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## *Memorandum*

Agenda Item 4

TO: Bay Area Headquarters Authority

DATE: April 10, 2013

FR: Executive Director

W.I. 9130

RE: 390 Main Street Status Report – April 2013

### 1. Architectural and Engineering Services Update

Perkins + Will (P+W) completed the 50% Design Development phase. Included is the final Structural Retrofit and Hard Demolition package, which was reviewed for structural code compliance by BAHA's on-call consultants, for fire / life safety under the authority of the State Fire Marshal, and for accessibility compliance under the authority of the Division of State Architect. McCarthy is receiving bids for the work and will prepare a Guaranteed Maximum Price (GMP) to be submitted to BAHA in June for approval. Agenda Item 6 seeks approval of a contract amendment for McCarthy to begin some work related to the seismic retrofit early.

Attachment A includes renderings of the Board Room, Multi-purpose Conference Rooms and the Beale Street exterior. These designs continue to be developed by the project team.

### 2. Construction Update

Soft demolition work continues at 390 Main Street. Work is on schedule, with McCarthy completing soft demolition on Levels 7 and 8, and working on Levels 4 through 6. As the lower floors were used for mail sorting and have fewer partition walls, the pace of work is expected to increase, with soft demolition being completed in May.

### Western Laboratory Update

Western Laboratory has found the impact of the construction work to be disruptive to its operation. The project team is working with McCarthy to mitigate problems when they occur. The next phase of construction, Seismic Retrofit and Hard Demolition, is likely to be even more disruptive. The project team is exploring various options to shift work hours.

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 Western Laboratory. A meeting with the GSA Administrator Cox will be held on April 11<sup>th</sup> at 390 Main Street to receive information on the selected relocation site, an update on the 390 Main Street construction schedule, and information on the new 201 Folsom development (see bullet #4). Staff continues to seek ways to expedite Western Laboratory's relocation by December 2013.

3. 201 Folsom Construction

Tishman Speyer, the developer of the adjacent property, located on the parking lot at 201 Folsom, is preparing to break ground in May 2013. BAHA is working with Tishman's contractor to coordinate logistics plans for relocating systems belonging to 390 Main Street that are on the 201 Folsom's property.

4. Leasing Agent/Property Management Services

Staff is finalizing two separate contracts with Cushman & Wakefield of California, Inc. (CW) for Property Management services and for Leasing Agent services. 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. The CW team is participating in design discussions with P+W and McCarthy team to provide input into design features that impact the marketability and the operations of the building. At the April 11<sup>th</sup> Executive Director's briefing, CW will lead a retail visioning discussion to gather requirements and expectations for the 1<sup>st</sup> floor retail spaces. Plans are underway to commence development of an asset management strategy for the property.

5. Information Technology Consulting Services

An agreement with Accenture, LLP was executed for the Enterprise Technology Integration Project and started on February 21<sup>st</sup>. Accenture has completed their initial interviews with agency technology managers and gathered pertinent existing documentation. Accenture is currently in the process of analyzing the information gathered and identifying synergies, and gaps between agency technologies. After reviewing the findings of their initial analysis with the team, Accenture will begin research of appropriate new and shared technologies.

Regional Partners

On February 6, 2013, the Air District's Board of Directors approved a plan to acquire its ownership interest through a Lease Purchase Agreement securing the issuance of Certificates of Participation to be purchased by the Bay Area Toll Authority or MTC. BCDC responded to additional questions from the Governor's Office and the Department of General Services regarding possible relocation to 390 Main Street and is still awaiting response.

6. Contract Summary

Attachment A summarizes the existing and pending capital contracts for the project and is consistent with the approved budget.

