



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

BOARD OF DIRECTORS
AD HOC BUILDING OVERSIGHT COMMITTEE MEETING

COMMITTEE MEMBERS

MARK ROSS – CHAIR
TERESA BARRETT
SCOTT HAGGERTY
KAREN MITCHOFF

DAVID CANEPA – VICE-CHAIR
PAULINE RUSSO CUTTER
LIZ KNISS
JIM SPERING

WEDNESDAY
SEPTEMBER 19, 2018
9:00 A.M.

1ST FLOOR BOARD ROOM
375 BEALE STREET
SAN FRANCISCO, CA 94105

AGENDA

1. **CALL TO ORDER - ROLL CALL**

PLEDGE OF ALLEGIANCE

PUBLIC MEETING PROCEDURE

The Committee Chair shall call the meeting to order and the Clerk of the Boards shall take roll of the Committee members. The Committee Chair shall lead the Pledge of Allegiance.

This meeting will be webcast. To see the webcast, please visit www.baaqmd.gov/bodagendas at the time of the meeting. Closed captioning may contain errors and omissions, and are not certified for their content or form.

Public Comment on Agenda Items *The public may comment on each item on the agenda as the item is taken up. Public Comment Cards for items on the agenda must be submitted in person to the Clerk of the Boards at the location of the meeting and prior to the Board taking up the particular item. Where an item was moved from the Consent Calendar to an Action item, no speaker who has already spoken on that item will be entitled to speak to that item again.*

For the first round of public comment on non-agenda matters at the beginning of the agenda, ten persons selected by a drawing by the Clerk of the Boards from among the Public Comment Cards indicating they wish to speak on matters not on the agenda for the meeting will have two minutes each to address the Board on matters not on the agenda. For this first round of public comments on non-agenda matters, all Public Comment Cards must be submitted in person to the Clerk of the Board at the location of the meeting and prior to commencement of the meeting.

2. **PUBLIC COMMENT ON NON-AGENDA MATTERS**

Public Comment on Non-Agenda Items, Pursuant to Government Code Section 54954.3 *For the first round of public comment on non-agenda matters at the beginning of the agenda, ten persons selected by a drawing by the Clerk of the Boards from among the Public Comment Cards indicating they wish to speak on matters not on the agenda for the meeting will have two minutes each to address the Board on matters not on the agenda. For this first round of public comments on non-agenda matters, all Public Comment Cards must be submitted in person to the Clerk of the Board at the location of the meeting and prior to commencement of the meeting.*

Staff/Phone (415) 749-

3. **APPROVAL OF THE MINUTES OF AUGUST 1, 2018**

Clerk of the Boards/5073

The Committee will consider approving the attached draft minutes of the Ad Hoc Building Oversight Committee meeting of August 1, 2018.

CLOSED SESSION

4. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – (Government Code Section 54956.8)** *The Committee will meet in closed session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss acquisition of real property.*

Property: 4102, 4104, 4108, 4114, 4124 Lakeside Drive, Richmond, CA 94806

Air District Negotiators: Jack P. Broadbent, Executive Officer/APCO
Rex Sanders, Chief Administrative Officer

Negotiating Parties: Bay City Mechanical

Under Negotiation: Price and Terms

OPEN SESSION

5. **CONTRACT WITH SWINERTON BUILDERS FOR RENOVATION OF PORTIONS OF THE EIGHTH FLOOR AT 375 BEALE**

J. Broadbent/5052
jbroadbent@baaqmd.gov

The Committee will consider approving a contract with Swinerton Builders for general contracting services relative to the above-captioned project and authorize the Executive Officer/APCO to negotiate and execute the General Contracting Services Proposal.

6. **PUBLIC COMMENT ON NON-AGENDA MATTERS**

Speakers who did not have the opportunity to address the Board in the first round of comments on non-agenda matters will be allowed two minutes each to address the Board on non-agenda matters.

7. **COMMITTEE MEMBER COMMENTS/OTHER BUSINESS**

Any member of the Committee, or its staff, on his or her own initiative or in response to questions posed by the public, may ask a question for clarification, make a brief announcement or report on his or her own activities, provide a reference to staff regarding factual information, request staff to report back at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda. (Gov't Code § 54954.2).

8. **TIME AND PLACE OF NEXT MEETING**

At the Call of the Chair.

9. **ADJOURNMENT**

The Committee meeting shall be adjourned by the Committee Chair.

