

**BAY AREA HEADQUARTERS AUTHORITY**

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Memorandum**Agenda Item 4a**

TO: Bay Area Headquarters Authority

DATE: March 15, 2017

FR: Deputy Executive Director

W. I. 9130

RE: **375 Beale Street Status Report – March 2017**

1. 375 Beale Construction

The one-year builder's warranty expires April 25, 2017. Since substantial completion, McCarthy has responded to warranty claims made by BAHA and is performing walk-throughs of existing building systems to identify any final repairs that are needed. The United States Green Building Council (USGBC) provided initial comments to BAHA's Leadership in Energy and Environmental Design (LEED) certification submittal. The project was submitted with enough points to achieve Gold certification under LEED for New Construction v2009.

2. Streetscape/Rincon Place

Tishman Speyer continues this work. Concrete walls and ramps in Rincon Place were installed in January and February with some time lost to rain. Tishman Speyer now projects Rincon Place to be complete by the beginning of June. Streetscape work along Beale, Main, and Harrison Streets continues slowly. Work on Main and Harrison Streets will move ahead in March as Tishman Speyer and the City recently resolved coordination of final lane striping. Tishman Speyer projects streetscape work will also be completed in early June.

3. Tenant Updates

Degenkolb Engineers moved into the 5th floor space over the weekend of January 20th. The Bay Area MetroCenter is now home to approximately 1,400 building occupants. Attachment A includes the updated stacking plan with information about building tenants.

In December, BAHA invited a small group of staff, building tenants and neighborhood representatives to a two-part exercise to brainstorm ideas for the best interim use of the vacant retail space on the 1st floor. TEF Architects provided a briefing and then toured indoor downtown spaces with the goal of getting inspiration on how to transform the space into a lively gathering space. Recommendations from this exercise are being formulated into a plan that will be presented to BAHA for consideration.

4. San Francisco Bay Conservation and Development Commission (BCDC) Relocation

Swinerton Builders completed the bidding of mechanical, electrical, plumbing, and fire protection design-build scopes in February and is in the process of bidding finishes. The draft construction schedule shows construction May 1 to September 1, with occupancy as of October 2nd. The start of construction depends on completing design and permitting on time. Staff continues to work with the

California Department of General Services (DGS) to obtain final approval on the lease terms and execution of a lease agreement.

5. 375 Beale Street Condominium

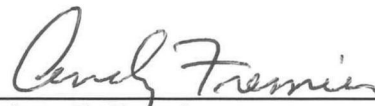
Below is an update on the various real estate transactions related to the condo sales:

Party	Transaction	Status	Transaction Amount
ABAG	Exchange of Oakland MetroCenter property for 375 Beale Condo interest	Expected to close in April	Exchange
Air District	Purchase Agreement execution in process	Expected to close in April	\$29.7 Million
BART	Purchase Agreement executed January 27 th	Escrow expected to close April once clear title show MTC as the single owner of the MTC and ABAG interests in the Oakland property	\$19.8 Million

6. Ada's Café and Resource Center ("The Hub")

In February, BAHA funded the cost of providing coffee services to agency staff. Over 300 drinks were served which gave Ada's a glimpse into what people liked and also gave its new trainees an opportunity to learn and improve their growing skill set. Ada's Café passed its health inspection on February 28th after completing construction items identified by the San Francisco Department of Health. Next step is final approval by the Health Inspector and the permit to operate. Training of Ada's staff is underway and the café is expected to be fully operational in early April.

The HUB began officially opened on January 25, 2017. While foot traffic continues to be light, Hub staff have assisted hundreds of FasTrak and Clipper customers. Once Ada's opens, MTC intends to formally market both vendors to building tenants and its Rincon Hill neighbors. Additionally, MTC staff continues to add new tasks and functionality to Hub staff's work plan. Staff expects that these factors will increase the volume of customers The Hub serves, while continuing to provide a high level of customer service to the public. The Air District has also contributed \$65,000 towards the Hub operations.



Andrew B. Fremier

SH:tg
Attachments

375 BEALE STREET - STACKING PLAN

375 Beale Street ESTIMATED AGENCY RSF - STACKING PLAN

BOMA Legacy Method A: Smith Group 6.19.15

FLOOR

8 7 6 5 4 3 2 1	Agency (MTC, ABAG, BAAQMD) 57,400 RSF							
	Agency (MTC, ABAG, BAAQMD) 59,420 RSF							
	Agency (BAAQMD) 60,200 RSF							
	Agency (MTC) 20,884 RSF		BCDC (pending negotiations) 21,157 RSF			DEGENKOLB 22,536 RSF		
	TWILIO 58,290 RSF							
		BATA-Fastrak 6180 RSF	RUTHERFORD & CHEKENE 13,892 RSF			TWILIO 33,533 RSF		
	PARKING 16,064		BIKES/ LOCKERS 4,396	BAAQMD & BAHA 9,600 RSF		CW 1,082 RSF	BATA-Fastrak CSC 21,100 RSF	
	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

Agency Space

Leased Space

Vacant Space

3/6/2017