

Option A

**DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT BRANCH  
PROJECT COST SUMMARY**

PROJECT:	Joint Operations Center (Lease w/ Option)	STUDY ESTIMATE:	S0DWR3DP
LOCATION:	Sacramento	EST. / CURR'T. CCCI:	4981 / 5394
CUSTOMER:	Department of Water Resources	DATE ESTIMATED:	6/25/2010
DESIGN BY:	Glass Architects	ABMS NO:	122199
PROJECT MGR:	Sarah Thamer	PREPARED BY:	KAR
TEMPLATE:	Lease w/ Purchase	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

Project will construct a 175,190 net square foot (approx. 191,000 gsf) facility, a portion of which (approx. 7,490 gsf) will be constructed to meet the Essential Services Act, with adjacent parking, designed specifically for the Project. Structure includes raised flooring for approximately 30 percent of the tenant space. The project will relocate the Emergency Flood Center staff into a single leased or constructed space. The project tenants include the DWR, the United States Bureau of Reclamation (USBR) and the National Weather Service (NWS), collectively the "Tenant" who will occupy the space as a Joint Operations Center. A portion of the project must be constructed to meet the Essential Services Act, and it is anticipated that this portion of the project will be a separate building.

**ESTIMATE SUMMARY**

**DIRECT COST**

Sitework, Parking & Utilities	\$14,050,000
Building A - Essential Services Building (7,490 gsf)	\$4,100,200
Building B - Office Building (183,510 gsf)	\$52,026,000

**ESTIMATED TOTAL CURRENT COSTS:**

Adjust CCCI From 4981 to 5394 (JUNE 2010)	\$70,176,200
Escalation to Start of Construction 48 Months @ 0.42% / Mo.:	\$5,818,700
Escalation to Mid Point 10 Months @ 0.42% / Mo.:	\$15,320,600
	\$3,191,800
<b>ESTIMATED TOTAL CONSTRUCTION COSTS:</b>	<b>\$94,507,300</b>

**(INDIRECT COSTS)**

Permits & Connection Fees	\$445,000
Architectural & Engineering Fees @ 6% ( )	\$5,670,000
Land Acquisition Costs (16 acres)	\$10,500,000

**ESTIMATED TOTAL INDIRECT COSTS:**

**\$16,615,000**

**ESTIMATED TOTAL Lease w/ Purchase CONTRACT:**

**\$111,122,300**

# SUMMARY OF COSTS BY PHASE

PROJECT: Joint Operations Center (Lease w/ Option)  
LOCATION: Sacramento  
ABMS #: 122199

STUDY ESTIMATE: S0DWR3DP  
DATE ESTIMATED: 6/25/2010

CONSTRUCTION DURATION: 20 MONTHS  
ESTIMATED CONTRACT: \$111,122,300 \$111,122,300  
CONSTRUCTION CONTINGENCY: \$0 \$0  
TOTAL: \$111,122,300 \$111,122,300

CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01		WD/C DB / LP 03	TOTAL
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>					
A&E Design		\$1,565,400	\$0	\$777,300	\$2,342,700
Construction Inspection				\$2,795,100	\$2,795,100
Construction Inspection Travel				\$111,100	\$111,100
Project Scheduling & Cost Analysis		\$0	\$0	\$0	\$0
Advertising, Printing and Mailing		\$50,000	\$0		\$50,000
Construction Guarantee Inspection				\$111,100	\$111,100
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$0</b>	<b>\$1,615,400</b>	<b>\$0</b>	<b>\$3,794,600</b>	<b>\$5,410,000</b>

<b>OTHER PROJECT COSTS</b>					
Special Consultants (Soils/Survey)		\$397,400	\$0	\$144,500	\$541,900
Materials Testing				\$111,100	\$111,100
Project/Construction Management		\$689,680	\$0	\$1,366,731	\$2,056,411
Contract Construction Management			\$0	\$0	\$0
Site Acquisition Cost & Fees		\$120,000			\$120,000
Agency Retained Items				\$11,000,000	\$11,000,000
SBE/DVBE Assessment				\$376,600	\$376,600
School Checking			\$0		\$0
Hospital Checking			\$0		\$0
Essential Services			\$0		\$0
Handicapped Checking			\$0		\$0
Environmental Document (Neg Dec)		\$250,000			\$250,000
Due Diligence		\$30,000			\$30,000
Other Costs - (SFM)		\$5,520	\$0	\$175,000	\$180,520
Other Costs - (Sys. Furn. - 591/ea)				\$3,250,500	\$3,250,500
Other Costs - (3% Contingency)	\$0	\$0	\$0	\$3,333,669	\$3,333,669
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$0</b>	<b>\$1,492,600</b>	<b>\$0</b>	<b>\$19,758,100</b>	<b>\$21,250,700</b>

