

Financial Participation in  
Creation of a Large Multi-Use  
Space at 375 Beale Street

Board of Directors Meeting  
February 6, 2019

**Jack P. Broadbent**

Executive Officer/Air Pollution Control Officer

**Jeff McKay**

Chief Financial Officer



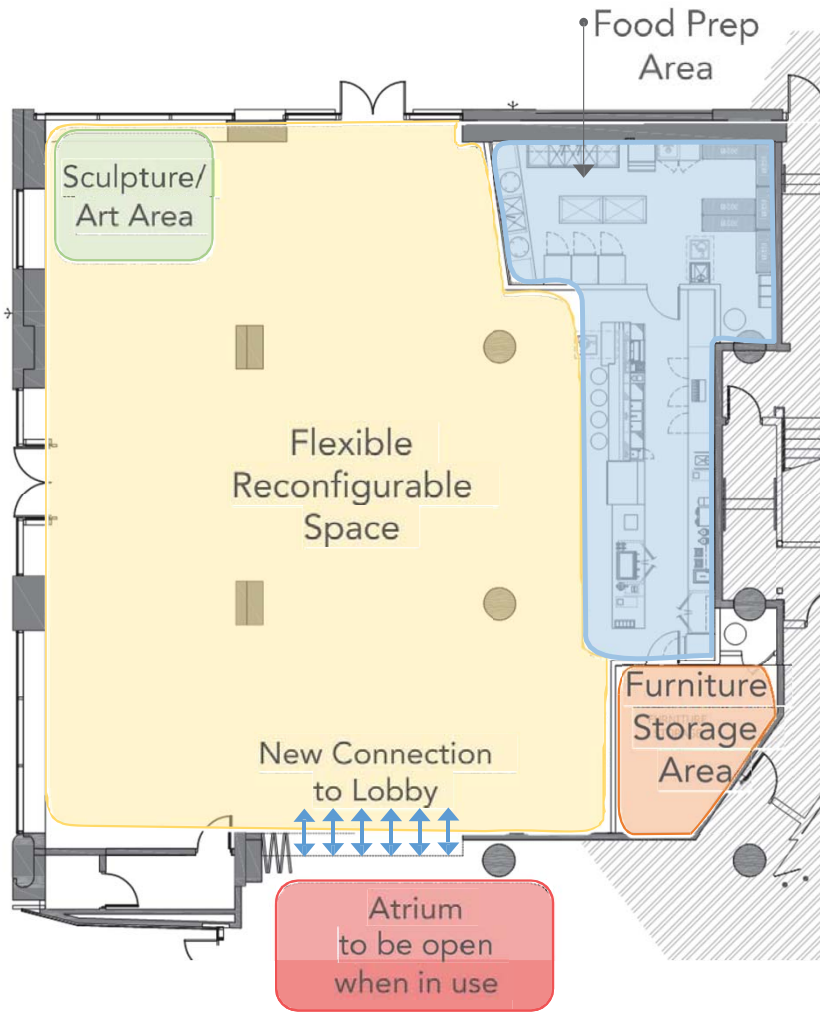
## Current Reserves

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- Minimum Policy: 20% of Budget = \$19M
- Reserves above Minimum Policy = \$14M
- Total Reserves = \$33M



