

Memorandum

Agenda Item 3

TO: Bay Area Headquarters Authority

DATE: December 4, 2013

FR: Executive Director

W.I. 9130

RE: 375 Beale Street Status Report – December 2013

1. Architectural and Engineering Services Update

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 Marshall, Division of State Architect, and BAHA in late August. Staff recently received comments. The final construction documents will incorporate those 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

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 commenced in October. Western Laboratory (existing tenant) and the surrounding neighbors were notified that heavy demolition work will occur on four Saturdays in December and January from 8a-6p to allow for early completion of the atrium. A copy of recent construction photos and the neighborhood newsletter are included as Attachment A.

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 continues to work with GSA to accelerate that schedule by five months.

5. 201 Folsom Construction

Developer Tishman Speyer continues with excavation of its property for the new residential towers. As of November 22, 2013, the excavation adjacent to BAHA's property was reported to be at its maximum depth of 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 any impacts on 375 Beale Street.

6. Inter-agency Shared Service Assessments

Over the last year, staff from BAHA, MTC, ABAG, and the Air District have been working to develop options for sharing various business operations and to implement shared technology services upon move-in to 375 Beale Street. As part of this roadmap, the agencies engaged Accenture LLP (Accenture) to work with the Information Technology Managers to recommend

sharing levels, architecture and technology for 16 elements identified as shared services candidates (Attachment B). The administrative management staff also developed recommendations for sharing resources to deliver other services including receptionist, meeting room management, mail, copy center and other general services. Staff will provide a more detailed description of the inter-agency shared services approach at the next BAHA meeting.

The next phase of work involves 1) developing a governance framework for ownership, oversight and resources management of these agreed-upon services and 2) developing the technical design and specifications needed to move to the procurement phase. Agenda item #2c includes a staff report recommending a contract amendment with Accenture to complete this work.

7. Furniture Procurement

On November 13th, BAHA issued a two-part Request for Qualifications/Request for Proposals (RFQ/RFP) inviting furniture dealers to submit a Statement of Qualifications (SOQ) to provide and install workstation and office (i.e. systems furniture, conference furniture, seating, storage units), public space and other ancillary furniture for 375 Beale Street. This RFQ will be used to create a list of prequalified firms that will receive a separate RFP. Staff expects to recommend a Dealer/Manufacturer team for BAHA approval in March 2014. The total budget is \$5.0 million and includes 550 workstations /offices, 50 conference rooms and public area furniture.

8. Look Ahead Schedule

- January 2014 Core, Shell and Finishes Guaranteed Maximum Price
- January 2014 Shared Services Delivery Assessment
- March 2014 Furniture Dealer/Manufacturer Team Contract Award



Steve Heminger

Attachment

J:\COMMITTEE\BAHA\2013\12_December 2013\3_December 2013 Status Report.docx

Agenda Item 3 - Attachment A

Construction pictures

December 4, 2013

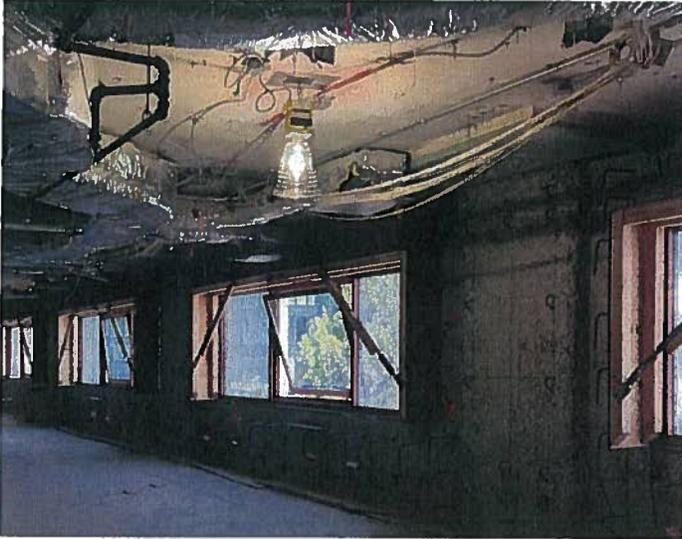


Figure 1: Steel reinforcing dowels embedded in existing perimeter walls for wall seismic strengthening on Level 4 (October 2013).

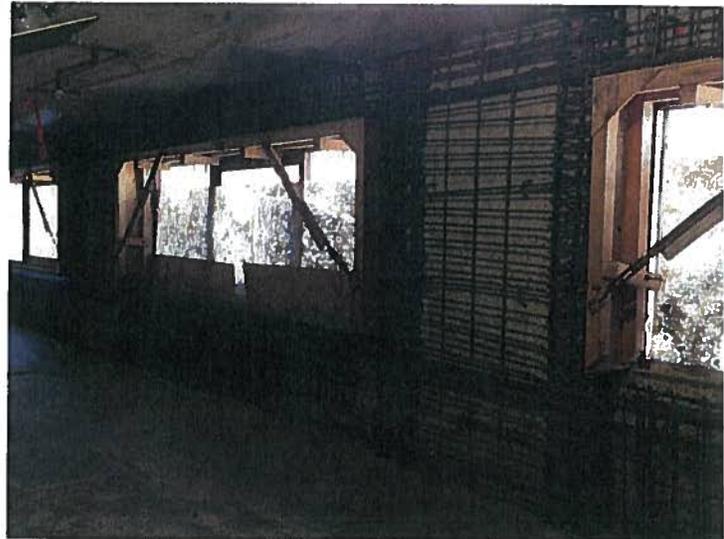


Figure 2: Addition of steel reinforcement to dowels for wall seismic strengthening on Level 4.



