

# 375 Beale Condominium Corporation

December 10, 2024

Agenda Item 4a - 24-1457

## **Building Operations (Including Property Management Services, Activities, and Safety and Security) and Projects Report**

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### **Summary:**

This memorandum is to provide information to the Board regarding Building Operations (including Property Management Services, Activities, and Safety and Security) and Projects Report.

### **Background:**

The Bay Area Headquarters Authority (BAHA) is pleased to serve as the Facility Operator for the property located at 375 Beale Street. The Covenants, Conditions & Restrictions (CC&Rs) dated December 22, 2016, confer upon the Facility Operator all powers, duties, and responsibilities for the day-to-day operation, management, and maintenance of the Common Area and the Jointly Used Space (as defined in the CC&Rs). This includes implementing adopted rules; preparing and implementing the approved budgets; maintaining the accounting records; contracting service providers; and collecting and depositing authorized assessments.

Cushman & Wakefield (C&W) assists BAHA with property management services, including, but not limited to, building management, tenant services, building engineering, security, parking, and janitorial.

### **Bay Area Metro Center (BAMC) Activities:**

In this report, staff provide information on scheduled activities and shared services utilization since the last Board meeting.

There have been no notable safety or security incidents since the last Board meeting. BAHA and C&W staff will continue to monitor safety and security at the building and update this Board at future 375 Beale Condominium Board meetings.

Since the last Board meeting, BAMC served as the venue for two American Red Cross blood drives, and held the end of Summer Social for all occupants of the building on September 18. Building occupants also continue to utilize the BAMC Gym. Metrics on the use of the BAMC

visitors, parking, and other building information including the gym and other building-wide events since the last Board meeting are included in the following utilization reports::

- Attachment A: BAMC Visitors, Parking and Other Building Information
- Attachment B: Room Reservations for Agency Meetings at 375 Beale

## **Projects**

### *1st Floor Reconfigurations and Audio-Visual (AV) Upgrade*

Construction for the 1<sup>st</sup> Floor Yerba Buena and Ohlone conference room spaces were completed in September 2024. Construction related to the warming kitchen is scheduled to be completed by December 2024. The reconfigured spaces and AV upgrade provide expanded capacity for meetings and events, along with the latest in innovative technology. \_

### *Parking Controls Equipment Replacement*

The replacement of the parking gate control equipment in the Beale garage has been completed and the transition for occupants now being undertaken. The updated parking gate control equipment will enhance occupants and transient parkers experience by allowing them to integrate to the building card access system and facilitate online validation.

### *Façade Repairs*

The Façade repair project began in early 2024 and will continue through 2027 to make all necessary repairs to the façade. C&W and BAHA staff continue to work with the Contractor to minimize construction-related – noise, etc. - impacts on building occupants.

### *Hybrid Space Pilot*

BAHA and MTC finalized the design, construction, and installation of furniture and technology for the Hybrid Space Pilot in a small number of MTC workspaces and shared conference rooms. After collecting feedback from staff regarding the furniture and technology updates, it was determined that no further physical changes need to be made to the Hybrid Space Pilot areas.

## **Issues:**

None.

**Recommended Action:**

None. This is an informational item only.

**Attachments:**

- Attachment A: BAMC Visitors, Parking, and Other Building Information
- Attachment B: Room Reservations for Agency Meetings at 375 Beale

*Denise Rodrigues*

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