# Bistro Option



LINK TO STREET + SITE



FLEXIBILITY + ACTIVITY

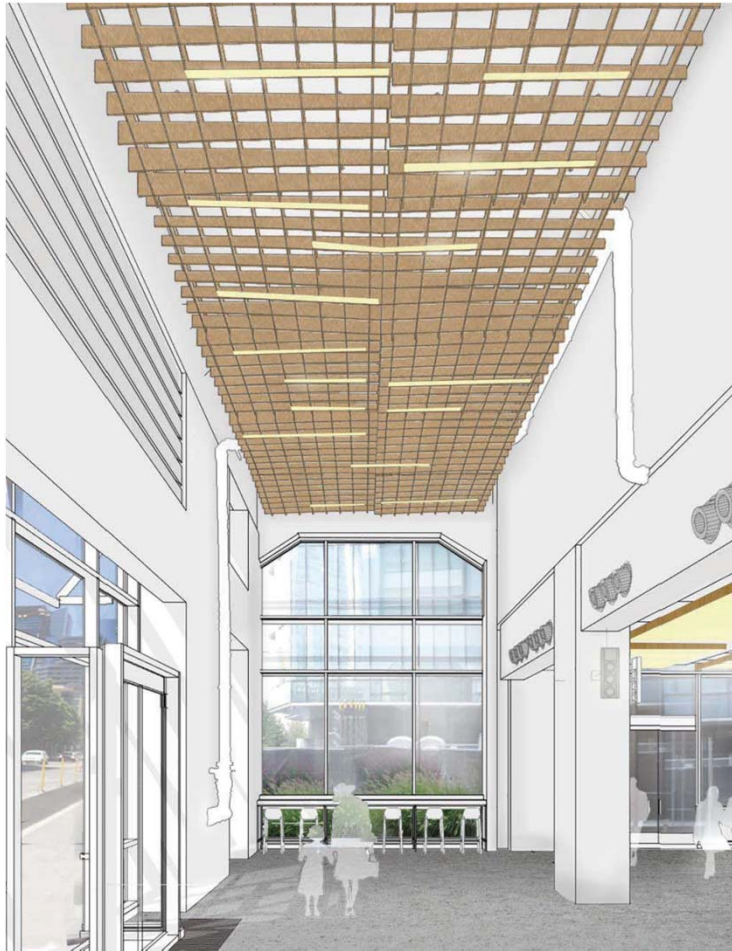


STRONG CONNECTION TO ATRIUM

# Furniture Setups



# Renderings







# Approach to Furniture and Accessories



200 chairs  
15 rolling tables  
4 sofas  
8 round tables  
6 picnic tables  
50% contingency  
Total: \$300,000

# Configuration Options

AREAS	 <b>A: RESTAURANT</b>	 <b>B: BISTRO</b>	 <b>C: CATERING</b>	 <b>D: NO FOOD PREP</b>
Food Preparation (including cleanup)	1,680 Sq Ft.	880 Sq Ft.	340 Sq Ft.	none
Serving Counter	1,264 Sq Ft.	none	344 Sq Ft.	none
Furniture Storage	none	227 Sq Ft.	227 Sq Ft.	227 Sq Ft.
Flexible/ Reconfigurable Space	none	3,027 Sq Ft.	3,342 Sq Ft.	4,026 Sq Ft.
Base Utilities Multiple Sinks, 4" Sewer, 120/208V/300 AMP Electrical, Water Heater + Separate Meters	Base + 750 Grease Interceptor 500 amp Electrical Exhaust Hood, Gas Line, Walk-in Freezer	Base + 300 Grease Interceptor 500 amp Electrical	Base	none
Staffing	Operator	Operator	Metro Center and/or Caterer	Metro Center and/or Caterer
Health Department Code Review	Required	Required	Required	none
Additional Cost	+\$1.0M	\$0	(\$0.3M)	(\$1.4M)



# A/V Solutions

	Furniture Solutions	Basic	Middle	Full
<b>Additional Lighting</b>	None	Downlights in strategic locations	Pre-set lighting control	Theatrical lighting at stage corner and keynote speaker location
<b>Microphone</b>	Portable units with portable speakers	3-mic system with public address speakers	32-mic system with public address speakers	32-mic system with public address speakers
<b>Projectors</b>	Single projector at keynote speaker location and two portables at wings	Single projector, two monitors at wings, single projected image	4 projectors, 3 screens. Dual projection at center screen	4 projectors, 3 screens. Dual projection at center screen
<b>Internet</b>	Mobile wifi	Wireless access points, wired data at columns	WAPs, some permanent floor boxes	WAPs, raised floor
<b>Video recording</b>	Handheld	Handheld	Wiring and infrastructure configured for video / webcast	Mounted cameras with commercial grade controls and video- / webcasting
<b>Other requirements</b>		Mini-IDF	Mini-IDF	Mini- IDF and new control room
<b>Additional Cost not in Current Design (ROM)</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$900,000</b>	<b>\$2,000,000</b>

