



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



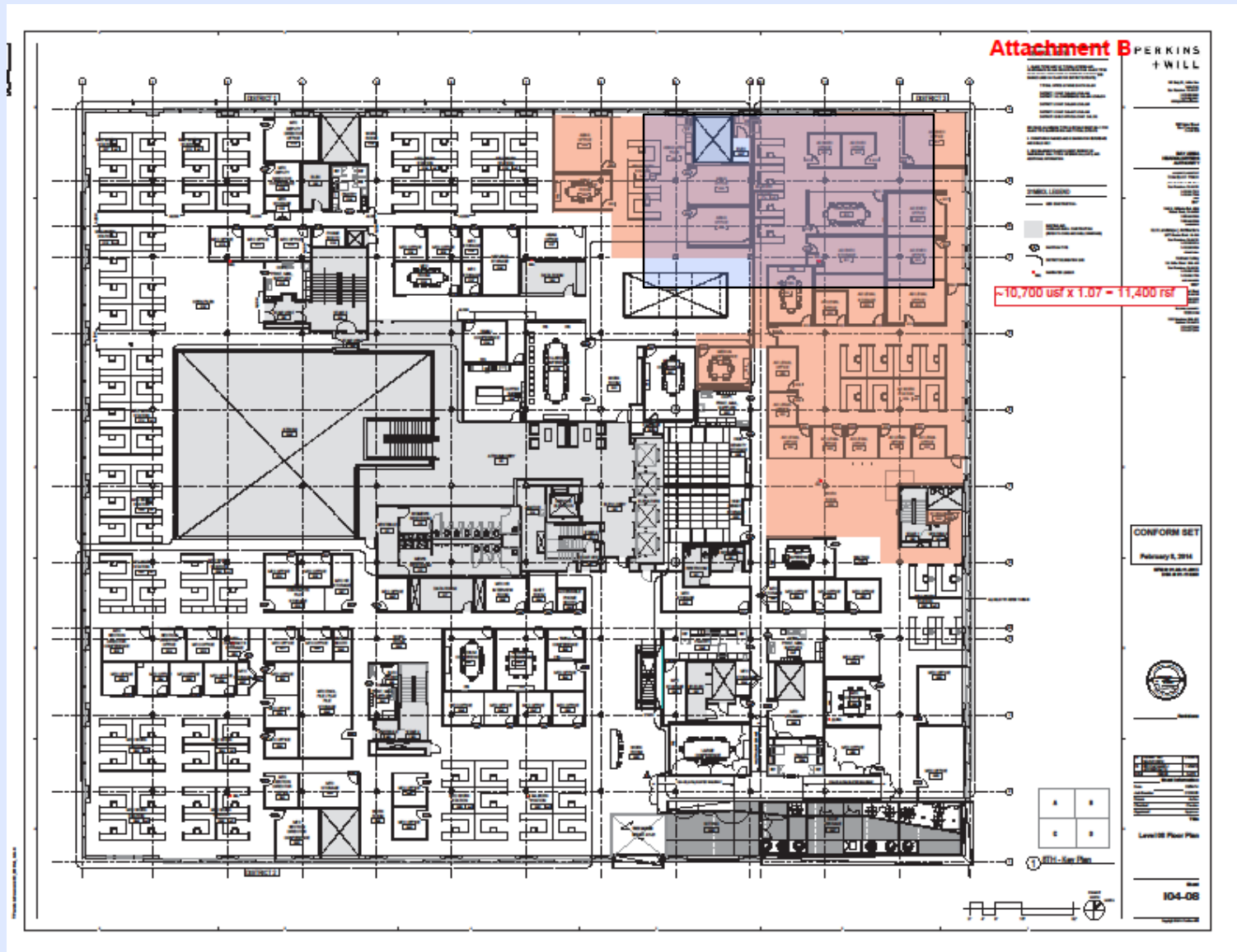
# UNAUDITED RESERVES DESIGNATIONS

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

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

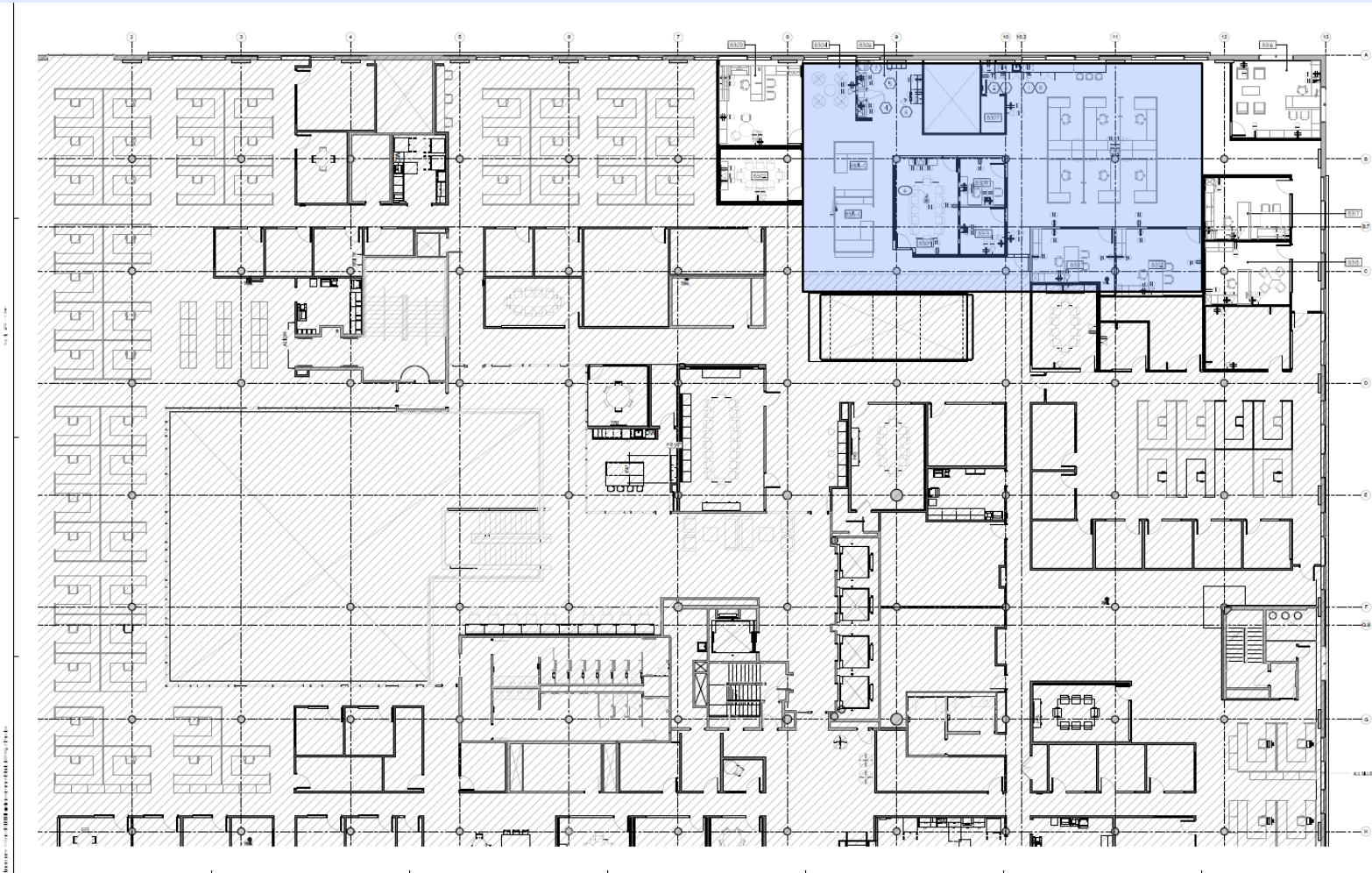


# PURCHASE OF EIGHTH FLOOR SPACE OUTLINE





# NEW CONFIGURATION



909 Montgomery Dr., Suite 260  
San Francisco, California 94133  
T 415 946 1212 [www.brereton.com](http://www.brereton.com)



Room No.	Room Name	Description
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105

Copyright/Disclaimer:  
All drawings and specifications are the property of Brereton Engineering, Inc. and are not to be reproduced without written permission. The user assumes all liability for any errors or omissions.

Scale: 1" = 10'-0"  
Date: 11/11/11  
Drawn: [Signature]



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.