7. Look Ahead Schedule

- June
  - Approval: FY 2013-14 BAHA Operating Budget
  - Approval: Construction Contract: Seismic Retrofit and Hard Demolition: Phase 2
  - Approval: Construction Contract: Mechanical/Electrical/Plumbing: Phase 2

  
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Steve Heminger

Attachment A



Figure 1: Board Room

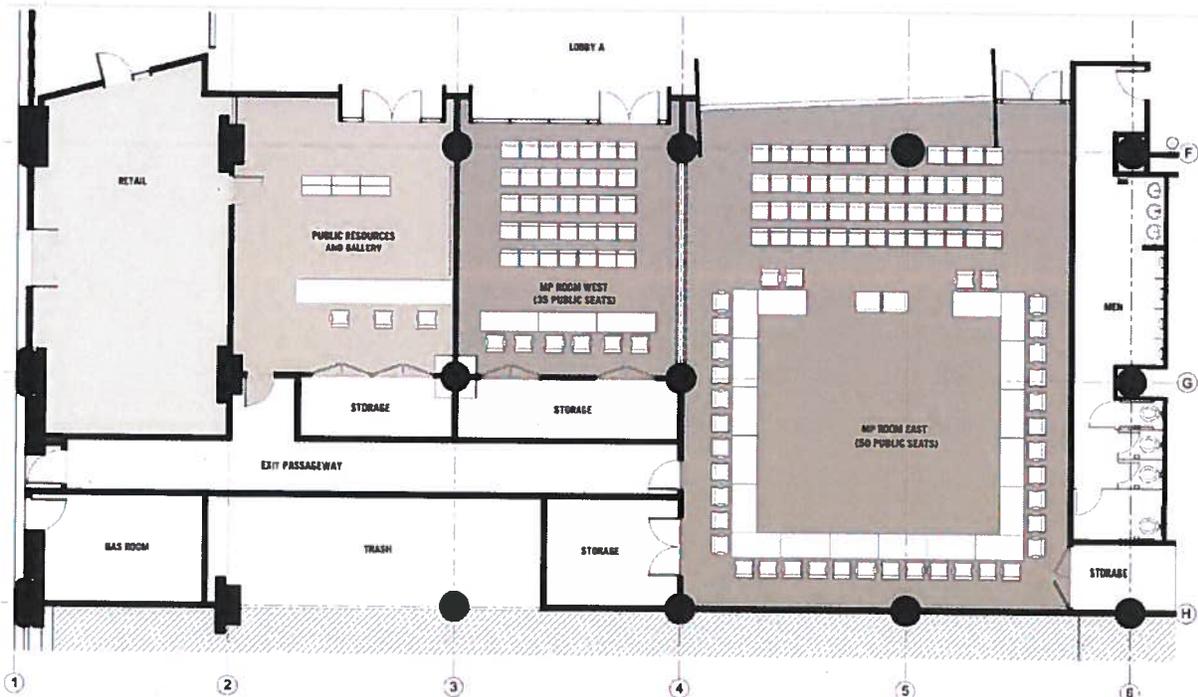


Figure 2: (Left to right) Small retail, resource center, conference room, multi-purpose room

