



101 Eighth Street,  
Joseph P. Bort  
MetroCenter  
Oakland, CA

## Meeting Agenda

### Special Bay Area Headquarters Authority Meeting

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Friday, August 14, 2015

9:30 AM

Lawrence D. Dahms Auditorium  
With simultaneous teleconference at  
1536 Gladstone Way, Rohnert Park, CA 94928

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#### Call Meeting to Order

#### 1a. Roll Call / Confirm Quorum

*Quorum: A quorum of the Authority shall be a majority of its regular voting members (4).*

#### 2. Pledge of Allegiance

#### 3. Compensation Announcement

#### 4. Consent Calendar

- 4a. [15-0749](#) Minutes of the June 24, 2015 meeting.  
**Action:** Authority Approval  
**Attachments:** [4a\\_Draft BAHA Minutes\\_June 24 2015.pdf](#)
- 4b. [15-0756](#) Contract Amendment - Furniture Procurement Services: Hogue and Associates (\$500,000)  
**Action:** Authority Approval  
**Presenter:** Teri Green  
**Attachments:** [4b\\_Contract Amend-Hogue and Associates.pdf](#)
- 4c. [15-0757](#) Purchase Order Amendment - Fire/Life Safety Review: California Department of Forestry and Fire Protection (\$100,000)  
**Action:** Authority Approval  
**Presenter:** Stephen Wolf  
**Attachments:** [4c\\_PO Amend-CalDepartment of Forestry and Fire Protection.pdf](#)

5. [15-0751](#) 375 Beale Street Status Report - August 2015
- A presentation on the status of building operations and the renovation process.
- Action:** Information
- Presenter:** Teri Green / Stephen Wolf
- Attachments:** [5 Beale Street Statut Report - August2015.pdf](#)
6. [15-0750](#) Contract Amendment - Property Management Services: Cushman & Wakefield of California, Inc. (\$700,000)
- Approval of a contract amendment with Cushman & Wakefield to provide construction and authorized management services for landlord improvements to tenant space at 375 Beale Street under its property management services agreement with BAHA.
- Action:** Authority Approval
- Presenter:** Stephen Wolf
- Attachments:** [6 Contract Amend-Cushman & Wakefield.pdf](#)
7. [15-0752](#) Closed Session - Conference with Real Property Negotiators
- BAHA will meet in Closed Session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss a potential commercial lease opportunity as follows:
- Property: 375 Beale Street, Suite 103, San Francisco
- Agency negotiators:
- For BAHA: Bay Area Headquarters Authority, Cushman & Wakefield  
BAHA Negotiators:
- Steve Heminger, Executive Director
  - Andrew Fremier, Deputy Executive Director
  - Susan Woo, Deputy Treasurer
  - Catherine Cam, Senior Analyst
  - Teri Green, Director
- Cushman & Wakefield Negotiators:
- Sandra Boyle, Director
- Negotiating Parties: BAHA with broker Cushman & Wakefield, Ada's Café, Kathleen Foley-Hughes, Executive Director of Ada's Café  
Under Negotiation: Both price and terms

8. [15-0753](#) Closed Session - Conference with Real Property Negotiators
- BAHA will meet in Closed Session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss a potential commercial lease opportunity as follows:
- Property: 375 Beale Street, Suite 500, San Francisco
- Agency negotiators:
- For BAHA: Bay Area Headquarters Authority, Cushman & Wakefield  
BAHA Negotiators:
- Steve Heminger, Executive Director
  - Andrew Fremier, Deputy Executive Director
  - Susan Woo, Deputy Treasurer
  - Catherine Cam, Senior Analyst
  - Teri Green, Director
- Cushman & Wakefield Negotiators:
- Sandra Boyle, Director
- Negotiating Parties: BAHA with broker Cushman & Wakefield,  
Degenkolb Engineers with Broker Avison Young  
Under Negotiation: Both price and terms
9. [15-0754](#) Open Session - Authority to enter into lease with Ada's Café for Suite 103 at 375 Beale Street.
- Action:** Authority Approval
10. [15-0755](#) Open Session - Authority to enter into lease with Degenkolb Engineers for Suite 500 at 375 Beale Street.
- Action:** Authority Approval

## 11. Public Comment / Other Business

## 12. Adjournment / Next Meeting

**The next meeting of the Bay Area Headquarters Authority will be held on September 23, 2015 at 9:50 a.m. in the Lawrence D. Dahms Auditorium, First Floor, 101 Eighth Street, Oakland, CA.**

**Public Comment:** The public is encouraged to comment on agenda items at committee meetings by completing a request-to-speak card (available from staff) and passing it to the committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgement, it is necessary to maintain the orderly flow of business.

**Meeting Conduct:** If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

**Record of Meeting:** MTC meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site ([mtc.ca.gov](http://mtc.ca.gov)) for public review for at least one year.

**Accessibility and Title VI:** MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 510.817.5757 or 510.810.5769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章：MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 510.817.5757 或 510.817.5769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

**Acceso y el Titulo VI:** La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 510.817.5757 o al 510.817.5769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

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Attachments are sent to committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.

MTC's Chair and Vice-Chair are ex-officio voting members of all standing committees.