



**METROPOLITAN
TRANSPORTATION
COMMISSION**

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Memorandum

TO: Commission

DATE: March 19, 2014

FR: Executive Director

W. I. 9130

RE: 375 Beale Street Status

The attached presentation provides an update on the new regional agency headquarters at 375 Beale Street, with a special emphasis on the layout and design of the Board room, and the co-location of MTC's offices with the Air District and ABAG which presents an opportunity for the agencies to share business and technology services.

Board Room Layout and Design

The project includes the development of a shared formal board room that will host the board and committee meetings of MTC, the Air District and ABAG. Adjacent to the board room is a conference room for smaller committee meetings and/or closed sessions, a green room and a multi-purpose room that can be sub-divided in smaller rooms.

Inter-agency Collaboration – Shared Services

The vision for 375 Beale Street includes sharing business operations and technology functions among MTC, Air District and ABAG at move-in. The agencies' Deputy Directors are currently working with Accenture LLP to develop a service delivery model and governance framework for the shared services. Recommendations from this engagement will be presented to the Executive Directors for approval and implementation later this year.

Condominium Association

The Executive Directors of MTC, Air District and ABAG have agreed on terms for a Memorandum of Understanding (MOU) to establish a "375 Beale Committee" that will serve as the interim governance vehicle for the directors to make binding decisions in advance of creating the 375 Beale Street Condominium Corporation at move-in. Minutes taken at each Committee meeting will establish a written record of agreement on policies and procedures that will be ratified by the Corporation at its first formal meeting.



Steve Heminger



**375 Beale Street
MTC Commission Workshop
March 26-27, 2014**

375 Beale Street Update

First Floor Lay-out/Atrium

Stacking Plan – Agency and Leased Space

Agency Co-location by Floor

Board Room Features

Progress toward Shared Services

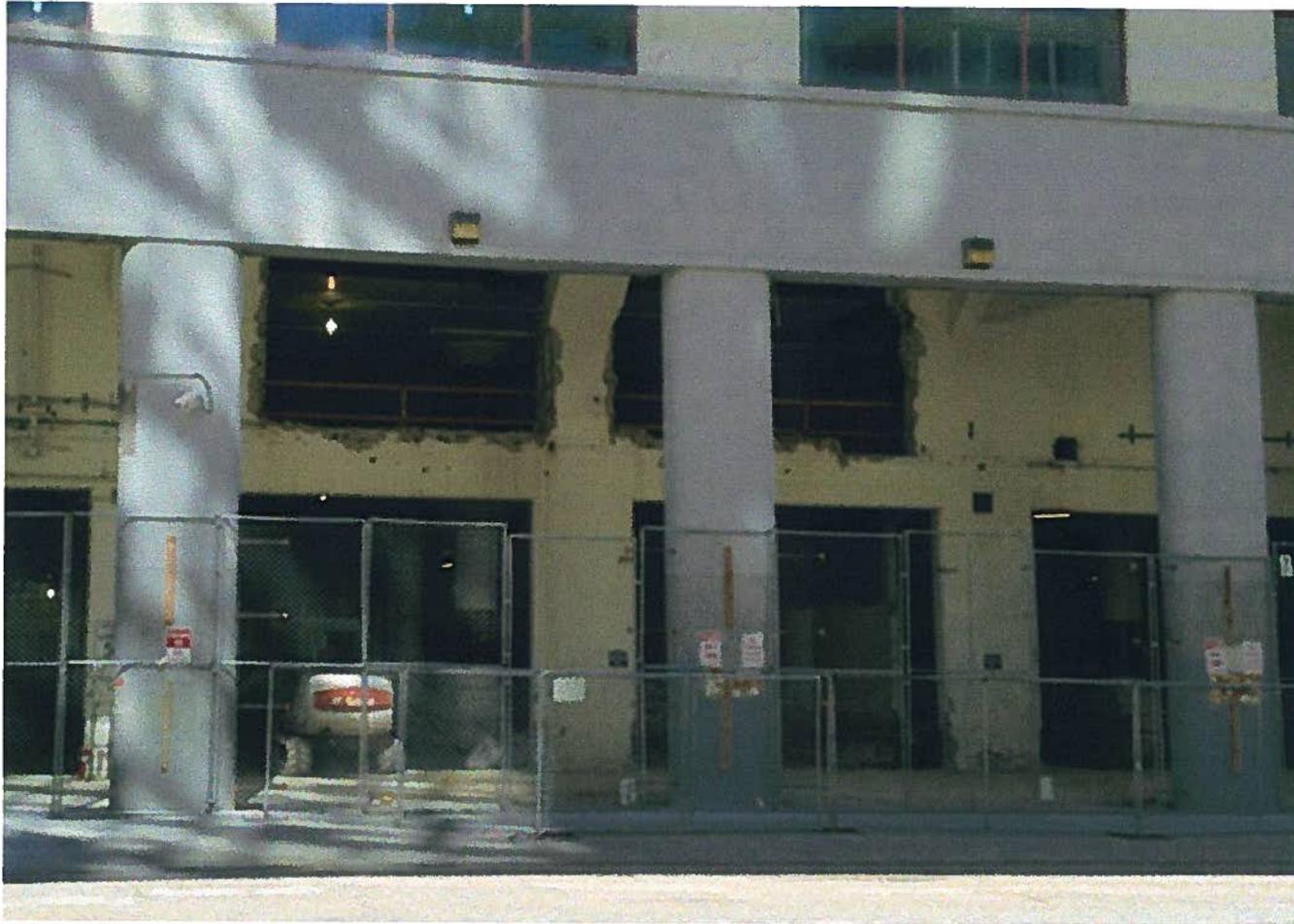
Condo Association - Governance

Technology/IT Services

Administrative and Support Services

Beale Street Entry

Current condition.



Final Design

With the center column removed.

