



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

Meeting Agenda

Bay Area Headquarters Authority

Dave Cortese, Chair Jake Mackenzie, Vice Chair

Wednesday, November 4, 2015

9:45 AM

Lawrence D. Dahms Auditorium

This meeting is scheduled to be audiocast live on the Metropolitan Transportation Commission's Web Site: www.mtc.ca.gov

Call Meeting to Order

1. Roll Call/Confirm Quorum

Quorum: A quorum of this committee shall be a majority of its regular voting members (4).

2. Consent Calendar

- 2a.** [15-0939](#) Minutes of the September 23, 2015 meeting.
- Action:** Authority Approval
- Attachments:** [2a_09-23-2015_BAHA_Minutes.pdf](#)
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- 2b.** [15-0940](#) Contract - Architectural and Engineering Services: TEF Architecture and Interior Design (\$300,000)
- Action:** Authority Approval
- Presenter:** Stephen Wolf
- Attachments:** [2b_Contract-TEF.pdf](#)
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- 2c.** [15-0941](#) Contract - Mover Services: Alexander's Mobility Services (\$272,599 plus a \$54,520 contingency)
- Action:** Authority Approval
- Presenter:** Robert Hoffman
- Attachments:** [2c_Contract-AlexandersMobility.pdf](#)

Information

3. [15-0943](#) 375 Beale Street Status Report - November 2015

Action: Information

Presenter: Stephen Wolf and Teri Green

Attachments: [3_November 2015 Status Report.pdf](#)

Authority Approval

4. [15-0942](#) Contract - Webcasting, Agenda Management and Audio Visual Services: Network Television Time Inc., formerly GovTV of California (\$1,500,000)

A request for the Authority to approve a managed services contract with Network Television Time Inc. to provide webcasting, agenda management and audio visual production services for the Board and Multipurpose rooms at 375 Beale Street.

Action: Authority Approval

Presenter: Nick Roethel

Attachments: [4_Contract-NTT Inc.pdf](#)

5. [15-1017](#) Contract - Concession Agreement: Ada's Café (\$325,000)

A request to approve a Concession Agreement with Ada's Café to provide café services at 375 Beale Street in a retail space located in Suite #103.

Action: Authority Approval

Presenter: Teri Green

Attachments: [5_Contract_Ada's Cafe.pdf](#)

6. [15-0944](#) 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, Suites 300 and 400, San Francisco

Agency negotiators:

For BAHA: Bay Area Headquarters Authority, Cushman & Wakefield

BAHA Negotiators:

- Steve Heminger, Executive Director
- Andrew Fremier, Deputy Executive Director
- Brian Mayhew, Chief Financial Officer
- Teri Green, Director

Cushman & Wakefield Negotiators:

- Mark McGranahan, Director

Negotiating Parties: BAHA with broker Cushman & Wakefield, Twilio Inc. with broker Jones Lang LaSalle

Under Negotiation: Both price and terms

7. [15-0945](#) Open Session - Authority to enter into lease with Twilio Inc. for Suites 300 and 400 at 375 Beale Street

Action: Authority Approval

8. Public Comment / Other Business

9. Adjournment / Next Meeting

The next meeting of the Bay Area Headquarters Authority will be held on a date and time to be duly noticed 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 judgment, 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: Committee 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) 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.

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.