



BAY AREA HEADQUARTERS AUTHORITY

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Memorandum

Agenda Item 3a

TO: Bay Area Headquarters Authority

DATE: June 15, 2016

FR: Executive Director

W. I. 9130

RE: 375 Beale Street Status Report – June 2016

1. Construction Update/Certificate of Occupancy

Final touches to unwrap the building were completed for the relocation of the Metropolitan Transportation Commission (MTC), the Association of Bay Area Governments (ABAG) and the Bay Area Air Quality Management District (Air District). The graphic map of the Bay Area has been installed on the wall of the interconnecting glass stairs and will cover four (4) floors. Staff is currently working with McCarthy Builders to complete the punch list items and project closeout.

2. Move Date(s)

MTC and ABAG's first day was May 23. The Air District's first day was Tuesday, May 31. Rutherford + Chekene received its temporary certificate of occupancy on Thursday, May 26 which allowed it to move in and occupy its space on Floor 3 as of June 1, 2016.

3. Streetscape/Rincon Place

Sidewalk improvements for Beale Street are completed and improvements for Main Street are underway. The City and County of San Francisco has a contract to relocate water main lines and make permanent grade changes along Beale Street. This work is not anticipated to start until later in the summer, and will continue throughout the year. Tishman Speyer is working with the City and County of San Francisco to resolve conflicts at the corner of Harrison and Main streets. Tishman Speyer is also preparing to submit drawings of the landscape improvements on Rincon Place for permit approval before starting work this summer.

4. Furniture Procurement

Hogue and Associates (Hogue), BAHA's furniture dealer, completed delivery of furniture for all offices, workstations, conference rooms and other ancillary areas. Staff is working with Hogue on punch list items and other furniture requests.

5. Ada's Café and Resource Center

Work is under way with a grand opening scheduled for October 2016. A temporary partition has been installed in the lobby and will remain in place for three months to separate the construction work from the 1st floor lobby.

6. Twilio

Twilio has selected Skyline Construction to complete its tenant improvements and work is under way on Levels 3 and 4. Twilio has submitted design plans to Office of the State Fire Marshal and Division of the State Architect for review and is awaiting approval. Twilio is expected to occupy the space as of October 2016.

7. Degenkolb Engineers

BAHA is completing work and is prepared to turn over the space to Degenkolb Engineers by September 2016. Degenkolb has selected BCCI to provide construction services.

8. San Francisco Bay Conservation and Development Commission (BCDC)

The relocation of BCDC to 375 Beale Street is included in the final FY 2016-17 State Budget. BCDC is now seeking Department of General Services concurrence of the move and to commence negotiations on a final lease agreement. The agreement would include a turnkey build out of the BCDC space including all improvements and furniture consistent with the existing design of the MTC space. BCDC proposes a move-in date in early 2017.

9. Level 5 MTC and BCDC Space

Construction drawings are under way for the combined Level 5 space that will house the MTC technology staff and BCDC offices. Once approved by BAHA, the plans will be submitted to Office of the State Fire Marshal and the Division of the State Architect for approval. Staff plans to submit a request at the July BAHA Authority meeting to approve funding to build out MTC's Level 5 improvements concurrent with the improvements to the BCDC space.



Steve Heminger

SH:TG
Attachments