

## ***Memorandum***

Agenda Item 3

TO: Bay Area Headquarters Authority

DATE: October 16, 2013

FR: Deputy Executive Director, Operations

W.I. 9130

RE: 375 Beale Street Status Report – October 2013

### 1. Architectural and Engineering Services Update

There is no change to the status of the design work. The drawings and specifications are at 95% design. Perkins + Will (P+W) submitted the permit set of drawings and specifications for regulatory review to the State Fire Marshal, Division of State Architect, and BAHA in late August. Staff expects to receive comments by November. The final construction documents will incorporate any comments and be advertised for bids. A contract amendment incorporating this work is expected to be issued in January, subject to Authority approval.

### 2. Construction Update

There is no change to the status of construction. Work on the Seismic Retrofit and Hard Demolition began in June and includes concrete demolition and drilling for dowel placement. The atrium demolition and soil excavation for foundation strengthening is scheduled to commence in October. Attachment A includes recent construction pictures.

### 3. Board Room Design

In September, BAHA requested staff present the board room layout to BAHA for review at the October meeting. Attachment B includes renderings and drawings of the board room. The board room includes:

- a. A raised dais seating 25 board members in the front and 10 in a second row
- b. An executive conference table seating 6, with podia for public speakers and staff presentations on either side.
- c. Raised audience seating for 119

### 4. Western Laboratory Update

In September, staff noted that the General Services Administration (GSA) provided a schedule showing move-out of the Drug Enforcement Administration (DEA) to be concluded in November 2014. Staff also noted that they are working with GSA to accelerate that schedule five months; however as of the date of this memorandum, GSA staff assigned to the project are on federal government furlough. Currently, it is unclear what the final impact of this delay will be.

### 5. 201 Folsom Construction

Developer Tishman Speyer continues with excavation of its property for the new residential towers. As of October 7, the excavation adjacent to BAHA's property was approximately 10 feet

deep, with a total excavation depth to be approximately 60 feet. With the purchase of 375 Beale, BAHA inherited an easement agreement that allows Tishman Speyer to place a shoring system with tiebacks that extend below BAHA's building. A survey monitoring program is in place, as required of Tishman Speyer by the easement. BAHA's engineers continue to monitor the building. Discussions are on-going with Tishman Speyer regarding its excavation work and impacts on 375 Beale Street.

6. Look Ahead Schedule

- January 2014 – Core, Shell and Interior Bid Package



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Andrew B. Fremier

**Attachments**

J:\COMMITTEE\BAHA\2013\10\_October 2013\3\_October 2013 Status Report.docx

Agenda Item 3 - Attachment A

Construction pictures

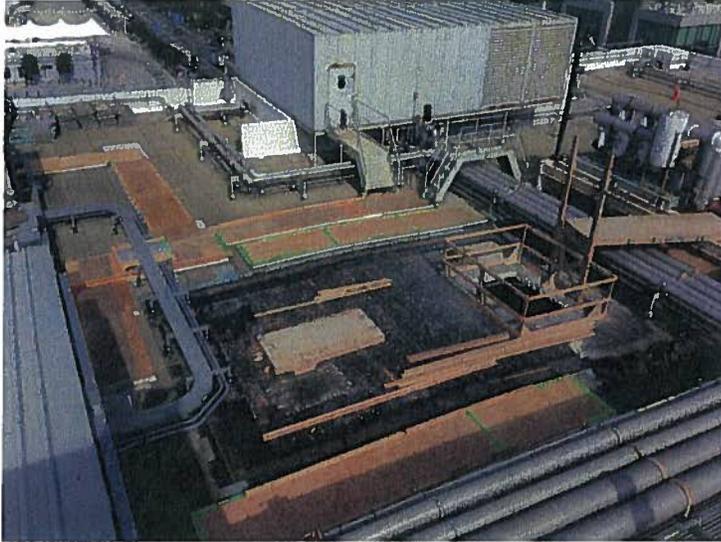


Figure 1: North East Roof Section. This will be an opening for a future skylight extending two floors below.

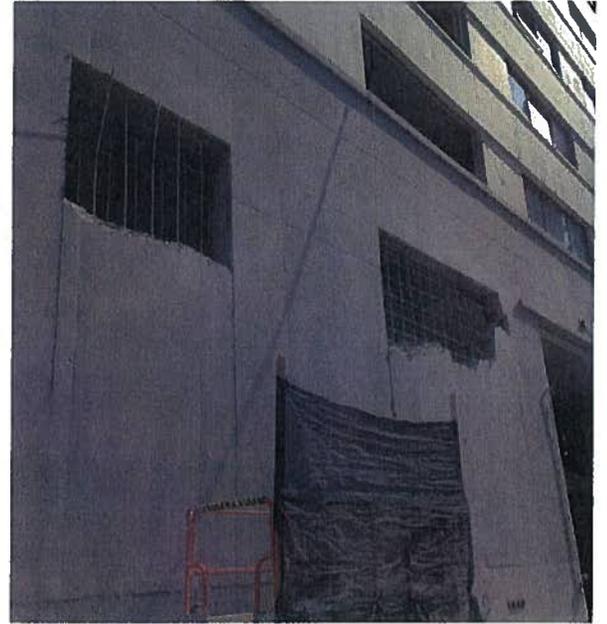


Figure 2: Corner of Rincon Place and Beale Street. These large window openings will bring light into the future retail space.



