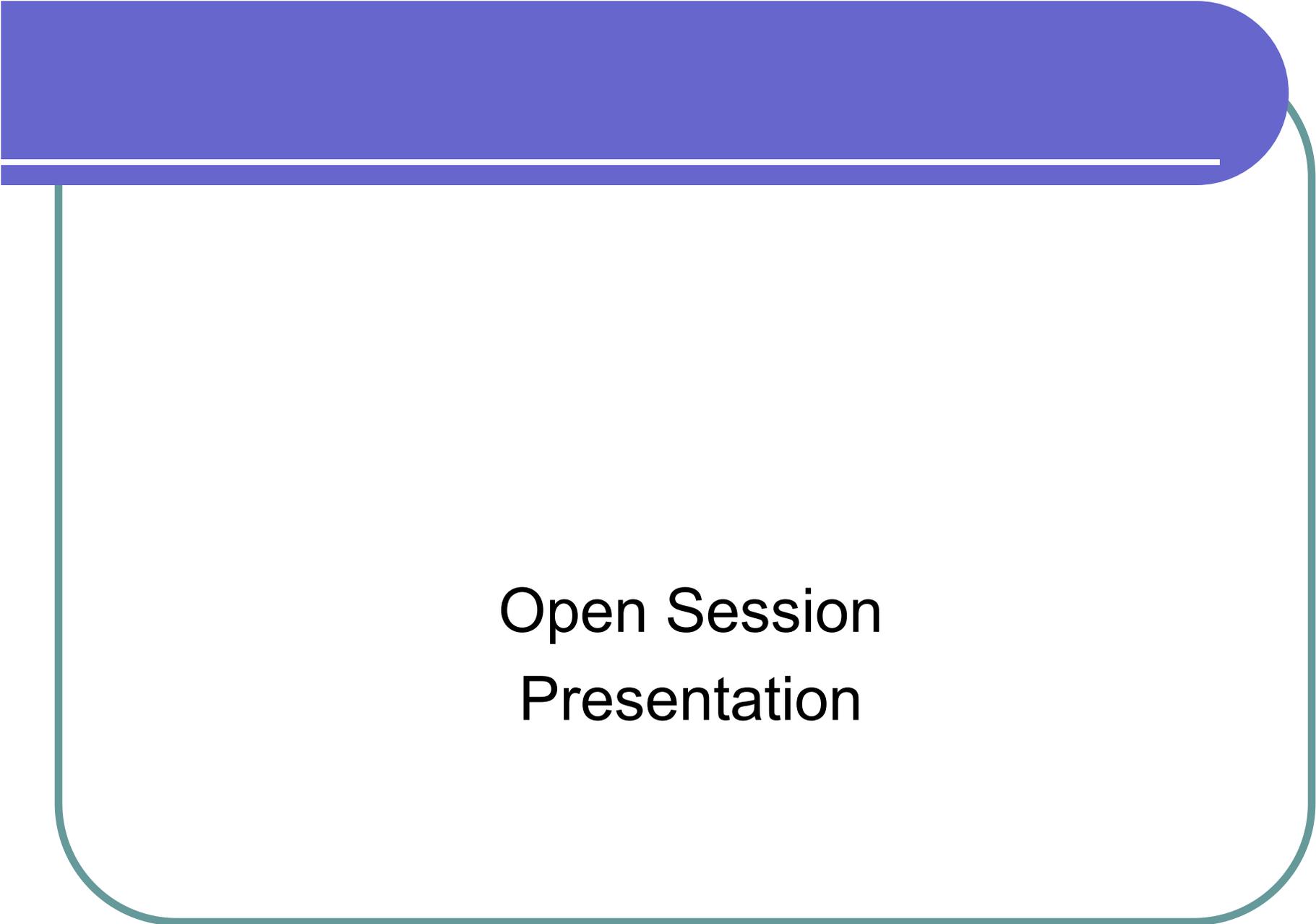




**Regional Government  
Headquarters Recommendation  
Presentation**

**MTC/BATA Joint Meeting  
July 27, 2011**



# Open Session Presentation

# Joseph P. Bort MetroCenter



**MTC/ABAG/BART**  
101 – 8<sup>TH</sup> Street  
Oakland CA  
106,000 SF

- **Lack of room for growth**
  - MTC Staff located in ABAG and also the Library areas
  - Converted conference rooms into office space
  - Would require agency to split staff into multiple sites
- Inadequate infrastructure for IT systems (HVAC, Fire Suppression)
- Relatively low operating cost but facing two major capital investment for HVAC and Elevator Overhaul
- Non-core location with few surrounding amenities