# Proposed Operation

- During agency business hours
  - Similar to Yerba Buena and Ohlone Conference Rooms
  - Large configurable meeting space
- Off-hours
  - BAHA (Bay Area Headquarters Authority) exploring ideas of bringing in a third-party operator to book and host outside/community events

# Construction Status

- Contractor projects four months from notice to proceed, if procurement of long-lead items can be advanced

# Metro Center: January 2019 Cost and Funding

## Cost

Item	6/2017 Estimate	1/2019 Construction Bid	Variance	Notes
Design	\$ 250,000	\$ 480,000	\$ 230,000	6/2017 excluded \$200k spent to date
Construction	\$ 2,650,000	\$ 4,010,000	\$ 1,360,000	6/2017 estimate is from 100% DD set
AV/IT	\$ 90,000	\$ 920,000	\$ 830,000	Revisions per 10/2017 BAHA/AD charrett
Permitting/ Regulatory	\$ 50,000	\$ 50,000	\$ -	
Furniture	\$ -	\$ 250,000	\$ 250,000	Previously excluded
<b>Subtotal</b>	<b>\$ 3,040,000</b>	<b>\$ 5,710,000</b>	<b>\$ 2,670,000</b>	
Contingency	\$ 560,000	\$ 560,000	\$ -	2017=18%; 2018=10%
<b>Total</b>	<b>\$ 3,600,000</b>	<b>\$ 6,270,000</b>	<b>\$ 2,670,000</b>	

## Funding

Item	Amount	Notes
BAHA	\$ 3,270,000	\$1.3M Capital + \$2.0M CDF
Unfunded	\$ 3,000,000	
<b>Total</b>	<b>\$ 6,270,000</b>	

# Funding Plan

- \$1.3M already budgeted in BAHA Capital  
(Building Development)
- \$2.0M budgeted in BAHA Commercial Development Fund
- \$3.0M unfunded

# Funding Plan, Cont.

- BAHA proposes to enter into a partnership with Air District to complete funding plan
  - Air District would be entitled to a proportional share of any net operating income generated from the space
  - The space will be added to the inventory of Jointly Used Spaces
  - BAHA and Air District will share first priority in the use of the space for agency events
  - BAHA and Air District to determine mutually agreeable termination terms

## Recommended Action

Recommend the Board of Directors approve the Air District's financial participation in the build out of the northwest corner of the first floor of 375 Beale Street, and designate the space as Jointly Used Space, with an agreement substantially in the form of the Term Sheet, for a total not to exceed \$3,000,000, and authorize the Executive Officer/APCO to negotiate and execute an agreement with BAHA, and to negotiate and execute any necessary amended Covenants, Conditions, and Restrictions (CC&Rs).

Update on Light Duty Electric Vehicle  
Adoption and Request to Accept  
Funding for the Clean Cars for All  
Program



Board of Directors Meeting  
February 6, 2019

Tin Le, Staff Specialist  
Program Lead for Clean Cars for All  
Technology Implementation Office



