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# AQMD Office Options



# AQMD OFFICE OPTIONS

OPTIONS:	BUILDING – A TENANT IMPROVEMENTS	BUILDING – D NEW CONSTRUCTION	LIBRARY SITE NEW CONSTRUCTION	LIBRARY SITE MODULAR BUILDING	525 MAIN STREET TENANT IMPROVEMENTS	515 MAIN STREET TENANT IMPROVEMENTS
<b><i>BUDGET:</i></b> Construction Hard Cost	\$511,000	\$1,563,407	\$1,500,000	\$510,000	\$875,000	\$710,000
To Date – Soft Cost	\$0	\$86,593	\$0	\$0	\$0	\$0
<b>Total</b>		<b><i>\$1,650,000</i></b>	<b><i>\$1,500,000</i></b>	<b><i>\$510,000</i></b>	<b><i>\$875,000</i></b>	<b><i>\$710,000</i></b>
<b><i>CONSTRUCTION SCHEDULE:</i></b>	<b>1.5 MONTHS</b>	<b>12 MONTHS</b>	<b>11 MONTHS</b>	<b>4 MONTHS</b>	<b>4.5 MONTHS</b>	<b>4.5 MONTHS</b>
<b><i>SUMMARY:</i></b>						
Square Footage	2,438	2,500	2,500	2,500	2,153	2,412
Site Sq. Footage	23,306	3,650	3,000	3,000	6,969	6,654
Parking Spaces Provided	Share A +36 option	Share Bldg. C	Share - Library	Share - Library	7	15
Building Life Span	30 years	60 years	60 years	20 years	30 years	30 years
Land Cost	\$0	\$0	\$0	\$0	\$0	\$0
FF&E - Allowance	NIC	NIC	NIC	NIC	NIC	NIC
<b><i>TALKING POINTS:</i></b>	<p>Site Work – Scope / Timing</p> <p>Tenant Improvements minimal work required – only 3% or \$13,000 of budget cost</p> <p>Restroom space NIC in square footage calculation</p> <p>New Parking Lot – would add 36 spaces – not needed to occupy space</p>	<p>Site Topography</p> <p>6 Sites near Bldg. C Evaluated</p> <p>Parking Shared with Bldg. C. - Capacity</p> <p>Cost for additional parking not included.</p>	<p>Site Configuration</p> <p>Utility - Location /Capacity</p> <p>Parking Shared with Library – Capacity</p> <p>AQMD temp Office needed during construction</p>	<p>Purchase Rental Trailer</p> <p>Contract or Facilities</p> <p>Construct R/R inside Office</p> <p>Parking capacity</p> <p>AQMD temp office needed during construction</p>	<p>Parking Capacity only 7 spaces with 1 - H.C. Stall on Adjacent Parcel</p> <p>ADA / Path of Travel from Adjacent Site</p> <p>Abate/ Demo of Entire Building Interior</p> <p>Includes TI</p>	<p>No Site Work Needed</p> <p>Abate/ Demo of Entire Building Interior, Install New Roof and TI</p> <p>Improvements on ~ 1/2 of First Floor</p> <p>Preserve Iconic Building</p> <p>Space for Additional Agencies/Depts.</p>