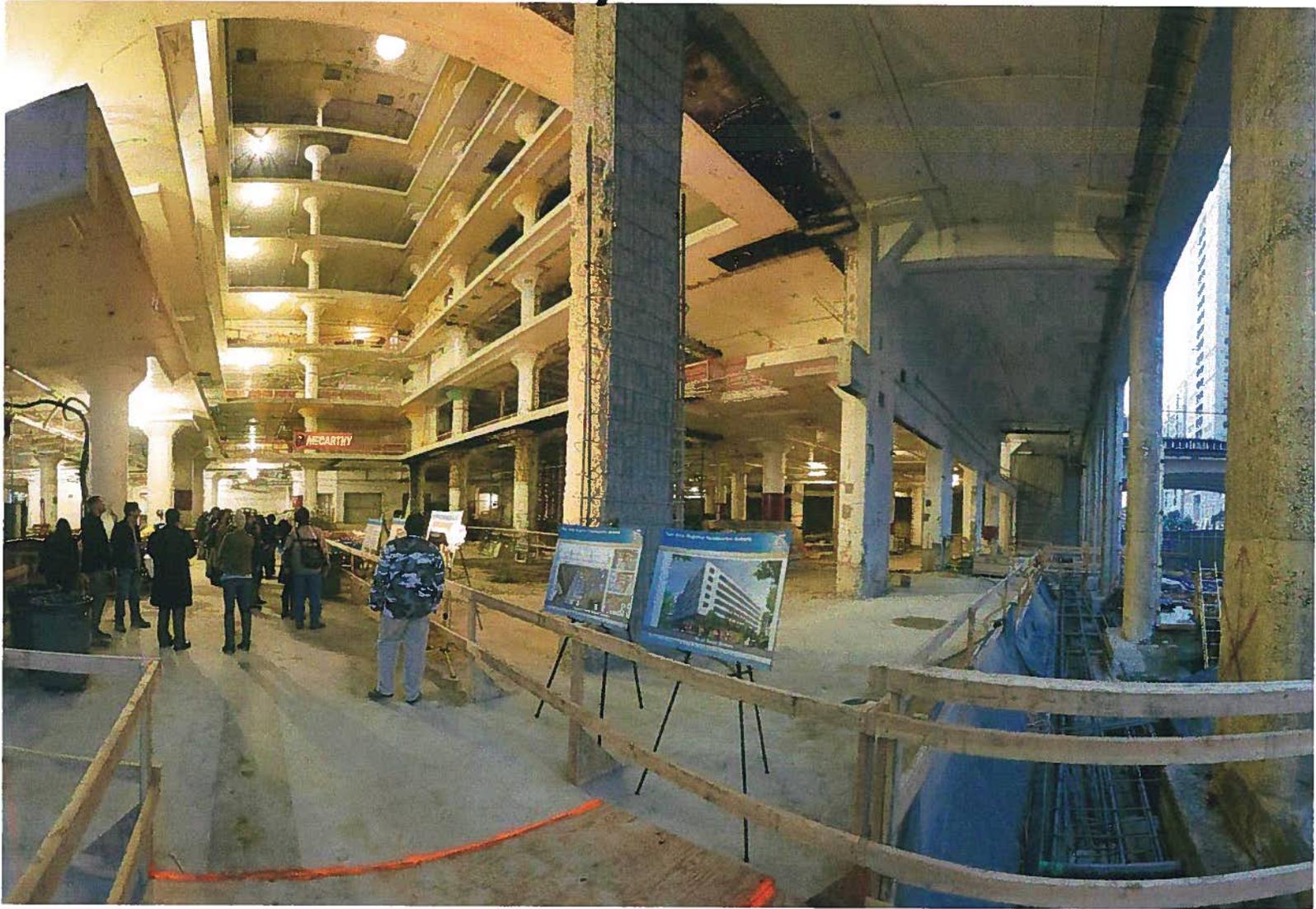


Future Board Room

Column in the foreground will be removed.