# Light Duty/Passenger Electric Vehicle (EV) Adoption



Bay Area is the leading region for EV adoption in the U.S. with **~125,000 EVs**

**Equivalent to:**



**2%** of Bay Area light duty vehicles

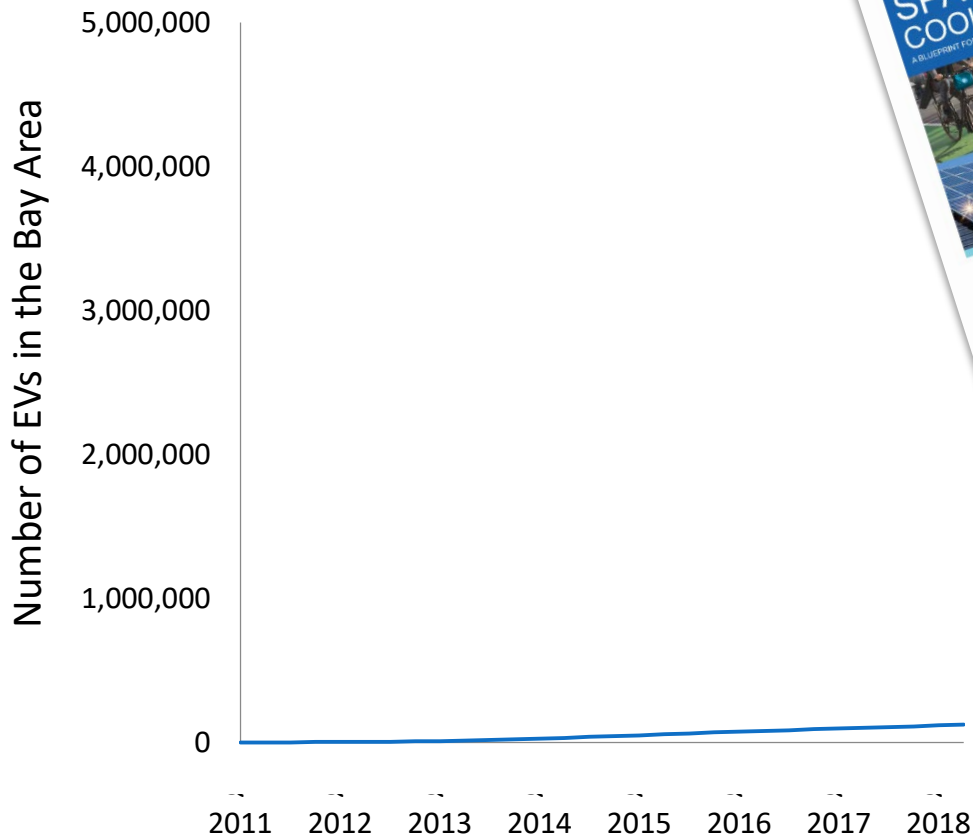


**1/4** of EVs in California



**1/8** of EVs in the U.S.

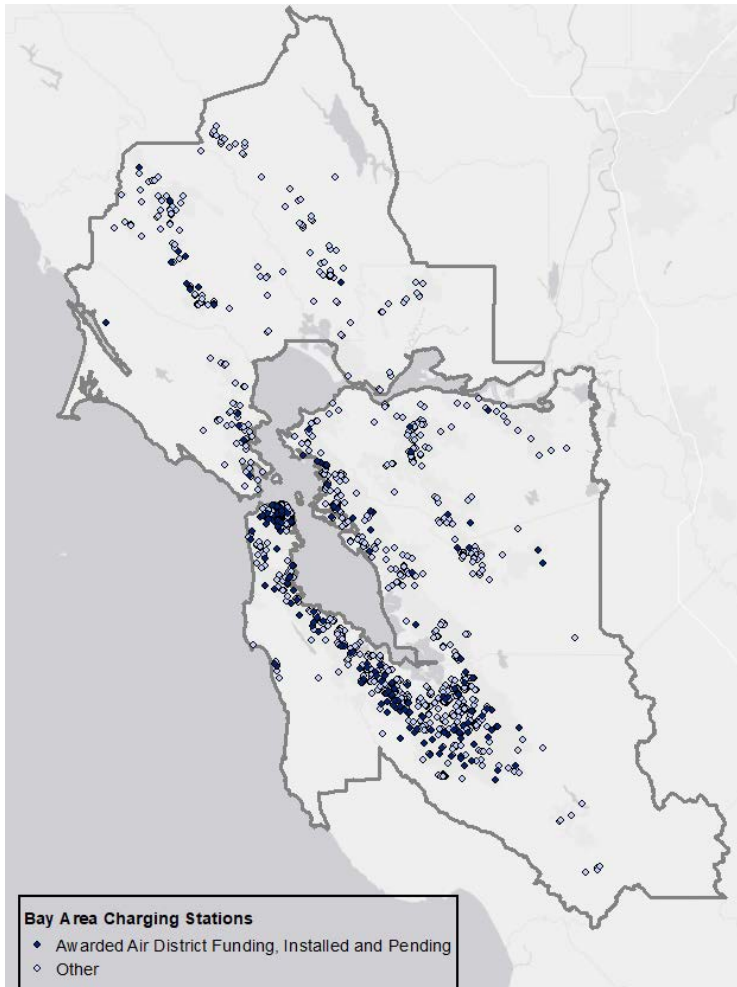
# Need to Accelerate EV Adoption to Reach Clean Air Plan Goal



