

ADRIENNE J. TISSIER, CHAIR
Chair of MTC and BATA

BAY AREA HEADQUARTERS AUTHORITY (BAHA)

November 28, 2012

MINUTES

AMY REIN WORTH, VICE CHAIR
Vice Chair of MTC and BATA

Attendance

TOM BATES
Vice Chair,
BATA Oversight Committee

Chair Adrienne Tissier convened the meeting at 12:56 p.m. In addition to Chair Tissier, the following Authority members were in attendance: Bill Dodd, Tom Bates, Dave Cortese, Scott Wiener, and Vice Chair Amy Rein Worth.

DAVE CORTESE
Chair,
MTC Administration Committee

Additional MTC Commissioners in attendance: Dave Campos, Dorene Giacopini, Mark Green, Anne Halsted, Steve Kinsey, Jake Mackenzie, Bijan Sartipi, and Jim Spring.

BILL DODD
Chair,
BATA Oversight Committee

Quorum was confirmed

SCOTT WIENER
Vice Chair,
MTC Administration Committee

Minutes

Upon the motion of Commissioner Dodd and the second from Commissioner Rein Worth, the Authority unanimously approved the meeting Minutes of the October 24, 2012 BAHA meeting.

STEVE HEMINGER
Executive Director

ANN FLEMER
Deputy Executive Director, Policy

390 Main Street Status Report

The November 2012 report on the status of the 390 Main Street Project was included in the materials. No presentation was given.

ANDREW B. FREMIER
Deputy Executive Director, Operations

Steve Heminger, BAHA Executive Director, requested that item #3 on the agenda, Conceptual Design Presentation Tour and Revised Project Budget, happen after items 4, Contract – 390 Main Street Renovation and Retrofit, Construction Manager at Risk: McCarthy Building Companies, Inc. and 5, Letter of Agreement -- Western Laboratory Relocation Incentive General Services Administration due to time constraints. Chair Tissier concurred.

Contract – 390 Main Street Renovation and Retrofit, Construction Manager at Risk: McCarthy Building Companies, Inc. (\$5,500,916 and \$550,000 owners contingency)

Stephen Wolf, BAHA Staff presented the 390 Main Street Renovation and Retrofit, Construction Manager at Risk contract for Phase 1, Soft Demolition services, for approval. Mr. Wolf mentioned that the construction contract covers four phases, which include:

- 1) Soft Demolition, which includes hazardous materials abatement, removal of existing equipment, demolition of non-structural partitions and relocation of utilities.
- 2) Structural: Includes the seismic retrofit and structural demolition of slabs for the atrium.
- 3) Mechanical / Electrical / Plumbing: includes rehabilitation of the existing mechanical system, upgrades to the electrical distribution, and upgrades to the plumbing system.
- 4) Interiors: Includes the build-out of the agency floors of the building.

Commissioners Bates and Dodd asked if funds to cover the soft demolition phase were consistent with the estimate used for the FY 2011-12 capital budget. Mr. Wolf replied that it was not originally anticipated to have to work around the existing tenant, Western Laboratory. Having the tenant remain during construction added approximately \$1,500,000 to the cost; however, since soft demolition is the first phase of construction, total project expenses have not exceeded the project budget.

Upon the motion of Commissioner Dodd and the second of Commissioner Cortese the Authority unanimously authorized the Executive Director or his designee to negotiate and enter into a contract with McCarthy Building Companies, Inc. for construction services for the Guaranteed Maximum Price of \$5,500,916 for construction package 1, Soft Demolition services, and to maintain an Owner's Contingency of \$550,000 to be used at the Executive Director or his designee's discretion.

Letter of Agreement – Western Laboratory Relocation Incentive, General Services Administration (\$500,000)

Andrew Fremier, BAHA Deputy Executive Director, presented the item for the Letter of Agreement with the General Services Administration (GSA). The Letter of Agreement would utilize funding proposed for the Existing Tenant Workaround, in an amount not to exceed \$500,000, to provide a construction incentive to expedite the relocation of Western Laboratory from 390 Main Street. The Letter of Agreement will be drafted and presented to BAHA for information at a subsequent meeting.

Upon the motion of Commissioner Rein Worth and the second of Commissioner Dodd the Authority unanimously authorized the Executive Director or his designee to negotiate and enter into a Letter of Agreement with GSA to facilitate the early relocation of Western Laboratory from 390 Main Street, in an amount not to exceed \$500,000.

390 Main Street Conceptual Design Presentation Tour and Revised Project Budget

Consultant staff from Perkins + Will, conducted a tour of the building to highlight major features of the renovation program. Following the tour, Steve Heminger, BAHA Executive Director, provided information on a proposed update to the project budget, which would be presented to the Authority for approval at its next meeting in December. Both items can be found on the MTC web site under the November 28, BAHA agenda item 3a and 3b at:

<http://apps.mtc.ca.gov/events/agendaView.akt?p=1966>

Public Comment/Other Business/Next Meeting/Adjournment

Ms. Joyce Roy commented, "If you have no financial or time constraint, then a good architectural firm can turn any kind of building into any other kind of building."

There being no further public comment or business, Chair Tissier adjourned the meeting at 2:28 p.m. The next BAHA meeting is scheduled for December 19, 2012 in Oakland, California at a time to be duly noted.