

Memorandum

Agenda Item 3

TO: Bay Area Headquarters Authority

DATE: October 28, 2015

FR: Executive Director

W. I. 9130

RE: 375 Beale Street Status Report – November 2015

1. Construction Update

The State Fire Marshall inspection to obtain the certificate of occupancy (CO) is scheduled for December 16th. Obtaining CO is dependent on the testing of the fire alarm system and the atrium smoke evacuation system. This testing begins in November. Furniture installation is nearing completion on Level 6 and begins on Level 7 in early November. Furniture for Level 8 will be delivered in early December. The atrium finishes have been installed and the Level 1 lobby slab has been poured. Board Room A/V testing commissioning begins in November. Exterior painting is complete. Scaffolding is scheduled to remain in place through December when the window seals have been installed. We are evaluating alternative move-in dates for all three agencies in the first few months of 2016. The current schedule and recent construction photos are included as Attachments A and B.

2. Inter-agency Collaboration

The MTC, ABAG and Air District executive management team continues to meet to discuss shared business operations and technology solutions. The current focus is on finalizing a plan to jointly share various business operations services. Additional work is being developed on security protocols, parking and additional EV charging stations and infrastructure. BAHA issued a purchase order to KCA Engineers under the Executive Director's delegated authority to commence work on developing the parcel maps for the 375 Beale Condominium.

3. Technology

BAHA's technology vendor, NexusIS, is at work preparing the network hardware and software for the installation at the Regional Headquarters Data Center. The installation of telecommunications for Internet and telephone is in progress. Planning for the configuration and installation of telephone, video conferencing, Microsoft server solutions and data center services is also in progress. Board and multi-purpose room technology and audio/video equipment are being aligned for installation.

4. Furniture Procurement

Furniture for the staff offices/workstations, various seating, and the multi-purpose and conference room tables have been ordered. With 75% of the furniture budget expended, costs are tracking to the budget. Installation of the private offices on Level 6 has commenced with Level 7 to begin in early November. Additional furniture orders are being placed for the executive offices and other ancillary/public space locations.

5. Leasing Opportunities

Cushman & Wakefield continues to market the building although all of the commercial spaces either have executed leases or are under negotiations. The second commercial office lease has been executed with the Bay Area Toll Authority (BATA) for 30,266 rsf for suites #210 and #330.

Negotiations are underway to execute the lease with Degenkolb, previously authorized in August, 2015. Construction of the FasTrak® Customer Service Center (CSC) tenant improvements on Levels 2 and 3 commenced in October and is scheduled to be complete in April 2016. Under agenda item #6, BAHA will go into closed session and review an offer to lease the remaining commercial space (all of Level 4 and remainder of Level 3). BAHA continues to work with Cushman & Wakefield to lease out the larger retail food service space on the first floor.

6. Rincon Place

Staff is working with Tishman Speyer on terms of a deal that would build out Rincon Place, which includes property owned by BAHA and property owned by Tishman Speyer. Staff proposes offering Tishman Speyer a financial contribution in exchange for Tishman Speyer funding the balance and constructing Rincon Place to a design completed by Tishman Speyer and approved by BAHA.

Maintenance, operations, and insurance requirements would be shared. BAHA would maintain ownership of its property, and Tishman Speyer's obligation to the City of San Francisco to include a public midblock passage from Beale Street to Main Street would be fulfilled on BAHA's property.

7. San Francisco Bay Conservation and Development Commission (BCDC) Update

BCDC has submitted a report to the Senate Committee on Budget and Fiscal Review regarding a possible relocation to 375 Beale Street. There is no further news to report on the outcome of BCDC's report.

8. Regional Resource Center (RRC)

A Request for Proposal (RFP) was issued by MTC to select a firm as the Regional Resource Center (RRC) customer service representative. The RRC is co-located next to the 1st floor small retail café shop. The selected firm will provide visitors of 375 Beale Street with information and products related to the three regional agencies (MTC, Air District and ABAG), specifically public transportation services, assistance with and purchase of MTC-managed projects, and information on transportation alternatives and transit connections.