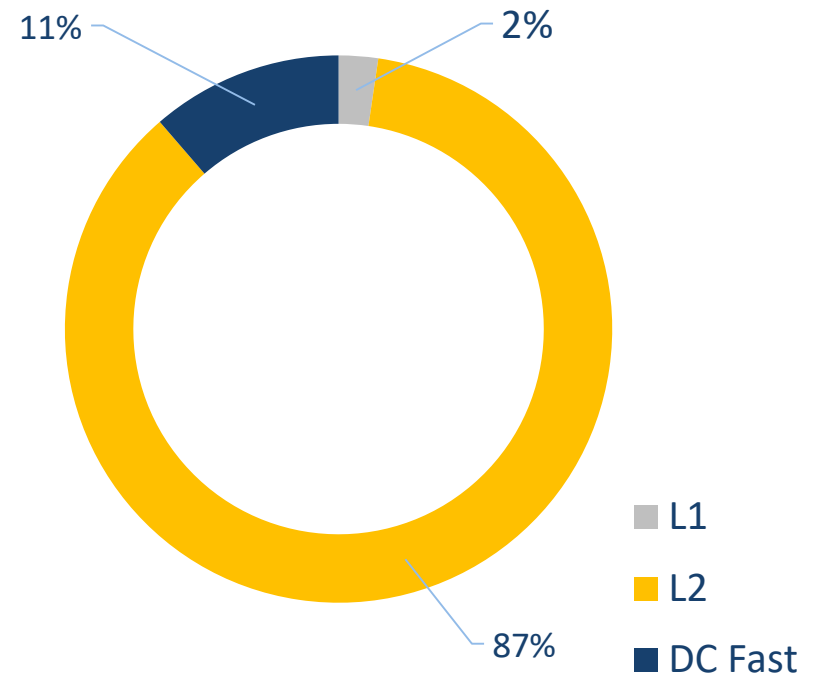
**90% of fleet by 2050  
(~5 million EVs)**



# Bay Area Public Charging Stations: ~7,500 Charging Ports at 1,600 Locations



### EV Charging Ports by Type



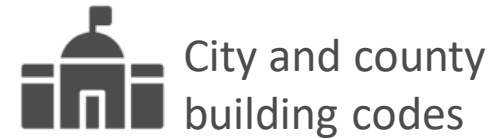
# Examples of Complementary Programs, Policies, and Air District Partners