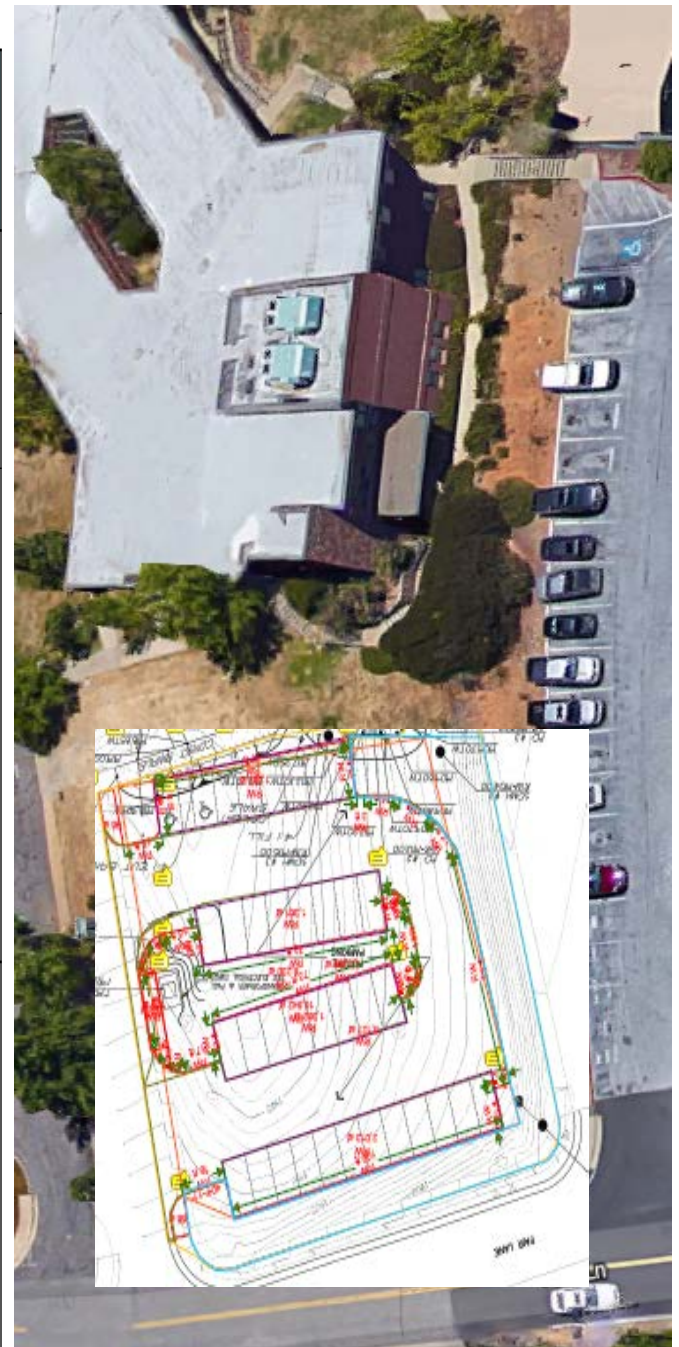
# Option A

## BUILDING A - TENANT IMPROVEMENTS

<b>CONSTRUCTION BUDGET</b>	<b>\$511,000</b>
<b>CONSTRUCTION SCHEDULE</b>	1 WEEK for TI 1.5 MONTHS for Parking
<b>PROJECT NOTES:</b>	
Building Square Footage	2,438
Site Square Footage – NEW Parking Lot	23,306
Option to Provide New Parking Spaces	36
Building Life Span	30 years
Construction – Hard Cost	\$511,000
Soft Cost Spent to Date	\$0
Furniture, Fixtures & Equipment (FF&E) not included in cost	

**CONSIDERATIONS:**

- Construction cost for tenant improvements \$13,000 – (1) door and new ADA countertop.
- Construction Schedule for tenant improvements – 1 week - after Public Safety Facility completion and move of EDSO Fiscal Admin staff.
- Construction cost for new parking lot \$498,000 – (36) new parking spaces, 23,306 sf.
- Construction Schedule for new parking lot – 1.5 months. Construction can begin prior to AQMD occupying space or delayed until Juvenile Hall project construction.
- Does not displace District during the construction phase.



# *Option B*

## **BUILDING D - NEW CONSTRUCTION**

<b>CONSTRUCTION BUDGET</b>	<b>\$1,650,000</b>
<b>CONSTRUCTION SCHEDULE</b>	<b>12 MONTHS</b>
<b><u>PROJECT NOTES:</u></b>	
Building Square Footage	2,500
Site Square Footage	3,650
Parking Spaces Provided	Share Bldg. C
Building Life Span	60 years
Construction – Hard Cost	\$1,563,407
Soft Cost Spent to Date	\$86,593
Furniture, Fixtures & Equipment (FF&E) and any additional parking not included in cost	