Figure 3: Installation of rebar dowels on the perimeter walls along with shotcrete will seismically reinforce the building

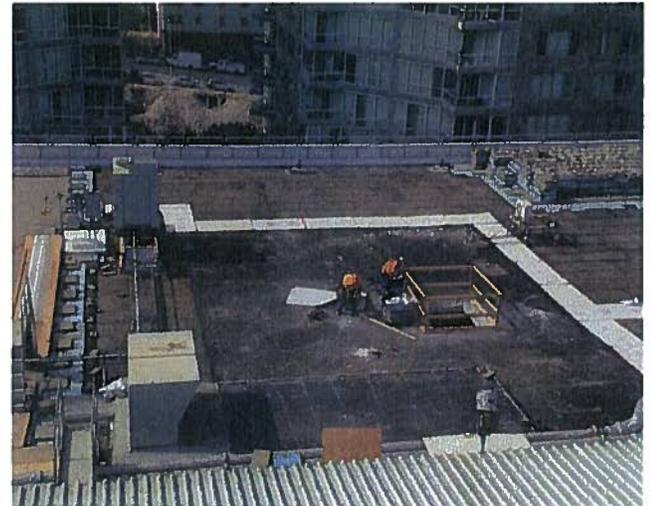
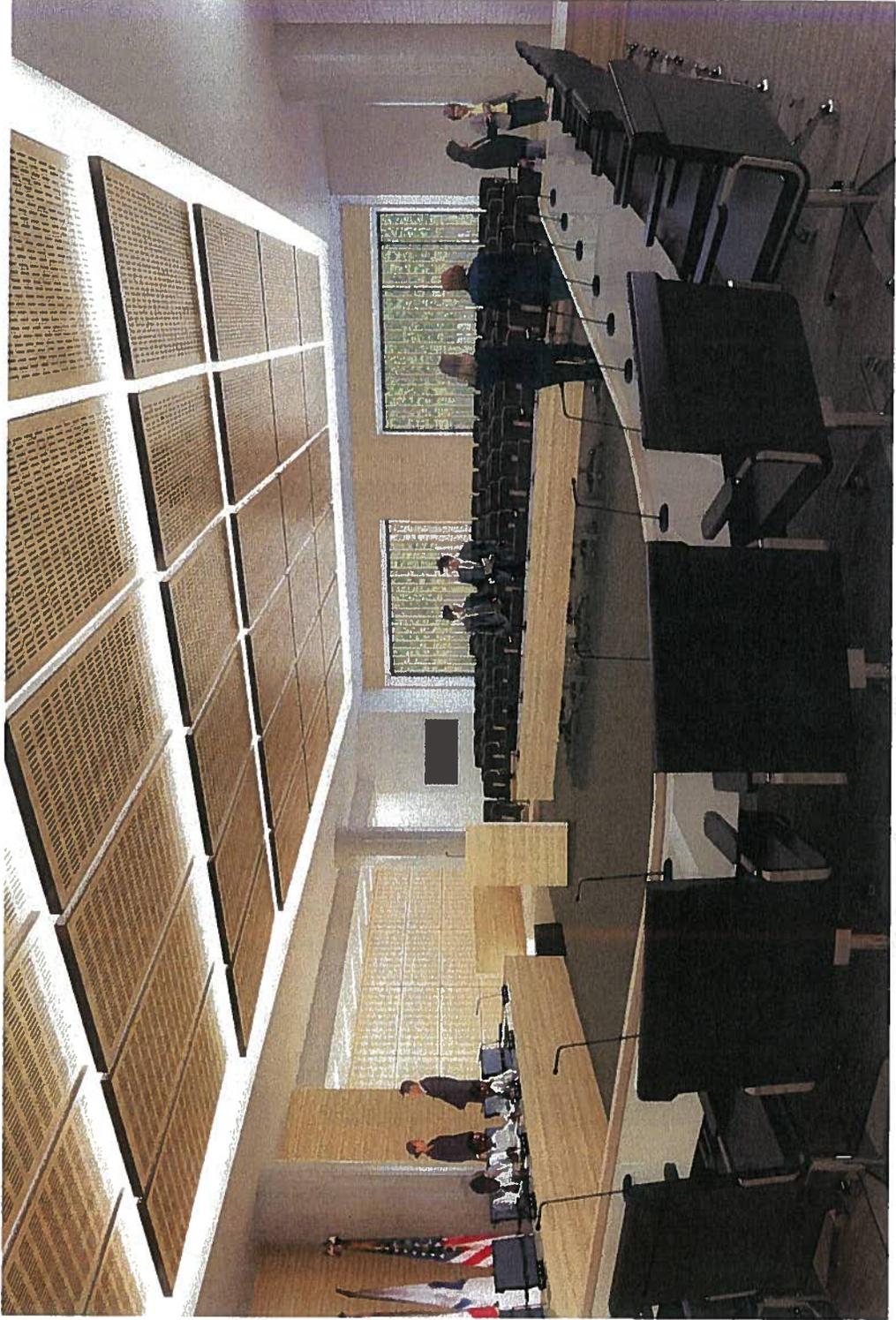


