



**BAY AREA HEADQUARTERS AUTHORITY**

Regional Agency Headquarters  
375 Beale Street, San Francisco, CA 94105

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WEB [www.mtc.ca.gov](http://www.mtc.ca.gov)

***Memorandum***

**Agenda Item 3a**

TO: Bay Area Headquarters Authority

DATE: February 17, 2016

FR: Executive Director

W. I. 9130

RE: 375 Beale Street Status Report – February 2016

**1. Construction Update**

On Sunday, January 17, main power went out in the building due to damage at the bus duct feeding from the existing General Electric (GE) transformers to the switchgear. GE performed visual inspections on January 18 and began dismantling the bus duct on January 21. When the incident occurred, the emergency generator activated and provided power to equipment tied into it, including emergency lighting and fire/life safety devices. Temporary power has been restored to the building to allow for continued construction activities and inspections.

The damaged section of bus duct was sent to GE's facility in Concord, California, for testing and a forensic analysis. The inspection uncovered additional equipment that was damaged. Since then, BAHA has contracted with Tryco, a high voltage contractor, to replace the damaged high voltage cables. GE has also fabricated a new section of bus duct that arrived on February 15 and will be installed by February 20. In coordination with other planned outages that are a result of commissioning work, we expect to restore permanent power to the building by February 25. Attachment A includes an illustration of the building's power equipment. Attachment B includes updated construction photos.

**2. Technology**

BAHA's technology vendor, NexusIS, is entering its final phases of work, installing the network hardware and software for the Regional Headquarters Data Center. A vast majority of the network connections are completed and WiFi is in testing. The board room technology is installed. The shared agency multi-function printing devices have arrived and are onsite. Basic telephone service is scheduled for completion in late February.

**3. Furniture Procurement**

Installation of the private offices and workstations and conference room tables on Levels 6, 7, and 8 is complete. Installation of the executive offices on Level 8 is underway, along with other ancillary furniture for the specialty spaces (i.e. Graphics, GIS map room and libraries). Installation is pending for additional items including public areas and atriums, tables for the public meeting rooms and chairs throughout the building.

4. Leasing Update

The concession agreement with Ada's Café was executed as of February 9. All of the commercial spaces, except the space reserved for the San Francisco Bay Conservation and Development Commission (BCDC), have been leased. An initial meeting with Rutherford + Chekene in preparation for turning their suite over for tenant improvements occurred. BAHA and Cushman Wakefield team will meet with Twilio Inc. in preparation for turning its space over by March 1. Cushman & Wakefield continues to market the larger retail space. Attachment C is a stacking plan that summarizes the planned occupancy of the building including Agency, commercial office, and retail spaces.

5. FasTrak® Customer Service Center (CSC)

Construction of the FasTrak® Customer Service Center (CSC) tenant improvements on Levels 2 and 3 is scheduled to be completed for its relocation to the building estimated in April 2016. The CSC consists of workstations and backend account management and mail processing systems which are currently housed at 62 First St. The move is contingent on receipt of the temporary certificate of occupancy (TCO) for the building, and on completion of BCCI's required work after TCO. We are generating back-up plan alternatives, in the event that Xerox cannot move by the end of April, when they will have to vacate their current space. Options include splitting up the operation and temporarily locating parts of the service in available unused space and/or relying on an overflow call center in Houston and back-end system hosting in Tarrytown, NY. Our goal is to keep all functions fully operational.

6. Rincon Place

An agreement was executed with 201 Folsom Acquisition Partners, LP ("201 Folsom") prescribing the development and use of Rincon Place. An amendment to the grant easement was executed, providing for 201 Folsom to build out Rincon Place, which includes property owned by BAHA and property owned by 201 Folsom, and complete streetscape improvements to BAHA's property. BAHA will contribute \$900,000 towards the total cost, with the balance being paid by 201 Folsom. Rincon improvements were scheduled to commence late February, but did not commence as scheduled pending removal of the temporary generators that are providing power to the building. Sidewalk improvements have commenced on the Beale Street and will continue to Main, Harrison and then Rincon Place.

7. BCDC Update

There is no further news to report on the outcome of BCDC's report to the Senate Committee on Budget and Fiscal Review. In the interim, a Level 5 design was developed for the BCDC and MTC spaces similar to the other agency floors and has been submitted to the State Architect for approval. Staff expects to submit a request to approve funding to build out the Agency's 5<sup>th</sup> floor improvements concurrent with the improvements to the BCDC space. If BCDC is not allowed to move-in, the space will be ready for another tenant.

