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AGENDA: 4



Ad Hoc Building Oversight Committee
December 15, 2014
Regional Agency Headquarters – 375 Beale Street
Project Status Report

375 Beale Street Status Report – December 2014

- 1) Construction Update
- 2) Public Spaces
 - Atrium/Security Desk/Reception
 - Board Room
 - Board/Committee Conference Room
 - Multi-Purpose Room
 - Level 07 Agency Reception
 - Level 06 Atrium Waiting + Coffee Bar
 - Level 08 Atrium Waiting
- 3) Shared Agency Spaces
 - Agency Interconnecting Stair
 - Conference Rooms



Construction Update

- 1) Framing of offices and installation of utilities work began in July, 2014
 - Continuing on Levels 1, 2, and 6
 - Suspension Stairs on Levels 6 – 8 have been installed
 - Atrium glass is being put in place
- 2) A Move Coordinator Request for Proposals issued in June, 2014:
 - Air District, MTC, and ABAG staff jointly participated on the evaluation panel
 - Unanimous panel recommendation and BAHA approval of Relocation Connection Inc.,
 - Kickoff Meeting Held Tuesday, December 9, 2014
- 3) Master Project Schedule
 - Created to assist with the coordination of project elements across agencies on shared needs, dependent systems and on critical path items



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Construction Schedule

- 1) It's Official – Target Move Date to 375 Beale is December, 2015
(Contingent Upon Drug Enforcement Agency (DEA) move-out in February, 2015)

- 2) Construction Schedule Revised to Account for DEA Relocation Delays
 - Tenant Move-out – February 1, 2015
 - Agency Move-in – December, 2015



Construction Update



Figure 1: On Level 6 - Installation of office framing, utilities and plumbing overhead.



