

Bay Area Air Quality Management District
Regional Agency Headquarters
BAHA Conference Room
390 Main Street, 6th Floor
San Francisco, California 94105
(415) 771-6000

APPROVED MINUTES

Summary of
Special Joint Meeting of the Bay Area Headquarters Authority,
the Executive Committee of the Board of Directors of the Bay Area
Air Quality Management District and the Administrative Committee
of the Association of Bay Area Governments
9:00 a.m., Wednesday, July 11, 2012

1. Call to Order – Roll Call

Bay Area Headquarters Authority (BAHA) Chair Adrienne Tissier called the meeting to order at 9:08 a.m.

Present: Vice Chairperson Ash Kalra; Secretary Nate Miley; and Directors Tom Bates, Carole Groom, Scott Haggerty, Mark Ross and Brad Wagenknecht.

Absent: Chairperson John Gioia and Director John Avalos.

Also Present: BAHA and Administrative Committee of the Association of Bay Area Governments (ABAG) members as reflected in their respective meeting minutes.

2. Compensation Announcement

Maria Leon, Executive Office Assistant, Bay Area Toll Authority, made a compensation announcement on behalf of the BAHA members present.

Committee Comments: None.

Public Comments: None.

Committee Action: None; not before the Executive Committee of the Board of Directors of the Bay Area Air Quality Management District (Committee).

3. 390 Main Street Conceptual Design Presentation

Steve Heminger, Executive Director, Metropolitan Transportation Commission, made introductory comments regarding the presentation and introduced Andrew Wolfram,

Perkins+Will, who gave the presentation 390 Main Design Overview, including a summary of the pre-design process and a review of the exterior design, interior floor plans, methods being utilized to enhance interagency cooperation, the incorporation of sustainability-focused design concepts, and next steps.

NOTED PRESENT: Directors Bates and Kalra were noted present at 9:24 a.m.

Mr. Heminger interjected, regarding slides 30 through 35, that the San Francisco Bay Area Conservation and Development Commission is not anticipated to move into the building in the near term but parties remain hopeful for a later move and space will initially be held for that use.

Committee Comments:

BAHA Chair Tessier suggested an expansion of the atrium beyond floors six through eight may lead to higher tenant rents that will serve to offset the higher initial cost. Mr. Heminger responded that it was worth looking into, stated that some elements will not be included in the design due to budgetary constraints and choices made, and agreed the enlarged atrium may be beneficial both in terms of increased tenant rents and anticipating future growth of the agencies.

Public Comments:

Jim Chappell, MJM Management Group and Rincon Hill-Transbay Community Benefit District (Benefit District) Study, addressed the members of the Joint Meeting to invite their attendance at an upcoming meeting of the Benefit District as property owner representatives. BAHA Chair Tessier asked about the items of interest to the Benefit District. Mr. Chappell responded cleanliness and safety.

Michael Vlaming, Vlaming & Associates, addressed the members of the Joint Meeting to provide an update on the Project Stabilization Agreement, including that it has been fully executed.

Roland Lebrun addressed the members of the Joint Meeting to suggest that the conference room plan is inadequate and to request the building be moved to a location in San Jose or the East Bay.

Joyce Roy addressed the members of the Joint Meeting to inquire about the location of the atrium within the building and the availability of the PowerPoint of today's presentation on the internet. Mr. Wolfram responded that the atrium will be located to the side of the laboratory. Mr. Heminger responded that the PowerPoint will be posted on the MTC's website in the immediate future and that hardcopies were being printed during the meeting.

ABAG Member Cortese suggested a process be implemented for handling non-owner requests and various change orders, that value engineering reports be required with all change orders, and to establish a credit and debit system. Andrew Fremier, Deputy Executive Director, Operations, MTC, agreed and added that the value engineering process is currently being formulated.

BAHA Chair Tessier asked if tours of the building would be conducted today. Mr. Heminger responded this might be accommodated.

Committee Action: None; informational only.

4. **Public Comment Period:** None.
5. **Time and Place of Next Committee Meeting:** Monday, September 17, 2012, Bay Area Air Quality Management District Office, 939 Ellis Street, San Francisco, CA 94109 at 9:30 a.m.
6. **Adjournment:** The meeting adjourned at 9:56 a.m.

151 Sean Gallagher

Sean Gallagher
Clerk of the Boards