8 Story Atrium

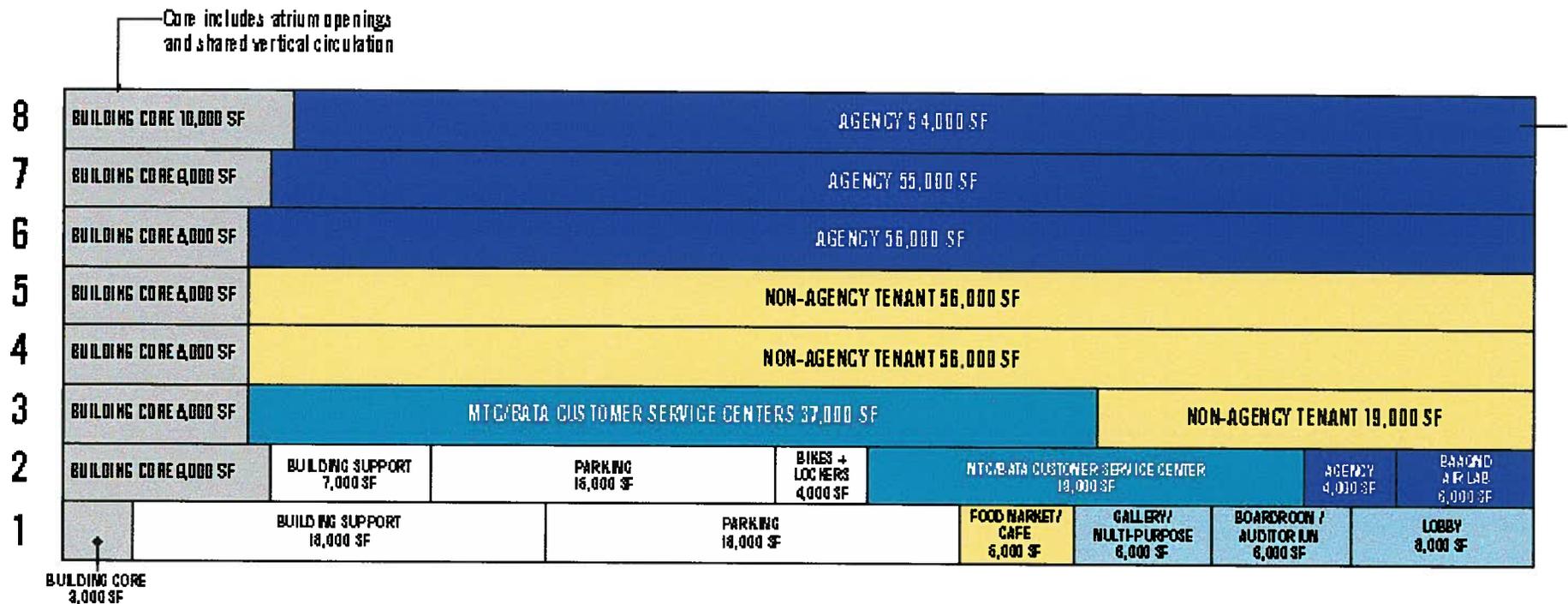






Hanging Stair

Stacking Plan



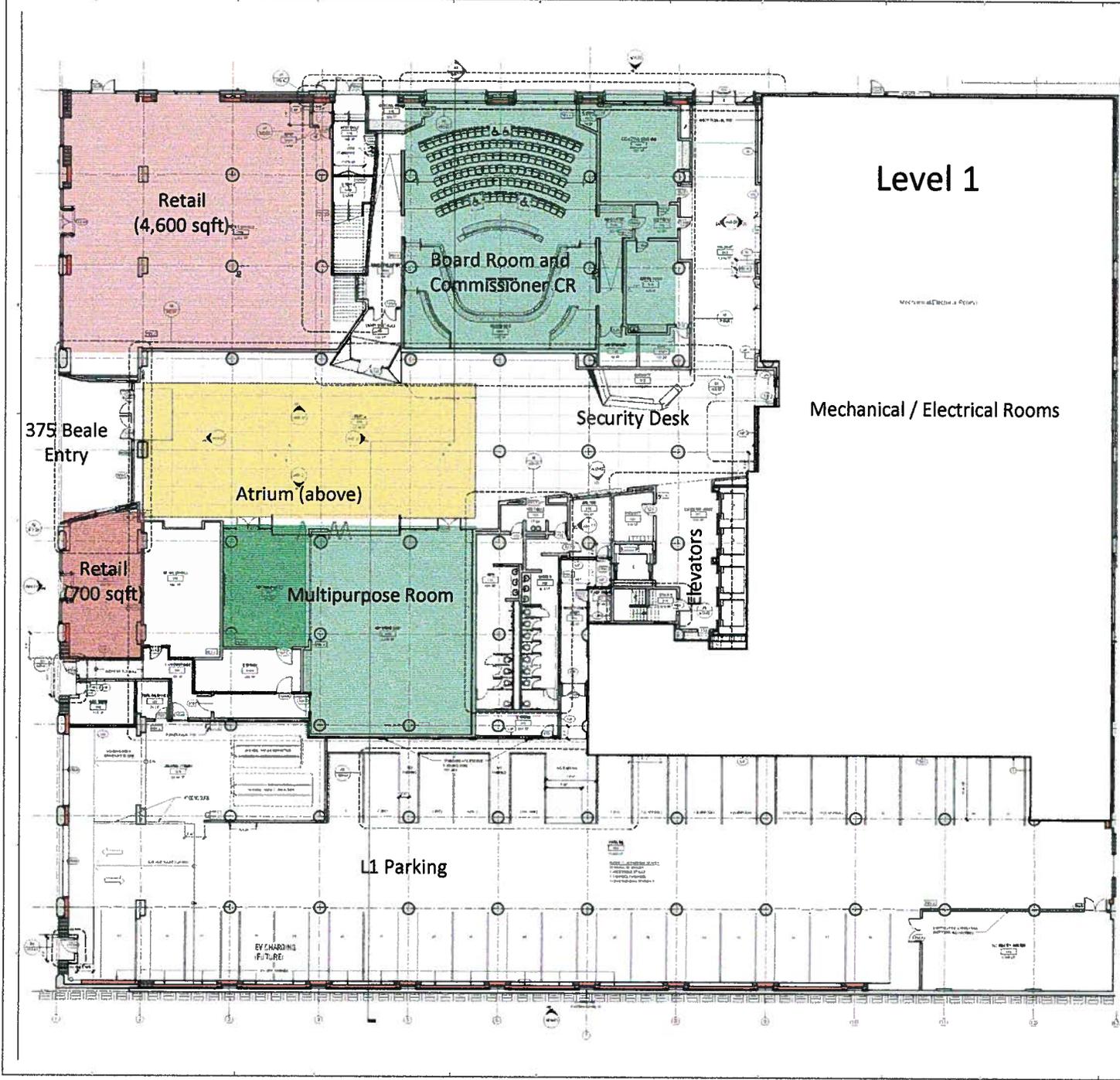
**NOT FOR
CONSTRUCTION**

CD GMP SET
Sep 13, 2013
103-01-01-01-01
103-01-11-01-01



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09/13/2013
2	ISSUED FOR CONSTRUCTION	09/13/2013
3	ISSUED FOR RECORD	09/13/2013

Level 01 Overall Plan



Level 7

Co-located Planning

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL CODE (CMC).

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND THE CALIFORNIA PLUMBING AND MECHANICAL CODE (CPC).

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE CALIFORNIA ENERGY CONSERVATION CODE (CECC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE CONTROL CODE (ISCC) AND THE CALIFORNIA SMOKE CONTROL CODE (CSCC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND THE CALIFORNIA SAFETY CODE (CSC).

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AIMA) AND THE CALIFORNIA ACCESSIBILITY AND MOBILITY ACT (CAMA).

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND THE CALIFORNIA GREEN BUILDING CONSTRUCTION CODE (CGBC).

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE CALIFORNIA SUSTAINABLE DESIGN AND CONSTRUCTION CODE (CSDDC).

PERKINS + WILL

- Air District
- ABAG
- MTC
- Not in Program (not furnished)

White spaces are agency shared.

PERMIT SET BACKCHECK
January 8, 2014



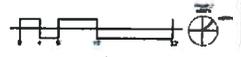
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Sheet No.	14-000000
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Checker	14-000000
Designer	14-000000
Engineer	14-000000
Contract No.	14-000000
Client	14-000000
Address	14-000000
City	14-000000
State	14-000000
Zip	14-000000

Level 07 Floor Plan

A	B
C	D

11H - Key Plan

IC4-07



Atrium

Level 7: Collaboration

PERKINS
+WILL

NOTES:

1. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.
2. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.
3. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.
4. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.
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9. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.
10. SEE ARCHITECTURAL RECORD FOR ALL ROOM SCHEDULES.

LEGEND:

- 1. OPEN COLLABORATIVE AREAS / BREAK AND COPY ROOMS
- 2. SECTION DIRECTOR CONFERENCE ROOMS
- 3. SHARED CONFERENCE ROOMS

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/18/13	ISSUED FOR PERKINS+WILL
2	04/18/13	ISSUED FOR PERKINS+WILL
3	04/18/13	ISSUED FOR PERKINS+WILL
4	04/18/13	ISSUED FOR PERKINS+WILL
5	04/18/13	ISSUED FOR PERKINS+WILL
6	04/18/13	ISSUED FOR PERKINS+WILL
7	04/18/13	ISSUED FOR PERKINS+WILL
8	04/18/13	ISSUED FOR PERKINS+WILL
9	04/18/13	ISSUED FOR PERKINS+WILL
10	04/18/13	ISSUED FOR PERKINS+WILL

