BAY AREA AIR QUALITY MANAGEMENT DISTRICT

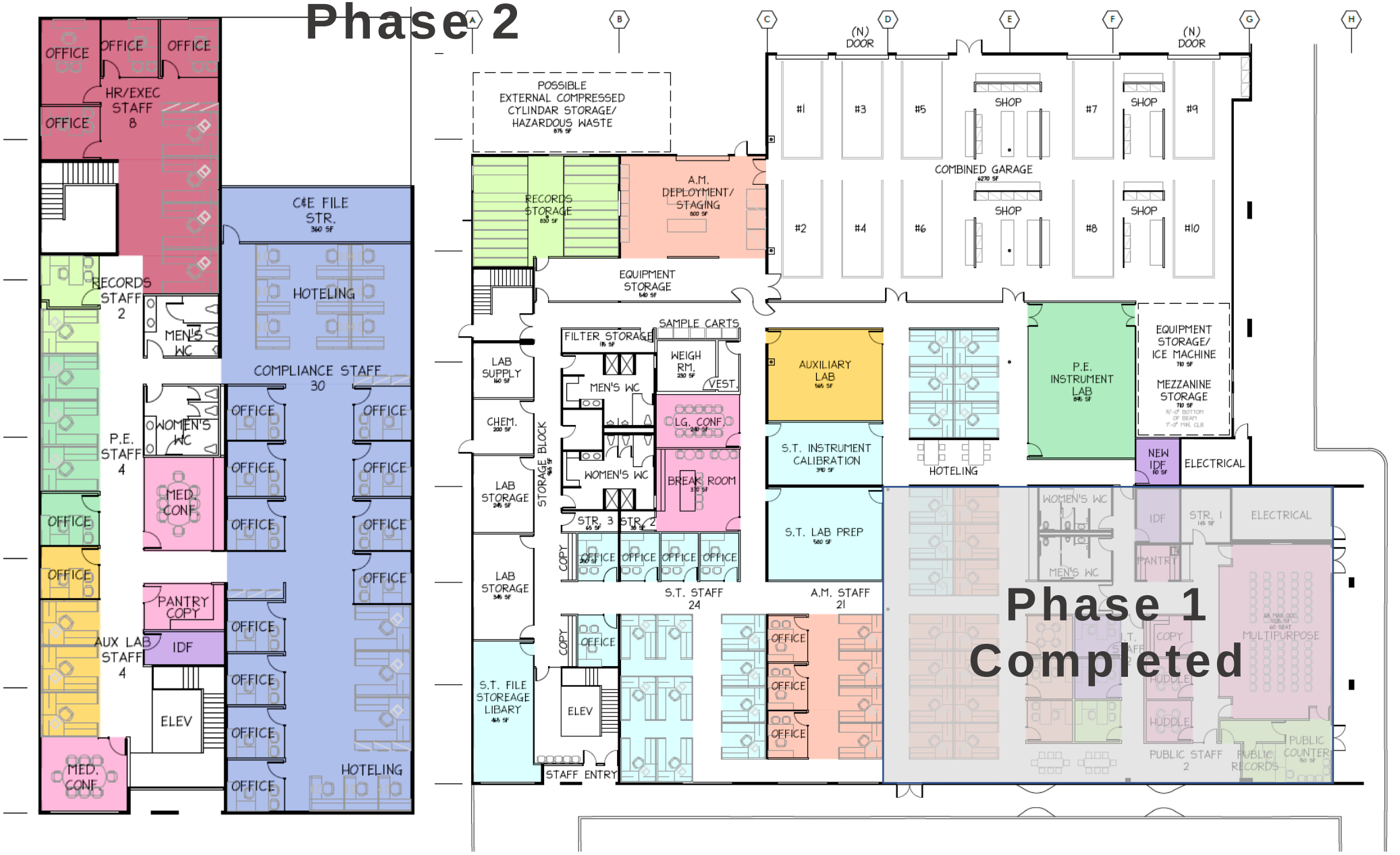
AGENDA: 3

# Lakeside Drive, Richmond Phase 2

## Ad Hoc