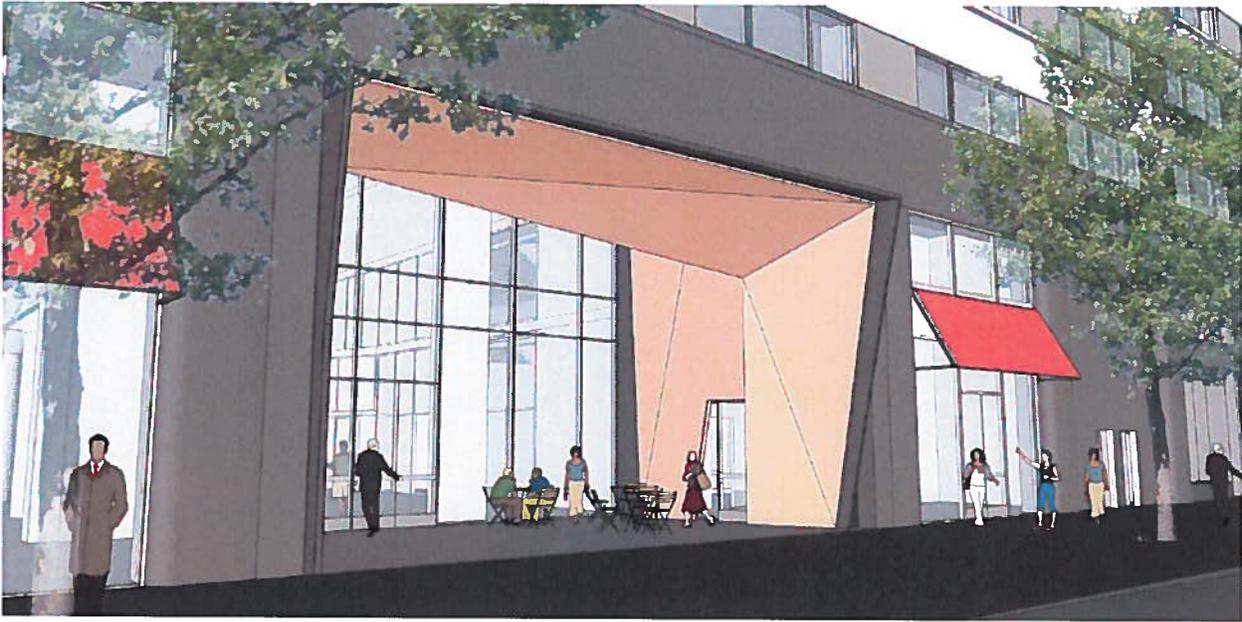


Figure 3: Beale Street entrance

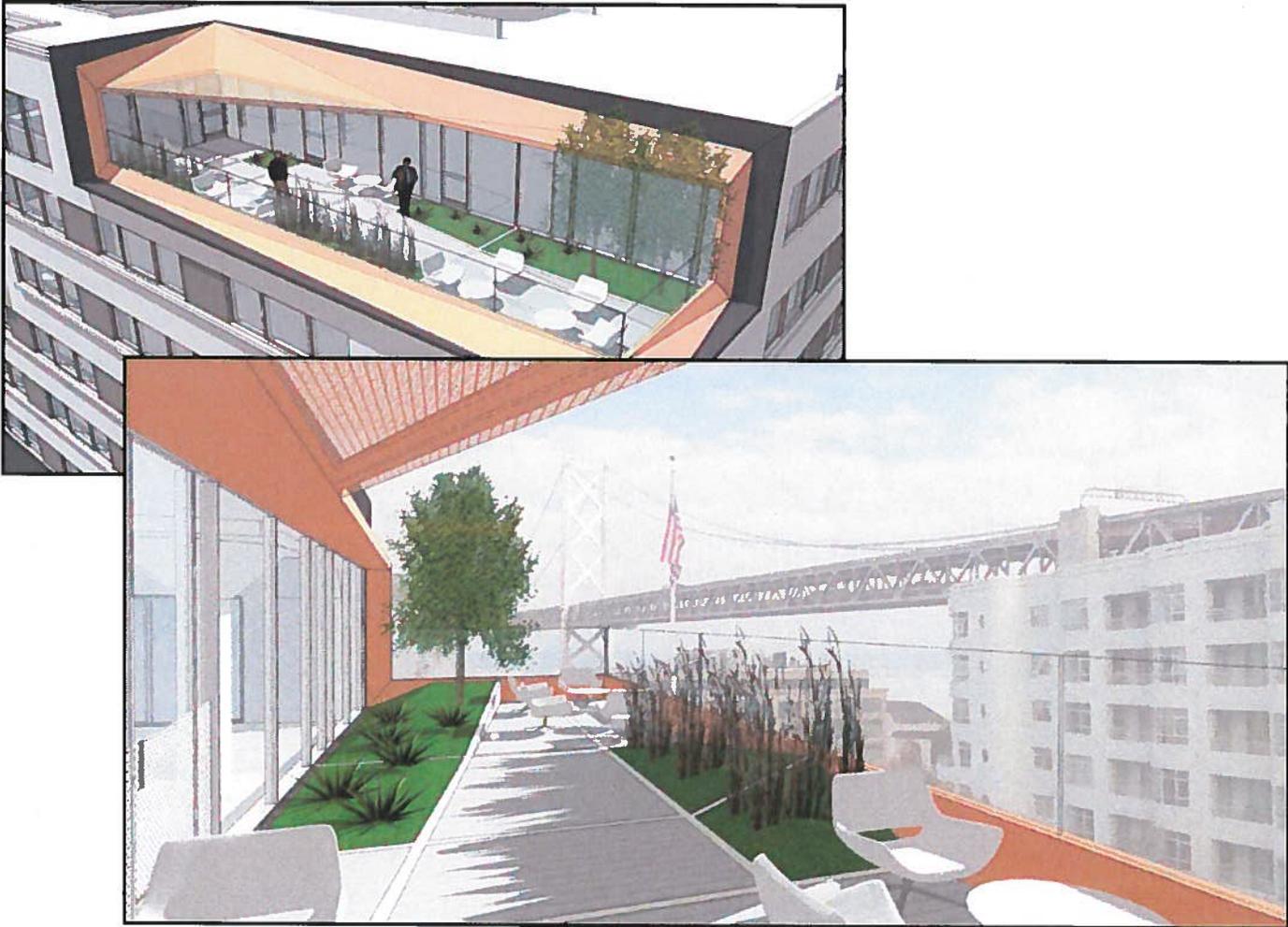


Figure 4: Level 8 Balcony

Attachment B  
 390 Main: Capital Contracts  
 April 10, 2013

| Firm   | Contract Scope                                  | Status     | Date    | Value                 |
|--|---|------------|---------|-----------------------|
| Perkins + Will                                       | Programming Schematic Design                    | Authorized | Dec-11  | \$ 1,100,000          |
| Perkins + Will                                       | DD and CD                                       | Authorized | Jun-12  | \$ 4,200,000          |
| Perkins + Will                                       | Construction Administration                     | Pending    | Apr-13  | \$ 1,870,000          |
| Perkins + Will                                       | Furniture Design                                | Pending    | Apr-13  | \$ 440,000            |
| Perkins + Will                                       | MEP Design                                      | Pending    | Apr-13  | \$ 640,000            |
| Harris   | Construction Management and Inspection          | Authorized | Feb-13  | \$ 1,600,000          |
| URS  | Early Assitance                                 | Authorized | Jan-12  | \$ 250,000            |
| URS, Division of State Architect, State Fire Marshal | Plan Check                                      | Pending    | Various | \$ 166,000            |
| TY Lin   | Geotechnical Report                             | Authorized | Nov-11  | \$ 9,220              |
| Holmes Culley  | Early Structural                                | Authorized | Sep-12  | \$ 37,600             |
