

**BAY AREA HEADQUARTERS AUTHORITY**

Regional Agency Headquarters  
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***Memorandum*****Agenda Item 3a**

TO: Bay Area Headquarters Authority

DATE: April 17, 2019

FR: Executive Director

W. I. 9130

RE: Update on Final Lease Agreement – San Francisco Bay Conservation and Development Commission (BCDC): Department of General Services

This memorandum is to report on the final negotiated terms and conditions of the lease with the State of California, acting through the Department of General Services (DGS), for the San Francisco Bay Conservation and Development Commission (BCDC).

**Background**

On January 25, 2017, the Authority approved a ten (10) year lease with BCDC. Unfortunately, BCDC was unable move forward with lease negotiations in 2017, because authorization of the relocation as an exception to the policies in Executive Order B-17-12 had not been received, and because there were not adequate funds in the State's Fiscal Year 2017-2018 or 2018-2019 budgets for the move.

While BCDC resolved those issues, BAHA completed the tenant improvement construction and furniture installation in the spring of 2018. BCDC subsequently obtained the Governor's authorization and secured funding in the State's Fiscal Year 2019-2020 budget for the relocation.

**Lease Terms and Conditions**

Staff proceeded with finalizing negotiations and has entered into the final lease agreement with BCDC under the terms as described below:

Description:	BCDC will be in Suite 510, co-located on the 5 <sup>th</sup> floor along with staff from MTC's Technology Services Section. The floor plan is consistent with the design of agency floors 6-8 including shared amenities such as the coffee bar, pantries, copy/supply rooms and conference rooms. The space has access to the upper agency floors via the two interconnecting stairwells. BCDC will have access to the public meeting facilities including the Board Room and the Yerba Buena and Ohlone multi-purpose rooms. Attachment A is the floor plan.
Useable Square Feet (usf):	Approximately 18,890 usf
Parking:	Two (2) parking spaces.
Term:	Eight (8) Years – from September 1, 2019 to August 31, 2027*

Net Effective Rent:	\$10,264,656 over the course of the eight year term
Full Service Lease:	\$60.73 to \$74.39/usf (assumes 3% CPI adjustment)
Lump Sum Payment for alterations and improvements:	\$2,518,283.38

\*Lease term changed from 10 to 8 years, as the lease was not entered into in 2017 as originally anticipated. State has the ability to terminate the lease after August 31, 2026.

  
Therese W. McMillan

TM: dr

Attachment

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## GENERAL NOTES

1. BLANK TYPES ONLY AT TYPICAL OFFICE AND CONFERENCE ROOMS. SEE SPECIFICATIONS, GLASS TYPES FOR MATERIALS AND FINISHES. SEE TYPICALS FOR DIMENSIONS ON PLANS FOR DISTRICT EXTENTS.

TYPICAL OFFICE ALPHABETICALLY GL-201  
DISTRICT 1 CONF. GL-201 & GL-202  
DISTRICT 1 CONF. GL-201 & GL-202

2. SEE DOOR ALPHABETICALLY GL-201  
FOR GLASS TYPE, CURTAINING AND TYPICAL EXTENTS.

3. FURNITURE IS SHOWN AND IS SHOWN FOR REFERENCE AND SCALE ONLY.

4. SEE DIMENSIONS OF SHEET SPACES FOR DIMENSIONS, WALL TYPES, INTERIOR CALLOUTS AND ADDITIONAL INFORMATION.

## SYMBOL LEGEND

NEW CONSTRUCTION

EXISTING AND CONSTRUCTION REFER TO CORE AND SHELL DRAWINGS

PARTITION TYPE

DISTRICT DELINEATION LINE

MANAGER LEADER

375 BEALE STREET - 5TH FLOOR  
375 BEALE STREET  
SAN FRANCISCO, CA 94105

BAY AREA HEADQUARTERS AUTHORITY  
SFM NO. : 9113116

**LEGEND**

MTC

BCDC

Shared

By BAH  
4/3/2019

**PERMIT SET**  
DECEMBER 29, 2016

PROJECT NO. : 121614-00  
DATE : 12/29/2016 12:06:18 PM

104-05

## KEY PLAN

A-NW B-NE  
C-SW D-SE

PROJECT NORTH

0' 4' 8' 12' 16' 20' 24' 28' 32'