<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$0</b>	<b>\$3,108,000</b>	<b>\$0</b>	<b>\$134,675,000</b>	<b>\$137,783,000</b>
<b>LESS FUNDS TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LESS FUNDS AVAILABLE NOT TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CARRY OVER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,108,000</b>	
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$0</b>	<b>\$3,108,000</b>	<b>\$0</b>	<b>\$137,783,000</b>	<b>\$137,783,000</b>

## FUNDING DATA & ESTIMATE NOTES

PROJECT:	Joint Operations Center (Lease w/ Option)	STUDY ESTIMATE:	S0DWR3DP
LOCATION:	Sacramento	DATE ESTIMATED:	6/25/2010
ABMS #:	122199		

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### FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Transferred</b>			\$0
<b>Funds Available Not Transferred</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Available not Transferred</b>			\$0
<b>Total Funds Transferred and Available</b>			\$0

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### ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of JUNE 1, 2010. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start-of construction.
2. The Agency may have retained items that are not included in this estimate. RESD has not verified Agency retained pricing.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, Asbestos / Lead Survey & Monitoring, and Utility Design Fees.
4. This is a conceptual estimate based on limited scope information.
5. Specialized Federal tenant improvements will be identified and amortized accordingly when final estimates are approved which will effect rental rates.
6. This estimate assumes project will be funded in the 11/12 Budget with continuous funding thereafter.
7. 0
8. 0
9. 0
10. 0



ID	Task Name	Calendar Days	Start	Finish	Predecessors	2007				2008				2009				2010			
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	<b>ECONOMIC ANALYSIS PROCESS</b>	202 days	Tue 4/13/10	Mon 11/1/10																	
2	Economic Analysis Preparation	76 days	Tue 4/13/10	Mon 6/28/10																	
3	DWR Review	30 days	Mon 6/28/10	Wed 7/28/10	2																
4	Form 10 - DOF	51 days	Wed 7/28/10	Fri 9/17/10	3																
5	Legislative Notification	45 days	Fri 9/17/10	Mon 11/1/10	4																
6																					
7	<b>REQUEST FOR PROPOSAL</b>	616 days	Fri 9/17/10	Fri 5/25/12																	
8	Transfer Funds	31 days	Fri 9/17/10	Mon 10/18/10	4																
9	Advertise/Hire A&E for RFP Preparation	147 days	Mon 10/18/10	Mon 3/14/11	8																
10	Site Review/Selection	91 days	Mon 10/18/10	Mon 1/17/11	8																
11	CEQA Preparation	367 days	Mon 1/17/11	Thu 1/19/12	10																
12	RFP Document Prep	150 days	Mon 3/14/11	Thu 8/11/11	9																
13	Advertise/Solicit RFPs	90 days	Thu 8/11/11	Wed 11/9/11	12																
14	Bidder Review & Evaluations	61 days	Wed 11/9/11	Mon 1/9/12	13																
15	Analyze Bidder Requirements	7 days	Mon 1/9/12	Mon 1/16/12	14																
16	Analyze Low Bid cost	7 days	Mon 1/16/12	Mon 1/23/12	15																
17	Economic Analysis to DOF	60 days	Mon 1/23/12	Fri 3/23/12	16																
18	Lease Document Preparation	31 days	Fri 3/23/12	Mon 4/23/12	17,11																
19	Execute Lease with Developer	32 days	Mon 4/23/12	Fri 5/25/12	18																
20																					
21	<b>CORE, SHELL AND TI PROGRAMMING - PP's &amp; WD's</b>	570 days	Fri 5/25/12	Mon 12/16/13																	
22	Tenant Program Interviews	46 days	Fri 5/25/12	Tue 7/10/12	19																
23	Prepare Space Program	60 days	Fri 5/25/12	Tue 7/24/12	22SS																
24	Prepare Preliminary Plans	182 days	Tue 7/24/12	Tue 1/22/13	23																
25	State Review of Preliminary Plans	63 days	Tue 1/22/13	Tue 3/26/13	24																
26	Prepare Working Drawings	202 days	Tue 3/26/13	Mon 10/14/13	25																
27	Acquire Building Permits and Regulatory Reviews	63 days	Mon 10/14/13	Mon 12/16/13	26																
28																					
29	<b>TENANT IMPROVEMENTS - PP's &amp; WD's</b>	333 days	Mon 10/14/13	Fri 9/12/14																	
30	Prepare Preliminary Plans	91 days	Mon 10/14/13	Mon 1/13/14	26																
31	State Review of Preliminary Plans	60 days	Mon 1/13/14	Fri 3/14/14	30																
32	Prepare Working Drawings	150 days	Fri 3/14/14	Mon 8/11/14	31																
33	Acquire Building Permits	32 days	Mon 8/11/14	Fri 9/12/14	32																
34																					
35	<b>CONSTRUCTION</b>	616 days	Mon 10/14/13	Mon 6/22/15																	
36	Site Prep & Demolition	91 days	Mon 10/14/13	Mon 1/13/14	26																
37	Site Work & Utilities	203 days	Mon 1/13/14	Mon 8/4/14	36																
38	Core & Shell	224 days	Mon 8/4/14	Mon 3/16/15	37																
39	Tenant Improvements	202 days	Tue 12/2/14	Mon 6/22/15	38SS+120 days,33																

