



Joseph P. Bort MetroCenter  
 101 Eighth Street  
 Oakland, CA 94607-4700  
 TEL 510.817.5700  
 TDD/TTY 510.817.5769  
 FAX 510.817.7848  
 EMAIL info@mtc.ca.gov  
 WEB www.mtc.ca.gov

## *Memorandum*

TO: Bay Area Headquarters Authority

DATE: November 21, 2012

FR: Executive Director

W.I. 9130

RE: 390 Main Street Status Report – November 2012

### 1. Architectural and Engineering Services Update

At the November 28<sup>th</sup> meeting, staff, along with Perkins+Will, the architectural and engineering design team, will conduct a tour of the 390 Main Street building and present updated conceptual design plans and a revised project budget. By touring the facility, staff expects to show what the impact of the renovation and seismic retrofit plans will have on the existing structure, including the proposed seismic retrofit and structural changes, exterior changes, atrium design, public meeting areas, and agency floors. A tour package will be handed out at the meeting and posted on the MTC website. The design plans and project budget will be presented again at the December 19<sup>th</sup> BAHA meeting for approval.

### 2. Western Laboratories

Discussions continue with General Services Administration (GSA) Region 9 Administrator Ruth Cox regarding an early relocation by Western Lab from 390 Main Street. GSA plans to relocate the lab by April 2014, which will require mitigation measures and a construction work-around option to be developed since the Lab will be in the building once soft demolition and other construction commences. The schedule and cost estimate are being revised and will be included in the budget presented at the November 28<sup>th</sup> BAHA meeting.

### 3. Regional Partner Update

I have met with ABAG Executive Management to begin working out an agreement to relocate ABAG to 390 Main Street. A small group of board members from both agencies will convene in the near future to finalize a draft agreement for final approval by each board.

The Executive Management team from MTC, ABAG and the Air District met on November 15<sup>th</sup> to review and reach consensus on design plans and other efficiencies in building operations through the consolidation and sharing of resources.

### 4. Leasing Agent/Property Management Services

The Statements of Qualifications for leasing agent/property management services are due on November 27<sup>th</sup>. Staff expects to present a recommendation for approval at the December 19<sup>th</sup> meeting.

### 5. Soft Demolition Drawings for Bid

Agenda item # 4 is approval of the soft demolition contract with McCarthy Building Companies, Inc. (McCarthy), BAHA's Construction Manager at Risk. The work includes removal of interior finishes, non-structural elements such as partition walls, and the first floor loading docks. The

existing tenant's space on the Harrison Street side of the top floor will not be affected by this work; soft demolition will occur in that space after the existing tenant moves out.

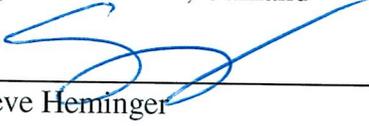
6. Look Ahead Schedule

December 19<sup>th</sup>

Approval: Schematic Design and Project Budget

Approval: Leasing Agent/Property Manager

Location: Metro Center, 101 8<sup>th</sup> Street, Oakland



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Steve Heminger