**CONSIDERATIONS:**

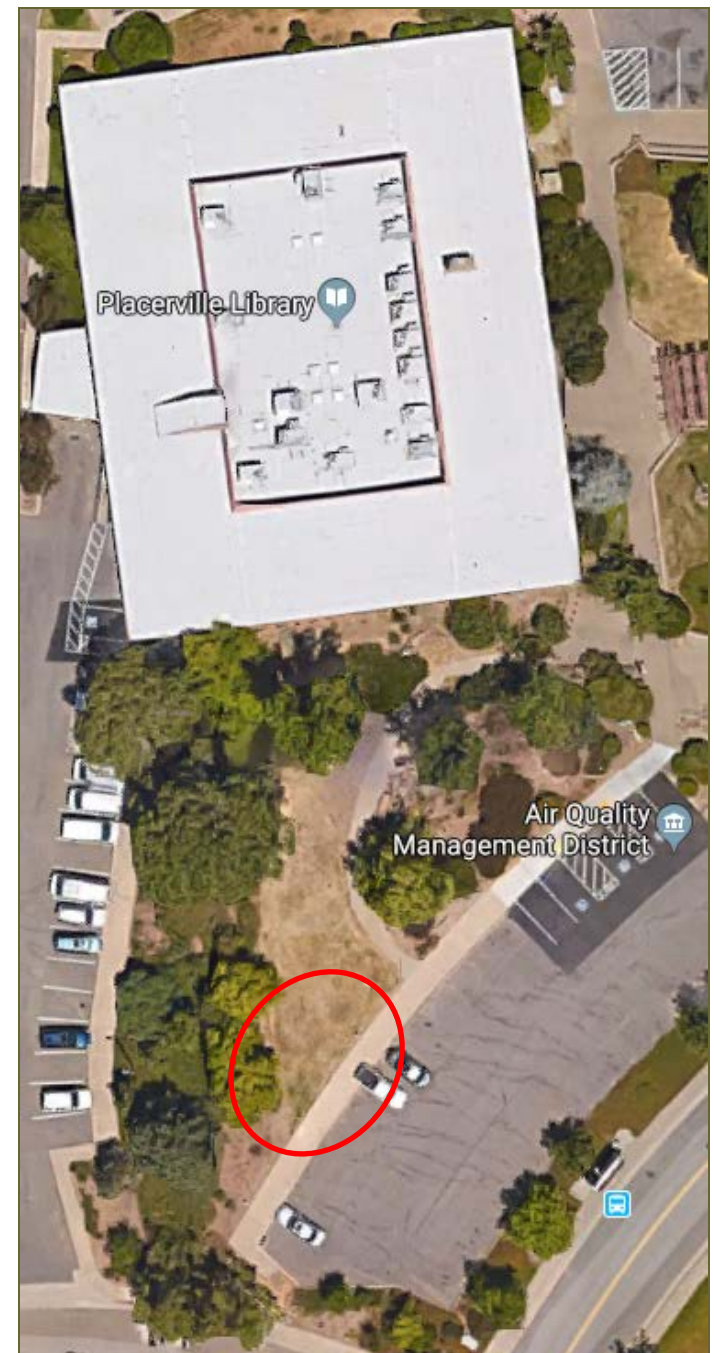
- Explored 6 different locations near Bldg. C
- Site configuration, topography and location add to cost
- Parking at Bldg. C at capacity. 16 spaces needed
- Construction costs do not include cost for additional parking
- Does not displace District during the construction phase



# Option C

## LIBRARY SITE - NEW CONSTRUCTION

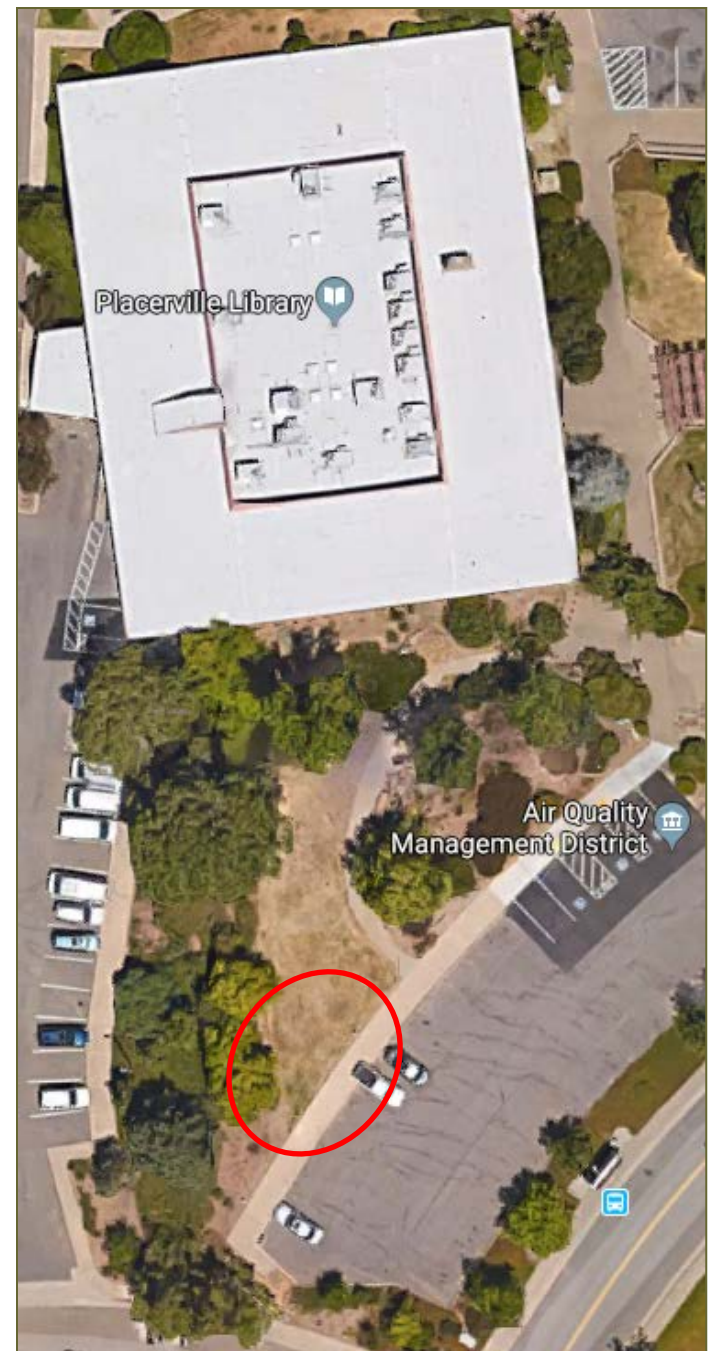
<b>CONSTRUCTION BUDGET</b>	<b>\$1,500,000</b>
<b>CONSTRUCTION SCHEDULE</b>	<b>11 MONTHS</b>
<b><u>PROJECT NOTES:</u></b>	
Building Square Footage	2,500
Site Square Footage	3,300
Parking Spaces Provided	Shared - Library
Building Life Span	60 years
Construction – Hard Cost	\$1,500,000
Soft Cost Spent to Date	\$0
Furniture, Fixtures & Equipment (FF&E) and any additional parking not included in cost	
<b><u>CONSIDERATIONS:</u></b>	
<ul style="list-style-type: none"> <li>• Site location is constrained</li> <li>• Has sufficient existing utility tie-ins</li> <li>• Eliminates 4-5 Library parking spaces and increases need by 16 spaces</li> <li>• Office space needed for District during construction</li> </ul>	