Figure 2: Office framing on Level 6



Atrium Views



Figure 3: View across atrium of framing on Level 6

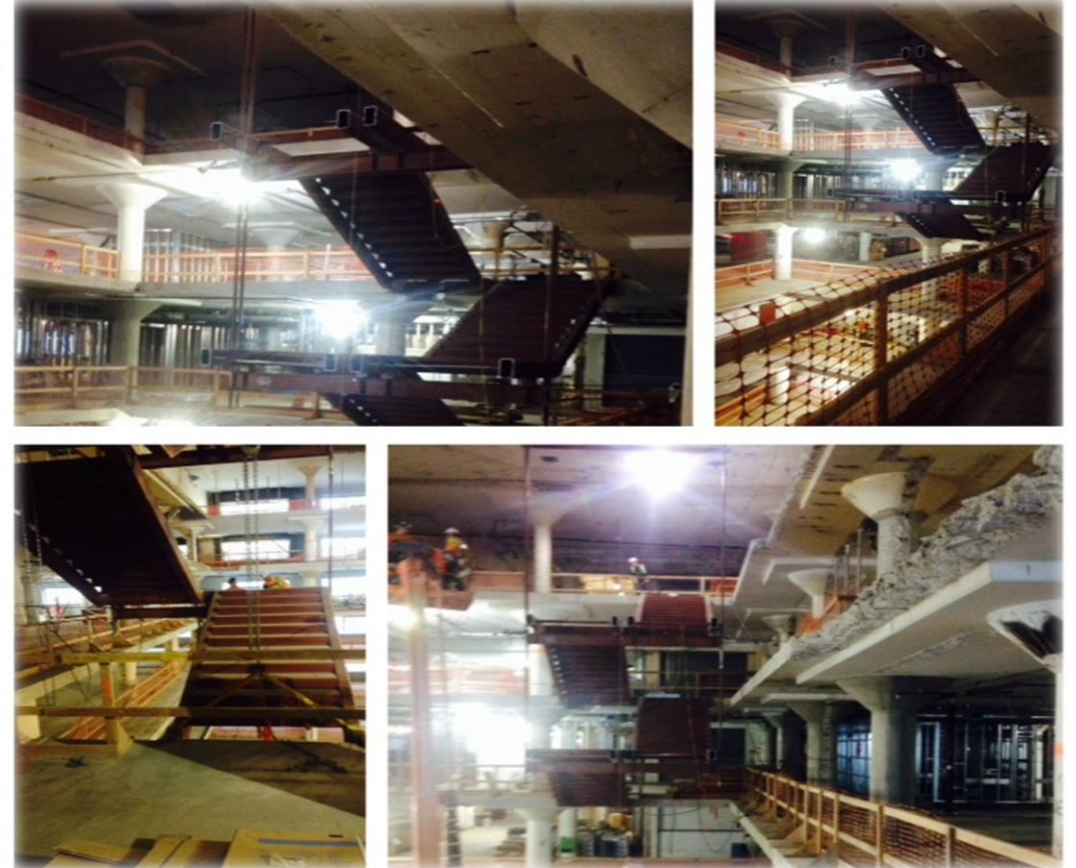


Figure 4: Installation of suspension stairs in the atrium, connecting Levels 6, 7, and 8 of the agency floors.



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Figure 5: View of atrium glass on Level 6 & 7





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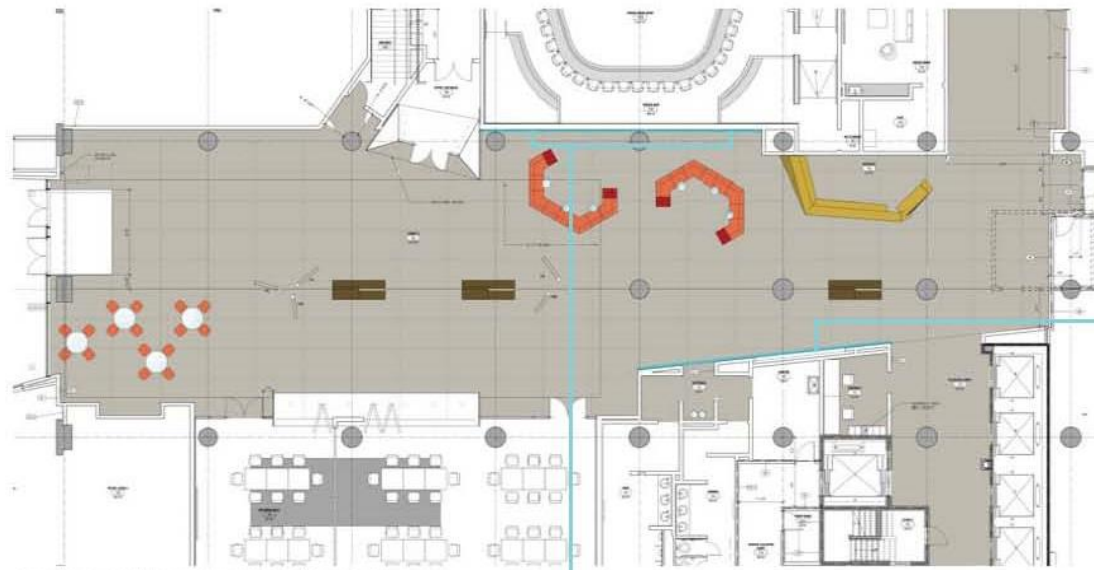
Public Spaces at 375 Beale



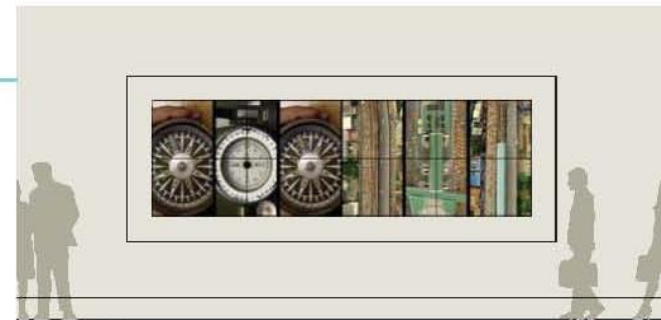


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Public Spaces -Atrium/Security Desk/Reception