Figure 3: Strengthened wall after application of concrete on Level 4.

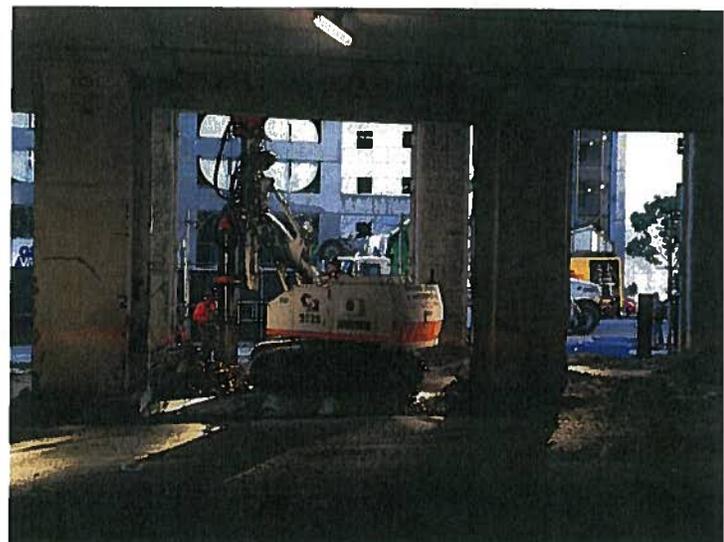


Figure 4: Drilling for installation of shoring system along Beale Street in preparation for foundation strengthening.

Bay Area Headquarters Authority Renovation & Seismic Upgrade

390 Main Street, San Francisco, CA

Item 3 - Attachment A1

BAHA Neighborhood Newsletter: December, 2013

Creation of a Regional Agency Headquarters

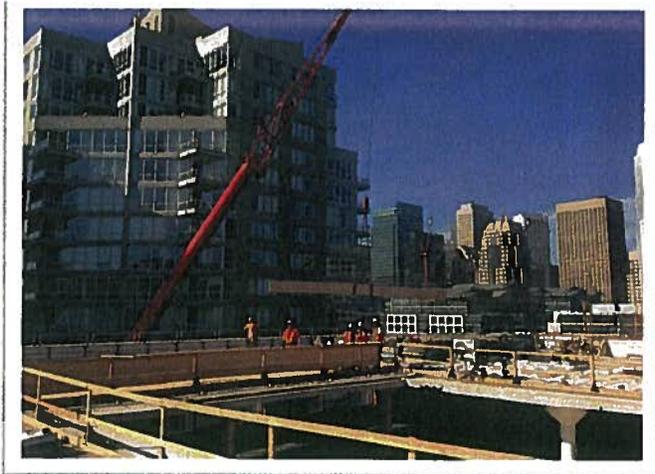
At completion of construction, the Regional Agency Headquarters at 375 Beale will house the Metropolitan Transportation Commission (MTC), Bay Area Toll Authority (BATA), the Bay Area Air Quality Management District (Air District), and the Association of Bay Area Governments (ABAG). The building will also house retail and other spaces open to the public and you, the neighbors. McCarthy Building Companies is retrofitting and renovating the building to meet building codes and design requirements. Major components of the project include selective demolition, seismic retrofit, tenant improvements, and exterior upgrades.

Pardon the Noise

Starting December 7th, McCarthy will work three Saturdays before Christmas and one in January to complete atrium demolition, the loudest of the project activities. Work hours will be 8:00 AM – 6:00 PM, and we appreciate your patience during these hours. By working these four Saturdays, McCarthy can complete the atrium demolition a month earlier than anticipated. To commemorate this milestone we plan to hold an Open House in January for a sneak preview of the new atrium.

Safety Works

According to the U.S. Bureau of Labor Statistics, jobs in the construction industry take up 4 of the top 10 spots for the most deadly jobs in the United States (Roofing, Iron-working, Electrical, and General Construction Labor). At McCarthy we've made the quest for a zero injury work environment not just a priority, but instead a core tenet of our company. McCarthy is immensely proud of the fact that in October 2013 we reached 2 years since our last recordable injury in the Northern California region, and in November we reached the 10-year milestone since our last lost-time incident!



Start of the Atrium Skylight Work



Normal working hours are:
7:00 AM to 8:00 PM Weekdays
8:00 AM to 6:00 PM Saturdays
(Dec 7th, 14th, 21st, Jan 4th).

Current Work Activities

The seismic retrofit (first phase of construction) is progressing well. Upcoming activities in December 2013 include:

- Jackhammer removal of concrete floors to create new 8 story atrium and stairs, at all levels of the building
- Placement of rebar for wall strengthening on all levels
- Excavation along the site boundary to strengthen foundations

Due to an existing tenant operating in the building, much of our noise-producing activities must occur between the hours of 3:00PM and 8:00PM. We will keep local residents informed of our scheduled activities through these flyers. Please note however that there are several ongoing construction projects in the surrounding neighborhood, which are outside of McCarthy's sphere of control.

We look forward to a successful and safe project with your cooperation and understanding, and to inviting you to the new Regional Agency Headquarters in the summer of 2015!

McCarthy Building Companies, Inc.
www.mccarthy.com



Day 1 Shared Services Conceptual Layout

