

AMY REIN WORTH, CHAIR
Chair of MTC and BATA

DAVE CORTESE, VICE CHAIR
Vice Chair of MTC and BATA

TOM BATES
Vice Chair,
BATA Oversight Committee

BILL DODD
Chair,
BATA Oversight Committee

SCOTT WIENER
Vice Chair,
MTC Administration Committee

ADRIENNE TISSIER
Chair,
MTC Administration Committee

STEVE HEMINGER
Executive Director

ANN FLEMER
Deputy Executive Director, Policy

ANDREW B. FREMIER
Deputy Executive Director, Operations

Agenda Item 3a

BAY AREA HEADQUARTERS AUTHORITY (BAHA)

April 24, 2013

MINUTES

Attendance

Chair Amy Rein Worth convened the meeting at 12:20 a.m. In addition to Chair Rein Worth, the following Authority members were in attendance: Tom Bates, Bill Dodd and Scott Wiener.

Additional MTC Commissioners in attendance: Dorene Giacomini, Mark Luce and James Spering.

Quorum was confirmed

Presentation to Former BAHA Chair Adrienne J. Tissier

Former BAHA Chair Adrienne J. Tissier was not available for the presentation and the presentation was deferred to the next BAHA meeting.

Consent Calendar

Upon the motion of Commissioner Dodd and the second from Commissioner Wiener, the Authority unanimously approved the following items on the consent calendar:

- Minutes of the February 27, 2013 meeting.
- BAHA Resolution No. 1, Revised – Amendment to the BAHA Establishing Resolution.

390 Main Street Status Report – April 2013

Andrew Fremier, Deputy Executive Director, presented the April 2013 status report for the 390 Main Street Project. Mr. Fremier stated that the presence of Western Laboratory in the building continues to impose the biggest risk to the construction schedule. Western Laboratory has committed to leaving 390 Main Street by April 2014. However, staff continues to seek ways to accelerate Western Laboratory's relocation by December 2013.

Commissioner Wiener inquired as to what will happen if Western Laboratory does not relocate as scheduled. Mr. Fremier explained that soft demolition continues from the bottom floor up and the other construction work will commence around Western Laboratory on other floors. The project team is also exploring various options to shift work hours.

Contract Amendment – Architectural and Engineering Services: Perkins + Will (\$2,950,000)

Stephen Wolf, BAHA Staff, presented the recommendation to enter into a contract amendment with Perkins + Will to add Mechanical/Electrical/Plumbing (MEP) design, furniture design, and construction administration services to its current scope of design

Commissioners Dodd and Chair Rein Worth expressed concerns about the proposed cost as compared to typical projects, and the possibility that costs could increase in future amendments. Steve Heminger, Executive Director, referred to the cost comparison chart included in the Executive Director's memorandum for this item and explained that Perkins +Will's design fees in relation to construction costs are on the higher side of average due to working around Western Laboratory and changes requested by our partner agencies. Mr. Fremier explained that the project is still within the original budget and the plan has been to amend the design contract at each progressive phase. This amendment is intended to complete the architectural and engineering work through completion of construction given the assumptions noted in the Executive Director's memorandum.

Upon the motion of Commissioner Dodd and the second from Commissioner Weiner, the Authority unanimously authorized the Executive Director, or his designee, to negotiate and enter into a contract amendment with Perkins+Will in an amount not to exceed \$2,950,000 to perform Mechanical/Electrical/Plumbing (MEP) design, furniture design, and construction administration services and the Treasurer and Auditor was directed to set aside funds in the same amount for such contract amendment.

Contract Amendment – Seismic Retrofit, Phase 1: McCarthy Building Companies, Inc. (\$1,500,000 and \$150,000 contingency)

Mr. Wolf presented the recommendation to enter into a contract amendment with McCarthy Building Companies, Inc. to begin early seismic retrofit and hard demolition work. McCarthy intends to self-perform a portion of this work.

Commissioner Bates asked how the seismic retrofit cost fits within the budget. Mr. Fremier explained that the breakout of construction packages is not necessarily the same as the breakout of the budget line items, as the construction packages may include costs from multiple budget line items, but that the seismic cost is in line with the budget.

Upon the motion of Commissioner Weiner and the second from Commissioner Bates, the Authority unanimously authorized the Executive Director, or his designee, to negotiate and enter into a contract amendment with McCarthy Building Companies, Inc. for construction services related to early seismic retrofit and hard demolition at 390 Main Street in an amount not to exceed \$1,500,000 with an additional owner's contingency \$150,000 to be used at BAHA's discretion and the Treasurer and Auditor was directed to set aside funds in such amounts for such contract amendment.

Public Comment/Other Business/Next Meeting/Adjournment

There being no further public comment or business, Chair Rein Worth adjourned the meeting at 12:40 p.m. The next BAHA meeting is scheduled for June 26, 2013 in Oakland, California at a time to be noted.