Building Oversight Committee Meeting
## April 15, 2020

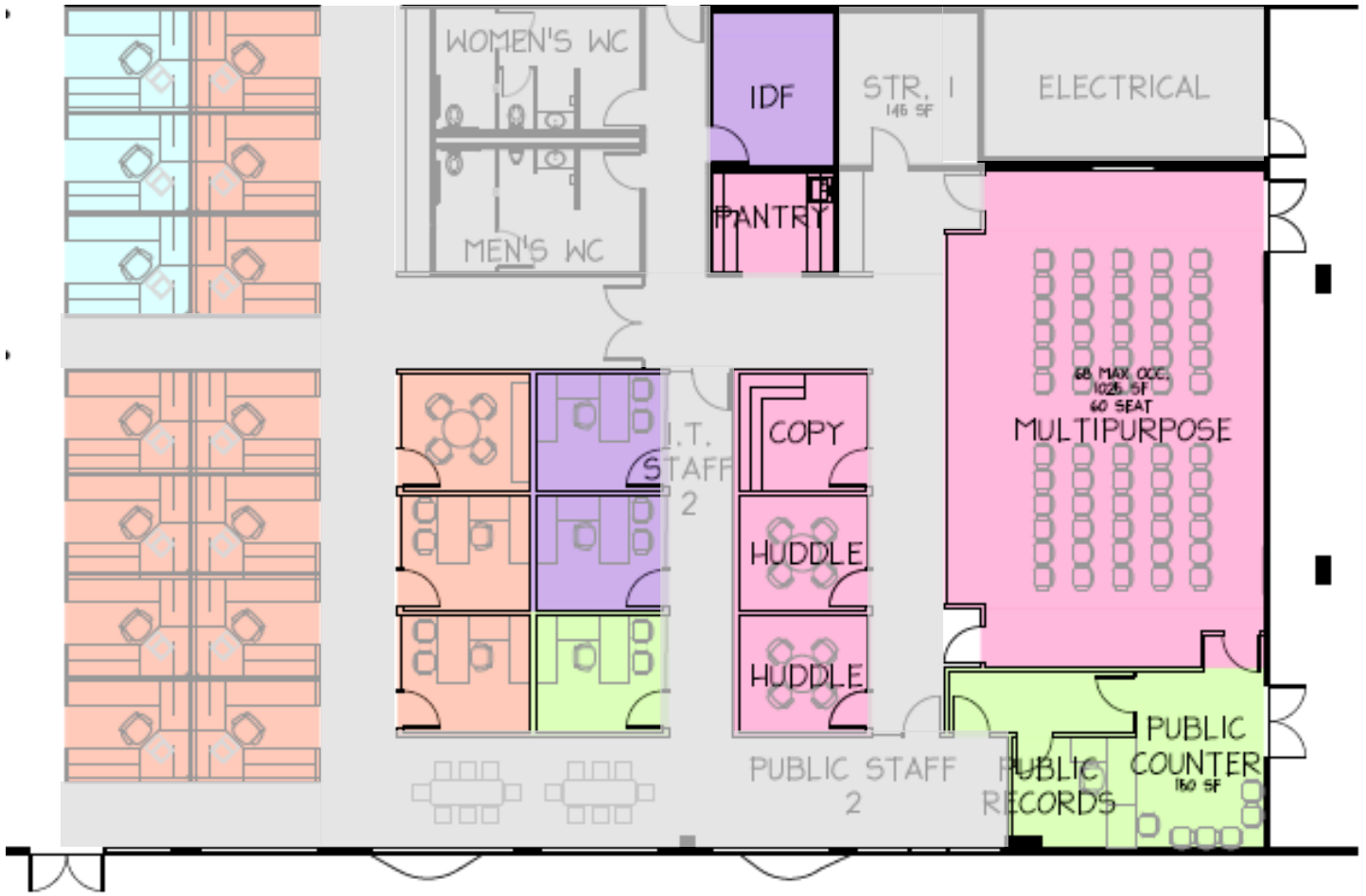
**Jeff McKay**
**Chief Financial Officer**