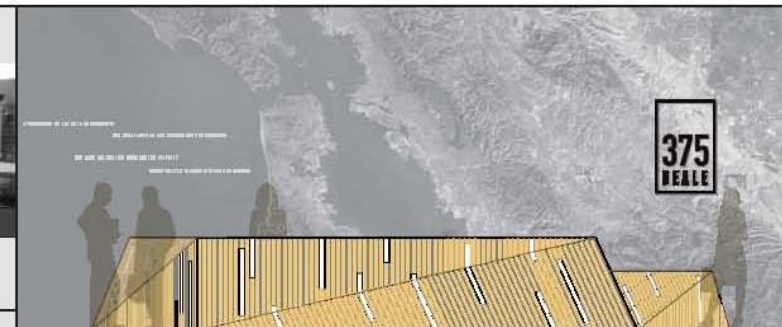
ATRIUM/ SECURITY DESK/ RECEPTION



MEDIA WALL



WAITING AREA

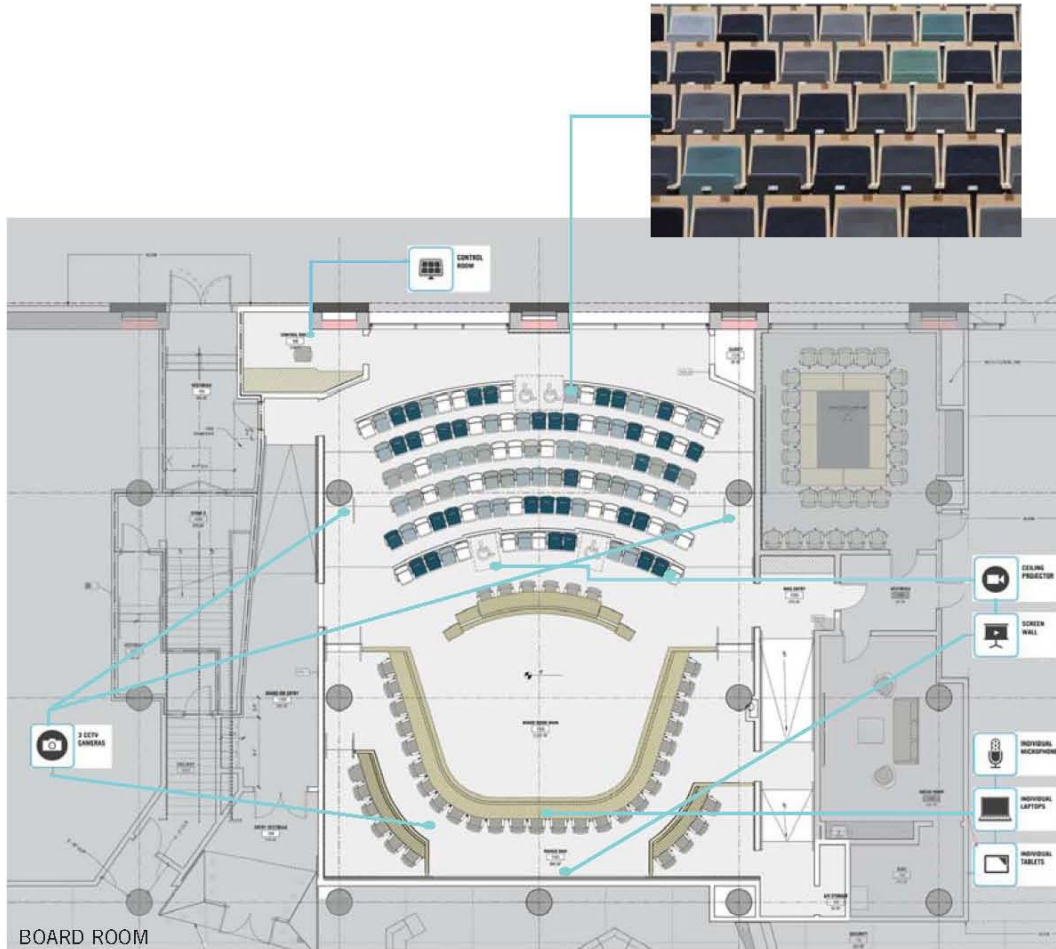


SECURITY DESK



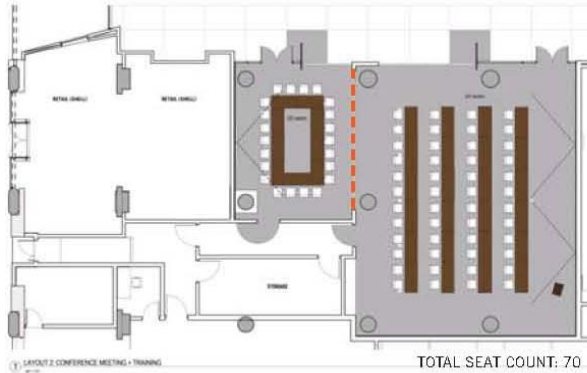