# Milton Feldstein Building



## **Air District Headquarters**

939 Ellis Street  
San Francisco  
116,000 SF

- **Large amount of deferred maintenance needed to be performed including antiquated/ineffective HVAC systems**
- Not up to current building code (fire suppression, ADA, Seismic, etc.)
- Inadequate infrastructure for Boardroom/meeting facilities, IT infrastructure and lab operations
- Inefficient floor plates due to phased construction
- Lack of proximity to BART/poor public access/few surrounding amenities
- Lack of room for growth

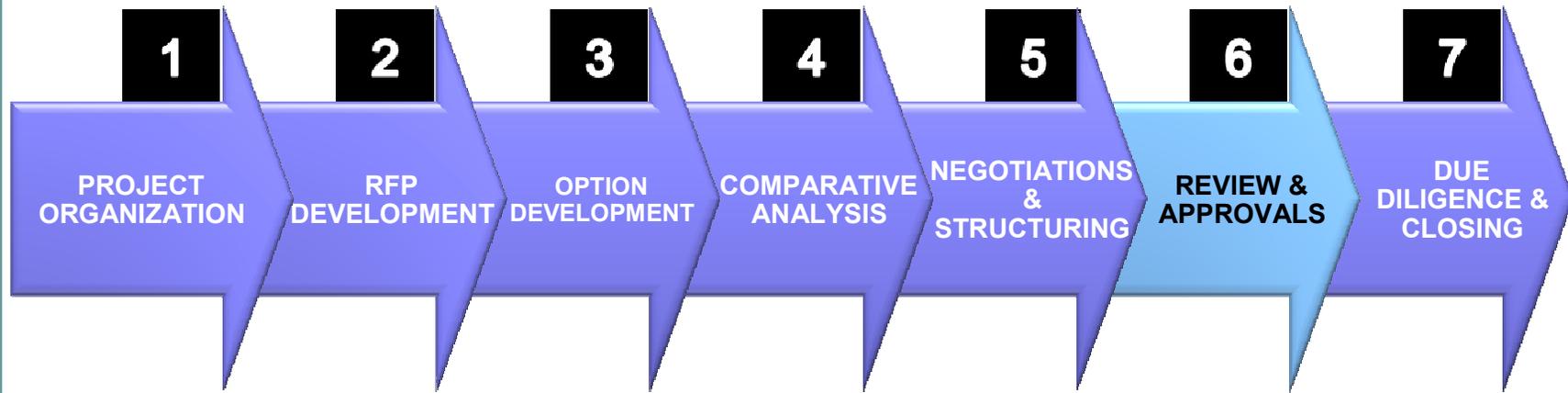
# Agency Demographics

	MTC	Air District	ABAG	BCDC	Total
<b>Employees</b>	200	285	77	70	632
<b>Current SF</b>	55,000	116,000	20,000	17,000	208,000

# Real Estate Strategy

- Provide for greater building efficiencies
- Lessen environmental impact through energy efficiency and sustainability
- Reduce costs through interagency sharing of resources
- Improve interagency cooperation and initiatives through co-location

# Process & Timeline



**Sep 2009** MTC Administration Committee approved participation in project

**June 2010** CBRE awarded contract for real estate advisory services

**Oct 2010** Study Findings presented to joint agency Ad Hoc Committee

**Nov 2010** Board approval to hire broker to identify options in Oakland and San Francisco

**Feb 2011** CBRE awarded broker contract

**March 2011** CBRE issued RFP to Developers

**April 2011** 12 Proposals Received

**May 2011** Board Approval of Shortlist

**June 2011** Executive Director Briefing/Best and Final Offers

**June 2011** Executive Director Briefing/Final Recommendation

**July 2011** **Board Presentations/Action**

# Real Estate Criteria

- Located in Oakland or San Francisco and within ½ mile of BART and public transit
- 350k+ rentable SF w/150-200k SF contiguous
- Ability to accommodate public meetings
- Meet seismic, ADA and other codes
- Achieve LEED and other sustainability requirements
- Available for purchase and for occupancy within 24 months

# 390 Main Street



Ownership: Angelo, Gordon & Co., L.P. Amerimar Enterprises, Inc and Barnes RHPO Partners, LLC  
(Joint Venture)