## Vehicle Programs



## Policies



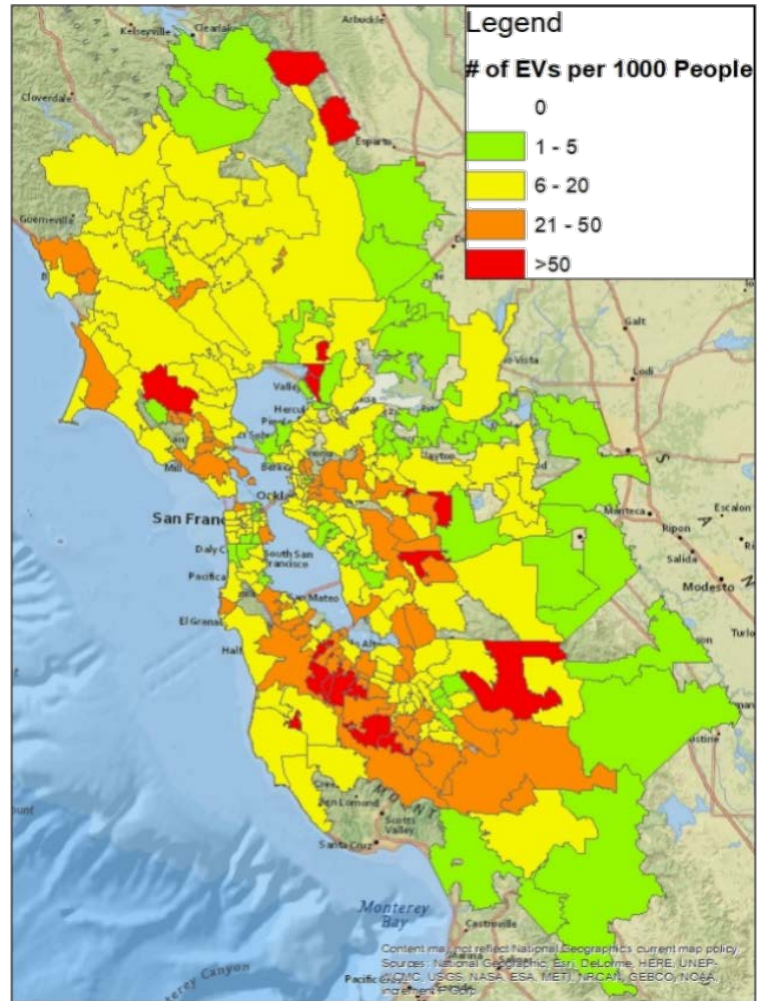
## Charging Infrastructure Programs



## Awareness Programs



# Uneven Adoption of EVs in the Bay Area



Department of Motor Vehicles, 2017

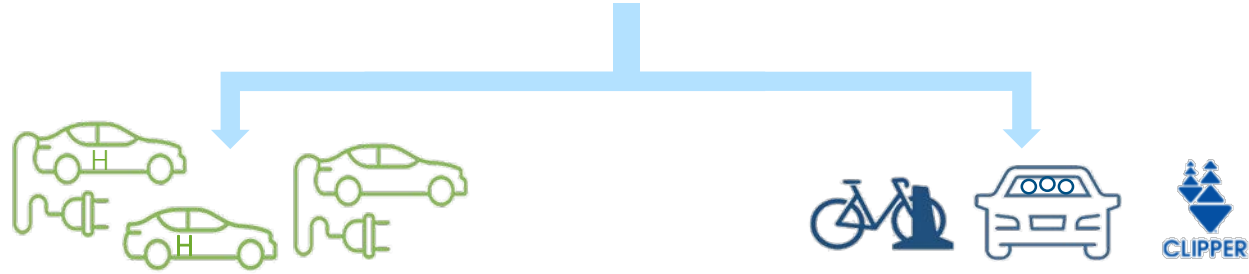
# Achieving Equitable Access to EVs: Clean Cars for All Program



<http://www.baaqmd.gov/cleancarsforall>



Low-income residents ( $\leq 400\%$  of Federal Poverty Level) in environmentally disadvantaged areas who turn in older vehicle



Advanced Technology  
(\$5000 - \$9500)

Alternative Transportation  
(\$2500 - \$4500)



\$5 million over 2 years

# Additional Funds Available Through Volkswagen Settlement - (anticipating ≥\$5M for 2019 – 2021)



## Clean Cars for All Eligibility Based on Funding Source

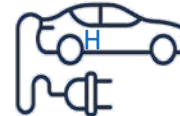


CalEnviroScreen 3.0  
Communities

Hybrid  
Electric



Plug-in  
Hybrid



Battery  
Electric



Optional

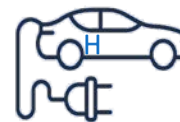
Transit



CLIPPER

Volkswagen  
Settlement  
Funds

Entire Bay  
Area



Optional



Optional



CLIPPER

# Funds Available to Support California Air Resources Board's (ARB) One-Stop-Shop Pilot Project, \$30,000



## **Goal: Streamline and improve access to clean transportation incentives to consumers throughout California**

- Online portal and coordinate community-based outreach
- GRID Alternatives selected as the program administrator
- \$30,000 from GRID Alternatives is available to support Bay Area Air Quality Management District (Air District) staff to integrate Clean Cars for All with the One-Stop-Shop program





# Clean Cars for All Next Steps in 2019



Program updates about light and heavy duty EVs and Clean Cars for All will continue to be shared regularly through the Mobile Source Committee.