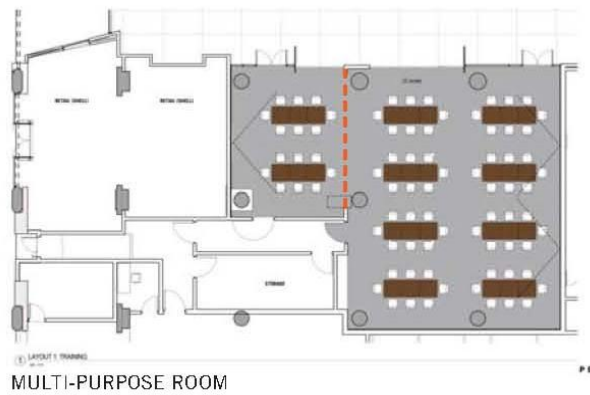
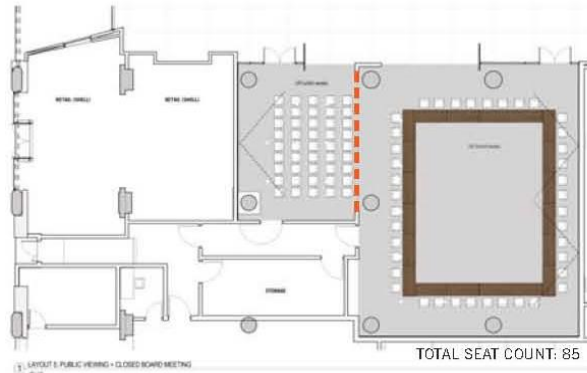
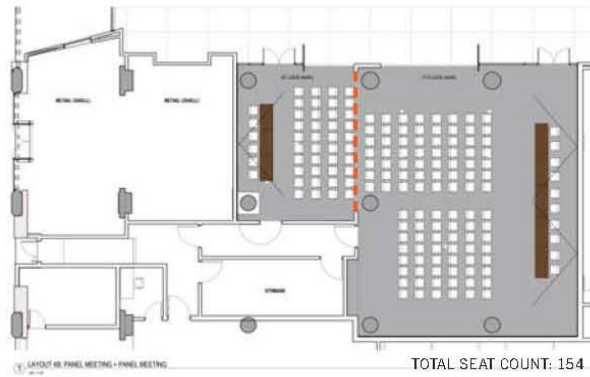
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Public Spaces - Auditorium