100% DD
April 18, 2013

LEVEL 7 Floor Plan

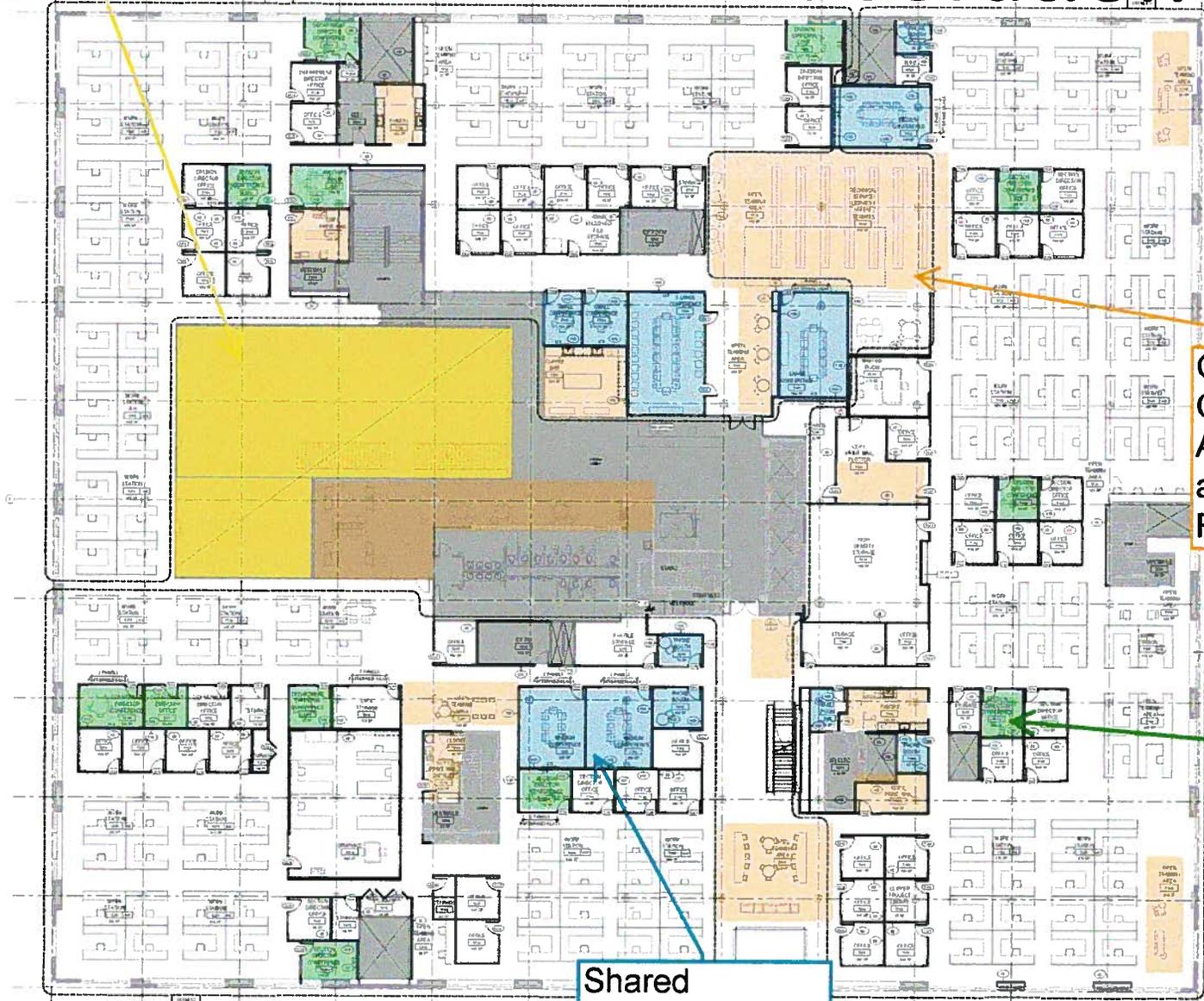
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Open Collaborative Areas / Break and Copy Rooms

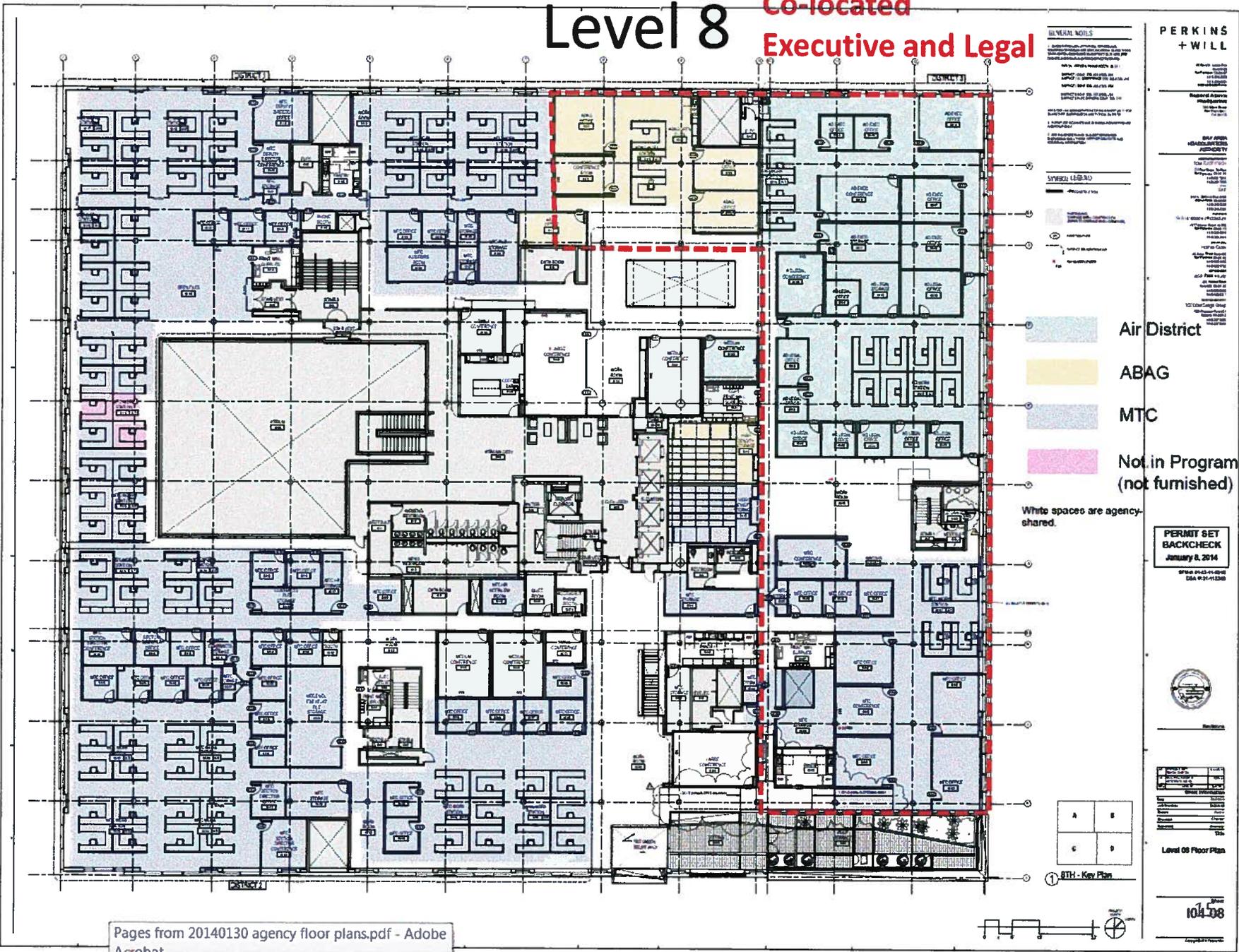
Section Director Conference Rooms

Shared Conference Rooms

LEVEL 7



Level 8 Co-located Executive and Legal



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of walls unless otherwise noted.
3. All dimensions are to the centerline of doors unless otherwise noted.
4. All dimensions are to the centerline of windows unless otherwise noted.
5. All dimensions are to the centerline of stairs unless otherwise noted.
6. All dimensions are to the centerline of elevators unless otherwise noted.
7. All dimensions are to the centerline of columns unless otherwise noted.
8. All dimensions are to the centerline of beams unless otherwise noted.
9. All dimensions are to the centerline of ceiling grid lines unless otherwise noted.
10. All dimensions are to the centerline of floor slab edges unless otherwise noted.

SYMBOL LEGEND

- Air District
- ABAG
- MTC
- Not in Program (not furnished)

White spaces are agency-shared.