CONTACT:

MANAGER, EXECUTIVE OPERATIONS
375 BEALE STREET, SAN FRANCISCO, CA 94105
vjohnson@baaqmd.gov

(415) 749-4941
FAX: (415) 928-8560
BAAQMD homepage:
www.baaqmd.gov

- To submit written comments on an agenda item in advance of the meeting. Please note that all correspondence must be addressed to the “Members of the Ad Hoc Building Oversight Committee” and received at least 24 hours prior, excluding weekends and holidays, in order to be presented at that Board meeting. Any correspondence received after that time will be presented to the Board at the following meeting.
- To request, in advance of the meeting, to be placed on the list to testify on an agenda item.
- Any writing relating to an open session item on this Agenda that is distributed to all, or a majority of all, members of the body to which this Agenda relates shall be made available at the District’s offices at 375 Beale Street, Suite 600, San Francisco, CA 94105, at the time such writing is made available to all, or a majority of all, members of that body.

Accessibility and Non-Discrimination Policy

The Bay Area Air Quality Management District (Air District) does not discriminate on the basis of race, national origin, ethnic group identification, ancestry, religion, age, sex, sexual orientation, gender identity, gender expression, color, genetic information, medical condition, or mental or physical disability, or any other attribute or belief protected by law.

It is the Air District’s policy to provide fair and equal access to the benefits of a program or activity administered by Air District. The Air District will not tolerate discrimination against any person(s) seeking to participate in, or receive the benefits of, any program or activity offered or conducted by the Air District. Members of the public who believe they or others were unlawfully denied full and equal access to an Air District program or activity may file a discrimination complaint under this policy. This non-discrimination policy also applies to other people or entities affiliated with Air District, including contractors or grantees that the Air District utilizes to provide benefits and services to members of the public.

Auxiliary aids and services including, for example, qualified interpreters and/or listening devices, to individuals who are deaf or hard of hearing, and to other individuals as necessary to ensure effective communication or an equal opportunity to participate fully in the benefits, activities, programs and services will be provided by the Air District in a timely manner and in such a way as to protect the privacy and independence of the individual. Please contact the Non-Discrimination Coordinator identified below at least three days in advance of a meeting so that arrangements can be made accordingly.

If you believe discrimination has occurred with respect to an Air District program or activity, you may contact the Non-Discrimination Coordinator identified below or visit our website at www.baaqmd.gov/accessibility to learn how and where to file a complaint of discrimination.

Questions regarding this Policy should be directed to the Air District’s Non-Discrimination Coordinator, Rex Sanders, at (415) 749-4951 or by email at rsanders@baaqmd.gov.

BAY AREA AIR QUALITY MANAGEMENT DISTRICT
375 BEALE STREET, SAN FRANCISCO, CALIFORNIA 94105
FOR QUESTIONS PLEASE CALL (415) 749-4941

EXECUTIVE OFFICE:
MONTHLY CALENDAR OF AIR DISTRICT MEETINGS

SEPTEMBER 2018

<u>TYPE OF MEETING</u>	<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>ROOM</u>
Board of Directors Stationary Source Committee <i>(Meets on the 3rd Monday of every other Month)</i>	Monday	17	9:30 a.m.	1 st Floor Board Room
Board of Directors Ad Hoc Building Oversight Committee <i>(At the Call of the Chair)</i>	Wednesday	19	9:00 a.m.	1 st Floor Board Room
Board of Directors Special Meeting of the Sole Members of the Bay Area Clean Air Foundation <i>(At the Call of the Chair)</i>	Wednesday	19	9:30 a.m.	1 st Floor Board Room
Board of Directors Regular Meeting <i>(Meets on the 1st & 3rd Wednesday of each Month)</i>	Wednesday	19	9:45 a.m.	1 st Floor Board Room
Board of Directors Climate Protection Committee <i>(Meets on the 3rd Thursday of every other Month)</i>	Thursday	20	9:30 a.m.	1 st Floor Board Room
Board of Directors Budget & Finance Committee <i>(Meets on the 4th Wednesday of each Month)</i> - CANCELLED	Wednesday	26	9:30 a.m.	1 st Floor, Yerba Buena Room #109
Board of Directors Mobile Source Committee <i>(Meets on the 4th Thursday of each Month)</i>	Thursday	27	9:30 a.m.	1 st Floor, Yerba Buena Room #109

OCTOBER 2018

<u>TYPE OF MEETING</u>	<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>ROOM</u>
Board of Directors Regular Meeting <i>(Meets on the 1st & 3rd Wednesday of each Month)</i> - CANCELLED	Wednesday	3	9:30 a.m.	1 st Floor Board Room
Board of Directors Ad Hoc Refinery Oversight Committee <i>(At the Call of the Chair)</i>	Wednesday	3	9:30 a.m.	1 st Floor Board Room
Board of Directors Regular Meeting <i>(Meets on the 1st & 3rd Wednesday of each Month)</i>	Wednesday	17	9:30 a.m.	1 st Floor Board Room
Board of Directors TIO Steering Committee <i>(At the Call of the Chair)</i>	Monday	22	9:30 a.m.	1 st Floor Board Room
Board of Directors Budget & Finance Committee <i>(Meets on the 4th Wednesday of each Month)</i>	Wednesday	24	9:30 a.m.	1 st Floor, Yerba Buena Room #109
Board of Directors Mobile Source Committee <i>(Meets on the 4th Thursday of each Month)</i>	Thursday	25	9:30 a.m.	1 st Floor Board Room
Advisory Council Mtg. <i>(At the Call of the Chair)</i>	Monday	29	10:00 a.m.	1 st Floor Board Room