8. Regional Resource Center (RRC)

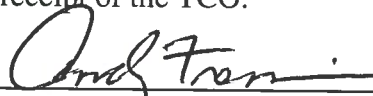
On February 10, the MTC Administration Committee approved entering into a contract with Faneuil, Inc. through June 30, 2018, in an amount not to exceed \$632,984, to operate the RRC.

For Fiscal Year 2015-16, \$125,000 is available for this purpose. Funding for future Fiscal Years is subject to approval of future MTC and participating agency budgets.

The RRC operator will provide visitors with information and products related to the three regional agencies, specifically public transportation services, assistance with and purchase of items related to agency-managed projects, and information on transportation alternatives and transit connections.

9. Move Management

The 375 Beale Executive Committee met on February 11 and agreed to delay announcing a new move date until the temporary certificate of occupancy (TCO) has been approved. The critical path to determining our move date will be the receipt of the TCO from the Office of the State Fire Marshall. Our current schedule estimates receipt of the TCO by the end of March, any changes, to that estimate will be reported to the Authority as soon as they are known. Agency move dates would be approximately one month after receipt of the TCO.

  
\_\_\_\_\_  
Andrew B. Premier

**Attachments**

J:\COMMITTEE\BAHA\2016\02-Feb-2016\_BAHA\3a\_February 2016 Status Report\_v2.docx

RINCON PLACE

BEALE STREET

MAIN STREET

HARRISON STREET

**COMMON AREAS LEGEND:**

- Entry Lobby / Elevator
- Board Room/Meeting
- Retail
- Rest Room
- Exit Stair
- Storage/ File Room

**EQUIPMENT LEGEND:**

- Printer - Agency
- Copy/Print Scanner

**Building Power**

- 34kV PGE redundant feed from Main Street.
- RM 136: PGE vault. Transformer steps 34kV down to 12kV
- RM 160: Medium voltage switch-gear distributes two 12kV feeds.
- RM 142: Transformer steps 12kV to 480V. Damaged bus duct on low voltage side of transformer
- RM 140: Low voltage switchgear distributes to building.

REVISIONS:

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relocation connections inc  
3170 Crow Canyon Place, Suite 210  
San Ramon, CA 94583

Floor Plan  
1st Floor

Scale: NTS

Date: 12/29/15

By:

Drawing Number: 1

RINCON PLACE

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MAIN STREET

HARRISON STREET

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RINCON PLACE

The floor plan illustrates the 1st floor of the Rincon Place building, bounded by Beale Street to the west, Main Street to the east, and Harrison Street to the south. The plan includes various rooms such as retail spaces, boardrooms, restrooms, storage areas, and technical rooms like the PGE vault and switchgear. Five red arrows, numbered 1 through 5, trace the path of electrical power from the main street feed into the building's internal distribution system.