PERKINS + WILL

Architect

100 North Dearborn Street
Chicago, IL 60610
Tel: 312.329.4000
Fax: 312.329.4001
www.perkinswill.com

Air District

ABAG

MTC

**Not in Program
(not furnished)**

**PERMIT SET
BACKCHECK
January 8, 2014**

SPS 01-03-11-010
C61 0-31-11208



NO.	DESCRIPTION	DATE
1	Issue for Permit	1/8/14
2	Issue for Construction	1/8/14
3	Issue for Occupancy	1/8/14

Level 08 Floor Plan

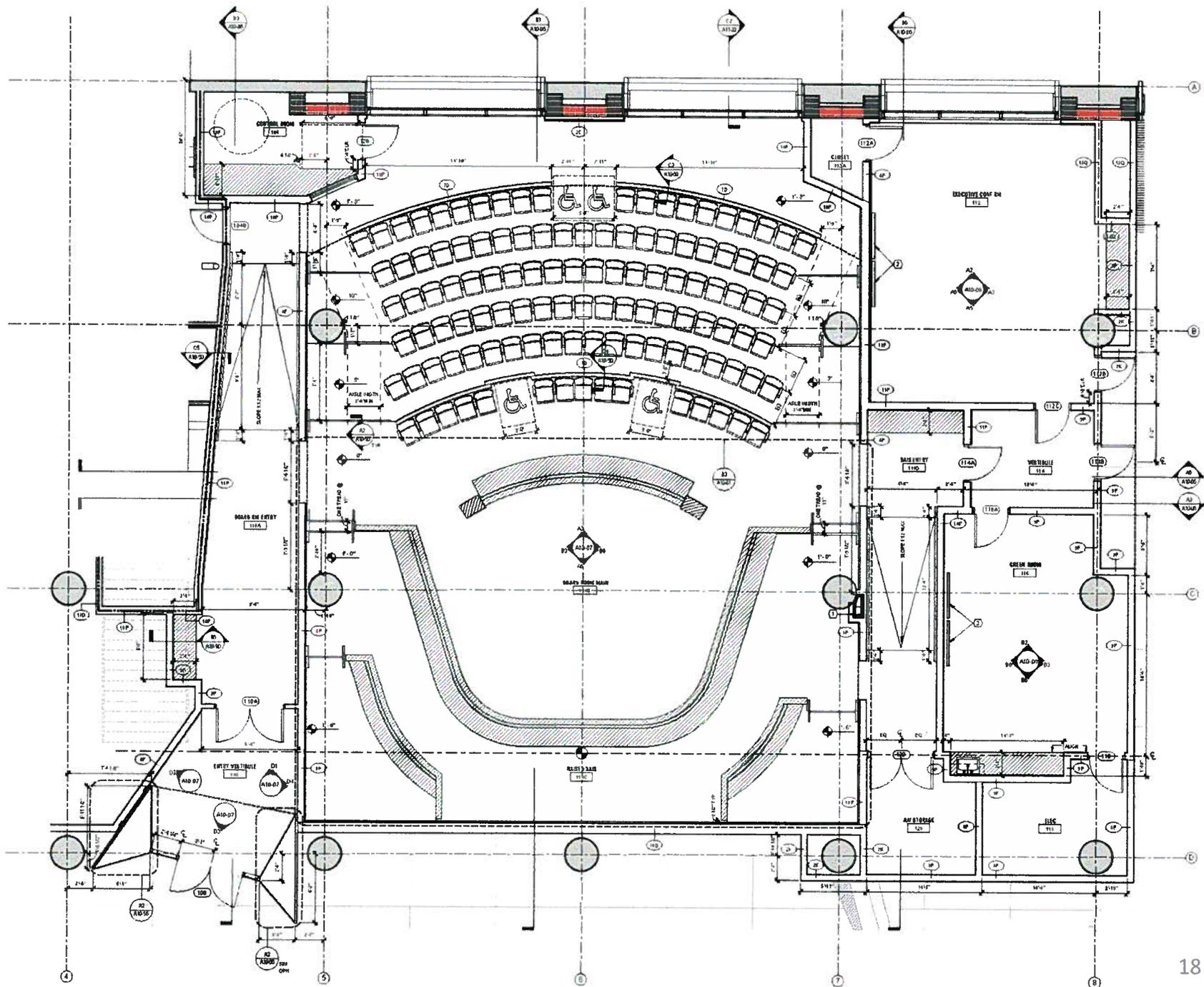
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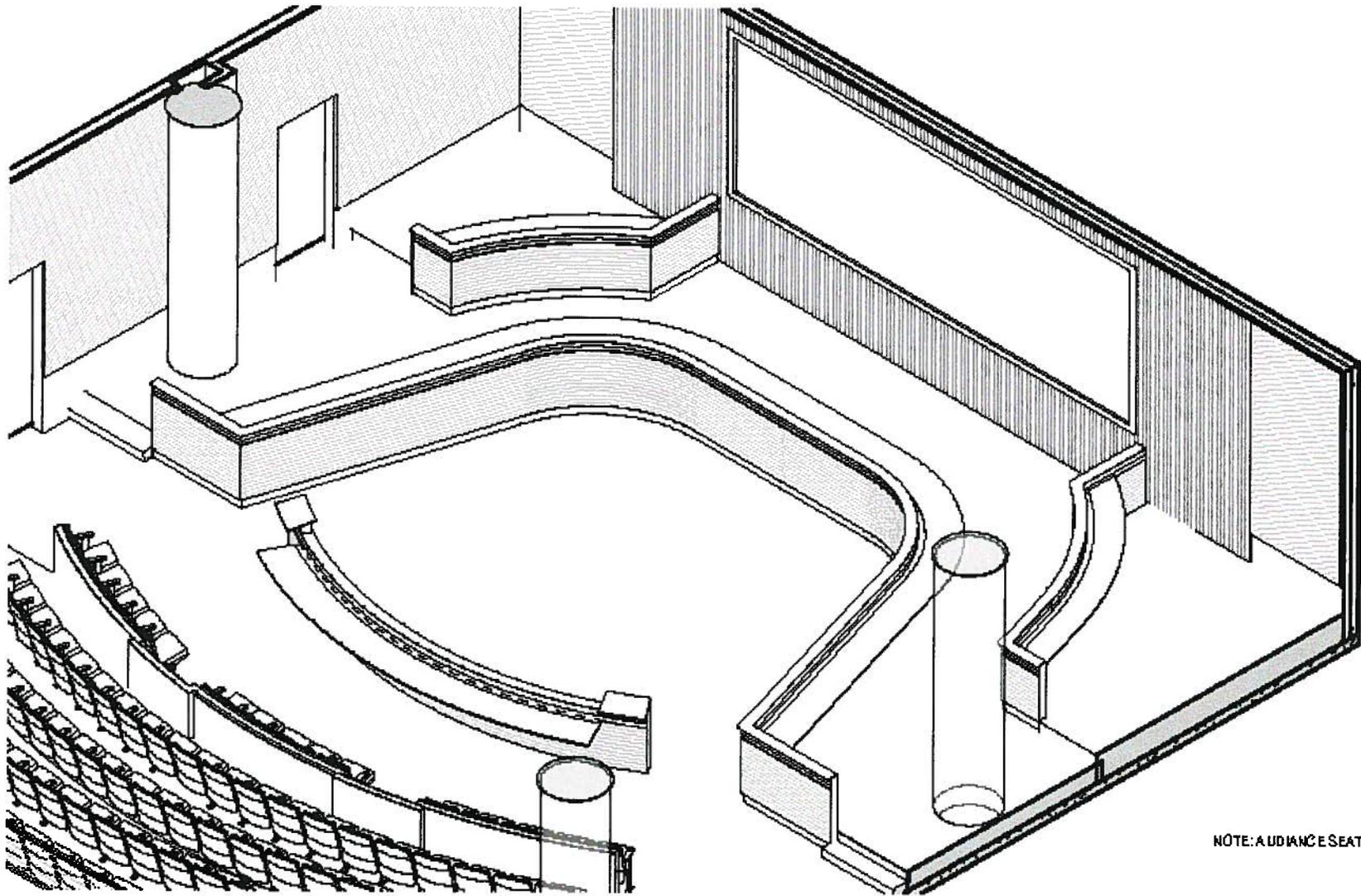
Board Room Design