# Why 390 Main Street?

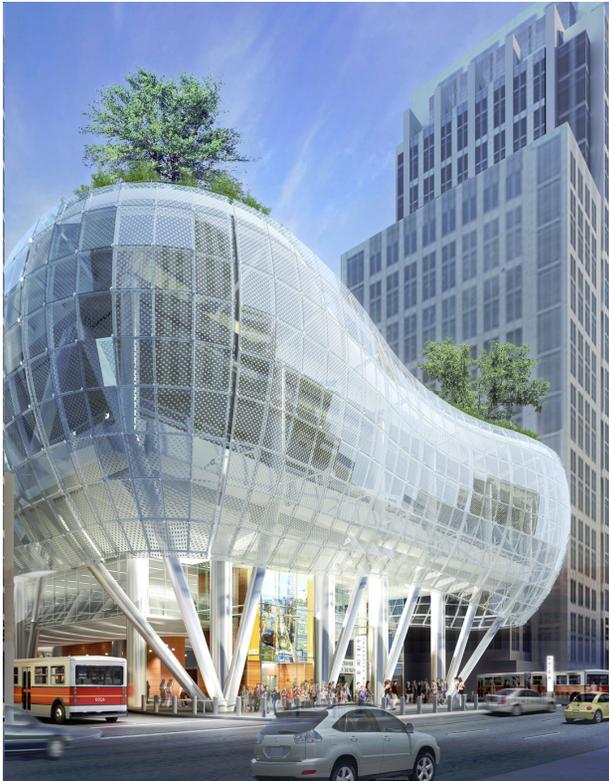
- The Building meets all of the agreed selection process criteria
- Affordable ground floor opportunity to locate in the uprising/amenities rich Rincon/South Beach neighborhood
- Building with “good bones infrastructure”, originally constructed in 1940s by US Navy for military equipment assembly. Most recently housed US Postal Service
  - *497,204 Total Rentable SF*
  - *8 Floors - 60,000 SF average floor size*
  - *Available immediately for tenant improvements*
  - *Expected Occupancy of December 2012.*
- Ability to design more efficient space and promote inter-agency collaboration and sharing of resources

# Public Transit Hub



- **Near both temporary and new Transbay Terminal**
  - **SF Muni, AC Transit, Golden Gate Transit, Sam Trans, Greyhound, WestCAT**
- **2 BART Stations within 4 blocks or 1/2 mile**
  - **Access to 4 BART lines**
- **Ferry Service (1/2 mile)**
  - **Access to Oakland, Alameda, Vallejo, Sausalito and Larkspur**
- **CalTrain is within 3/4 mile**

# Commute Options



# Amenities



## AREA MAP

### DESTINATION DINING

1. Seasons
2. Boulevard
3. Chaya Brasserie
4. Kiyota Restaurant & Sushi Bar
5. One Market
6. Chumo
7. Town Hall
8. Yank Sing
9. Ame
10. Michael Mina
11. Aquas
12. Slanted Door
13. EPIC
14. Waterbar
15. Tadich Grill
16. Cosmopolitan Restaurant Lounge
17. Amber Indis
18. Anchor and Hope
19. Luca
20. Local Kitchen and Wine Merchant
21. Oron
22. Zazil
23. La Mer Cacherie Patisserie
24. Salt House

### CASUAL DINING

25. A.G. Farran Fine Italian Foods
26. Kate O'Brien Irish Bar & Grill
27. Specialty's Cafe & Bakery
28. Starbuck's
29. Pazzo Ristorante
30. Tropisano
31. Thirsty Bear Brewery
32. Kuleto's Restaurant

### GROCERY STORES

33. Safeway Food & Drug: Grocery
34. Safeway Food & Drug: Grocery
35. Whole Foods
36. Bristol Farms

### PHARMACIES

37. Russel's Pharmacy
38. Welgreen

### ART & CULTURE

39. MCAAD Museum
40. SFMOMA
41. Yerba Buena Center for the Arts
42. Contemporary Jewish Museum

### BANKS

43. Bank of America
44. Bank of the West
45. Charles Schwab
46. Citibank
47. First Republic Bank
48. Wells Fargo Bank

### GETTING AROUND

49. 100 First Street Parking Garage
50. BART/MUNI Metro
51. Parking Garage
52. Transbay Terminal
53. Ferry Service

### SHOPPING CENTERS

54. Embarcadero Center
55. Ferry Building
56. One Rincon Center
57. Westfield San Francisco Centre
58. Crocker Galleria
59. Union Square

### ENTERTAINMENT

60. Metreon
61. Westfield San Francisco Centre Theatre
62. Embarcadero Center Cinema

### HOTELS

63. Four Seasons Hotel & Residences
64. Hyatt Regency San Francisco
65. Mandarin Oriental San Francisco
66. W San Francisco
67. Palace Hotel
68. Warden San Francisco - Market Street
69. Le Meridien Hotel
70. St. Regis Hotel

# Amenities