NOVEMBER 2018

<u>TYPE OF MEETING</u>	<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>ROOM</u>
Board of Directors Regular Meeting <i>(Meets on the 1st & 3rd Wednesday of each Month)</i>	Wednesday	7	9:30 a.m.	1 st Floor Board Room
Board of Directors Climate Protection Committee <i>(Meets on the 3rd Thursday of every other Month)</i>	Thursday	15	9:30 a.m.	1 st Floor Board Room
Board of Directors Stationary Source Committee <i>(Meets on the 3rd Monday of every other Month)</i>	Monday	19	9:30 a.m.	1 st Floor Board Room
Board of Directors Regular Meeting <i>(Meets on the 1st & 3rd Wednesday of each Month)</i> - CANCELLED	Wednesday	21	9:30 a.m.	1 st Floor Board Room
Board of Directors Mobile Source Committee <i>(Meets on the 4th Thursday of each Month)</i> - CANCELLED	Thursday	22	9:30 a.m.	1 st Floor Board Room
Board of Directors Budget & Finance Committee <i>(Meets on the 4th Wednesday of each Month)</i>	Wednesday	28	9:30 a.m.	1 st Floor, Yerba Buena Room #109
HL – 9/10/18 – 12:35 p.m.			G/Board/Executive Office/Moncal	

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Memorandum

To: Chairperson Mark Ross and Members
of the Ad Hoc Building Oversight Committee

From: Jack P. Broadbent
Executive Officer/APCO

Date: September 6, 2018

Re: Approval of the Minutes of August 1, 2018

RECOMMENDED ACTION

Approve attached draft minutes of the Ad Hoc Building Oversight Committee (Committee) meeting of August 1, 2018.

DISCUSSION

Attached for your review and approval are the draft minutes of the Committee meeting on August 1, 2018.

Respectfully submitted,

Jack P. Broadbent
Executive Officer/APCO

Prepared by: Marcy Hiratzka
Reviewed by: Vanessa Johnson

Attachment 3A: Draft Minutes of the Committee Meeting of August 1, 2018

AGENDA 3A – ATTACHMENT

Draft Minutes – Ad Hoc Building Oversight Committee Meeting of August 1, 2018

Bay Area Air Quality Management District
375 Beale Street, Suite 600
San Francisco, California 94105
(415) 749-5073

DRAFT MINUTES

Summary of Board of Directors
Ad Hoc Building Oversight Committee Meeting
Wednesday, August 1, 2018

1. CALL TO ORDER – ROLL CALL

Ad Hoc Building Oversight Committee (Committee) Chairperson, Mark Ross, called the meeting to order at 9:01 a.m.

Present: Chairperson Mark Ross; Vice Chairperson David Canepa; and Directors Teresa Barrett, Scott Haggerty, and Karen Mitchoff.

Absent: Directors Pauline Cutter, Liz Kniss, and Jim Spering.

Also Present: Board of Directors Chairperson, David Hudson.

2. PUBLIC COMMENT ON NON-AGENDA MATTERS

No requests received.

3. APPROVAL OF THE MINUTES OF JUNE 6, 2018

Public Comments:

No requests received.

Committee Comments:

None.

Committee Action:

Director Mitchoff made a motion, seconded by Vice Chair Canepa, to approve the minutes of June 6, 2018; and the motion carried by the following vote of the Committee:

AYES: Barrett, Canepa, Haggerty, Hudson, Mitchoff, and Ross.
NOES: None.
ABSTAIN: None.
ABSENT: Cutter, Kniss, and Spering.

CLOSED SESSION (9:03)

- 4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – (*Government Code Section 54956.8*)** *The Committee met in closed session pursuant to Government Code Section 54956.8 to confer with real property negotiators to discuss acquisition of real property.*

Property: 4102, 4104, 4108, 4114, 4124 Lakeside Drive, Richmond, CA 94806

Air District Negotiators: Jack P. Broadbent, Executive Officer/Air Pollution Control Officer
Rex Sanders, Chief Administrative Officer

Negotiating Parties: Bay City Mechanical

Under Negotiation: Price and Terms

OPEN SESSION (9:28 a.m.)

Chair Ross announced that there was no reportable action regarding Item 4.