CONCEPTUAL SCHEDULE

Tue 6/15/10  
JDE

Task

Milestone

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Summary

External Milestone

Deadline

PROJECT MANAGEMENT BRANCH

PAGE 1

Developer Lease Option - Private Land

ID	Task Name	Calendar Days	Start	Finish	2011				2012				2013				2014				2015		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	<b>ECONOMIC ANALYSIS PROCESS</b>	202 days	Tue 4/13/10	Mon 11/1/10																			
2	Economic Analysis Preparation	76 days	Tue 4/13/10	Mon 6/28/10																			
3	DWR Review	30 days	Mon 6/28/10	Wed 7/28/10																			
4	Form 10 - DOF	51 days	Wed 7/28/10	Fri 9/17/10																			
5	Legislative Notification	45 days	Fri 9/17/10	Mon 11/1/10																			
6																							
7	<b>REQUEST FOR PROPOSAL</b>	616 days	Fri 9/17/10	Fri 5/25/12																			
8	Transfer Funds	31 days	Fri 9/17/10	Mon 10/18/10																			
9	Advertise/Hire A&E for RFP Preparation	147 days	Mon 10/18/10	Mon 3/14/11																			
10	Site Review/Selection	91 days	Mon 10/18/10	Mon 1/17/11																			
11	CEQA Preparation	367 days	Mon 1/17/11	Thu 1/19/12																			
12	RFP Document Prep	150 days	Mon 3/14/11	Thu 8/11/11																			
13	Advertise/Solicit RFPs	90 days	Thu 8/11/11	Wed 11/9/11																			
14	Bidder Review & Evaluations	61 days	Wed 11/9/11	Mon 1/9/12																			
15	Analyze Bidder Requirements	7 days	Mon 1/9/12	Mon 1/16/12																			
16	Analyze Low Bid cost	7 days	Mon 1/16/12	Mon 1/23/12																			
17	Economic Analysis to DOF	60 days	Mon 1/23/12	Fri 3/23/12																			
18	Lease Document Preparation	31 days	Fri 3/23/12	Mon 4/23/12																			
19	Execute Lease with Developer	32 days	Mon 4/23/12	Fri 5/25/12																			
20																							
21	<b>CORE, SHELL AND TI PROGRAMMING - PP's &amp; WD's</b>	570 days	Fri 5/25/12	Mon 12/16/13																			
22	Tenant Program Interviews	46 days	Fri 5/25/12	Tue 7/10/12																			
23	Prepare Space Program	60 days	Fri 5/25/12	Tue 7/24/12																			
24	Prepare Preliminary Plans	182 days	Tue 7/24/12	Tue 1/22/13																			
25	State Review of Preliminary Plans	63 days	Tue 1/22/13	Tue 3/26/13																			
26	Prepare Working Drawings	202 days	Tue 3/26/13	Mon 10/14/13																			
27	Acquire Building Permits and Regulatory Reviews	63 days	Mon 10/14/13	Mon 12/16/13																			
28																							
29	<b>TENANT IMPROVEMENTS - PP's &amp; WD's</b>	333 days	Mon 10/14/13	Fri 9/12/14																			
30	Prepare Preliminary Plans	91 days	Mon 10/14/13	Mon 1/13/14																			
31	State Review of Preliminary Plans	60 days	Mon 1/13/14	Fri 3/14/14																			
32	Prepare Working Drawings	150 days	Fri 3/14/14	Mon 8/11/14																			
33	Acquire Building Permits	32 days	Mon 8/11/14	Fri 9/12/14																			
34																							
35	<b>CONSTRUCTION</b>	616 days	Mon 10/14/13	Mon 6/22/15																			
36	Site Prep & Demolition	91 days	Mon 10/14/13	Mon 1/13/14																			
37	Site Work & Utilities	203 days	Mon 1/13/14	Mon 8/4/14																			
38	Core & Shell	224 days	Mon 8/4/14	Mon 3/16/15																			
39	Tenant Improvements	202 days	Tue 12/2/14	Mon 6/22/15																			