**Agenda Item 3 – Attachment B
375 Beale Street – Board Room**

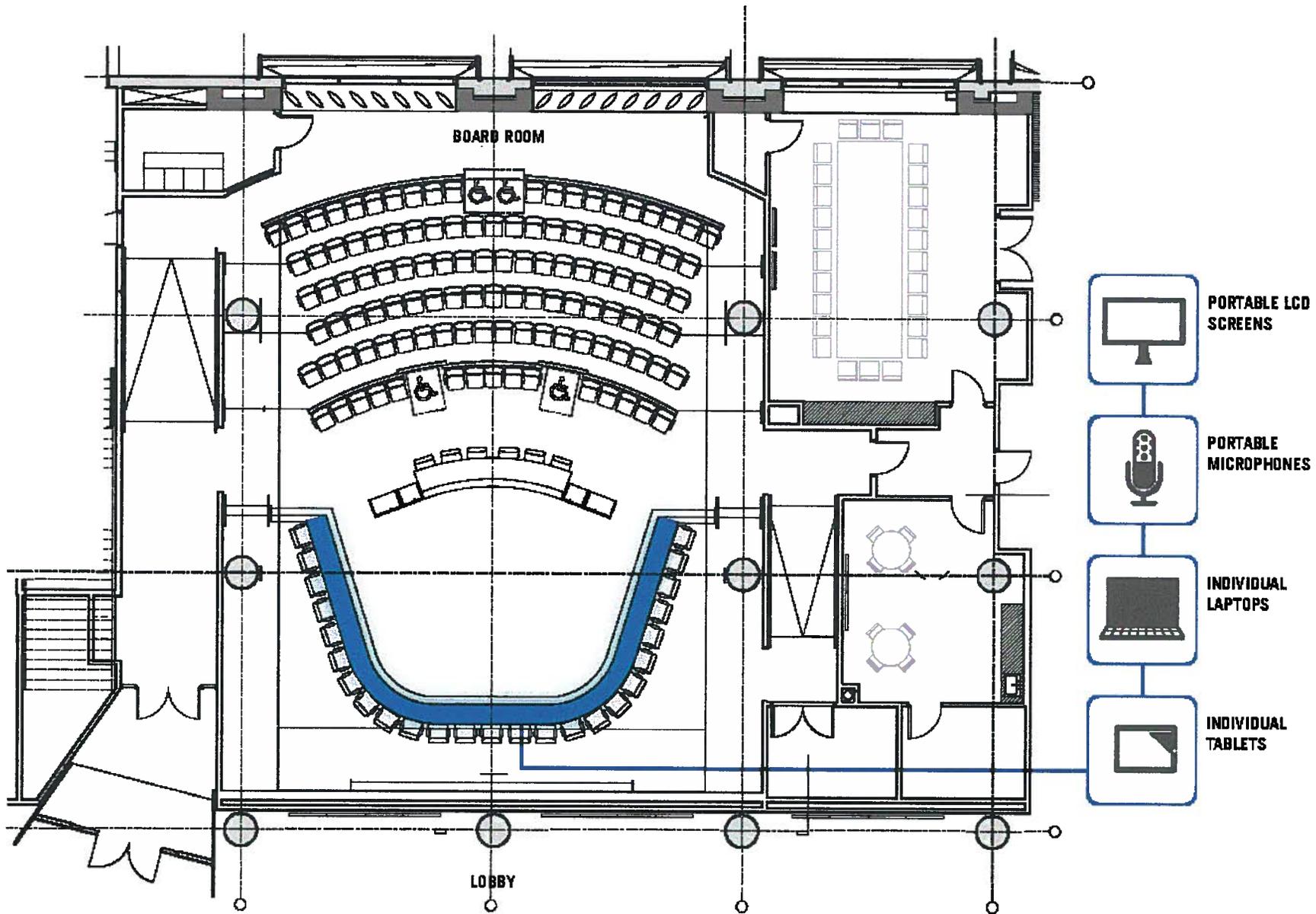


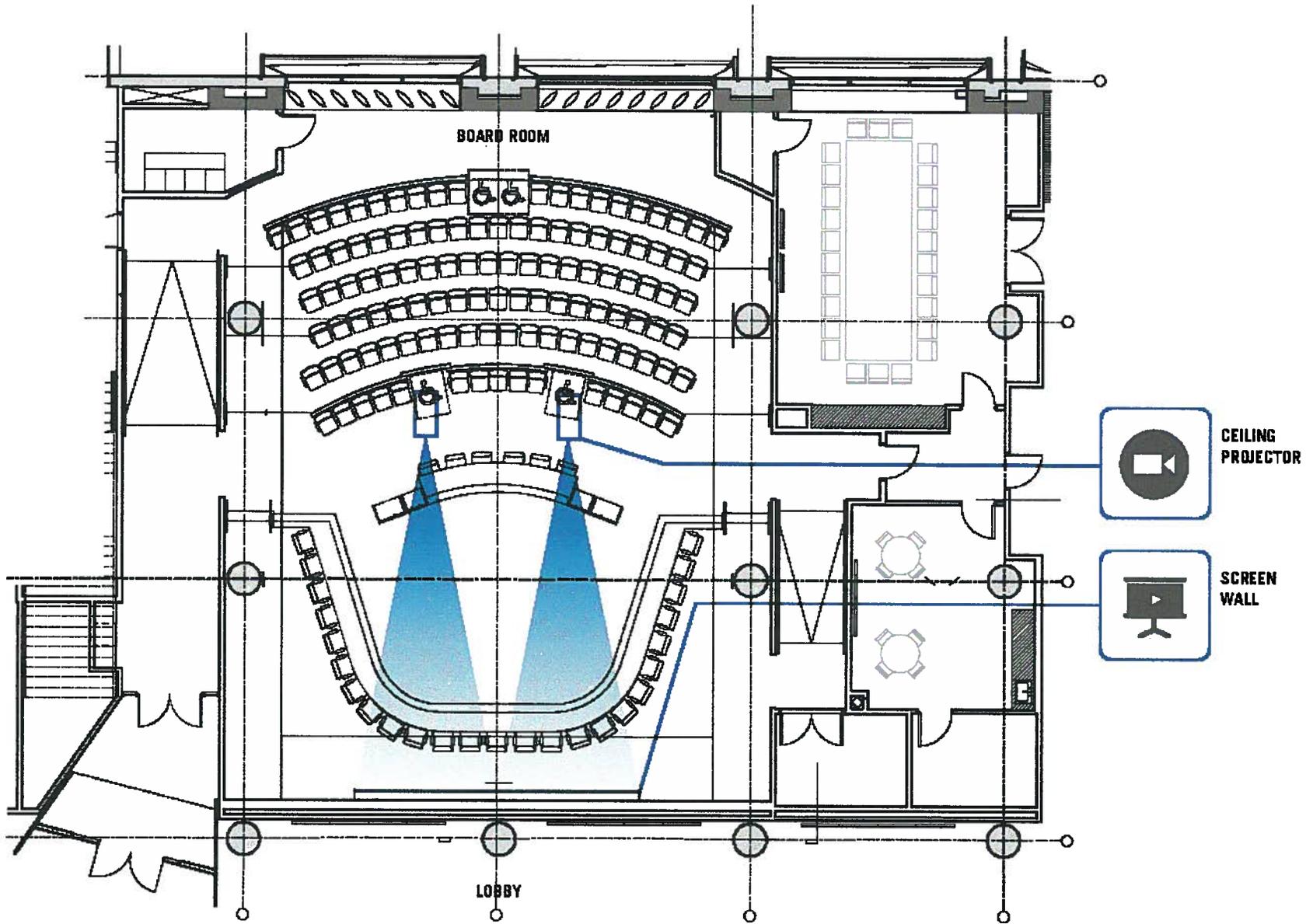




