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*Memorandum*

TO: Bay Area Headquarters Authority

DATE: February 13, 2013

FR: Executive Director

W.I. 9130

RE: 390 Main Street Status Report – February 2013

1. Architectural and Engineering Services Update

Perkins + Will is proceeding with the Design Development phase of design. The next design packages to be completed are the Structural Package, which includes the seismic retrofit and hard demolition, and the Mechanical, Electrical, Plumbing (MEP) Design-Build Package in March 2013.

McCarthy Building Companies, Inc., (CMAR) is evaluating the design in parallel with the design work for constructability and cost effectiveness. Design solutions that have been revised to account for the CMAR’s constructability and cost input include the seismic retrofit scheme and the foundation strengthening at transfer girders.

2. Seismic Retrofit

The initial scope of the retrofit was for the building to meet the Life Safety Level for the Design Basis Earthquake, as identified in ASCE 41-06, Seismic Rehabilitation of Existing Buildings. This is the standard level of upgrade for buildings that do not have an emergency role or first response requirement following a major seismic event. Police stations, emergency rooms, and emergency response centers are examples of facilities that would be designed to an immediate occupancy or operational standard.

During the design phase, BAHA's geotechnical investigation determined that the soil the building sits on should be classified as Site Class B, rather than Site Class D, as initially assumed. The accelerations the building is likely to experience are significantly lower than expected. Nonetheless, the design team has been directed to design the retrofit to meet the California Building Code (CBC) design loads for new construction. The San Francisco amendments to the CBC allow retrofits of existing buildings to be designed to 75 percent of the CBC design loads for new construction, so 390 Main will exceed San Francisco’s requirements by one-third.

By designing the building to 100 percent of CBC loads for new construction and retrofitting non-ductile structural elements where appropriate, the project will meet or exceed the Life Safety criteria from ASCE 41-06. Moreover, the State Department of General Services requires that state agencies (such as BCDC) be located in facilities that generally meet 100% of CBC loads.

3. Construction Update

Soft demolition work continues at 390 Main Street. The design team will take advantage of this early phase of construction by having McCarthy mock up various design ideas, such as final finishes for existing concrete flooring. The mock-ups will provide the project team a higher level of confidence that it is making the right design decisions.

4. Western Laboratory Update

Discussions continue with General Services Administration (GSA) Region 9 Administrator Ruth Cox regarding an early relocation by Western Laboratory from 390 Main Street. The GSA issued a Request for Lease Proposal (NO. 2CA1305) to acquire space to relocate the laboratory and received multiple offers on January 28<sup>th</sup>, which they are reviewing with an anticipated selection by March 2013. GSA estimates Western Laboratory will relocate from 390 Main Street by April 2014 after their off-site design and construction is complete. BAHA and GSA meet on a weekly basis and continue to seek ways to expedite Western Laboratory's relocation by the end of 2013.

5. Leasing Agent/Property Management Services

Staff expects to execute two separate contracts with Cushman & Wakefield of California, Inc. (CW), one for Leasing Agent and the other for property management services. The CW team will participate in design discussions with the Architect and CMAR team to provide input into design features that impact the marketability and the operations of the building. The plan is to fully transition property management responsibilities to CW from the existing property management firm, Amerimar Main Street Management Co., LLC, no later than July 1, 2013.

6. Information Technology Consulting Services

Staff expects to execute a contract with Accenture, LLP for Information Technology Consulting Services and kick off the technology analysis phase with the regional partners on February 21st.

7. Regional Partners

A regular monthly meeting is scheduled with the Executive Directors of the Metropolitan Transportation Commission, the Bay Area Air Quality Management District, the Association of Bay Area Governments (ABAG) and the San Francisco Bay Conservation and Development Commission (BCDC) to provide executive direction on issues related to the relocation to 390 Main Street. At this time, there has been no response from the Governor or the State Department of General Services regarding the relocation of BCDC to 390 Main Street.

At its February 7<sup>th</sup> meeting, the ABAG Administrative Committee unanimously approved the form of the Covenants, Conditions and Restrictions and the Purchase and Sale Agreement that will be attached to the Memorandum of Understanding approved by their Executive Board on January 17<sup>th</sup>. Staff will work with ABAG staff on the execution of documents to implement the agreement.

8. Look Ahead Schedule

- April
  - Approval: Construction Contract: Seismic Retrofit and Hard Demolition: Phase 1
- May
  - Information: FY 2013-14 BAHA Draft Operating Budget
  - Approval: Construction Contract: Seismic Retrofit and Hard Demolition: Phase 2
  - Approval: Construction Contract: Mechanical/Electrical/Plumbing Design-Build
- June
  - Approval: FY 2013-14 BAHA Operating Budget



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Steve Heminger

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