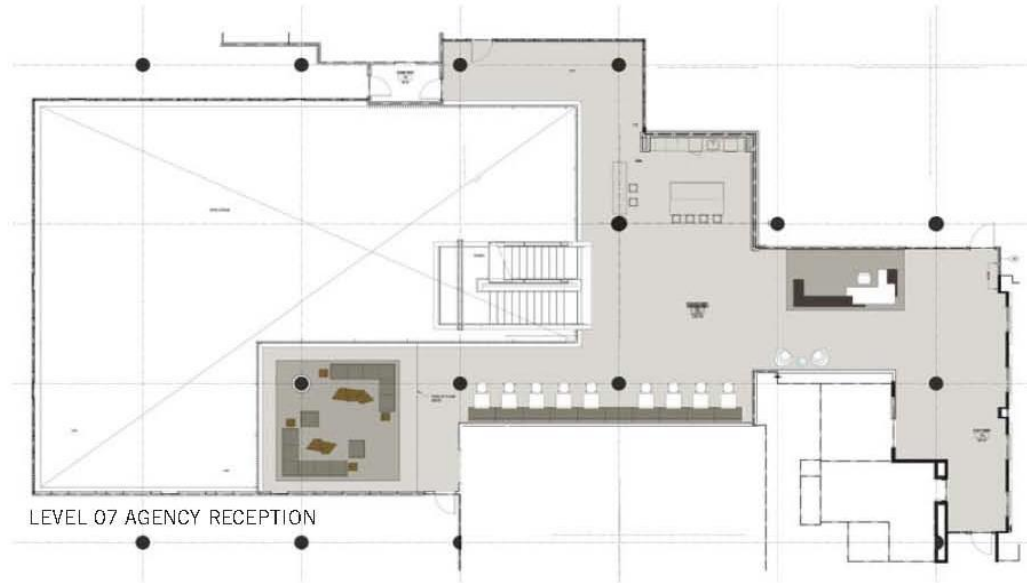
Public Spaces – Multi-Purpose Room





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Public Spaces – Level 7 – Agency Receptionist



