



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT

# **Contract with Swinerton Builders for Renovation of Portions of Eighth Floor at 375 Beale**

**Ad Hoc Building Oversight Committee Meeting  
September 19, 2018**

Jeff McKay  
Chief Financial Officer



# RENOVATION OF EIGHTH FLOOR SPACE OUTLINE

- Original Purchase of Condominium Unit
- Area of Remodel



# ORIGINAL PURCHASE AT 375 BEALE ST.

- Original Purchase of Condominium Unit
- 77,163 Rentable Square Feet (rsf)
- All of Floor 6 and 18,250 rsf on Floor 7
- \$385 / rsf fully furnished
- Total \$29.7 M
- \$9 M cash with the balance financed over 30 years



# EIGHTH FLOOR PURCHASE

- Addition to existing Condominium Unit 3
- Currently occupied by Air District
- 11,400 rsf
- Northeast corner of Floor 8
- \$385 / rsf fully furnished
- Total \$4.4 M
- Cash transaction



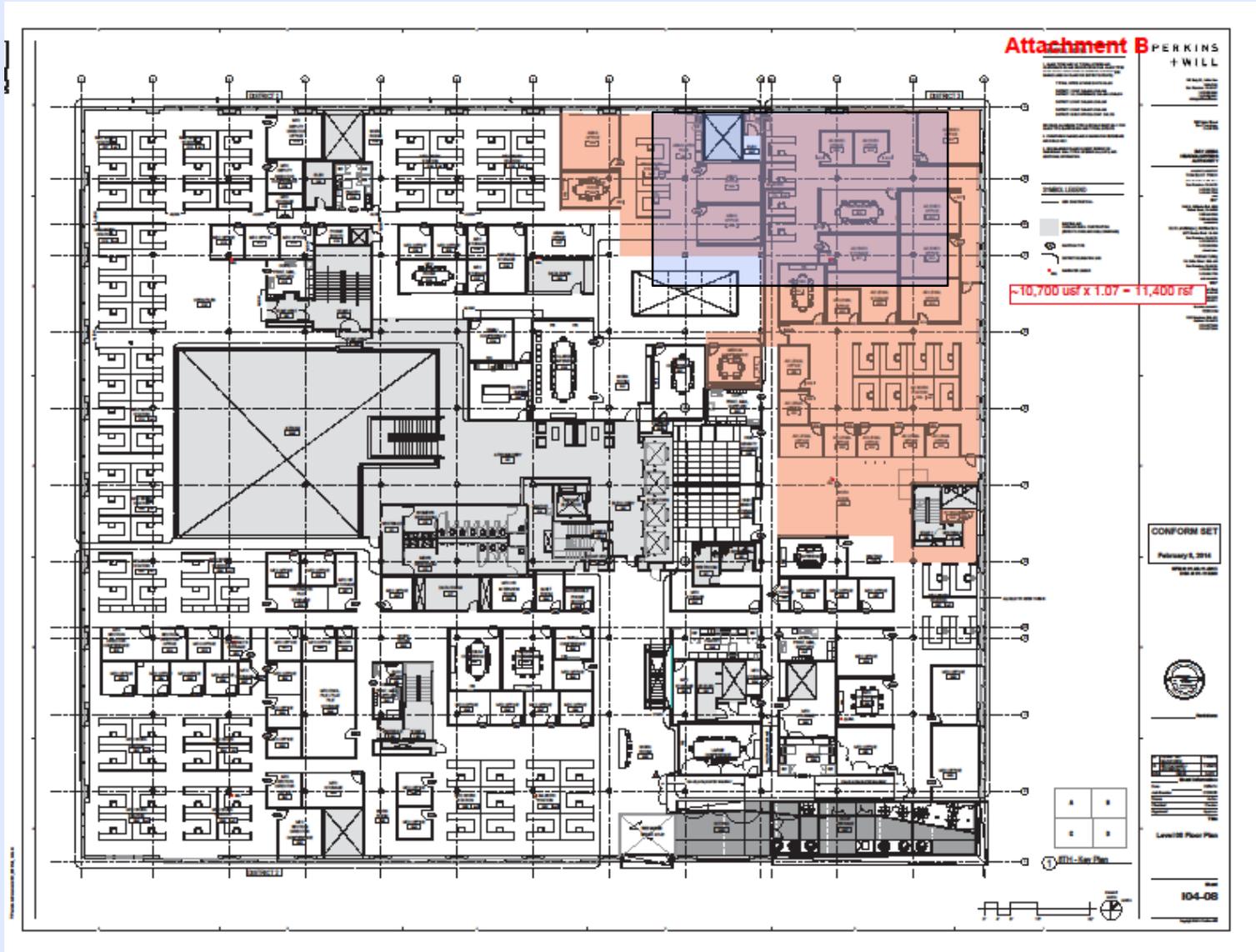
# UNAUDITED RESERVES DESIGNATIONS

<b><u>BAAQMD Unaudited General Fund Balance</u></b>		
		(\$M)
Economic Contingency		19
Napa/Sonoma Fireplace Grant		3
Woodsmoke Grants		1
<b><u>Undesignated Funds</u></b>		<b><u>5</u></b>
<b>TOTAL</b>		<b>28</b>

*Reserves are subject to change at Board's discretion. Designated Reserves may be expended over several years*