CONCEPTUAL SCHEDULE

Tue 6/15/10  
JDC

Task

Milestone



Summary

External Milestone

Deadline

PROJECT MANAGEMENT BRANCH

PAGE 1

Developer Lease Option - Private Land

Option B

**DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT BRANCH  
PROJECT COST SUMMARY**

PROJECT:	Joint Operations Center (Lease w/ Opt.)-Feds	STUDY ESTIMATE:	S0DWR3FP
LOCATION:	Sacramento	EST. / CURR'T. CCCI:	4981 / 5394
CUSTOMER:	Department of Water Resources	DATE ESTIMATED:	6/25/2010
DESIGN BY:	Glass Architects	ABMS NO:	122199
PROJECT MGR:	Sarah Thamer	PREPARED BY:	KAR
TEMPLATE:	Lease w/ Purchase	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

Project will construct a 175,190 net square foot (approx. 191,000 gsf) facility, a portion of which (approx. 7,490 gsf) will be constructed to meet the Essential Services Act, with adjacent parking, designed specifically for the Project. Structure includes raised flooring for approximately 30 percent of the tenant space. The project will relocate the Emergency Flood Center staff into a single leased or constructed space. The project tenants include the DWR, the United States Bureau of Reclamation (USBR) and the National Weather Service (NWS), collectively the "Tenant" who will occupy the space as a Joint Operations Center. A portion of the project must be constructed to meet the Essential Services Act, and it is anticipated that this portion of the project will be a separate building. This estimate assumes purchasing Federal Land at market price.

**ESTIMATE SUMMARY**

**DIRECT COST**

Sitework, Parking & Utilities (See Note 6, Page 3)	\$14,050,000
Building A - Essential Services Building (7,490 gsf)	\$4,100,200
Building B - Office Building (183,510 gsf)	\$52,026,000

**ESTIMATED TOTAL CURRENT COSTS:**

Adjust CCCI From 4981 to 5394 (JUNE 2010)	\$70,176,200
Escalation to Start of Construction 55 Months @ 0.42% / Mo.:	\$5,818,700
Escalation to Mid Point 10 Months @ 0.42% / Mo.:	\$17,554,800
	\$3,191,800
<b>ESTIMATED TOTAL CONSTRUCTION COSTS:</b>	<b>\$96,741,500</b>

**(INDIRECT COSTS)**

Permits & Connection Fees	\$445,000
Architectural & Engineering Fees @ 6% ( )	\$5,804,000
Land Acquisition Costs (16 acres)	\$10,500,000

**ESTIMATED TOTAL INDIRECT COSTS:**

**\$16,749,000**

**ESTIMATED TOTAL Lease w/ Purchase CONTRACT:**

**\$113,490,500**



# SUMMARY OF COSTS BY PHASE

PROJECT: Joint Operations Center (Lease w/ Opt.)-Feds STUDY ESTIMATE: S0DWR3FP  
LOCATION: Sacramento DATE ESTIMATED: 6/25/2010  
ABMS #: 122199