Figure 4: Removal of roof waterproofing membrane to prepare for demolition over the future atrium

**Agenda Item 3 - Attachment B**

**375 Beale Street - Board Room**



PERKINS  
+ WILL

1000 P Street, N.W.  
Washington, D.C. 20004  
Tel: 202 293 7800  
Fax: 202 293 7801

REGIONAL  
AGENCY  
HEADQUARTERS

500 P STREET, N.W.  
WASHINGTON, D.C.

ARCHITECT  
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MECHANICAL  
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ELECTRICAL  
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PLUMBING  
1000 P STREET, N.W.  
WASHINGTON, D.C.

TELEPHONE  
1000 P STREET, N.W.  
WASHINGTON, D.C.

NOT FOR  
CONSTRUCTION

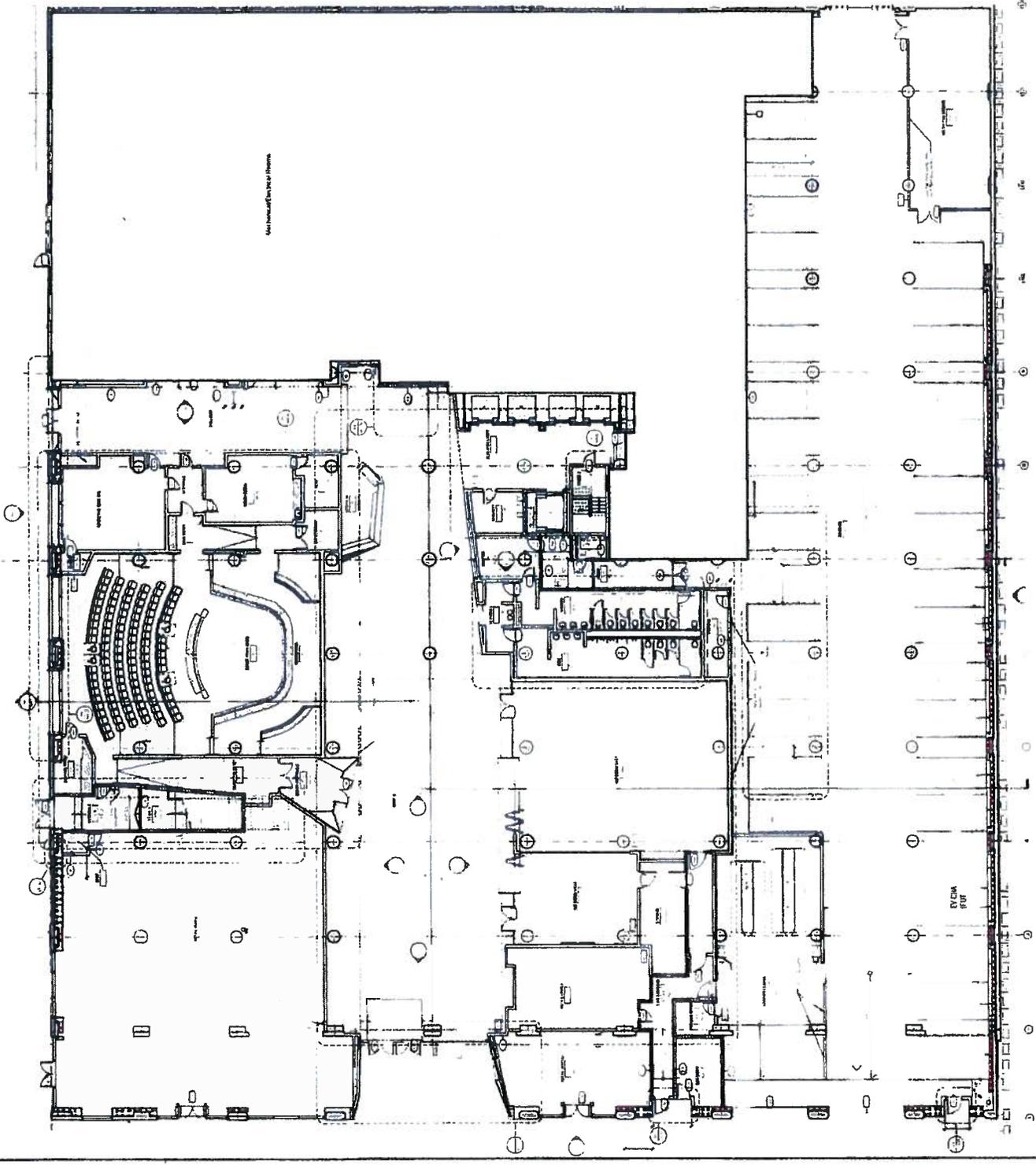
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Sep 13, 2013  
NO. 13-001-0001  
NO. 13-001-0002