RECEPTION



CONNECTIVE STAIR

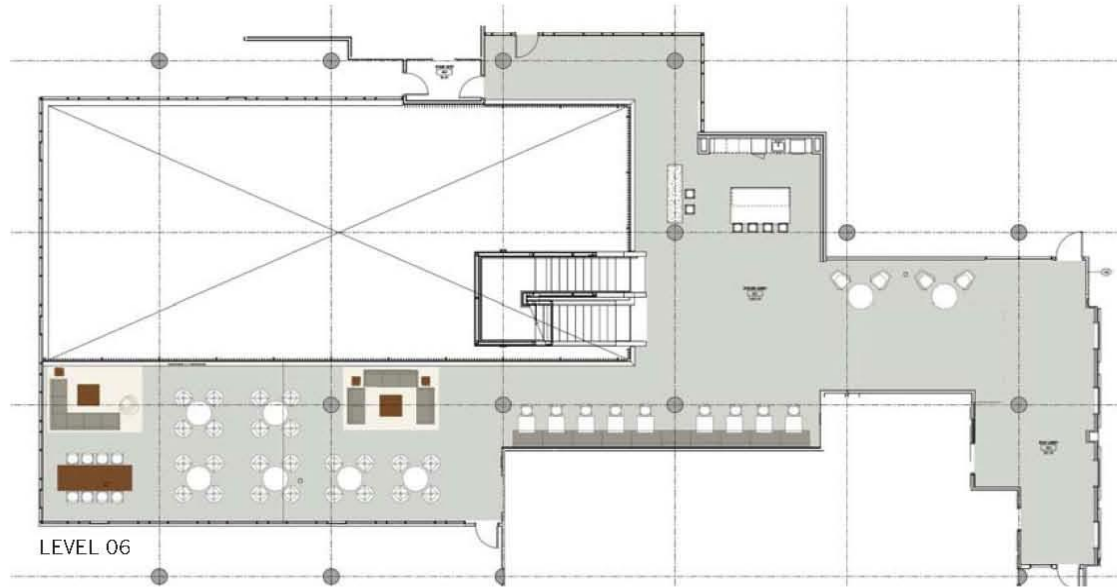


COFFEE BAR



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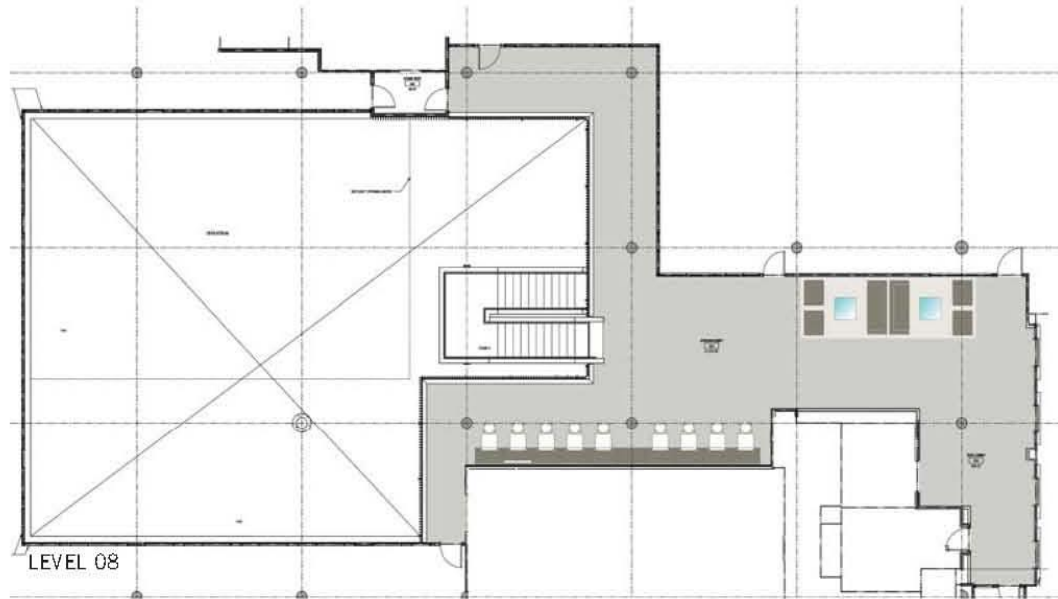
Public Spaces – Level 6 – Air District





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Public Spaces – Level 8 – Atrium Waiting