# Phase 2

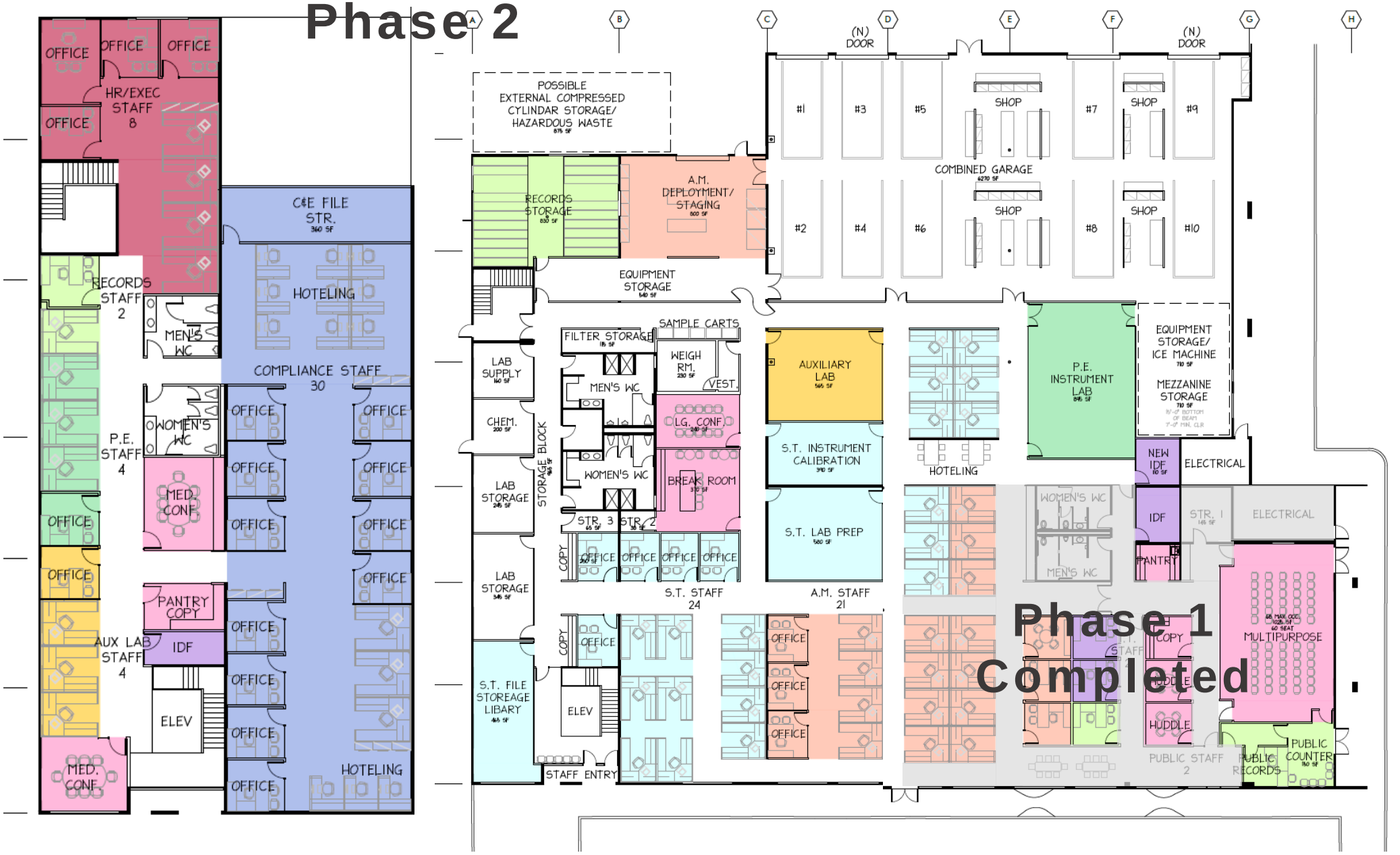

OFFICE
OFFICE
OFFICE
HR/EXEC STAFF 8
OFFICE
C&E FILE STR. 360 SF
RECORDS STAFF 2
MEN'S WC
HOTELING
COMPLIANCE STAFF 30
WOMEN'S WC
P.E. STAFF 4
MED. CONF.
PANTRY
COPY
IDF
AUX LAB STAFF 4
ELEV
MED. CONF.
HOTELING
POSSIBLE EXTERNAL COMPRESSED CYLINDAR STORAGE/ HAZARDOUS WASTE
RECORDS STORAGE
A.M. DEPLOYMENT/ STAGING
EQUIPMENT STORAGE
(N) DOOR
(N) DOOR
#1
#3
#5
SHOP
#7
SHOP
#9
COMBINED GARAGE
#2
#4
#6
SHOP
#8
SHOP
#10
SAMPLE CARTS
FILTER STORAGE
WEIGH RM.
VEST.
LAB SUPPLY
MEN'S WC
LG. CONF.
CHEM.
STORAGE BLOCK
WOMEN'S WC
BREAK ROOM
LAB STORAGE
STR. 3
STR. 2
COPY
S.T. STAFF 24
A.M. STAFF 21
LAB STORAGE
S.T. FILE STOREAGE LIBARY
ELEV
STAFF ENTRY
AUXILIARY LAB
S.T. INSTRUMENT CALIBRATION
S.T. LAB PREP
HOTELING
P.E. INSTRUMENT LAB
EQUIPMENT STORAGE/ ICE MACHINE
MEZZANINE STORAGE
NEW IDF
ELECTRICAL
WOMEN'S WC
MEN'S WC
IDF
STR. 1
ELECTRICAL
PANTRY
COPY
MULTIPURPOSE
HUDDLE
HUDDLE
PUBLIC STAFF 2
PUBLIC RECORDS
PUBLIC COUNTER
Phase 1 Completed

WOMEN'S WC
MEN'S WC
IDF
STR. 1
146 SF
ELECTRICAL
PANTRY
68 MAX OCC.
1025 SF
40 SEAT
MULTIPURPOSE
I.T.
STAFF
2
COPY
HUDDLE
HUDDLE
PUBLIC STAFF
2
PUBLIC
RECORDS
PUBLIC
COUNTER
150 SF

WOMEN'S WC
MEN'S WC
IDF
PANTRY
STR. 1
146 SF
ELECTRICAL
68 MAX OCC.
1026 SF
40 SEAT
MULTIPURPOSE
I.T. STAFF 2
COPY
HUDDLE
HUDDLE
PUBLIC STAFF 2
PUBLIC RECORDS
PUBLIC COUNTER
150 SF


WOMEN'S WC
MEN'S WC
IDF
STR. 1
146 SF
ELECTRICAL
PANTRY
68 MAX OCC.
1026 SF
40 SEAT
MULTIPURPOSE
I.T. STAFF 2
COPY
HUDDLE
HUDDLE
PUBLIC STAFF 2
PUBLIC RECORDS
PUBLIC COUNTER