CONSTRUCTION DURATION: 20 MONTHS  
ESTIMATED CONTRACT: \$113,490,500 \$113,490,500  
CONSTRUCTION CONTINGENCY: \$0 \$0  
TOTAL: \$113,490,500 \$113,490,500

CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01		WD/C DB / LP 03	TOTAL
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>					
A&E Design		\$1,598,700	\$0	\$794,800	\$2,393,500
Construction Inspection				\$2,854,300	\$2,854,300
Construction Inspection Travel				\$113,500	\$113,500
Project Scheduling & Cost Analysis		\$0	\$0	\$0	\$0
Advertising, Printing and Mailing		\$50,000	\$0		\$50,000
Construction Guarantee Inspection				\$113,500	\$113,500
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$0</b>	<b>\$1,648,700</b>	<b>\$0</b>	<b>\$3,876,100</b>	<b>\$5,524,800</b>

<b>OTHER PROJECT COSTS</b>					
Special Consultants (Soils/Survey)		\$406,600	\$0	\$147,500	\$554,100
Materials Testing				\$113,500	\$113,500
Project/Construction Management		\$703,980	\$0	\$1,400,785	\$2,104,765
Contract Construction Management			\$0	\$0	\$0
Site Acquisition Cost & Fees, Legal		\$255,000			\$255,000
Agency Retained Items				\$11,000,000	\$11,000,000
SBE/DVBE Assessment				\$384,600	\$384,600
School Checking			\$0		\$0
Hospital Checking			\$0		\$0
Essential Services			\$0		\$0
Handicapped Checking			\$0		\$0
Environmental Document (Neg Dec)		\$800,000			\$800,000
Due Diligence		\$30,000			\$30,000
Other Costs - (SFM)		\$5,520	\$0	\$175,000	\$180,520
Other Costs - (Sys. Furn. - 591/ea)				\$3,250,500	\$3,250,500
Other Costs - (3% Contingency)	\$0	\$0	\$0	\$3,404,715	\$3,404,715
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$0</b>	<b>\$2,201,100</b>	<b>\$0</b>	<b>\$19,876,600</b>	<b>\$22,077,700</b>

<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$0</b>	<b>\$3,849,800</b>	<b>\$0</b>	<b>\$137,243,200</b>	<b>\$141,093,000</b>
<b>LESS FUNDS TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LESS FUNDS AVAILABLE NOT TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CARRY OVER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,849,800</b>	
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$0</b>	<b>\$3,849,800</b>	<b>\$0</b>	<b>\$141,093,000</b>	<b>\$141,093,000</b>

## FUNDING DATA & ESTIMATE NOTES

PROJECT: Joint Operations Center (Lease w/ Opt.)-Feds  
 LOCATION: Sacramento  
 ABMS #: 122199

STUDY ESTIMATE: S0DWR3FP  
 DATE ESTIMATED: 6/25/2010

### FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Transferred</b>			<u>\$0</u>
<b>Funds Available Not Transferred</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Available not Transferred</b>			<u>\$0</u>
<b>Total Funds Transferred and Available</b>			<u><u>\$0</u></u>

### ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of JUNE 1, 2010. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. RESD has not verified Agency retained pricing.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, Asbestos / Lead Survey & Monitoring, and Utility Design Fees.
4. This is a conceptual estimate based on limited scope information.
5. Specialized Federal tenant improvements will be identified and amortized accordingly when final estimates are approved which will effect rental rates.
6. It is not possible at this time to fully estimate the utility costs for the Federal property, therefore the estimate reflects costs based upon developed properties with entitlement completed.
7. The impacts of the CEQA and NEPA documentation are unknown at this time and could have a potential to significantly impact project schedule and budget.
8. This estimate assumes project will be funded in the 11/12 Budget with continuous funding thereafter.
9. 0
10. 0