| TBD  | Commissioning                                   | Pending    | Apr-12  | \$ 80,000             |
| Farella Martel Braun                                 | Legal Support                                   | Authorized | Feb-12  | \$ 100,000            |
| Vlaming  | Project Stabelization Agreement                 | Authorized | Feb-12  | \$ 55,000             |
| Historical Research Assoc.                           | Building Historical Research                    | Authorized | May-12  | \$ 8,765              |
| Kidder Matthews                                      | Real Estate Services-Relocate Lab               | Authorized | Apr-12  | \$ 57,500             |
| Accenture  | IT  | Authorized | Feb-13  | \$ 190,000            |
| McCarthy   | Preconstruction                                 | Authorized | Mar-12  | \$ 700,000            |
| McCarthy   | Soft Demolition                                 | Authorized | Nov-12  | \$ 6,050,916          |
| McCarthy   | Seismic Retrofit and Hard Demolition—Early Work | Pending    | Apr-13  | \$ 1,100,000          |
| McCarthy   | Seismic Retrofit and Hard Demolition            | Pending    | Jun-13  | \$ 13,650,000         |
| McCarthy   | Core and Shell, Interiors, Fixtures             | Pending    | Dec-13  | \$ 63,134,999         |
| TBD  | Technology                                      | Pending    | Various | \$ 5,810,000          |
| TBD  | Furniture                                       | Pending    | Aug-13  | \$ 4,500,000          |
| N/A  | Contingency                                     | Pending    | Various | \$ 16,600,000         |
| Various  | Miscellaneous Contracts                         | Authorized | Various | \$ 100,000            |
| <b>Total Capital Contracts:</b>                      |   |            |         | <b>\$ 122,450,000</b> |