



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

Build-Out of a Portion of the Richmond, Lakeside Drive Building

**Ad Hoc Building Oversight
Committee Meeting
April 3, 2019**

Jeff McKay
Chief Financial Officer



BACKGROUND

Richmond, Lakeside Build-Out

- Building purchase completed in December 2018
- Lease back from previous owner until January 2020
- 7,300 square feet currently available to Air District
- Not less than three bidders for General Contractor
- Continuing contract for cubicles and furniture
- Continuing contracts for I.T.



DESCRIPTION OF BUILD-OUT

Richmond, Lakeside Property

- 7,300 square feet
- Twenty-Eight Cubicles
- Six Offices
- Two Meeting Rooms
- One Copy Room
- One Pantry
- One Server Room
- Restrooms



ESTIMATED COST OF BUILD-OUT

Richmond, Lakeside Property

(\$ K)

General Contractor	\$ 345
Furnishings	\$ 321
Electrical	\$ 241
IT	\$ 225
Mechanical	\$ 161
Ceiling	\$ 80
Drywall	\$ 72
ADA	\$ 64
Cabinets	\$ 48
Flooring	\$ 40
<u>Contingency</u>	<u>\$ 183</u>
TOTAL	\$ 1,780



DIAGRAM OF BUILD-OUT Richmond, Lakeside Property





FUNDING FOR BUILD OUT Richmond, Lakeside Property

The proposed FYE 2020 budget includes \$4 M from reserves for Richmond, Lakeside build out. Reserves are currently \$30 M against a \$20 M policy minimum.



RECOMMENDED ACTION

Recommend the Board of Directors authorize the Executive Officer/APCO to obtain bids and execute contracts to build out approximately 7,300 square feet of the Richmond, Lakeside building with cubicles and offices, in an amount not to exceed \$1,800,000.