staff to ensure the work is consistent with the scope of the work. BAHA has explored whether this project should be paid for by PG&E, but PG&E has stated that since this replacement is being done at the customer's (BAHA's) request and since the transformers are within their service life, the work must be paid for by BAHA. Additionally, since the room is in a location in the building non-standard to PG&E, BAHA would have been responsible for removal costs even at the end of the equipment's service life. We are requesting a \$90,000

contingency for potential cost increases, such as but not limited to differing site conditions and weather delays.

An alternative solution acceptable to OSFM and PG&E would have been to replace one transformer with a dry transformer and remove the other. OSFM would not have required a sprinkler because of an exception in the National Fire Protection Association (NFPA) code for electrical rooms with dry transformers. This alternative would have been more costly: PG&E estimated the cost of the equipment alone would be \$500,000; modifications to the room would have been required to meet current codes; and mobile standby generators would have been required to keep the building powered during an extended shutdown.

Recommendation

Staff recommends this Authority authorize the Executive Director or his designee to negotiate and enter into a contract with PG&E for the replacement of the Metro Center's main electrical service in the amount of \$310,000 plus an Owner's contingency of \$90,000.



Steve Heminger

SH:sw

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REQUEST FOR AUTHORITY APPROVAL
Summary of Proposed Contract

Work Item No.: 9130

Contractor: Pacific Gas and Electric Company (PG&E)

Work Project Title: Bay Area Metro Center (Metro Center) Main Electrical Service Replacement

Purpose of Project: To replace the Metro Center's two 34kV feeds with a single 12kV feed.

Brief Scope of Work: Site work and electrical work to replace the Metro Center's main electrical service from redundant 34kV feeds to a single 12kV feed, and removal of PG&E's transformers.

Project Cost Not to Exceed: \$310,000 plus an Owner's contingency of \$90,000

Funding Source: BAHA FY 2016-17 Capital Budget

Fiscal Impact: Funding is included in the BAHA FY 2016-17 Capital Budget

Motion by Authority: That the Executive Director or his designee is authorized to negotiate and enter into a contract for Metro Center Main Electrical Service Replacement with PG&E as described above and in the Executive Director's Memorandum dated April 19, 2017 and the Treasurer and Auditor is directed to set aside funds in the amount of \$310,000 plus an Owner's contingency of \$90,000 for such contract.

BAHA Chair:

Jake Mackenzie

Approved: Date: April 26, 2017