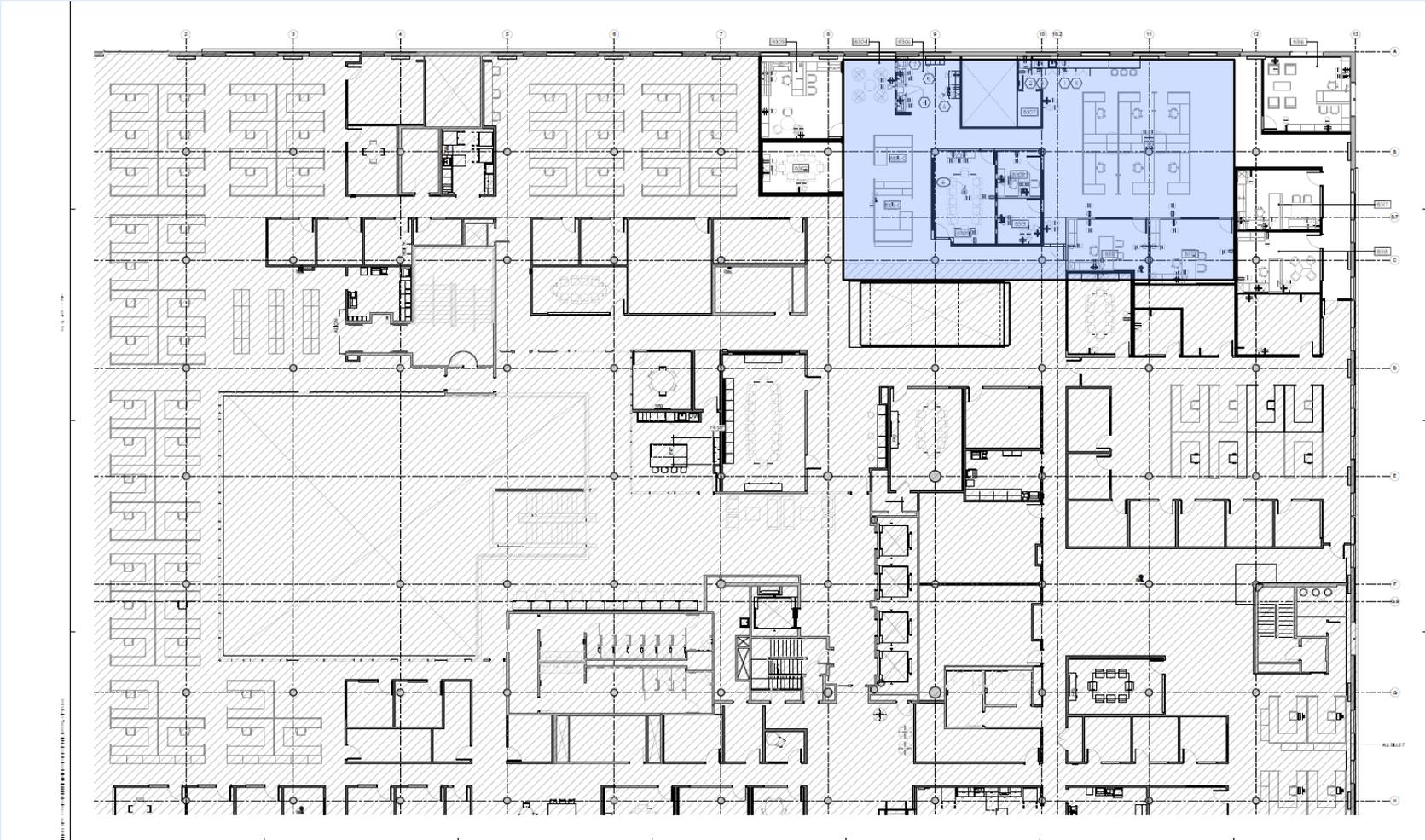


# PURCHASE OF EIGHTH FLOOR SPACE OUTLINE





# NEW CONFIGURATION



909 Montgomery St., Suite 260  
San Francisco, CA 94111  
T 415 398 1212 [www.brereton.com](http://www.brereton.com)



Rev.	Date	Description
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING
6	11/11/11	ISSUED FOR PERMITTING
7	11/11/11	ISSUED FOR PERMITTING
8	11/11/11	ISSUED FOR PERMITTING
9	11/11/11	ISSUED FOR PERMITTING
10	11/11/11	ISSUED FOR PERMITTING
11	11/11/11	ISSUED FOR PERMITTING
12	11/11/11	ISSUED FOR PERMITTING
13	11/11/11	ISSUED FOR PERMITTING
14	11/11/11	ISSUED FOR PERMITTING
15	11/11/11	ISSUED FOR PERMITTING
16	11/11/11	ISSUED FOR PERMITTING
17	11/11/11	ISSUED FOR PERMITTING
18	11/11/11	ISSUED FOR PERMITTING
19	11/11/11	ISSUED FOR PERMITTING
20	11/11/11	ISSUED FOR PERMITTING
21	11/11/11	ISSUED FOR PERMITTING
22	11/11/11	ISSUED FOR PERMITTING
23	11/11/11	ISSUED FOR PERMITTING
24	11/11/11	ISSUED FOR PERMITTING
25	11/11/11	ISSUED FOR PERMITTING
26	11/11/11	ISSUED FOR PERMITTING
27	11/11/11	ISSUED FOR PERMITTING
28	11/11/11	ISSUED FOR PERMITTING