5. PUBLIC COMMENT ON NON-AGENDA MATTERS

No requests received.

6. COMMITTEE MEMBER COMMENTS / OTHER BUSINESS

None.

7. TIME AND PLACE OF NEXT MEETING

At the call of the Committee Chairperson.

8. ADJOURNMENT

The meeting adjourned at 9:28 a.m.

Marcy Hiratzka
Clerk of the Boards

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

Memorandum

To: Chairperson Mark Ross and Members
of the Ad Hoc Building Oversight Committee

From: Jack P. Broadbent
Executive Officer/APCO

Date: September 6, 2018

Re: Contract with Swinerton Builders for Renovation of Portions of the Eighth Floor at
375 Beale

RECOMMENDED ACTION

Consider recommending the Board of Directors authorize the Executive Officer/APCO to negotiate and execute a contract, not to exceed \$900,000, with Swinerton Builders for general contracting services for renovation of portions of the eighth floor at 375 Beale Street, and transfer the funds for this contract from reserves into the general fund budget.

BACKGROUND

The Board of Directors recently approved the purchase of approximately 11,400 square feet on the eighth floor of 375 Beale Street. The purchase includes space already occupied by the Bay Area Air Quality Management District (Air District), as well as space previously occupied by other organizations. The proposed contract connects these two spaces and provides for associated reconfiguration of the workstations, offices and conference rooms.

The building manager, Cushman & Wakefield, has established a contractor list based on past projects at 375 Beale Street, which consists of four general contractors, each of which was contacted by the Air District regarding their interest in this proposed project. The Air District received two proposals in response, one each from Swinerton Builders and Commercial Interior Builders (CIB). The proposed project was not part of a new request for proposals process because of the established contractor list and associated preferred rates available to the Air District as a co-tenant of the Bay Area Headquarters Authority.

Staff recommends the selection of Swinerton Builders based on a proposal totaling \$681,821 (Attachment 5A), as compared to a proposal from CIB for \$871,877 (Attachment 5B). The recommended authorization to negotiate and execute a \$900,000 contract, less the Swinerton Builders proposal of \$681,821 leaves a difference of \$218,719 for permitting fees and contingencies.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The cost of the proposed project will be provided for by a transfer from reserves.

Respectfully submitted,

Jack P. Broadbent
Executive Officer/APCO

Prepared by: Sean Gallagher
Reviewed by: Jeff McKay and Maricela Martinez

Attachment 5A: General Contracting Services Proposal for BAAQMD
Attachment 5B: Commercial Interior Builders General Contracting Services Proposal for
BAAQMD



260 Townsend Street
San Francisco, CA 94107
(415) 421-2980 | swinerton.com



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

GENERAL CONTRACTING SERVICES PROPOSAL FOR

BAAQMD

**375 Beale Street, 8th Floor
San Francisco, Ca 94105**

Date 7/2/2018
Version R 1
Job No. 18090115P

375 Beale Street, 8th Floor
San Francisco, Ca 94105
Re: BAAQMD

Dear Mr. Raymond Wang:

Thank you for the opportunity to submit the attached proposal for general contracting services for the above referenced project. We urge you to peruse this proposal in detail as we are confident in our plan to deliver value and quality to you and your client.

For over 130 years, Swinerton Builders has earned a reputation for providing outstanding construction service with proven performance, quality workmanship and ethical business practices. Swinerton Special Projects has been a specialized division focused solely on the construction of corporate environments. The dedication of each of our employee-owners is integral in achieving a level of performance that consistently exceeds the goals and expectations of each of our clients.

As the project manager for this project, I am confident we will provide your team with a meticulously planned, equally executed, and professionally managed project. I am committed personally, and we as a company and individually to delivering the service, resources, and dedication necessary for success.

Demolition

Provide all labor and materials to demo and haulout existing walls, ceiling grid and tile, doors, frames, hardware, millwork and MEPs.

Architectural Woodwork

Provide all labor and materials to supply and install plastic laminate cabinets & corian countertops for kitchen 8361, plastic laminate and acrylic inserts for the mail cabinet 8306 and plastic laminate with acrylic inserts for supplies cabinet 8306.

Doors, Frames & Hardware

Provide all labor and materials to reinstall reused frames and furnish and install new frames, doors and hardware per plan.

Glass & Glazing

Provide all labor and materials to furnish and install glazing per plan.

Drywall & Framing

Provide all labor and materials to patch demolition/ electrical scars, frame, insulate and finish new full height drywall partitions.

Acoustical Ceiling

Provide all labor and materials to furnish and install new acoustical grid, tile and aluminum moldings per plan.

Carpet

Provide all labor and materials to patch demolition scars and install new rubber base per plan.

