

ABAG, BAAQMD and MTC Regional Co-location Facility

Communication Update

March 1, 2011

I. Project Objectives

The Metropolitan Transportation Commission (MTC) currently employs 200 employees and the Association of Bay Area Governments (ABAG) currently employs 77 employees. The two agencies are partial owners, through a condominium ownership structure, of a 77,121 gross sq. ft. building at 101 Eighth Street in Oakland. There is no outstanding real estate debt on the property. Within this building, MTC occupies approximately 50,000 sq. ft. of space and ABAG occupies approximately 17,000 sq. ft. of space. BART holds a ground lease on the property and has first right of refusal for owning or leasing space vacated by MTC or ABAG.

The Bay Area Air Quality Management District (Air District) currently employs approximately 343 full time employees, about 200 work in the Air District headquarters at 939 Ellis Street in San Francisco. The Air District owns the 82,212 gross sq. ft. building unencumbered by any outstanding debt. Other Air District employees, primarily air quality inspectors and staff who conduct air quality testing and monitoring, work out of small leased office spaces elsewhere within the nine-county Bay Area.

The objective of this project is to identify viable real estate option(s) in the City of Oakland and City of San Francisco within close proximity to major forms of public transportation for the co-location of the three agencies into a regional facility. The options will be presented to the governing boards of each agency for review and approval before proceeding with a final recommendation and negotiations.

II. Real Estate Services

CB Richard Ellis was selected to act as real estate advisor and broker for this project. The scope of work includes:

1. Site Search, Selection and Analysis
2. Proposal Evaluation and Shortlist Recommendations
3. Board Presentations and Approval to Proceed
4. Negotiations and Financial Analysis
5. Final Recommendation
6. Closing of Escrow and Documentation

As a next step, CBRE will be engaging the market and speaking to the Oakland and San Francisco economic development staff, owners, developers, landlords and joint ventures that desire to present viable real estate options for this project.

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III. Contact Information

MTC will serve as the lead agency on this project.. However, any questions relative to real estate options should be directed to CBRE's San Francisco office to the attention of:

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