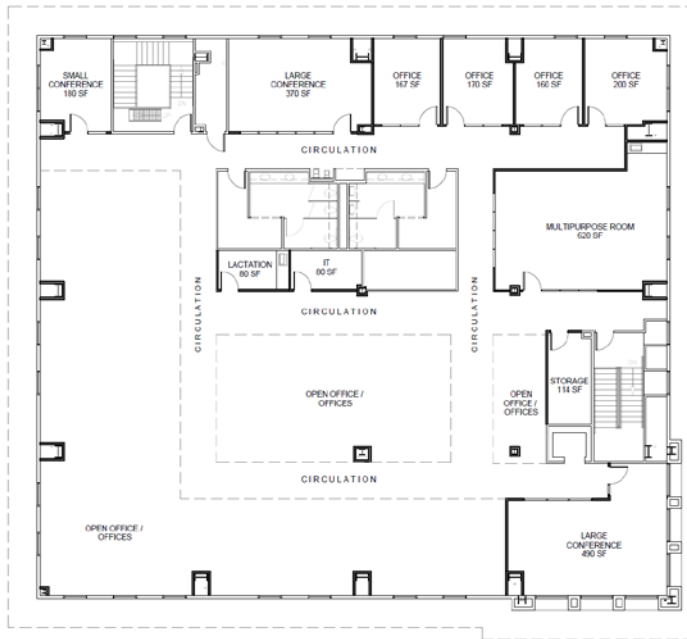


Another conference area is created in the southeast corner outside the elevators. The remaining space will be left open to have the flexibility to be configured as needed, for example collaborative work areas for work teams or hosting a larger meeting. This would help us address needs of our local agencies for meeting space. SJCOG has been approached by an agency with a request to use our meeting space for its board meetings. This configuration would work quite well for them.



Attached is the architect's cost estimate of the project-- \$1,568,177 or \$172 per square foot.

Background:

When the SJCOG building was constructed in 2003, the third floor of the three-story building was left as a cold shell. The formal definition of **Cold Shell** means an unfinished interior lacking heating, ventilating, and air conditioning (commonly known as HVAC); lighting; plumbing; ceilings; elevators; and interior walls, but that includes connections to the HVAC, plumbing and other building systems. That definition describes the third floor except the building elevator goes to the floor and there are two restrooms. The floor is 9,600 square feet.

SJCOG staff proposes to do improvements that will make the floor occupiable and functional. The improvements would be the minimum including connecting HVAC to the building system including ducting, ceilings, interior walls, lighting, and plumbing connections.

Over the past two years SJCOG has assumed responsibilities that have nearly doubled our general fund operating budget. In response, we have hired two deputy directors, added to our finance staff and expect filling the two vacant (Associate Program Specialist and Senior Regional Planner) positions within a year.

SJCOG has also entered into collaborative partnerships with CivicSpark to provide two fellows. Another partnership with the Chan Zuckerberg Initiative will require office space for a Fuse Fellow this July 2022. Office space is also being currently provided to a subcontractor (Mobility