Paint

Provide all labor and materials to paint all affected/new walls and also paint exposed ceiling.

Fire Sprinklers

Provide all labor and materials to modify existing fire suppression system based on new layout.

Plumbing

Provide all labor and materials to complete rough-in & trimout of the breakroom sink, and rough in for owners appliances.

HVAC

Provide all labor and materials to modify the existing HVAC system, install new equipment and provide engineered drawings for permit.

Electrical

Provide all labor and materials to modify existing electrical, install new electrical drops, install new lighting and controls and provide engineered electrical drawings for permit. Also, include modification to the fire life safety system based on new layout.

Communications

Provide all labor and materials to furnish and install (2) cat-6 cables to (8) work stations and (21) to wall locations.

If you should have any questions related to our proposal, please feel free to contact us at the number below. Thank you for your consideration and we look forward to hearing from you soon.

Very Truly Yours,
Joe DeLuca
Swinerton Builders

Project Name **BAAQMD**
Client **375 Beale Street, 8th Floor**
Location **San Francisco, Ca 94105**
Architect **Brereton**

Date **07/02/2018**
Version **R 1**
Job No. **18090115P**

PROPOSAL SUMMARY

ROW	CODE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	
13	01 10 00	General requirements	1	30,600.00	30,600	
16	01 74 23	Final cleaning	1	3,000.00	3,000	
17	02 41 00	Selective demolition	1	22,452.00	22,452	
27	06 40 00	Architectural woodwork	1	44,314.00	44,314	
36	08 10 00	Doors, frames, hardware	1	32,551.00	32,551	
38	08 80 00	Glass and glazing	1	20,200.00	20,200	
41	09 29 00	Gypsum board	1	44,148.00	44,148	
43	09 51 00	Acoustic ceiling	1	39,942.00	39,942	
47	09 68 00	Carpet	1	4,100.00	4,100	
50	09 91 00	Painting	1	23,987.00	23,987	
82	21 10 00	Fire sprinklers	1	16,455.00	16,455	
83	22 00 00	Plumbing	1	21,339.00	21,339	
84	23 00 00	HVAC	1	115,501.00	115,501	
85	26 00 00	Electrical	1	139,040.00	139,040	
86	27 00 00	Communications	1	26,671.00	26,671	
Subtotal					611,200	
General conditions					37,899	
Preconstruction services					EXCLUDED	
Design services					EXCLUDED	
Subtotal					649,099	
Builder's risk insurance					5,193	
General liability insurances					6,019	
City gross receipts tax					1,651	
Contractor contingency					EXCLUDED	
Contractor fee					19,859	
Permit Allowance					EXCLUDED	
Grand total					681,821	

THE ATTACHED QUALIFICATIONS SHOULD BE REFERRED TO DURING A REVIEW OF THIS PROPOSAL.

Project Name	BAAQMD	Date	07/02/2018
Client	375 Beale Street, 8th Floor	Version	R 1
Location	San Francisco, Ca 94105	Job No.	18090115P
Architect	Brereton		

QUALIFICATIONS

1. We acknowledge receipt of the following documents:
 - a. Brereton plans dated 5/16/18.
 - b. Site Walk completed on 6/25/18.
2. All work to be performed after normal work hours.
3. The schedule is anticipated to start TBD with a construction duration of Six (6) weeks. Long lead equipment and material will need to be procured prior to starting the project.
4. Estimate breakdowns are provided for accounting purposes only and not stand alone pricing.
5. All work completed by Union labor.
6. We have not included permit fee's in this proposal.
7. We have included the cost for design build engineering for MEPs.
8. We have included salvage of existing office glass, however cannot confirm it will fit in new glazing systems.
9. Excludes doors 5&6, they are not called out on the floor plan.
10. We have not included any work associated with restroom, common area and ADA upgrades.
11. We have not included modifications to the existing wood ceiling.
12. We have not included any scope related to security and/or electrified door hardware.

General Exclusions

2. Design and engineering except for fire sprinklers and fire alarm.
4. Building plan check and permit fees.
5. ADA or code upgrades.
6. Correction of existing building deficiencies.
7. Cost of building utilities, services, security, engineer, and landlord fees.
10. Hazardous materials testing, abatement, disposal, work in containment, and related work.
11. Removal, disposal, or handing of existing furniture and equipment.
17. Relocation of existing construction not specifically shown.
19. Audio visual equipment and wiring.
22. Tel/data equipment and wiring.
23. Security systems.
25. Concealed and unforeseen conditions.