**COMMON AREAS LEGEND:**

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MAIN STREET

HARRISON STREET

NORTH

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**Room Labels:** RETAIL (135), BOARD ROOM (136), CLAREMONT (137), VESTIBULE (138), GREEN ROOM (139), REGIONAL OPERATIONS CENTER (140), FIRE CONTROL (141), BAHIA STORAGE (142), RM 136, RM 137, RM 138, RM 139, RM 140, RM 141, RM 142, RM 143, RM 144, RM 145, RM 146, RM 147, RM 148, RM 149, RM 150, RM 151, RM 152, RM 153, RM 154, RM 155, RM 156, RM 157, RM 158, RM 159, RM 160, RM 161, RM 162, RM 163, RM 164, RM 165, RM 166, RM 167, RM 168, RM 169, RM 170, RM 171, RM 172, RM 173, RM 174, RM 175, RM 176, RM 177, RM 178, RM 179, RM 180, RM 181, RM 182, RM 183, RM 184, RM 185, RM 186, RM 187, RM 188, RM 189, RM 190, RM 191, RM 192, RM 193, RM 194, RM 195, RM 196, RM 197, RM 198, RM 199, RM 200, RM 201, RM 202, RM 203, RM 204, RM 205, RM 206, RM 207, RM 208, RM 209, RM 210, RM 211, RM 212, RM 213, RM 214, RM 215, RM 216, RM 217, RM 218, RM 219, RM 220, RM 221, RM 222, RM 223, RM 224, RM 225, RM 226, RM 227, RM 228, RM 229, RM 230, RM 231, RM 232, RM 233, RM 234, RM 235, RM 236, RM 237, RM 238, RM 239, RM 240, RM 241, RM 242, RM 243, RM 244, RM 245, RM 246, RM 247, RM 248, RM 249, RM 250, RM 251, RM 252, RM 253, RM 254, RM 255, RM 256, RM 257, RM 258, RM 259, RM 260, RM 261, RM 262, RM 263, RM 264, RM 265, RM 266, RM 267, RM 268, RM 269, RM 270, RM 271, RM 272, RM 273, RM 274, RM 275, RM 276, RM 277, RM 278, RM 279, RM 280, RM 281, RM 282, RM 283, RM 284, RM 285, RM 286, RM 287, RM 288, RM 289, RM 290, RM 291, RM 292, RM 293, RM 294, RM 295, RM 296, RM 297, RM 298, RM 299, RM 300, RM 301, RM 302, RM 303, RM 304, RM 305, RM 306, RM 307, RM 308, RM 309, RM 310, RM 311, RM 312, RM 313, RM 314, RM 315, RM 316, RM 317, RM 318, RM 319, RM 320, RM 321, RM 322, RM 323, RM 324, RM 325, RM 326, RM 327, RM 328, RM 329, RM 330, RM 331, RM 332, RM 333, RM 334, RM 335, RM 336, RM 337, RM 338, RM 339, RM 340, RM 341, RM 342, RM 343, RM 344, RM 345, RM 346, RM 347, RM 348, RM 349, RM 350, RM 351, RM 352, RM 353, RM 354, RM 355, RM 356, RM 357, RM 358, RM 359, RM 360, RM 361, RM 362, RM 363, RM 364, RM 365, RM 366, RM 367, RM 368, RM 369, RM 370, RM 371, RM 372, RM 373, RM 374, RM 375, RM 376, RM 377, RM 378, RM 379, RM 380, RM 381, RM 382, RM 383, RM 384, RM 385, RM 386, RM 387, RM 388, RM 389, RM 390, RM 391, RM 392, RM 393, RM 394, RM 395, RM 396, RM 397, RM 398, RM 399, RM 400, RM 401, RM 402, RM 403, RM 404, RM 405, RM 406, RM 407, RM 408, RM 409, RM 410, RM 411, RM 412, RM 413, RM 414, RM 415, RM 416, RM 417, RM 418, RM 419, RM 420, RM 421, RM 422, RM 423, RM 424, RM 425, RM 426, RM 427, RM 428, RM 429, RM 430, RM 431, RM 432, RM 433, RM 434, RM 435, RM 436, RM 437, RM 438, RM 439, RM 440, RM 441, RM 442, RM 443, RM 444, RM 445, RM 446, RM 447, RM 448, RM 449, RM 450, RM 451, RM 452, RM 453, RM 454, RM 455, RM 456, RM 457, RM 458, RM 459, RM 460, RM 461, RM 462, RM 463, RM 464, RM 465, RM 466, RM 467, RM 468, RM 469, RM 470, RM 471, RM 472, RM 473, RM 474, RM 475, RM 476, RM 477, RM 478, RM 479, RM 480, RM 481, RM 482, RM 483, RM 484, RM 485, RM 486, RM 487, RM 488, RM 489, RM 490, RM 491, RM 492, RM 493, RM 494, RM 495, RM 496, RM 497, RM 498, RM 499, RM 500, RM 501, RM 502, RM 503, RM 504, RM 505, RM 506, RM 507, RM 508, RM 509, RM 510, RM 511, RM 512, RM 513, RM 514, RM 515, RM 516, RM 517, RM 518, RM 519, RM 520, RM 521, RM 522, RM 523, RM 524, RM 525, RM 526, RM 527, RM 528, RM 529, RM 530, RM 531, RM 532, RM 533, RM 534, RM 535, RM 536, RM 537, RM 538, RM 539, RM 540, RM 541, RM 542, RM 543, RM 544, RM 545, RM 546, RM 547, RM 548, RM 549, RM 550, RM 551, RM 552, RM 553, RM 554, RM 555, RM 556, RM 557, RM 558, RM 559, RM 560, RM 561, RM 562, RM 563, RM 564, RM 565, RM 566, RM 567, RM 568, RM 569, RM 570, RM 571, RM 572, RM 573, RM 574, RM 575, RM 576, RM 577, RM 578, RM 579, RM 580, RM 581, RM 582, RM 583, RM 584, RM 585, RM 586, RM 587, RM 588, RM 589, RM 590, RM 591, RM 592, RM 593, RM 594, RM 595, RM 596, RM 597, RM 598, RM 599, RM 600, RM 601, RM 602, RM 603, RM 604, RM 605, RM 606, RM 607, RM 608, RM 609, RM 610, RM 611, RM 612, RM 613, RM 614, RM 615, RM 616, RM 617, RM 618, RM 619, RM 620, RM 621, RM 622, RM 623, RM 624, RM 625, RM 626, RM 627, RM 628, RM 629, RM 630, RM 631, RM 632, RM 633, RM 634, RM 635, RM 636, RM 637, RM 638, RM 639, RM 640, RM 641, RM 642, RM 643, RM 644, RM 645, RM 646, RM 647, RM 648, RM 649, RM 650, RM 651, RM 652, RM 653, RM 654, RM 655, RM 656, RM 657, RM 658, RM 659, RM 660, RM 661, RM 662, RM 663, RM 664, RM 665, RM 666, RM 667, RM 668, RM 669, RM 670, RM 671, RM 672, RM 673, RM 674, RM 675, RM 676, RM 677, RM 678, RM 679, RM 680, RM 681, RM 682, RM 683, RM 684, RM 685, RM 686, RM 687, RM 688, RM 689, RM 690, RM 691, RM 692, RM 693, RM 694, RM 695, RM 696, RM 697, RM 698, RM 699, RM 700, RM 701, RM 702, RM 703, RM 704, RM 705, RM 706, RM 707, RM 708, RM 709, RM 710, RM 711, RM 712, RM 713, RM 714, RM 715, RM 716, RM 717, RM 718, RM 719, RM 720, RM 721, RM 722, RM 723, RM 724, RM 725, RM 726, RM 727, RM 728, RM 729, RM 730, RM 731, RM 732, RM 733