| NO. | REVISION | DATE |
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Level 01 Overall  
Plan

A03-01



PERKINS  
+ WILL

100 North LaSalle Street  
Chicago, IL 60602  
Tel: 312.786.4400  
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www.perkinswill.com

REGIONAL  
AGENCY  
HEADQUARTERS

BY AREA HEADQUARTERS  
AUTHORITY

PROJECT NO. 100-000000  
DATE: 09/13/2013  
DRAWN BY: [Name]  
CHECKED BY: [Name]

NOT FOR  
CONSTRUCTION

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Sep 13, 2013  
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TABLE: [Name]

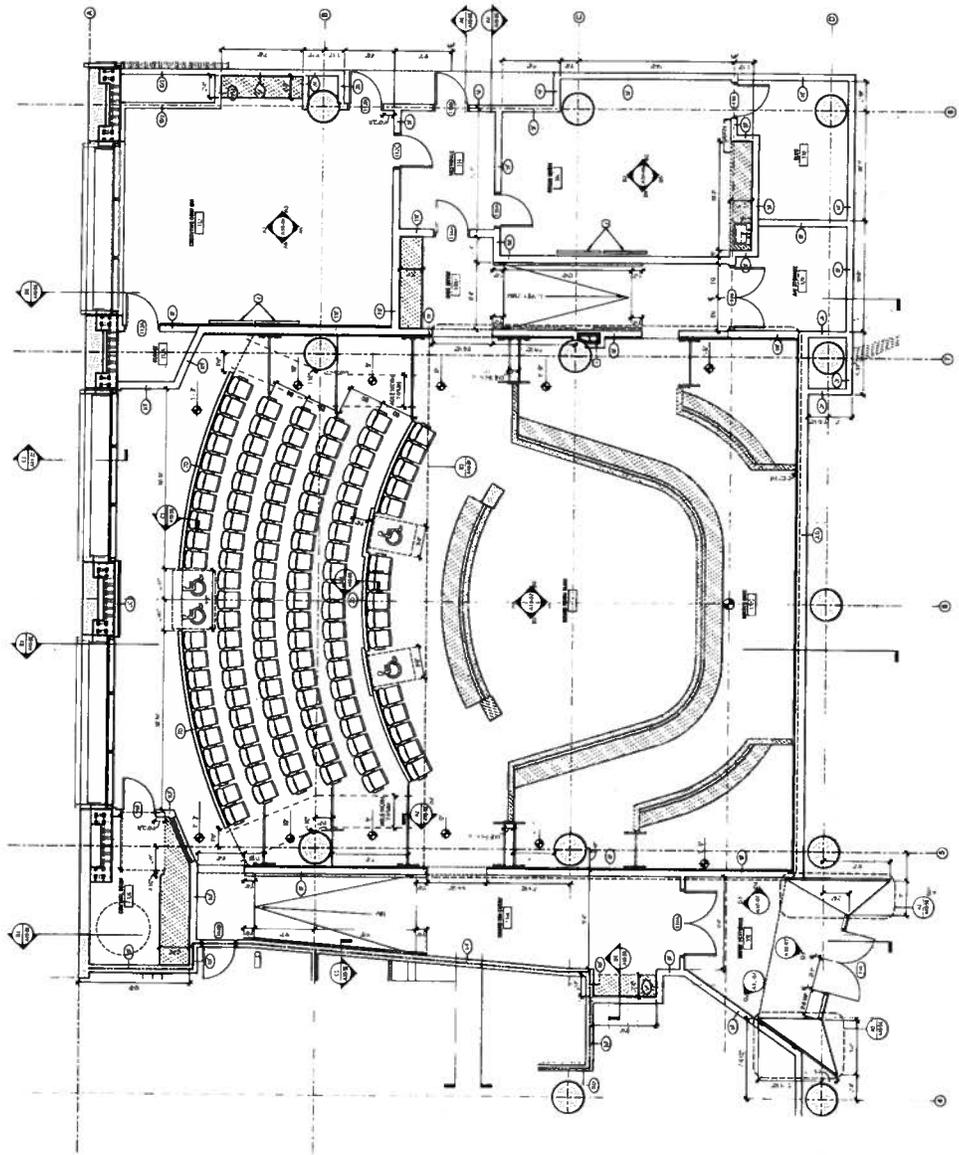


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| 2   | ISSUED FOR CONSTRUCTION | 09/13/2013 |
| 3   | ISSUED FOR ARCHIVE      | 09/13/2013 |
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| 8   | ISSUED FOR [Name]       | 09/13/2013 |
| 9   | ISSUED FOR [Name]       | 09/13/2013 |
| 10  | ISSUED FOR [Name]       | 09/13/2013 |

Board Room -  
Enlarged Plan