End of Section



June 11, 2018

Mr. Raymond Wang
Bay Area Air Quality Management District
375 Beale Street, Suite 600
San Francisco, CA 94105

Re: Office Revisions
375 Beale Street, 6th, 7th & 8th Floors
San Francisco, CA
Revision #1

Dear Raymond,

In response to your request to provide a price for the work in accordance with Brereton's Architectural Plans dated March 6, 2018 for the 6th Floor, February 6, 2018 for the 7th Floor and May 16, 2018 for the 8th Floor, we submit our Proposal as follows:

• 6 th Floor	\$ 92,309
• 7 th Floor	\$ 38,630
• 8 th Floor	\$ 871,877

I have attached copies of our breakdowns for your review.

This Proposal is based on the following:

Clarifications:

1. The existing distribution systems are assumed to be adequate and in working order for the proposed new work.
2. An allowance for plancheck and permit fees has been included.
3. The HVAC units will remain.

Exclusions:

1. Doubletime.
2. Accessibility work.
3. Engineered drawings. We will provide engineered drawings to obtain the required permits.
4. Metering for the suite.
5. Architectural fees.
6. Expedited/Compressed schedule.
7. Moving costs.
8. Special cooling.
9. Phasing.



COMMERCIAL INTERIOR BUILDERS

Office Revisions Proposal, Revision #1

Page 2

June 8, 2018

Exclusions continued:

10. A contingency.
11. ACM/Hazardous materials costs.
12. Landlord or Building services costs, including (but not limited to) assistance from building maintenance personnel, elevator usage, security, access to the building, overtime charges for any operations staff, utilities and other similar costs.

Please be advised that this budget is preliminary in nature and is based on our assessment of the work to be performed. Adjustments to the allowances will be necessary when the work scope becomes more definite.

Should you have any questions, please do not hesitate to call.

Sincerely,

Commercial Interior Builders, Inc.

Jim Bruntz

JBruntz@ComIntBldrs.com



COMMERCIAL INTERIOR BUILDERS

Estimate

DATE	ESTIMATE NO.
6/8/2018	18-035-0-8R

101 The Embarcadero, Suite 205
San Francisco, CA 94105

(415) 896-1102 Phone
(415) 896-1103 Fax

www.ComIntBldrs.com

BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Painting Bid	1	LS	12,800.00	12,800.00
TOTAL COST OF PAINTING & WALLCOVERING			0.00	12,800.00
Appliances	1	LS	3,500.00	3,500.00
TOTAL COST OF EQUIPMENT			0.00	3,500.00
Signage	1	LS	850.00	850.00
TOTAL COST OF SIGNAGE			0.00	850.00
HVAC Bid	1	LS	57,500.00	57,500.00
TOTAL COST OF HVAC			0.00	57,500.00
Plumbing Bid	1	LS	11,842.00	11,842.00
TOTAL COST OF PLUMBING			0.00	11,842.00
Fire Sprinkler Bid	1	LS	12,750.00	12,750.00
TOTAL COST OF FIRE PROTECTION			0.00	12,750.00
Electrical Bid	1	LS	269,616.00	269,616.00
O.T.	1	LS	103,762.00	103,762.00
Design/Engin Fees	1	LS	6,500.00	6,500.00
TOTAL COST OF ELECTRICAL			0.00	379,878.00
Subtotal				799,598.00
Insurance	1	LS	11,994.00	11,994.00
Overhead & Fee	1	LS	56,811.00	56,811.00
GRT	1	LS	3,474.00	3,474.00

TOTAL

\$871,877.00



COMMERCIAL INTERIOR BUILDERS

Estimate

DATE	ESTIMATE NO.
6/8/2018	18-035-0-8R

101 The Embarcadero, Suite 205
San Francisco, CA 94105

(415) 896-1102 Phone
(415) 896-1103 Fax

www.ComIntBldrs.com

BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Planchek & Permit Fees	1	LS	12,000.00	12,000.00
TOTAL COST OF PERMIT FEES			0.00	12,000.00
Supervision O.T.	8	Wks	6,600.00	52,800.00
TOTAL COST OF GENERAL CONDITIONS			0.00	52,800.00
Final Cleanup Bid	1	LS	2,500.00	2,500.00
Progressive Cleanup	8	Wks	3,300.00	26,400.00
Temp Barrier	1	LS	6,200.00	6,200.00
TOTAL COST OF PROTECTION & CLEANUP			0.00	35,100.00
Demolition Bid	1	LS	24,000.00	24,000.00
TOTAL COST OF DEMOLITION			0.00	24,000.00
Misc. Carpentry	1	LS	1,500.00	1,500.00
TOTAL COST OF CARPENTRY			0.00	1,500.00
Millwork Bid	1	LS	22,875.00	22,875.00
TOTAL COST OF MILLWORK			0.00	22,875.00
Interior Doors - Type A	1	Ea.	3,000.00	3,000.00
Interior Doors Full Lite - Type B	3	Ea.	3,500.00	10,500.00
Relocate (E) D/F/H	3	Ea.	1,500.00	4,500.00
Install Glazing	36	LF	200.00	7,200.00
TOTAL COST OF DOOR/FRAME/HARDWARE			0.00	25,200.00
Glass	1	LS	10,586.00	10,586.00
TOTAL COST OF GLASS & GLAZING			0.00	10,586.00
Drywall Bid	1	LS	48,407.00	48,407.00
TOTAL COST OF DRYWALL			0.00	48,407.00
Base Area	1	LS	47,660.00	47,660.00
Open/Close on Floor Below O.T.	1	LS	1,650.00	1,650.00
TOTAL COST OF ACOUSTIC CEILING			0.00	49,310.00
Carpeting Bid	1	LS	38,700.00	38,700.00
TOTAL COST OF FLOORCOVERING			0.00	38,700.00