RINCON PLACE

BEALE STREET

MAIN STREET

HARRISON STREET

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**relocation connections inc**  
3170 Crow Canyon Place, Suite 210  
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**NORTH**

RINCON PLACE

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BEALE STREET

HARRISON STREET

MAIN STREET

NORTH

REVISIONS:	1	2	3	4	5	6	7
relocation connections inc 3170 Crow Canyon Place, Suite 210 San Ramon, CA 94583							

Floor Plan  
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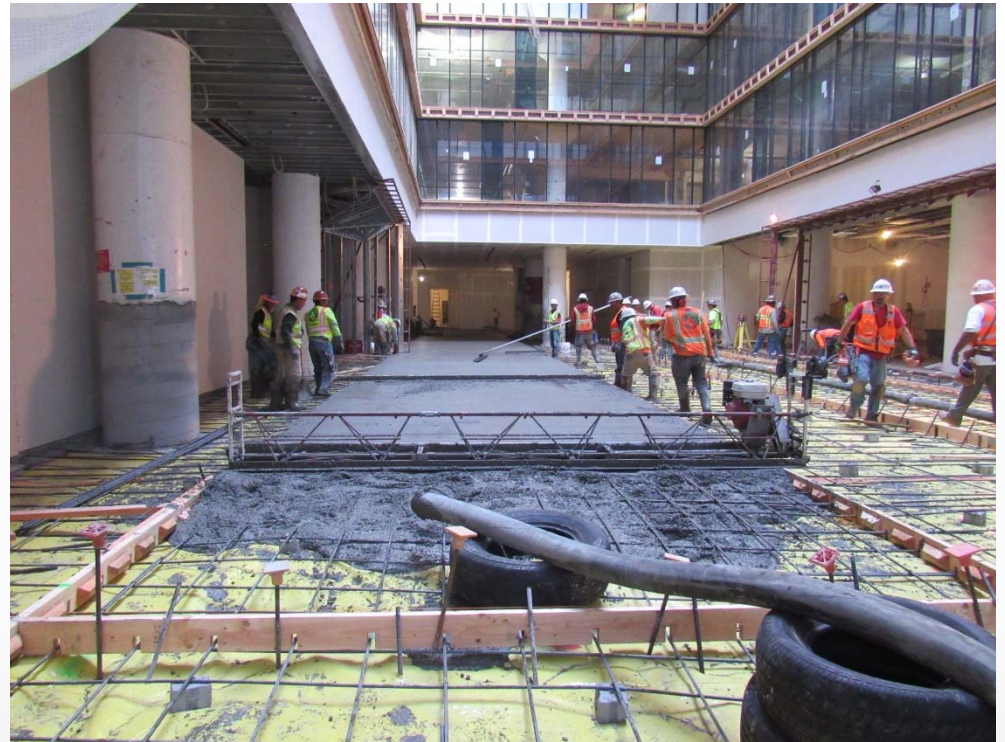
Before: 390 Main Street