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AG Board Room - Enlarged Plan  
10/1/13



ARCHITECT  
100 N. LA SALLE ST.  
CHICAGO, IL 60601  
TEL: 312.779.2000  
WWW.P+W.COM

REGIONAL  
AGENCY  
HEADQUARTERS  
BUILDING  
100 N. LA SALLE ST.  
CHICAGO, IL 60601  
RAY AREA HEADQUARTERS  
ACTIVITY

PROJECT NO. 100-100  
DATE: 09/13/2013  
DRAWN BY: J. [unreadable]  
CHECKED BY: [unreadable]  
SCALE: AS SHOWN  
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TOTAL SHEETS: 100-100-01  
PROJECT LOCATION: 100 N. LA SALLE ST., CHICAGO, IL 60601  
OWNER: [unreadable]  
ARCHITECT: PERKINS+WILL  
GENERAL CONTRACTOR: [unreadable]  
DATE: 09/13/2013

NOT FOR CONSTRUCTION

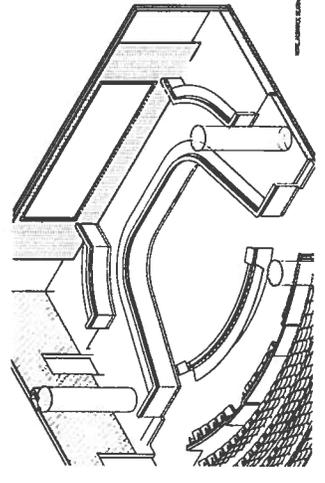
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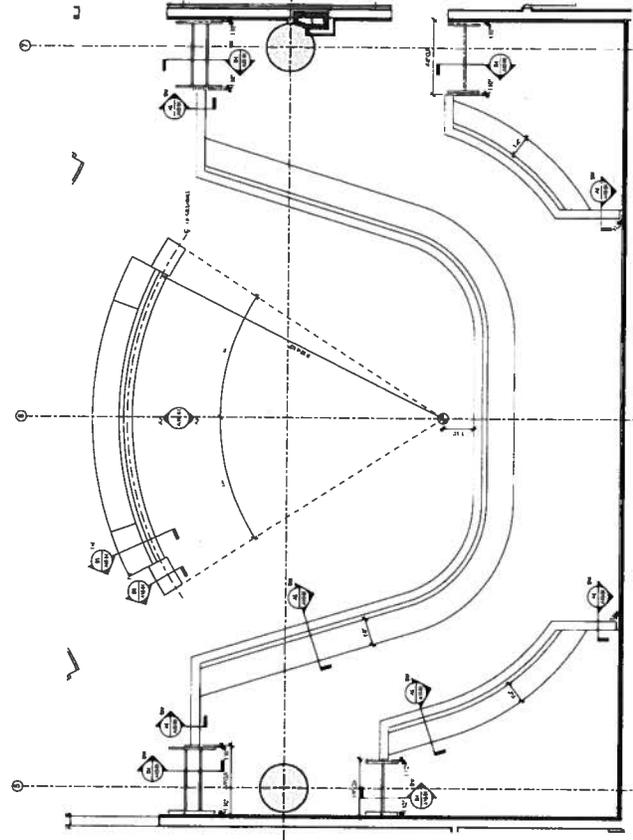
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Dais Enlarged Plan & Details

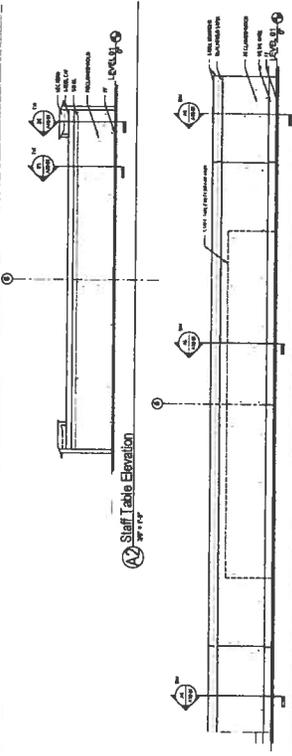
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Dais Axon