TOTAL



COMMERCIAL INTERIOR BUILDERS

Estimate

DATE	ESTIMATE NO.
5/7/2018	18-035-06th

101 The Embarcadero, Suite 205
San Francisco, CA 94105

(415) 896-1102 Phone
(415) 896-1103 Fax

www.ComIntBldrs.com

BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Plancheck & Permit Fees	1	LS	3,000.00	3,000.00
TOTAL COST OF PERMIT FEES			0.00	3,000.00
Supervision	1.5	Wks	6,400.00	9,600.00
TOTAL COST OF GENERAL CONDITIONS			0.00	9,600.00
Final Cleanup	1.5	LS	2,500.00	3,750.00
Progressive Cleanup	1	LS	3,200.00	3,200.00
TOTAL COST OF PROTECTION & CLEANUP			0.00	6,950.00
Demolition	1	LS	3,332.00	3,332.00
TOTAL COST OF DEMOLITION			0.00	3,332.00
Misc. Carpentry	1	LS	850.00	850.00
TOTAL COST OF CARPENTRY			0.00	850.00
Interior Doors	1	Ea.	3,500.00	3,500.00
Furnish and Install Side Lite	1	Ea.	650.00	650.00
TOTAL COST OF DOOR/FRAME/HARDWARE			0.00	4,150.00
Glass	1	LS	803.00	803.00
TOTAL COST OF GLASS & GLAZING			0.00	803.00
Drywall	1	LS	2,750.00	2,750.00
TOTAL COST OF DRYWALL			0.00	2,750.00
Base Area	1	LS	26,331.00	26,331.00
TOTAL COST OF ACOUSTIC CEILING			0.00	26,331.00
Carpeting and Base Patching	1	LS	5,500.00	5,500.00
TOTAL COST OF FLOORCOVERING			0.00	5,500.00
Painting	1	LS	2,100.00	2,100.00
TOTAL COST OF PAINTING & WALLCOVERING			0.00	2,100.00
Fire Sprinkler Bid	1	LS	7,290.00	7,290.00
TOTAL COST OF FIRE PROTECTION			0.00	7,290.00

TOTAL



**COMMERCIAL
INTERIOR
BUILDERS**

Estimate

DATE	ESTIMATE NO.
5/7/2018	18-035-06th

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San Francisco, CA 94105

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BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Electrical Bid	1	LS	12,000.00	12,000.00
TOTAL COST OF ELECTRICAL			0.00	12,000.00
Subtotal				84,656.00
Insurance	1	LS	1,270.00	1,270.00
Overhead & Fee	1	LS	6,015.00	6,015.00
GRT	1	LS	368.00	368.00

TOTAL

\$92,309.00



**COMMERCIAL
INTERIOR
BUILDERS**

June 11, 2018

Mr. Raymond Wang
Bay Area Air Quality Management District
375 Beale Street, Suite 600
San Francisco, CA 94105

Re: Office Revisions
375 Beale Street, 6th, 7th & 8th Floors
San Francisco, CA

Dear Raymond,

In response to your request to provide a price for the work in accordance with Brereton's Architectural Plans dated March 6, 2018 for the 6th Floor, February 6, 2018 for the 7th Floor and April 17, 2018 for the 8th Floor, we submit our Proposal as follows:

• 6 th Floor	\$ 92,309
• 7 th Floor	\$ 38,630
• 8 th Floor	\$ 866,374

I have attached copies of our breakdowns for your review.

This Proposal is based on the following:

Clarifications:

1. The existing distribution systems are assumed to be adequate and in working order for the proposed new work.
2. An allowance for plancheck and permit fees has been included.
3. The HVAC units will remain.

Exclusions:

1. Doubletime.
2. Accessibility work.
3. Engineered drawings. We will provide engineered drawings to obtain the required permits.
4. Metering for the suite.
5. Architectural fees.
6. Expedited/Compressed schedule.
7. Moving costs.
8. Special cooling.
9. Phasing.