After: 375 Beale Street



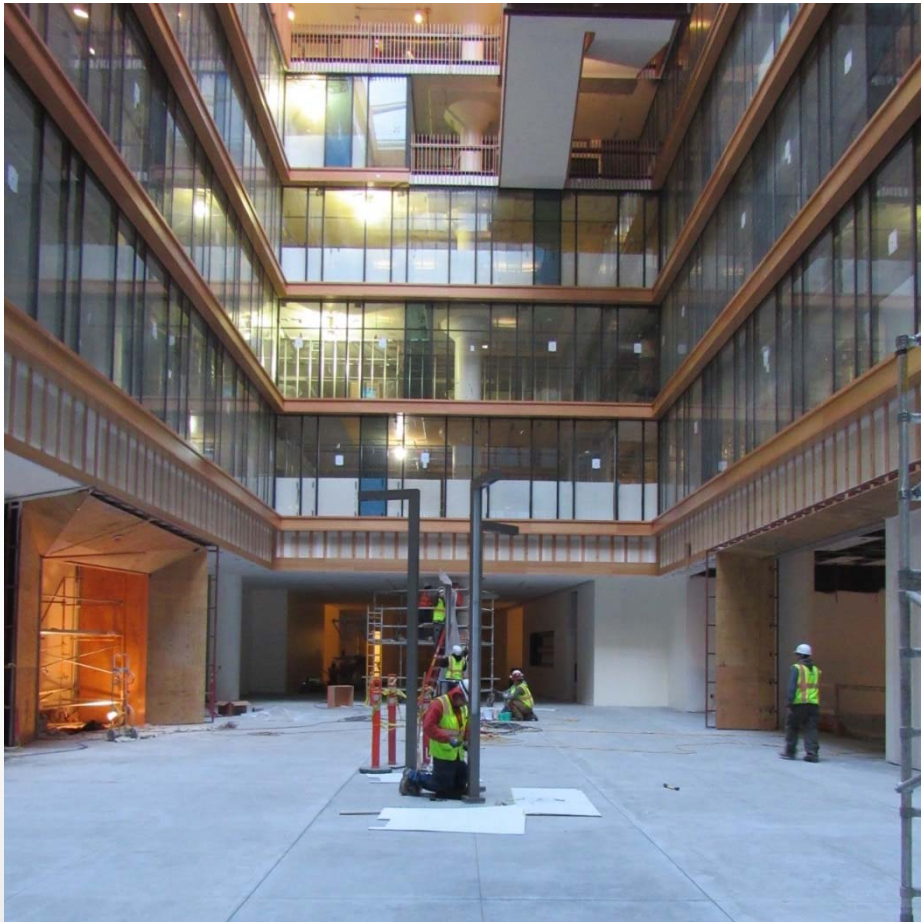


Atrium



Security Desk



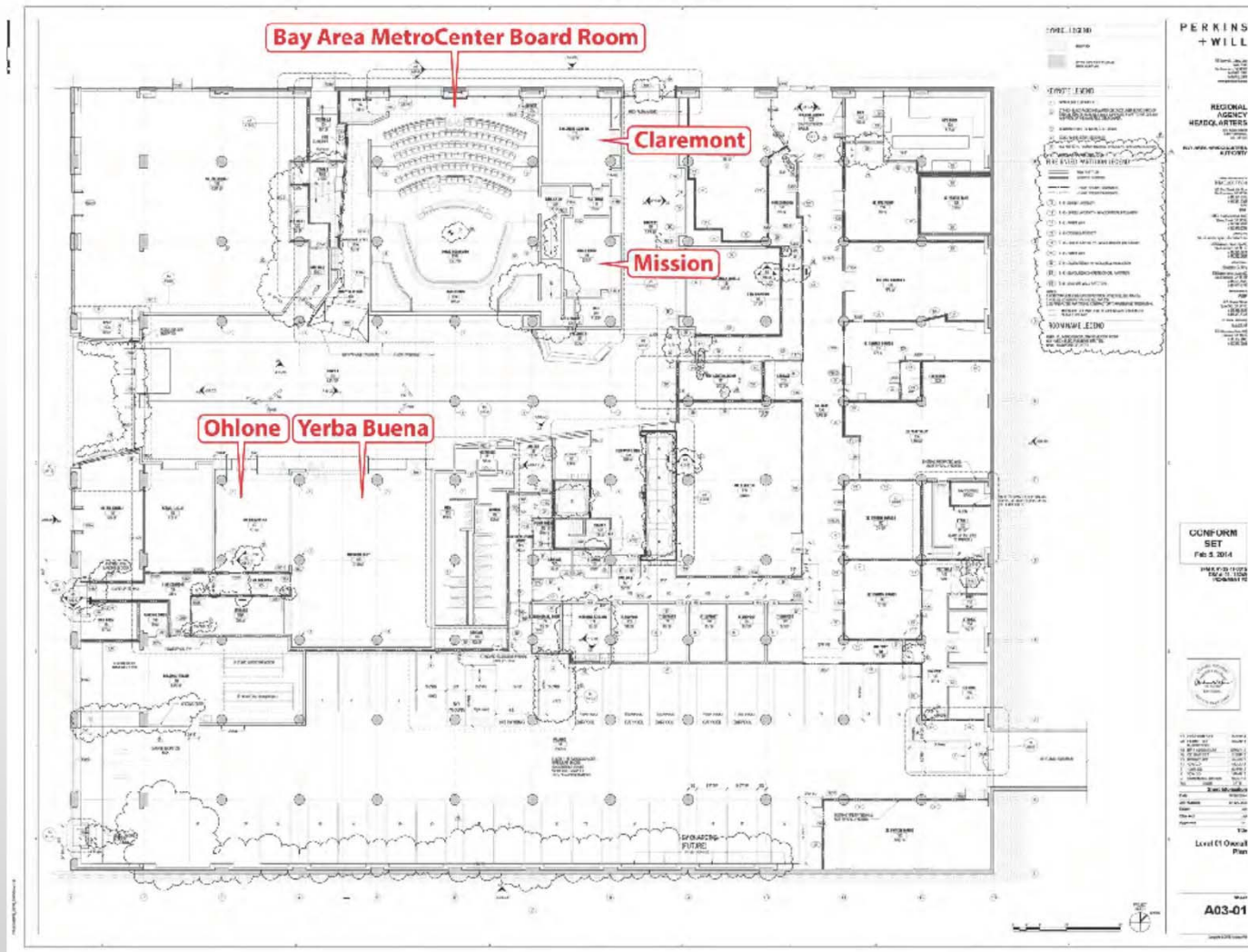


Atrium Views



# Public Meeting Spaces

## 1st Floor









Board Room



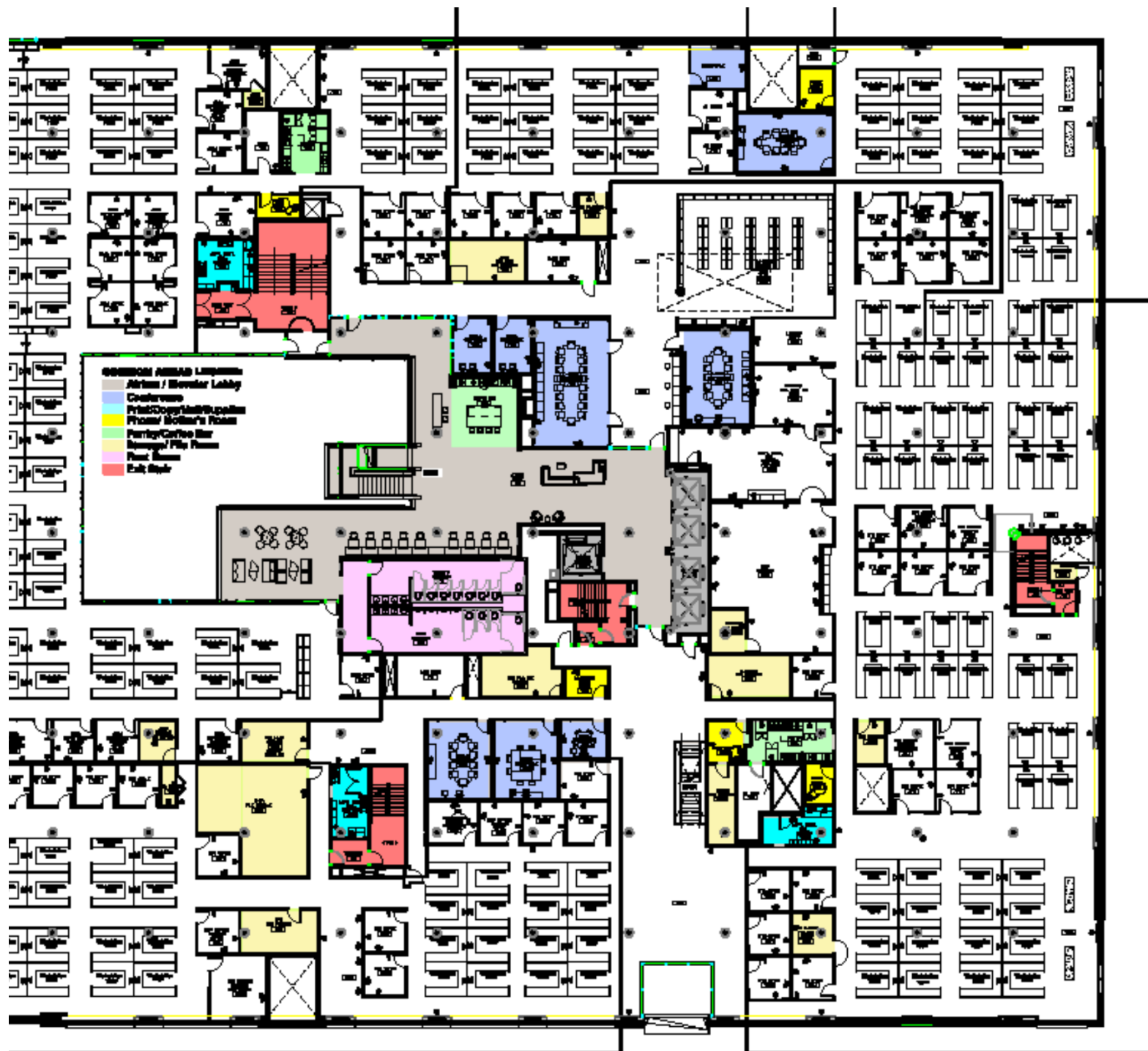




Yerba Buena/Ohlone  
Public Conference Rooms





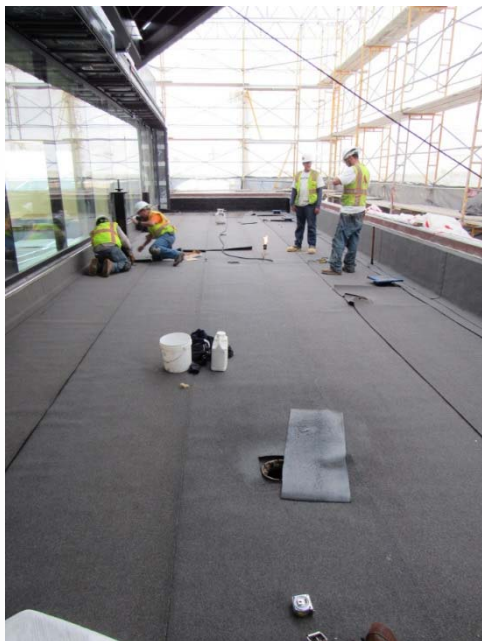