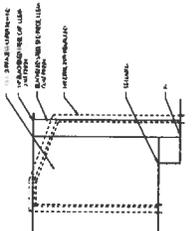


Dais, Staff Table & Lecture Enlarged Plan

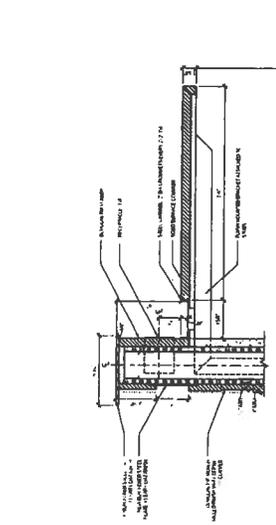


Staff Table Elevation

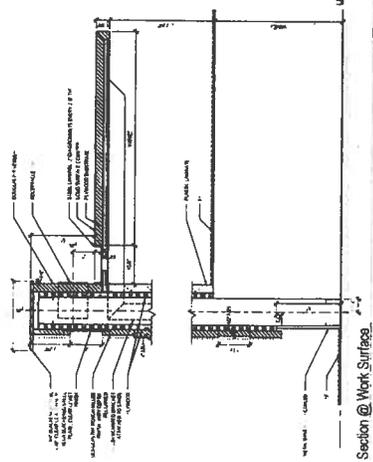
Dais Elevation