# Option D

## LIBRARY SITE - REFURBISH MODULAR

<b>CONSTRUCTION BUDGET</b>	<b>\$510,000</b>
<b>CONSTRUCTION SCHEDULE</b>	<b>4 MONTHS</b>
<b><u>PROJECT NOTES:</u></b>	
Building Square Footage	2,500
Site Square Footage	3,000
Parking Spaces Provided	Shared - Library
Building Life Span	20 years
Construction – Hard Cost	\$510,000
Soft Cost Spent to Date	\$0
Furniture, Fixtures & Equipment (FF&E) and any additional parking not included in cost	
<b><u>CONSIDERATIONS:</u></b>	
<ul style="list-style-type: none"> <li>• Purchase rental trailer</li> <li>• TI work - combination of sub contractor and facilities staff</li> <li>• Construct restroom inside trailer</li> <li>• Eliminates 4-5 Library parking spaces and increases need by 16</li> <li>• Office space needed for District during construction</li> </ul>	



# Option E

## 525 MAIN St. - TENANT IMPROVEMENTS

**CONSTRUCTION BUDGET** **\$875,000**

**CONSTRUCTION SCHEDULE** **4.5 MONTHS**

**PROJECT NOTES:**

Building Square Footage	2,153
Site Square Footage	6,969
Parking Spaces Provided	7
Building Life Span	30 years
Tenant Improvements – Hard Cost	\$875,000
Soft Cost Spent to Date	\$0

Furniture, Fixtures & Equipment (FF&E) and any additional parking not included in cost

**CONSIDERATIONS:**

- 7 Parking spaces available, 16 spaces needed - insufficient
- Complying with ADA parking, access and path of travel will be expensive
- TI work – combination of subcontractor and facilities staff
- Does not displace District during the construction phase



# Option F

## 515 MAIN St. - TENANT IMPROVEMENTS

**CONSTRUCTION BUDGET** **\$710,000**

**CONSTRUCTION SCHEDULE** **4.5 MONTHS**

**PROJECT NOTES:**

Building Square Footage	2,400
Site Square Footage	6,654
Parking Spaces Provided	15
Building Life Span	30 years
Tenant Improvements – Hard Cost	\$710,000
Soft Cost Spent to Date	\$0

Furniture, Fixtures & Equipment (FF&E) and any additional parking not included in cost

**CONSIDERATIONS:**

- No site work included in cost
- No hazardous material abatement work included in cost
- Cost includes TI improvements for office on ½ of the first floor only
- 15 Parking spaces available onsite, 16 needed
- Potential other uses - share space with law library / attorney work space
- Preserving an iconic building in downtown - (Old Placerville Post Office)
- Already ADA compliant
- TI work – combination of subcontractor and facilities staff
- Does not displace District during the construction phase





# AQMD - STAFFING / AREA MATRIX

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	SF Per / Room	Rooms / Offices	Notes	Total
APCO	175	1		175
Engineers / AQ Admin Analyst	120	4		480
Specialist / Development Aide	65	5		325
Reception Area	100	1		100
Conference Room	240	1		240
Break Room	120	1		120
Restrooms	56	2		112
Files / Equipment / Supplies	700	1		700
Common Area	160	1		160
<b>TOTAL - SF</b>	Currently 9 staff members. 1 new staff member anticipated in next 10 years			<b>2,412</b>
Parking	2 Visitor vehicles, 4 AQMD vehicles, 10 Employee vehicles			<b>16 spaces</b>