**NTC**



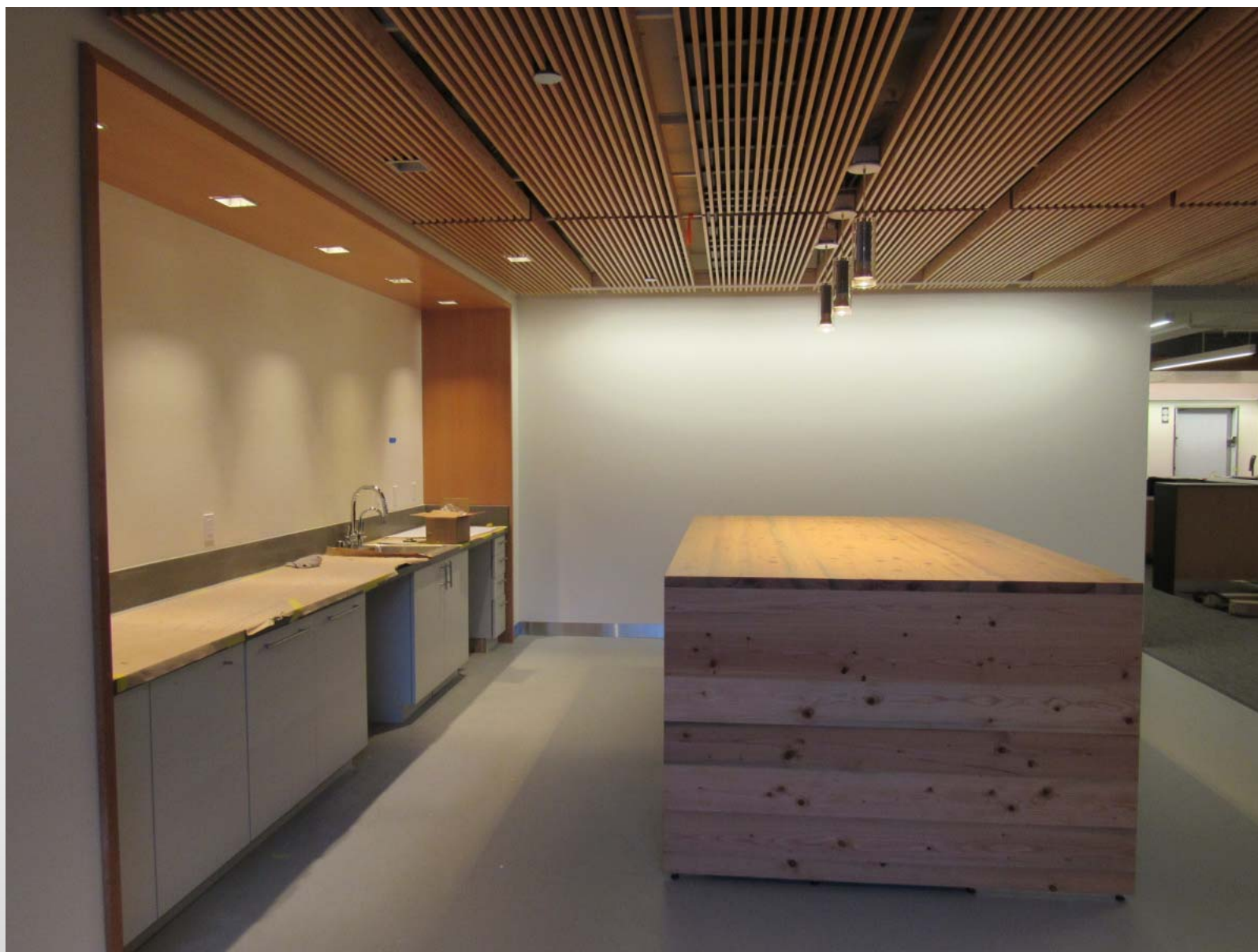
Offices/Workstations



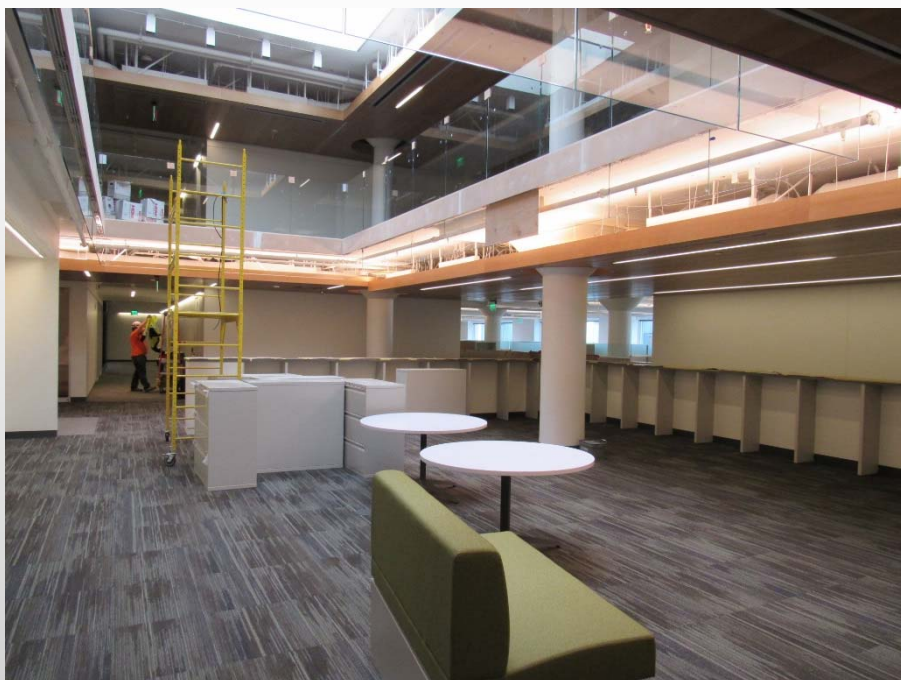


8<sup>th</sup> Floor Roof Terrace  
and Tree Well





Coffee Bar



- \*Skylights
- \*Interconnecting Stairs
- \*Technical Library

# 375 BEALE STREET - LEASING UPDATE

## 375 Beale Street ESTIMATED AGENCY RSF - STACKING PLAN

BOMA Legacy Method A: Smith Group 6.19.15

FLOOR

8	Agency (MTC, ABAG, BAAQMD) 55,700 RSF							
7	Agency (MTC, ABAG, BAAQMD) 57,300 RSF							
6	Agency (BAAQMD) 58,100 RSF							
5	Agency (MTC) 14,900 RSF	BCDC (pending negotiations) 21,000 RSF			DEGENKOLB 22,536 RSF (occupy: 2-1-2017)			
4	TWILIO 58,290 RSF (occupy: 10-15-2016)							
3	BATA-Fastrak 9,170 RSF	RUTHERFORD & CHEKENE 13,892 RSF (occupy: 6-1-16)			TWILIO 33,533 RSF (occupy: 10-15-2016)			
2	PARKING 16,064	BIKES/ LOCKERS 4,396	BAAQMD & BAHA 9600 RSF	CW 1,082 RSF	BATA-Fastrak CSC 21,100 RSF (occupy: 4-1-16)			
1	BUILDING SUPPORT 10,326	PARKING 15,912		LOBBY 14,606		Board Rooms & Public Meeting Rooms 14,200 RSF	Resource Center & ADA's 1,521 RSF	RETAIL A 4,827 RSF

Agency Space

Leased Space

Vacant Space