ID	Task Name	Calendar Days	Start	Finish	Predecessors	Resource Names	2007			2008			2009			2010		
							Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
1	<b>ECONOMIC ANALYSIS PROCESS</b>																	
2	Economic Analysis Preparation	202 days	Tue 4/13/10	Mon 11/1/10														
3	DWR Review	76 days	Tue 4/13/10	Mon 6/28/10														
4	Form 10 - DOF	30 days	Mon 6/28/10	Wed 7/28/10	2													
5	Legislative Notification	51 days	Wed 7/28/10	Fri 9/17/10	3													
6		45 days	Fri 9/17/10	Mon 11/1/10	4													
7	<b>REQUEST FOR PROPOSAL</b>																	
8	Transfer Funds	837 days	Mon 8/28/10	Fri 10/12/12														
9	Advertise/Hire A&E for RFP Preparation	31 days	Fri 9/17/10	Mon 10/18/10	4													
10	CEQA/NEPA Preparation	147 days	Mon 10/18/10	Mon 3/14/11	8													
11	Site Review/Selection (NEPA 2 site Minimum)	367 days	Mon 6/28/10	Thu 6/30/11	2													
12	Execute Land Agreement with Feds	1 day	Thu 6/30/11	Fri 7/1/11	10													
13	RFP Document Prep	370 days	Wed 7/28/10	Tue 8/2/11	10SS+30 days													
14	Advertise/Solicit Developer RFPs	150 days	Tue 8/2/11	Fri 12/30/11	12													
15	Bidder Review & Evaluations	90 days	Fri 12/30/11	Thu 3/29/12	13													
16	Analyze Bidder Requirements	61 days	Thu 3/29/12	Tue 5/29/12	14													
17	Analyze Low Bid cost	7 days	Tue 5/29/12	Tue 6/5/12	15													
18	Economic Analysis to DOF	7 days	Tue 6/5/12	Tue 6/12/12	16													
19	Lease Document Preparation	60 days	Tue 6/12/12	Sat 8/11/12	17													
20	Execute Lease with Developer	31 days	Sat 8/11/12	Tue 9/11/12	18, 10													
21		31 days	Tue 9/11/12	Fri 10/12/12	19													
22	<b>CORE, SHELL AND TI PROGRAMMING- PP's &amp; WD's</b>																	
23	Tenant Program Interviews	565 days	Fri 10/12/12	Wed 4/30/14														
24	Prepare Space Program	46 days	Fri 10/12/12	Tue 11/27/12	20													
25	Prepare Preliminary Plans	60 days	Fri 10/12/12	Tue 12/11/12	23SS													
26	State Review of Preliminary Plans	182 days	Tue 12/11/12	Tue 6/11/13	24													
27	Prepare Working Drawings	63 days	Tue 6/11/13	Tue 8/13/13	25													
28	Acquire Building Permits and Regulatory Reviews	200 days	Tue 8/13/13	Sat 3/1/14	26													
29		60 days	Sat 3/1/14	Wed 4/30/14	27													
30	<b>TENANT IMPROVEMENTS - PP's &amp; WD's</b>																	
31	Prepare Preliminary Plans	332 days	Sat 3/1/14	Tue 1/27/15														
32	State Review of Preliminary Plans	90 days	Sat 3/1/14	Fri 5/30/14	27													
33	Prepare Working Drawings	60 days	Fri 5/30/14	Tue 7/29/14	31													
34	Acquire Building Permits	150 days	Tue 7/29/14	Fri 12/26/14	32													
35		32 days	Fri 12/26/14	Tue 1/27/15	33													
36	<b>CONSTRUCTION</b>																	
37	Site Prep & Demolition	612 days	Sat 3/1/14	Tue 11/3/15														
38	Site Work & Utilities	90 days	Sat 3/1/14	Fri 5/30/14	27													
39	Core & Shell	202 days	Fri 5/30/14	Thu 12/18/14	37													
40	Tenant Improvements	222 days	Thu 12/18/14	Tue 7/28/15	38													
		200 days	Fri 4/17/15	Tue 11/3/15	39SS+120 days, 34													