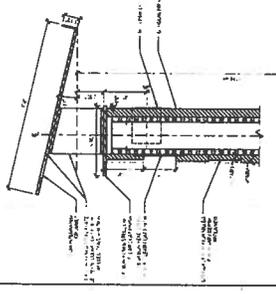
Section @ Dais Step



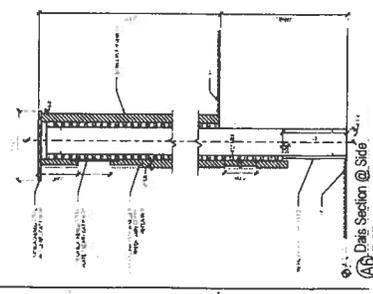
Staff Table Section @ Work Surface



Dais Section @ Work Surface

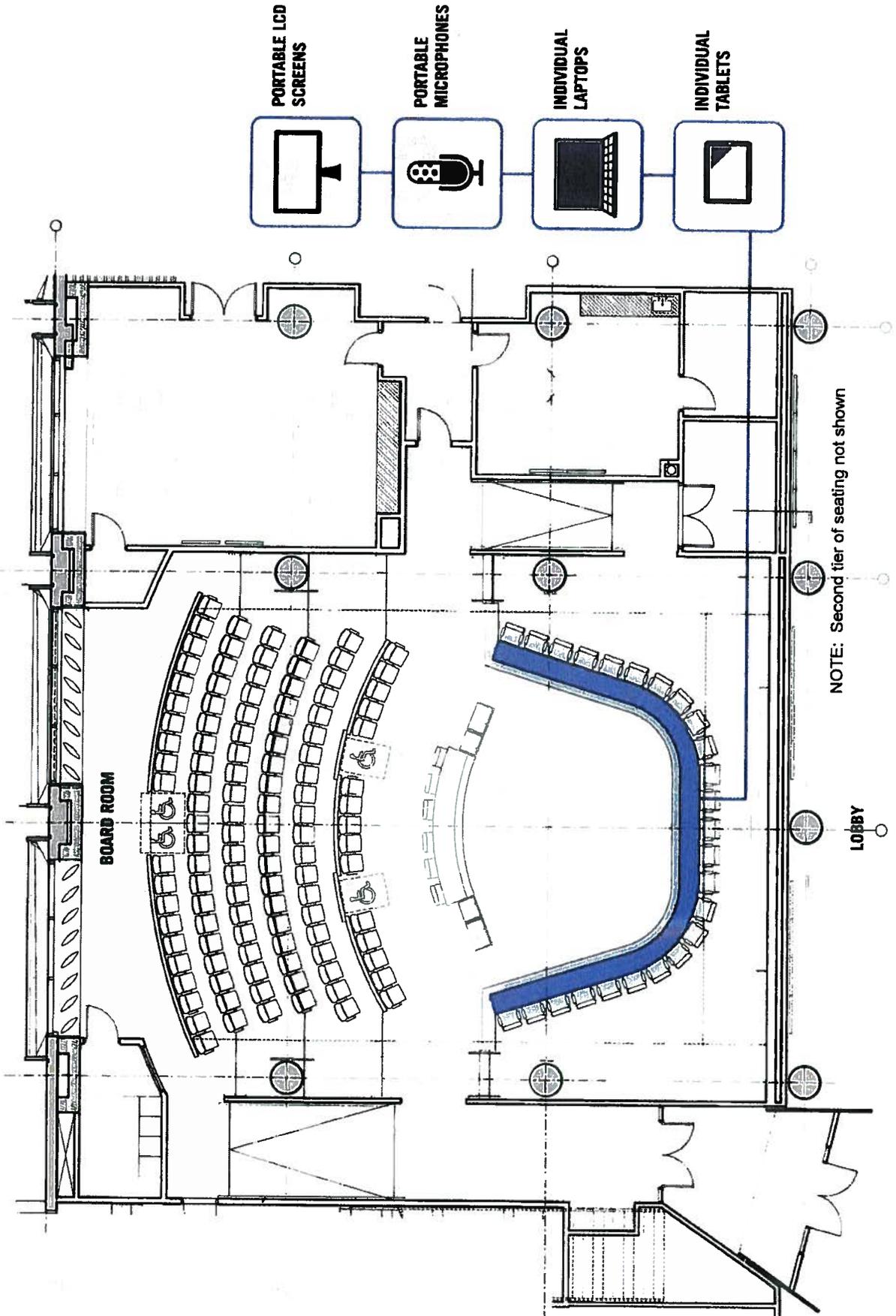