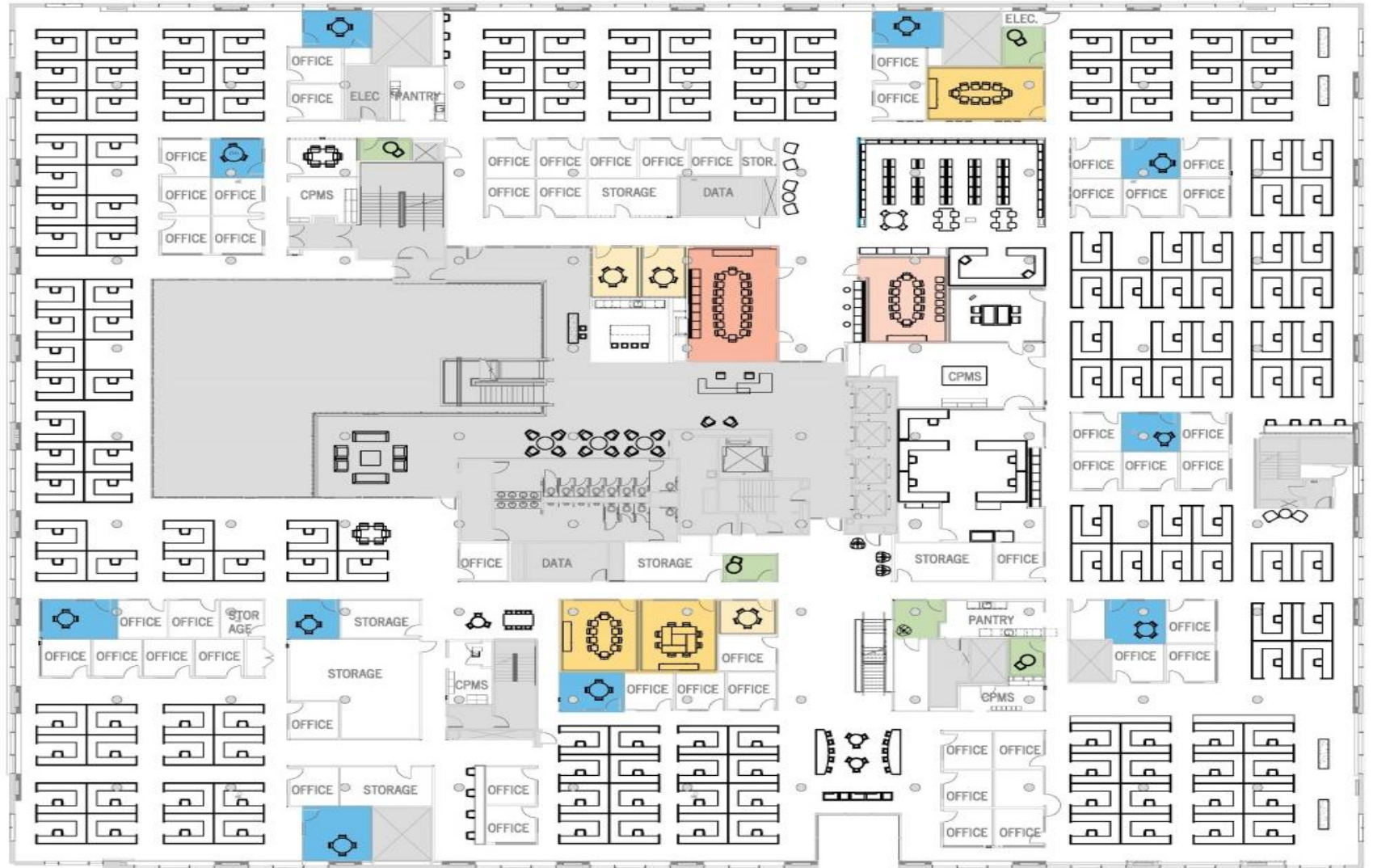




Shared Agency Spaces

Conference Rooms

-  PHONE BOOTH
-  DIRECTOR CONFERENCE ROOM
-  SMALL CONFERENCE ROOM
-  MEDIUM CONFERENCE ROOM
-  LARGE CONFERENCE ROOM
-  X-LARGE CONFERENCE ROOM





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AGENDA: 5



Ad Hoc Building Oversight Committee
December 15, 2014
Regional Agency Headquarters – 375 Beale Street
Construction, Furniture, and Network Redesign Costs



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OVERVIEW

1. Background
2. Progress to Date
3. Air District FYE 2014/2015 – RAHQ Project Budget
4. Recommendation



BACKGROUND

- ❑ **May 21, 2014** – Board approves reimbursement to the Bay Area Headquarters Authority for expected change orders and third party services in the development and operations of the Air District’s space at the new Regional Agency Headquarters (RAHQ) in an amount not to exceed \$500,000.00 dollars.

- ❑ **June 18, 2014** – Board authorizes Executive Officer/APCO to hire a professional construction management contractor to assist the Air District staff with tenant improvements and construction oversight at 375 Beale Street in an amount not to exceed \$300,000.00.

- ❑ The combination of these allocations (\$800,000) represents the current budget for changes and consulting work for the RAHQ project.



PROGRESS TO DATE

- Approved final working and construction drawings for space in the new RAHQ
- Selected furniture for Air District staff
- Assigned staff office and cubicle spaces in the new building.
- Determined what changes are necessary for Air District operations
- Identified furniture requirements for additional staff headcount
- Examined 30 separate business and IT functions to share at RAHQ
- Completing Network redesign
- Agreed a shared costs formula for shared services



FYE 2014/2015 SHARED AND CONSTRUCTION PROJECT BUDGET PLAN

Shared Costs				
Description	Air District	ABAG	MTC	Total
Accenture Consulting	\$ 325,000	\$ 69,149	\$ 297,340	\$ 691,489
Network Redesign	\$ 126,000*	\$104,895	\$ 426,573	\$ 657,468
Subtotal:	\$ 451,000	\$ 174,044	\$ 723,913	\$ 1,348,957
Construction Costs				
Architecture Costs	\$ 100,000			
Construction Changes	\$ 269,000			
Furniture	\$ 180,000			
Subtotal:	\$549,000			
Cassidy Turley	\$300,000**			
Total	\$1,300,000			

*Air District costs limited to redesign elements due to lease requirement for BAHA to provide network at move in

**Funds to be expended of the course of a contract between June 2014 and move in in January 2016.



Staff Recommendations

- ❑ Authorize the Executive Officer/APCO to reimburse the Bay Area Headquarters Authority an additional \$500,000; for building redesign and construction; furniture; network redesign and consulting work associated with the Air District's tenant improvements and shared services cost at 375 Beale Street; and
- ❑ Increase the Fiscal Year Ending 2015, Program 702 budget by a corresponding \$500,000, to be transferred from the Air District's Building and Facilities reserves.