29	11/11/11	ISSUED FOR PERMITTING
30	11/11/11	ISSUED FOR PERMITTING
31	11/11/11	ISSUED FOR PERMITTING
32	11/11/11	ISSUED FOR PERMITTING
33	11/11/11	ISSUED FOR PERMITTING
34	11/11/11	ISSUED FOR PERMITTING
35	11/11/11	ISSUED FOR PERMITTING
36	11/11/11	ISSUED FOR PERMITTING
37	11/11/11	ISSUED FOR PERMITTING
38	11/11/11	ISSUED FOR PERMITTING
39	11/11/11	ISSUED FOR PERMITTING
40	11/11/11	ISSUED FOR PERMITTING
41	11/11/11	ISSUED FOR PERMITTING
42	11/11/11	ISSUED FOR PERMITTING
43	11/11/11	ISSUED FOR PERMITTING
44	11/11/11	ISSUED FOR PERMITTING
45	11/11/11	ISSUED FOR PERMITTING
46	11/11/11	ISSUED FOR PERMITTING
47	11/11/11	ISSUED FOR PERMITTING
48	11/11/11	ISSUED FOR PERMITTING
49	11/11/11	ISSUED FOR PERMITTING
50	11/11/11	ISSUED FOR PERMITTING

Copyright Reserved  
All drawings and specifications are the property of Brereton and shall not be used for any other project without the written consent of Brereton.

Scale: 1/8" = 1'-0"  
Date: 11/11/11  
Project: 08A2.3



08A2.3



# RECOMMENDATION

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.