160 SF

# Phase 2




**Phase 1 Completed**

# Phase 2 Next Steps

**Architectural Planning and Design**

**$315,000**

**Seismic Upgrade**

**$1,500,000**

# Phase 2 Next Steps (cont.)

**Architectural Planning and Design**

**$315,000**

- Up to $315,000
- Includes architectural design and planning work
- Structural engineering to design seismic upgrade
- Structural engineering to include specifications to accommodate rooftop solar
- Includes contingency cost

# Phase 2 Next Steps (cont.)

**Seismic Upgrade**

**$1,500,000**

- Up to $1,500,000
- Includes general contractor
- All of Lakeside Drive building, including Phase 1
- Bidding process
- Contracts: future approval

# Budget Considerations/ Financial Impact

Funding for the architectural planning and design of the Richmond, Lakeside building is included in the proposed budget for Fiscal Year Ending 2020.

Funding for the seismic upgrade work, if approved at a future meeting, will be allocated from the Air District reserve fund.

# Recommended Action

The Committee will consider recommending the Board of Directors authorize the Executive Officer/APCO to execute contracts with Brereton Architecture + Interiors and Cushman & Wakefield to plan and design approximately 31,000 square feet of the Richmond, Lakeside building, in an amount not to exceed $315,000, and to obtain bids to seismically upgrade the Richmond, Lakeside building. Staff will return to the Committee to discuss authorization to execute contracts for the seismic work.

# Questions?