NOTE: AUDIENCE SEATING NIC

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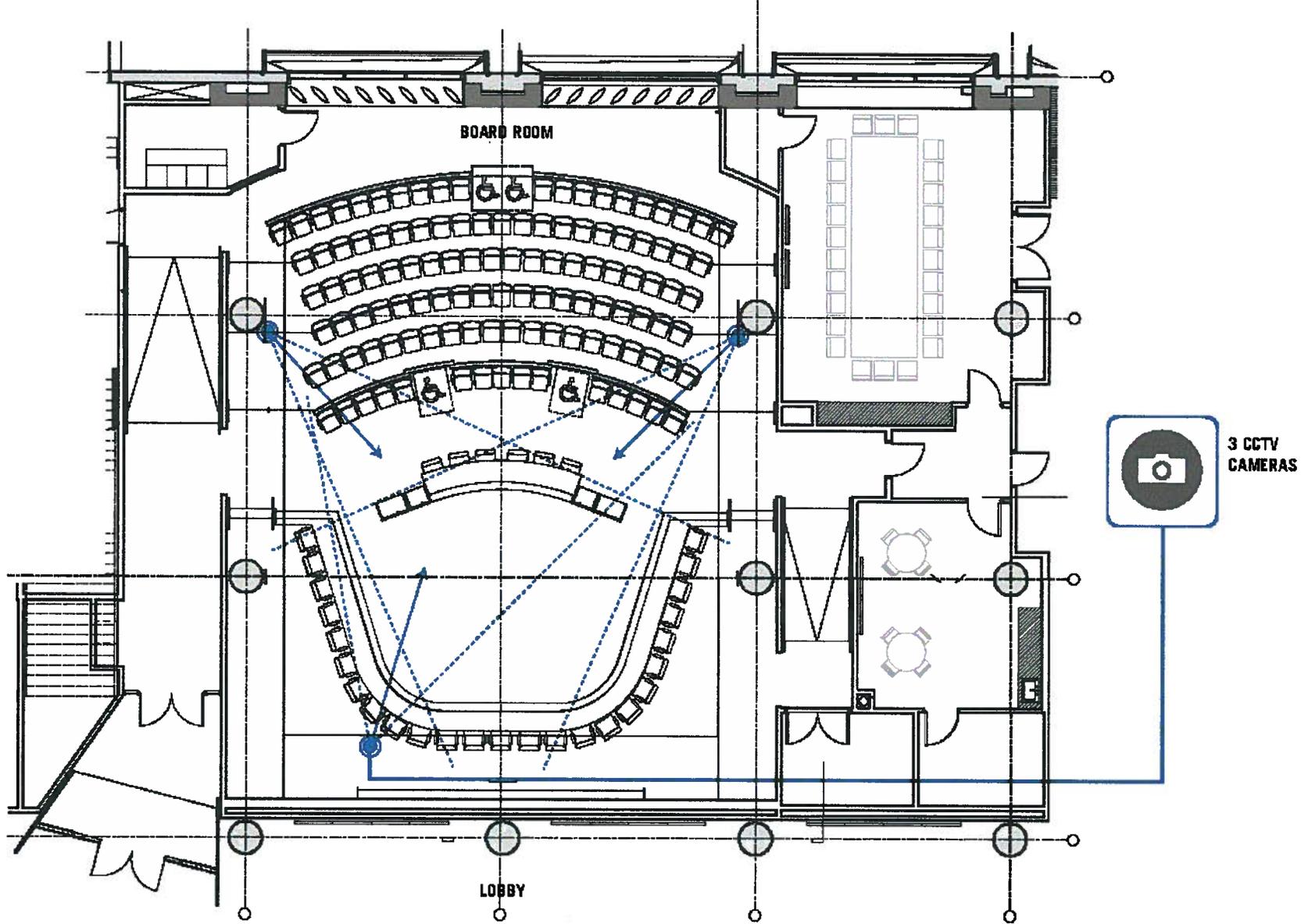