Steve Heminger

SH:tg

Attachments

J:\COMMITTEE\BAHA\2015\11_November 2015\3_November 2015 Status Report.docx

375 Beale Street Construction Schedule

6/19/2013

Revised 9/18/2013, 3/5/2014, 5/19/2014, 7/16/2014, 8/21/2014, 4/8/2015, 5/20/2015, 7/15/2015

		2014										2015										2016										
REVISED SCHEDULE		M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
1	Retrofit L1-L6																															
2	MEP, Core and Shell and Interiors (L1-6)																															
3	Tenant Relocates and HazMat Remediation 4/2015															X																
4	Retrofit L7-L8																															
5	MEP, Core and Shell and Interiors (L7-8)																															
6	Agency Move-in																															
7	Agency Occupancy (year end)																								X							
8	Non-agency Landlord Improvements (cold-to-warm L2)																															
9	Non-agency Tenant Improvements (L2)																															
10	Non-agency Tie-in to Base Building Systems (L2-5)																						X									
11	Non-agency Move-in (L2)																															
12	Non-agency Occupancy (L2)																									X						
13	Non-agency Landlord Improvements (cold-to-warm L3-5)																															
14	Non-agency Tenant Improvements (L3-5)																															
15	Non-agency Move-in (L3-5)																															
16	Non-agency Occupancy (L3-5)																														X	
Technology																																
18	Hardware Order Placement and Configuration																															
18	Server Room Ready (6 mos prior to move-in)																	X														
19	Testing & Commissioning (Bldg Systems)																															
20	Bld Systems operational																															
21	Agency Systems operational																															
Furniture																																
23	Dealer/Manufacturer BAH Approval				X																											
24	Contract Execution																															
25	Specification & Design																															
26	Order Placement																															
27	Installation																															

Construction Pictures – October 21, 2015

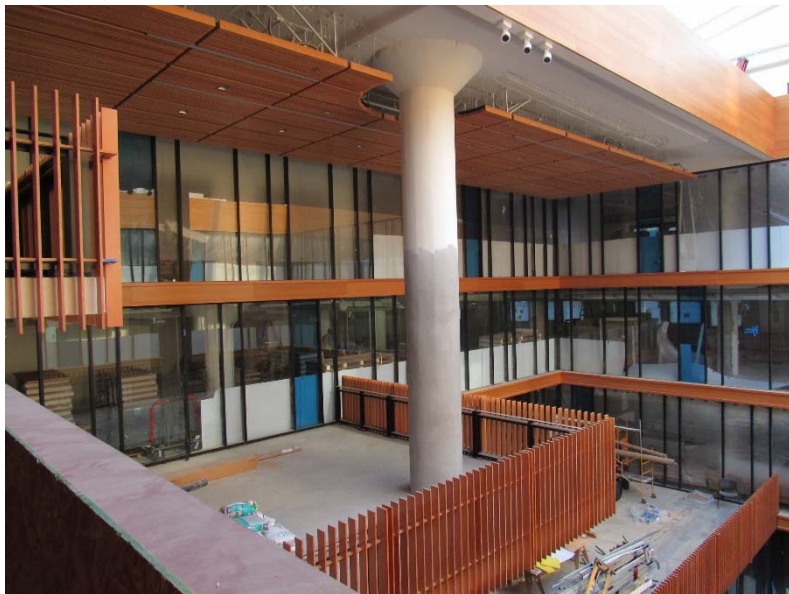


Figure 1: Upper floors atrium lobby finishes installation in progress



Figure 2: Atrium guardrail installation in progress.

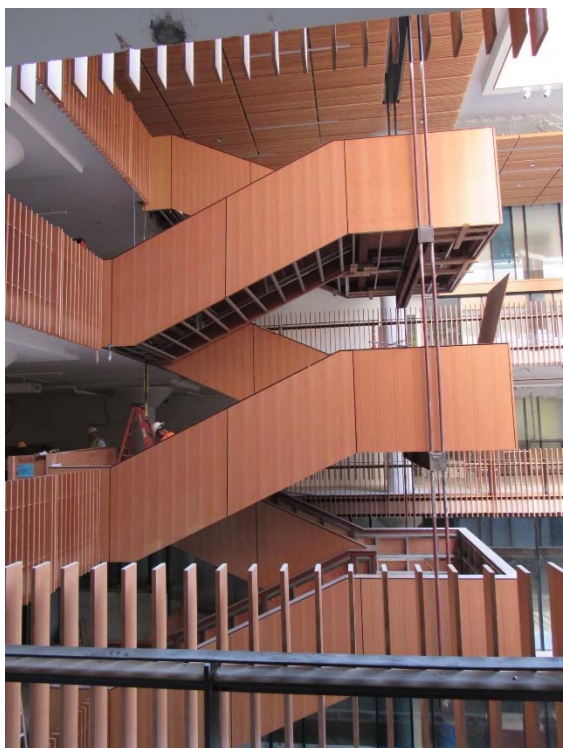


Figure 3: Stair 6 finishes installation in progress



Figure 4: Level 8 terrace framing/glazing in progress



Figure 5: Level 6 workstation furniture installation in progress



Figure 6: Level 7 office storefront and carpet installation in progress.



Figure 7: Exterior window painting in progress.



Figure 8: Boardroom finishes installation in progress.