

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 2

BAY AREA HEADQUARTERS AUTHORITY (BAHA)

June 26, 2013

MINUTES

Attendance

Chair Amy Rein Worth convened the meeting at 11:40 a.m. In addition to Chair Rein Worth, the following Authority members were in attendance: Tom Bates, Bill Dodd and Adrienne Tissier.

Additional MTC Commissioners in attendance: Alicia Aguirre, Dorene Giacopini and Steve Kinsey.

Quorum was confirmed

Presentation to Former BAHA Chair Adrienne J. Tissier

Immediate Past Chair Adrienne J. Tissier was presented an award of appreciation by BAHA Chair Amy Rein Worth and Executive Director Steve Heminger.

Consent Calendar

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

- Minutes of the April 24, 2013 meeting
- Contract Amendment – Property Management Services: Amerimar Main Street Management Company, LLC. (\$60,000)

390 Main Street Status Report – June 2013

Teri Green, BAHA Director, and Stephen Wolf, BAHA staff, presented the June 2013 status report.

Steve Heminger, Executive Director, stated that the Drug Enforcement Administration (DEA) has procured a new office in Pleasanton and will be relocating as soon as the remodel of that office space is completed.

Commissioner Bates inquired about parking within the building to accommodate the needs of 390 Main Street occupants and more specifically the Air District's fleet.

Mr. Heminger stated that there will be parking within the building. However, not all of the Air District's fleet will be accommodated at 390 Main Street. Andrew Fremier, Deputy Executive Director, stated that BAHA is currently working with Caltrans to find additional parking spaces. Commissioner Bates also inquired about visitor parking and if offsite parking will be within walking distance. Mr. Heminger answered in the affirmative. BAHA will have valet parking to accommodate as many cars as possible, along with car sharing and bicycle sharing. Commissioner Bates inquired how many bicycle spaces will be available. Ms. Green stated that there will be 100 bicycle spaces. Showers will be available for use by bike riders and others.

Resolution No. 11, BAHA FY 2013-14 Budget

Eva Sun, Deputy Director of Finance, presented Resolution No. 11, BAHA FY 2013-14 Budget. The total project authorization, including adjustments for FY 2013-14 is \$218 million. One change from the FY 2012-13 budget is that the building income stream is added to the approved capital project budget rather than being listed in a separate operating budget. The FY 2013-14 budget includes rental income from the DEA, common area maintenance expenses, and payment for the property management services. The life-to-date project budget continues unless further adjustments are authorized.

Commissioner Bates inquired if the budget anticipates additional expenses not reflected in the balance sheet. Mr. Heminger stated that the project is still on track with the current budget and the contingency budget is being reduced as expected.

Upon the motion of Commissioner Tissier and the second from Commissioner Dodd, the Authority unanimously approved BAHA Resolution No. 11, BAHA FY 2013-14 Budget.

390 Main Street Seismic Retrofit Design Update

Stephen Wolf, BAHA staff, introduced Zander Sivyer, Principal & CEO, Holmes Culley, a structural engineering firm, who presented the 390 Main Street Seismic Retrofit Design Update. A handout of the presentation was distributed.

Commissioner Tissier inquired if the target move-in date will be affected by the delay in the seismic retrofit of the last two floors which are occupied by the DEA. Stephen Wolf explained that the DEA has found a new home, and it is understood that it will be relocating in April 2014. The BAHA project schedule reflects this timeline. Commissioner Tissier asked if BAHA will meet its target move in date of March 2015. Mr. Heminger stated that BAHA's target move in date is expected to be by the end of 2014 and possibly early 2015.

Commissioner Bates inquired if the building retrofit is beyond Life Safety. Mr. Sivyer replied that the design exceeds the target criteria of Life Safety by employing methods that did not add project cost, such as using a higher strength concrete. Commissioner Giacobini asked how the anticipated earthquake performance of the new building compares to that of the MetroCenter. Mr. Heminger stated that the same design criteria, Life Safety, is being used for 390 Main Street as it was for the MetroCenter.

Contract Amendments - McCarthy Building Companies, Inc. a) Preconstruction Services (\$510,000), b) Construction Services i) For Hard Demolition and Seismic Retrofit Construction Services (\$16,300,000 and \$800,000 Contingency), and ii) For Mechanical/Electrical/Plumbing (MEP) Construction Services Early Work (\$200,000)

Stephen Wolf, BAHA staff, presented the recommendation to enter into contract amendments with McCarthy Building Companies, Inc. (McCarthy)

Upon the motion of Commissioner Dodd and the second from Commissioner Tissier, the Authority unanimously authorized the Executive Director or his designee to negotiate and enter into contract amendments with McCarthy as follows: a) to amend the Preconstruction Services Contract to add an amount not to exceed \$510,000; and b) to amend the Construction contract to provide hard demolition and seismic retrofit services and MEP early work in an amount not to exceed \$16,500,000 (comprised of \$16,300,000 for the hard demolition and seismic retrofit work and \$200,000 for the MEP early work), and to add \$800,000 to the Owner's Contingency; and authorized the Treasurer and Auditor to set aside funds for such contract amendments.

Public Comment/Other Business/Next Meeting/Adjournment

There being no further public comment or business, Chair Rein Worth adjourned the meeting at 12:10 p.m. The next BAHA meeting is scheduled for September 25, 2013 in Oakland, California at a time to be duly noted.