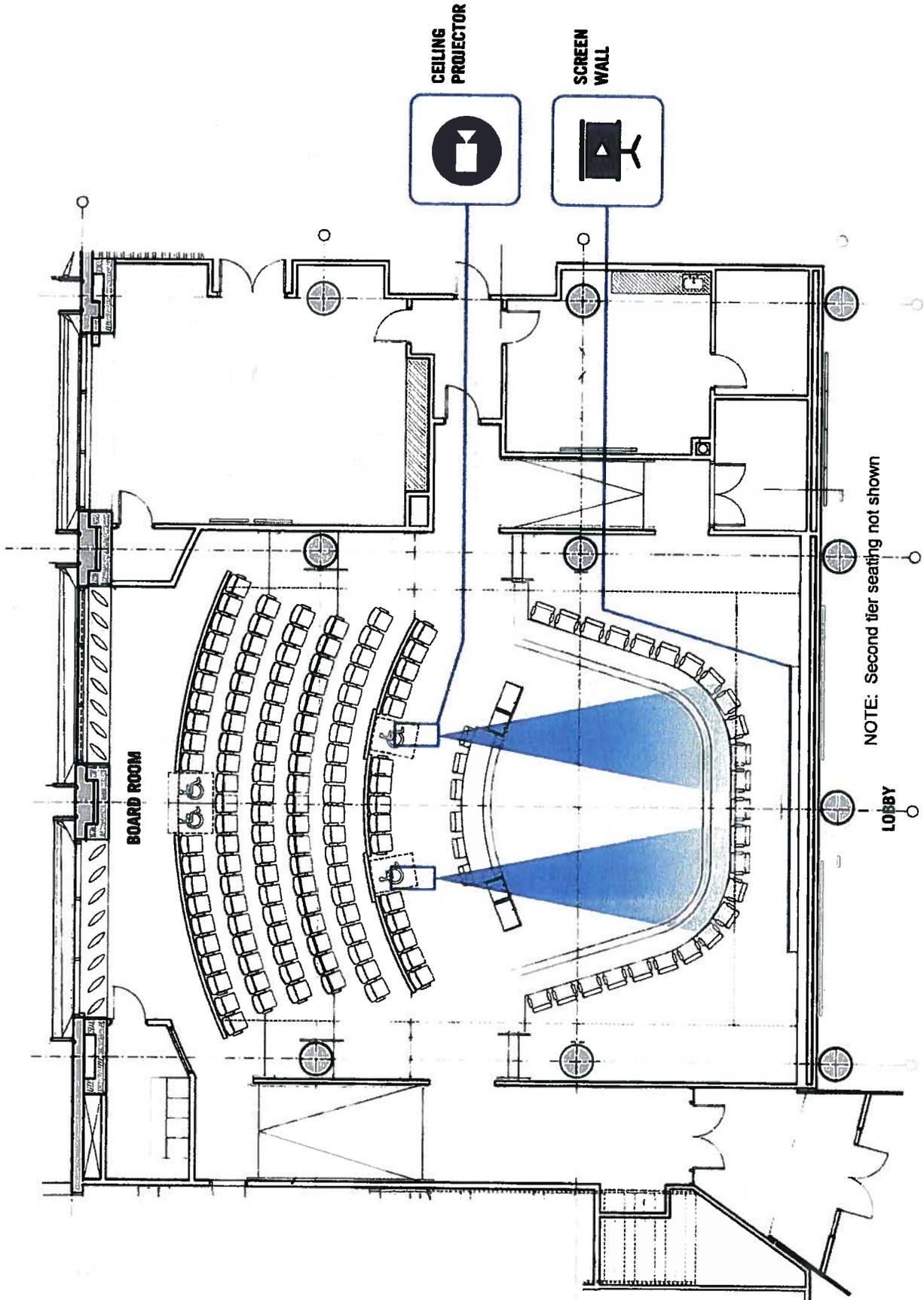
Staff Table Section @ Lecture

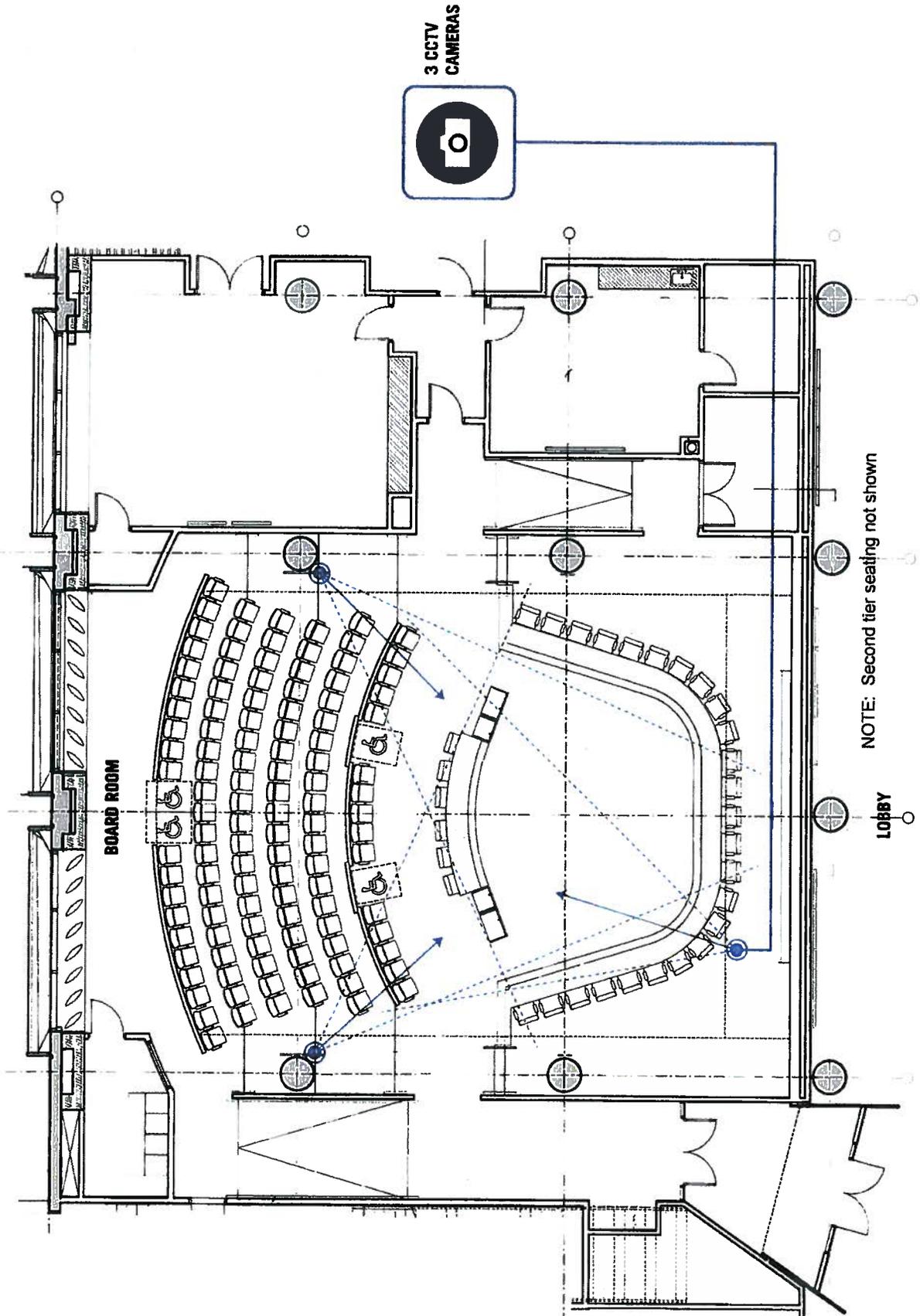


Dais Section @ Side

May 5, 2013







3 CCTV  
CAMERAS

NOTE: Second tier seating not shown

LOBBY

BOARD ROOM