COMMERCIAL INTERIOR BUILDERS

Office Revisions Proposal

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May 7, 2018

Exclusions continued:

10. A contingency.
11. ACM/Hazardous materials costs.
12. Landlord or Building services costs, including (but not limited to) assistance from building maintenance personnel, elevator usage, security, access to the building, overtime charges for any operations staff, utilities and other similar costs.

Please be advised that this budget is preliminary in nature and is based on our assessment of the work to be performed. Adjustments to the allowances will be necessary when the work scope becomes more definite.

Should you have any questions, please do not hesitate to call.

Sincerely,

Commercial Interior Builders, Inc.

Jim Bruntz

JBruntz@ComIntBldrs.com



**COMMERCIAL
INTERIOR
BUILDERS**

Estimate

DATE	ESTIMATE NO.
5/7/2018	18-035-0-8

101 The Embarcadero, Suite 205
San Francisco, CA 94105

(415) 896-1102 Phone
(415) 896-1103 Fax

www.ComIntBldrs.com

BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Painting Bid	1	LS	12,800.00	12,800.00
TOTAL COST OF PAINTING & WALLCOVERING			0.00	12,800.00
Appliances	1	LS	3,500.00	3,500.00
TOTAL COST OF EQUIPMENT			0.00	3,500.00
Signage	1	LS	850.00	850.00
TOTAL COST OF SIGNAGE			0.00	850.00
HVAC Bid	1	LS	57,500.00	57,500.00
TOTAL COST OF HVAC			0.00	57,500.00
Plumbing Bid	1	LS	11,842.00	11,842.00
TOTAL COST OF PLUMBING			0.00	11,842.00
Fire Sprinkler Bid	1	LS	12,750.00	12,750.00
TOTAL COST OF FIRE PROTECTION			0.00	12,750.00
Electrical Bid	1	LS	270,034.00	270,034.00
O.T.	1	LS	79,462.00	79,462.00
Design/Engin Fees	1	LS	6,500.00	6,500.00
TOTAL COST OF ELECTRICAL			0.00	355,996.00
Subtotal				794,551.00
Insurance	1	LS	11,918.00	11,918.00
Overhead & Fee	1	LS	56,453.00	56,453.00
GRT	1	LS	3,452.00	3,452.00

TOTAL

\$866,374.00



COMMERCIAL INTERIOR BUILDERS

Estimate

101 The Embarcadero, Suite 205
San Francisco, CA 94105

(415) 896-1102 Phone
(415) 896-1103 Fax

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DATE	ESTIMATE NO.
5/7/2018	18-035-0-8

BAAQMD
375 Beale Street, 6th Floor
San Francisco, CA 94105

DESCRIPTION	QTY	UNIT	COST	TOTAL
Planchek & Permit Fees	1	LS	12,000.00	12,000.00
TOTAL COST OF PERMIT FEES			0.00	12,000.00
Supervision O.T.	8	Wks	6,600.00	52,800.00
TOTAL COST OF GENERAL CONDITIONS			0.00	52,800.00
Final Cleanup Bid	1	LS	2,500.00	2,500.00
Progressive Cleanup	8	Wks	3,300.00	26,400.00
Temp Barrier	1	LS	6,200.00	6,200.00
TOTAL COST OF PROTECTION & CLEANUP			0.00	35,100.00
Demolition Bid	1	LS	24,000.00	24,000.00
TOTAL COST OF DEMOLITION			0.00	24,000.00
Misc. Carpentry	1	LS	1,500.00	1,500.00
TOTAL COST OF CARPENTRY			0.00	1,500.00
Millwork Bid	1	LS	22,875.00	22,875.00
TOTAL COST OF MILLWORK			0.00	22,875.00
Interior Doors - Type A	1	Ea.	3,000.00	3,000.00
Interior Doors Full Lite - Type B	4	Ea.	3,500.00	14,000.00
Interior Doors - Type C	2	Ea.	1,850.00	3,700.00
Install Glazing	32	LF	200.00	6,400.00
TOTAL COST OF DOOR/FRAME/HARDWARE			0.00	27,100.00
Glass	1	LS	19,053.00	19,053.00
TOTAL COST OF GLASS & GLAZING			0.00	19,053.00
Drywall Bid	1	LS	53,500.00	53,500.00
TOTAL COST OF DRYWALL			0.00	53,500.00
Base Area	1	LS	51,035.00	51,035.00
Open/Close on Floor Below O.T.	1	LS	1,650.00	1,650.00
TOTAL COST OF ACOUSTIC CEILING			0.00	52,685.00
Carpeting Bid	1	LS	38,700.00	38,700.00
TOTAL COST OF FLOORCOVERING			0.00	38,700.00

TOTAL