ID	Task Name	Calendar Days	Start	Finish																										
					2011				2012				2013				2014				2015									
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
1	<b>ECONOMIC ANALYSIS PROCESS</b>	202 days	Tue 4/13/10	Mon 11/1/10																										
2	Economic Analysis Preparation	76 days	Tue 4/13/10	Mon 6/28/10																										
3	DWR Review	30 days	Mon 6/28/10	Wed 7/28/10																										
4	Form 10 - DOF	51 days	Wed 7/28/10	Fri 9/17/10																										
5	Legislative Notification	45 days	Fri 9/17/10	Mon 11/1/10																										
6																														
7	<b>REQUEST FOR PROPOSAL</b>	837 days	Mon 6/28/10	Fri 10/12/12																										
8	Transfer Funds	31 days	Fri 9/17/10	Mon 10/18/10																										
9	Advertise/Hire A&E for RFP Preparation	147 days	Mon 10/18/10	Mon 3/14/11																										
10	CEQA/NEPA Preparation	367 days	Mon 6/28/10	Thu 6/30/11																										
11	Site Review/Selection (NEPA 2 site Minimum)	1 day	Thu 6/30/11	Fri 7/1/11																										
12	Execute Land Agreement with Feds	370 days	Wed 7/28/10	Tue 8/2/11																										
13	RFP Document Prep	150 days	Tue 8/2/11	Fri 12/30/11																										
14	Advertise/Solicit Developer RFPs	90 days	Fri 12/30/11	Thu 3/29/12																										
15	Bidder Review & Evaluations	61 days	Thu 3/29/12	Tue 5/29/12																										
16	Analyze Bidder Requirements	7 days	Tue 5/29/12	Tue 6/5/12																										
17	Analyze Low Bid cost	7 days	Tue 6/5/12	Tue 6/12/12																										
18	Economic Analysis to DOF	60 days	Tue 6/12/12	Sat 8/11/12																										
19	Lease Document Preparation	31 days	Sat 8/11/12	Tue 9/11/12																										
20	Execute Lease with Developer	31 days	Tue 9/11/12	Fri 10/12/12																										
21																														
22	<b>CORE, SHELL AND TI PROGRAMMING- PP's &amp; WD's</b>	585 days	Fri 10/12/12	Wed 4/30/14																										
23	Tenant Program Interviews	46 days	Fri 10/12/12	Tue 11/27/12																										
24	Prepare Space Program	60 days	Fri 10/12/12	Tue 12/11/12																										
25	Prepare Preliminary Plans	182 days	Tue 12/11/12	Tue 6/11/13																										
26	State Review of Preliminary Plans	63 days	Tue 6/11/13	Tue 8/13/13																										
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30	<b>TENANT IMPROVEMENTS - PP's &amp; WD's</b>	332 days	Sat 3/1/14	Tue 1/27/15																										
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36	<b>CONSTRUCTION</b>	612 days	Sat 3/1/14	Tue 11/3/15																										
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38	Site Work & Utilities	202 days	Fri 5/30/14	Thu 12/18/14																										
39	Core & Shell	222 days	Thu 12/18/14	Tue 7/28/15																										
40	Tenant Improvements	200 days	Fri 4/17/15	Tue 11/3/15																										

CONCEPTUAL SCHEDULE

Tue 6/15/10  
JDE

Task

Milestone

◇

Summary

External Milestone

Deadline

PROJECT MANAGEMENT BRANCH

PAGE 1

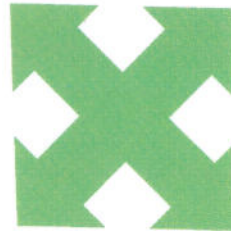
Developer Lease Option - Federal Land



**Existing Condition**  
*State-owned or Privately-leased*



**Private-Sector Development**  
*Lease with an Option to Purchase*



**Consolidated Lease**  
*No Option to Purchase; No Equity*



**Public-Sector Development**  
*Capital Outlay (Lease-Revenue Bonds)*





**DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT BRANCH  
PROJECT COST SUMMARY**

PROJECT:	Joint Operations Center (DBB)	STUDY ESTIMATE:	S0DWR3EP
LOCATION:	Sacramento	EST. / CURR'T. CCCI:	4981 / 5394
CUSTOMER:	Department of Water Resources	DATE ESTIMATED:	6/25/2010
DESIGN BY:	Glass Architects	ABMS NO:	122199
PROJECT MGR:	Sarah Thamer	PREPARED BY:	KAR
TEMPLATE:	Design / Bid / Build	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

Project will construct a 175,190 net square foot (approx. 191,000 gsf) facility, a portion of which (approx. 7,490 gsf) will be constructed to meet the Essential Services Act, with adjacent parking, designed specifically for the Project. Structure includes raised flooring for approximately 30 percent of the tenant space. The project will relocate the Emergency Flood Center staff into a single leased or constructed space. The project tenants include the DWR, the United States Bureau of Reclamation (USBR) and the National Weather Service (NWS), collectively the "Tenant" who will occupy the space as a Joint Operations Center. A portion of the project must be constructed to meet the Essential Services Act and it is anticipated that this portion of the project will be a separate building.