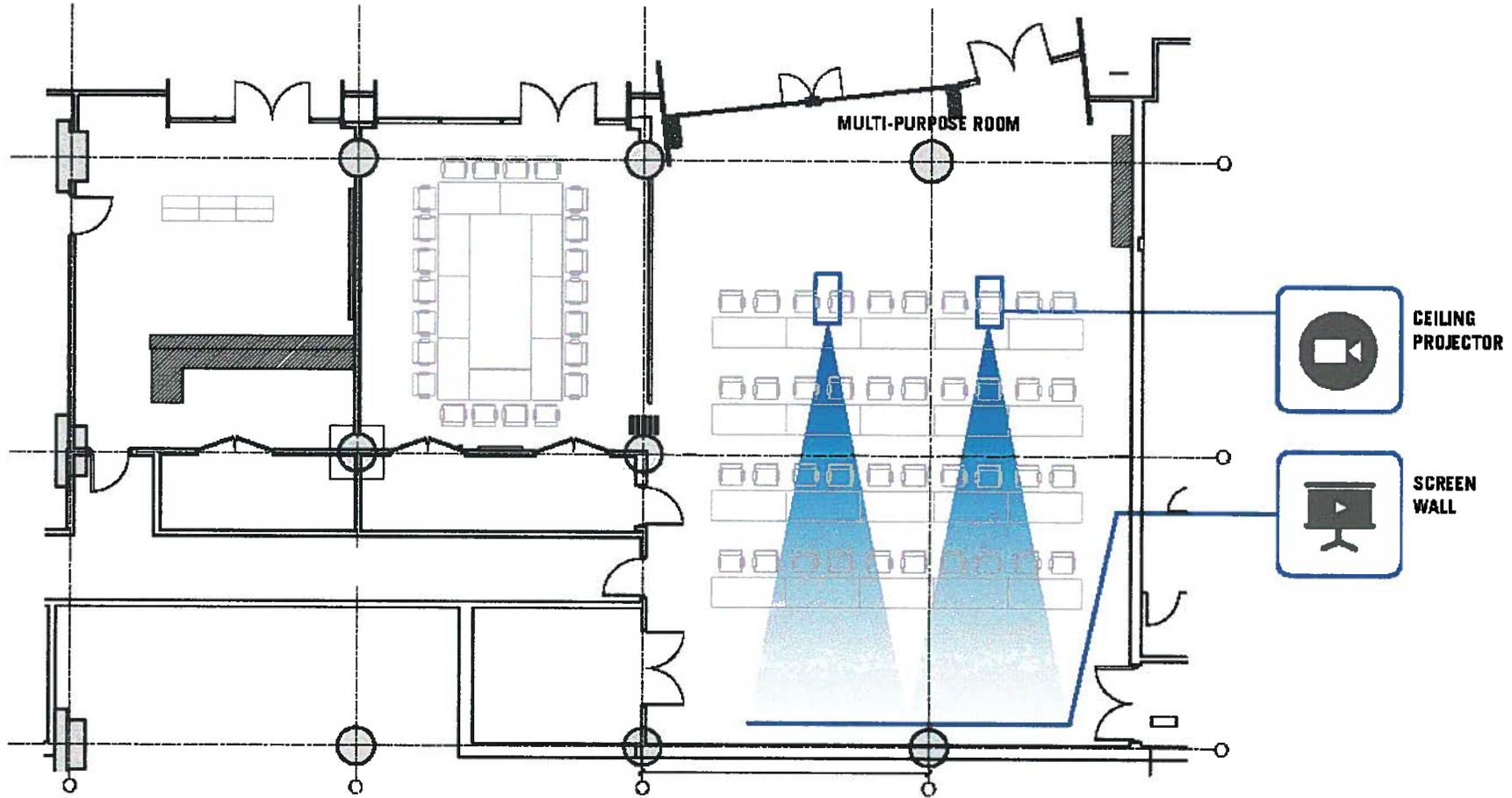
May 5, 2013

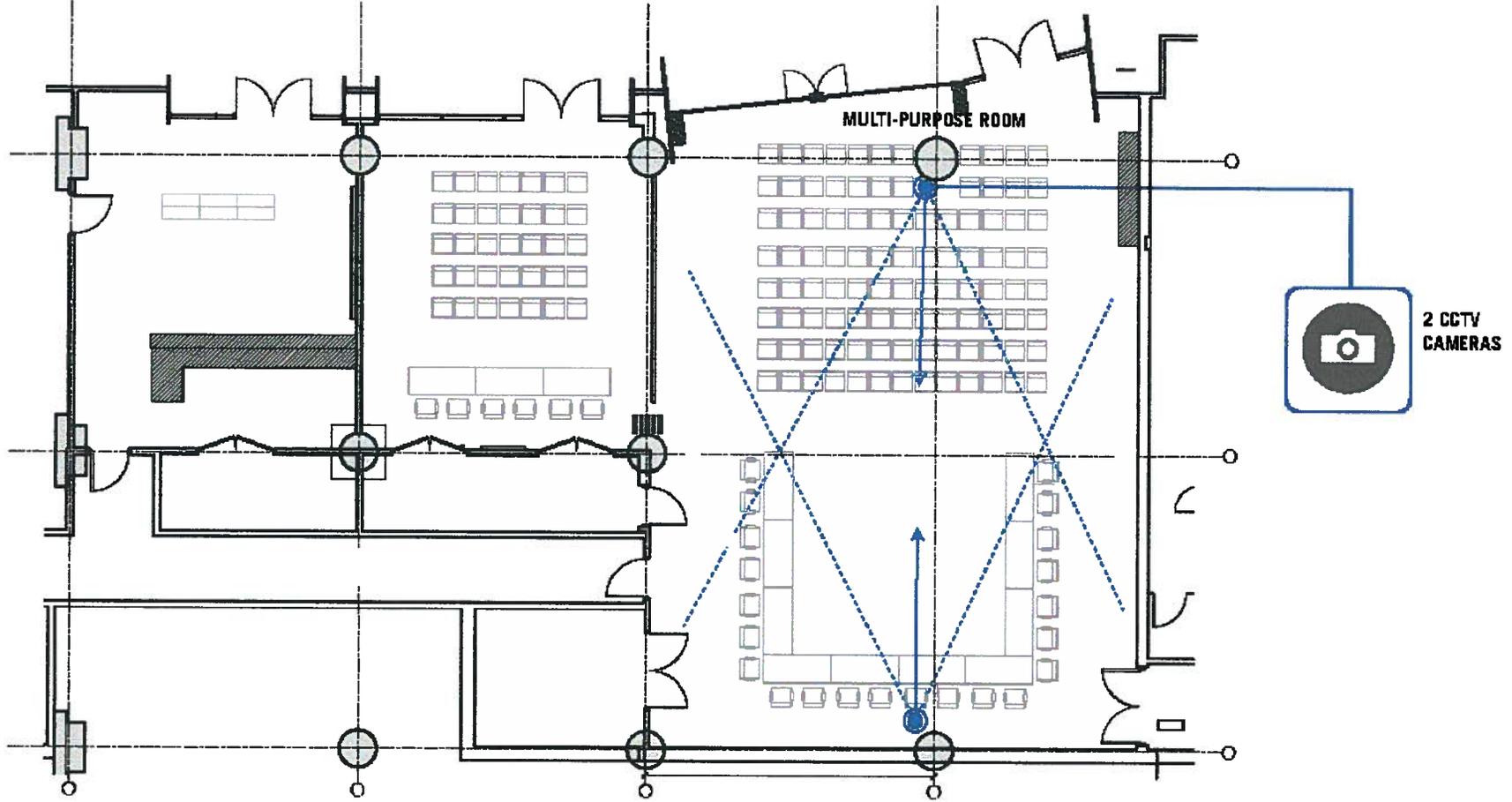


PERKINS + WILL

BAY AREA HEADQUARTERS AUTHORITY







Progress toward Shared Services

- Condo Association Framework
- Shared Services
 - At Move-in
 - Information Technology
 - Business Services
 - Post move-in
 - TBD



Condo Association Framework

November 14, 2013