# Recommendations



*Recommend the Board of Directors:*

- 1. Adopt a resolution authorizing the Air District to accept up to \$10 million from ARB to expand the Bay Area Clean Cars for All Program;*
- 2. Adopt a resolution authorizing the Air District to accept \$30,000 from GRID Alternatives to link the Bay Area Clean Cars for All Program to the state-wide One-Stop-Shop Pilot; and*
- 3. Authorize the Executive Officer/APCO to enter into all agreements necessary to accept, obligate, and expend this funding.*

# Update on Clean Air Shelters Legislative Strategy



**Board of Directors Meeting**  
February 6, 2019

**Jack P. Broadbent**  
Executive Officer/Air Pollution Control Officer

**Alan Abbs**  
Legislative Officer





# Legislative Strategy

**Goal:** Create legislation that would direct the Bay Area Air Quality Management District (Air District), working with cities and counties, to create clean air shelters throughout our nine-county jurisdiction.

- Work with cities, counties, and public health agencies to identify publicly accessible locations and build/retrofit costs, if necessary. Examples include schools, community and senior centers, and libraries.
- Develop short and long term plans to efficiently create clean air shelter network while balancing need and equity issues.
- Develop a process to distribute funding and provide guidance to build/retrofit clean air shelters with high efficiency filtration.



# Legislative Timeline

- **January 25, 2019**
  - Submit bill requests to Legislative Counsel's Office
- **February 22, 2019**
  - Last day for bills to be introduced
- **April 26, 2019**
  - Last day for policy committees to hear and report to fiscal committees  
fiscal bills introduced in their house
- **May 3, 2019**
  - Last day for policy committees to hear and report to the Floor non  
fiscal bills introduced in their house



## Legislative Timeline Continued

- **May 10, 2019**
  - Last day for policy committees to meet prior to June 3, 2019
- **May 17, 2019**
  - Last day for fiscal committees to hear and report to the Floor bills introduced in their house
- **June 15, 2019**
  - Budget Bill must be passed
- **July 10, 2019**
  - Last day for policy committees to hear and report fiscal bills to fiscal committees



## Legislative Timeline Continued

- **July 12, 2019**
  - Last day for policy committees to meet and report bills
- **August 30, 2019**
  - Last day for fiscal committees to meet and report bills to Floor
- **September 13, 2019**
  - Last day for each house to pass bills
- **October 13, 2019**
  - Last day for each house to pass bills



## Update on Bill Author Selection and Outreach

- Assembly member Buffy Wicks (D-15, Richmond) has agreed to be the bill author, and has submitted the bill request to the Legislative Counsel's Office
- We will be working with the Assembly member, her staff, and Legal Counsel staff to fill out bill language prior to bill introduction (no later than February 22, 2019)
  - We will include development of background information for bill support
- Looking for co-authors and co-sponsors as appropriate
- Discussions with potential stakeholder supporters prior to bill introduction
- We will have current update at the Board of Directors meeting





# Questions

# Winter PM<sub>2.5</sub> Seasons

Year	Days > 35 µg/m <sup>3</sup>	Winter Spare the Air Alerts
2015/2016	0	1
2016/2017	0	7
2017/2018	8	19
2018/2019	14	16

- **Spare the Air Alert Called for:** 11/8/18 – 11/21/18, 12/15/18, 1/28/19
- **Days > 35 µg/m<sup>3</sup> 24-hr NAAQS:** 11/8/18 – 11/21/18

# Calendar Year Summary

Year	National Ozone Exceedances	Days > 35 $\mu\text{g}/\text{m}^3$ due to Wildfires (PM <sub>2.5</sub> )	Total Days > 35 $\mu\text{g}/\text{m}^3$ (PM <sub>2.5</sub> )
2015	5*	3	9
2016	15	0	0
2017	6	14	18
2018	3	16	20
2019	-	-	-

For Ozone - Days > 0.070 ppm 8-hour NAAQS: 08/03/18, 8/9/18, 8/18/18

\* Based on NAAQS of 0.075 ppm that was in place during those years

For Wintertime - Days > 35  $\mu\text{g}/\text{m}^3$  24-hr NAAQS: 12/15/17, 12/24/17, 12/30/17, 12/31/17, 1/1/18, 1/2/18, 1/3/18, 1/4/18, 11/8/18 – 11/21/18

(Other exceedances occurred due to wildfires)