**ESTIMATE SUMMARY**

Sitework, Parking & Utilities	\$14,050,000
Building A - Essential Services Building (7,490 gsf)	\$4,100,200
Building B - Office Building (183,510 gsf)	\$52,026,000

<b>ESTIMATED TOTAL CURRENT COSTS:</b>	<b>\$70,176,200</b>
Adjust CCCI From 4981 to 5394	\$5,818,700
<b>ESTIMATED TOTAL CURRENT COSTS ON JUNE 2010</b>	<b>\$75,994,900</b>
Escalation to Start of Construction 54 Months @ 0.42% / Mo.:	\$17,235,600
Escalation to Mid Point 10 Months @ 0.42% / Mo.:	\$3,191,800
<b>ESTIMATED TOTAL CONTRACTS:</b>	<b>\$96,422,300</b>
Contingency At: 5%	\$4,821,100
<b>ESTIMATED TOTAL CONSTRUCTION COST:</b>	<b>\$101,243,400</b>

# SUMMARY OF COSTS BY PHASE

PROJECT: Joint Operations Center (DBB)  
LOCATION: Sacramento  
ABMS #: 122199

STUDY ESTIMATE: S0DWR3EP  
DATE ESTIMATED: 6/25/2010

CONSTRUCTION DURATION: 20 MONTHS  
ESTIMATED CONTRACT: \$96,422,300 \$96,422,300  
CONSTRUCTION CONTINGENCY: \$4,821,100 \$4,821,100  
TOTAL: \$101,243,400 \$101,243,400

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>					
A&E Design	\$529,000	\$2,139,400	\$2,916,800	\$1,389,100	\$6,974,300
Construction Inspection				\$3,886,900	\$3,886,900
Construction Inspection Travel				\$194,800	\$194,800
Project Scheduling & Cost Analysis		\$0	\$0	\$0	\$0
Advertising, Printing and Mailing		\$0	\$50,000		\$50,000
Construction Guarantee Inspection				\$97,400	\$97,400
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$529,000</b>	<b>\$2,139,400</b>	<b>\$2,966,800</b>	<b>\$5,568,200</b>	<b>\$11,203,400</b>

<b>OTHER PROJECT COSTS</b>					
Special Consultants (Soils/Survey)	\$106,000	\$567,500	\$305,800	\$605,800	\$1,585,100
Materials Testing				\$1,652,200	\$1,652,200
Project/Construction Management	\$159,000	\$469,380	\$723,100	\$1,292,300	\$2,643,780
Contract Construction Management			\$437,900	\$2,477,800	\$2,915,700
Site Acquisition Cost & Fees	\$10,600,000				\$10,600,000
Agency Retained Items				\$11,000,000	\$11,000,000
SBE/DVBE Assessment				\$365,700	\$365,700
School Checking			\$0		\$0
Hospital Checking			\$0		\$0
Essential Services			\$62,000		\$62,000
Handicapped Checking			\$23,900		\$23,900
Environmental Document (EIR)	\$400,000			\$150,000	\$550,000
Due Diligence	\$30,000				\$30,000
Other Costs - (SFM)		\$5,520	\$13,800	\$175,000	\$194,320
Other Costs - (Sys. Furn 591/ea)				\$3,250,500	\$3,250,500
Other Costs - (ARF Assessment)	\$0	\$0	\$0	\$0	\$0
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$11,295,000</b>	<b>\$1,042,400</b>	<b>\$1,566,500</b>	<b>\$20,969,300</b>	<b>\$34,873,200</b>

<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$11,824,000</b>	<b>\$3,181,800</b>	<b>\$4,533,300</b>	<b>\$127,780,900</b>	<b>\$147,320,000</b>
LESS FUNDS TRANSFERRED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$11,824,000	\$15,005,800	\$19,539,100	
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$11,824,000</b>	<b>\$15,005,800</b>	<b>\$19,539,100</b>	<b>\$147,320,000</b>	<b>\$147,320,000</b>

## FUNDING DATA & ESTIMATE NOTES

PROJECT: Joint Operations Center (DBB)  
 LOCATION: Sacramento  
 ABMS #: 122199

STUDY ESTIMATE: S0DWR3EP  
 DATE ESTIMATED: 6/25/2010

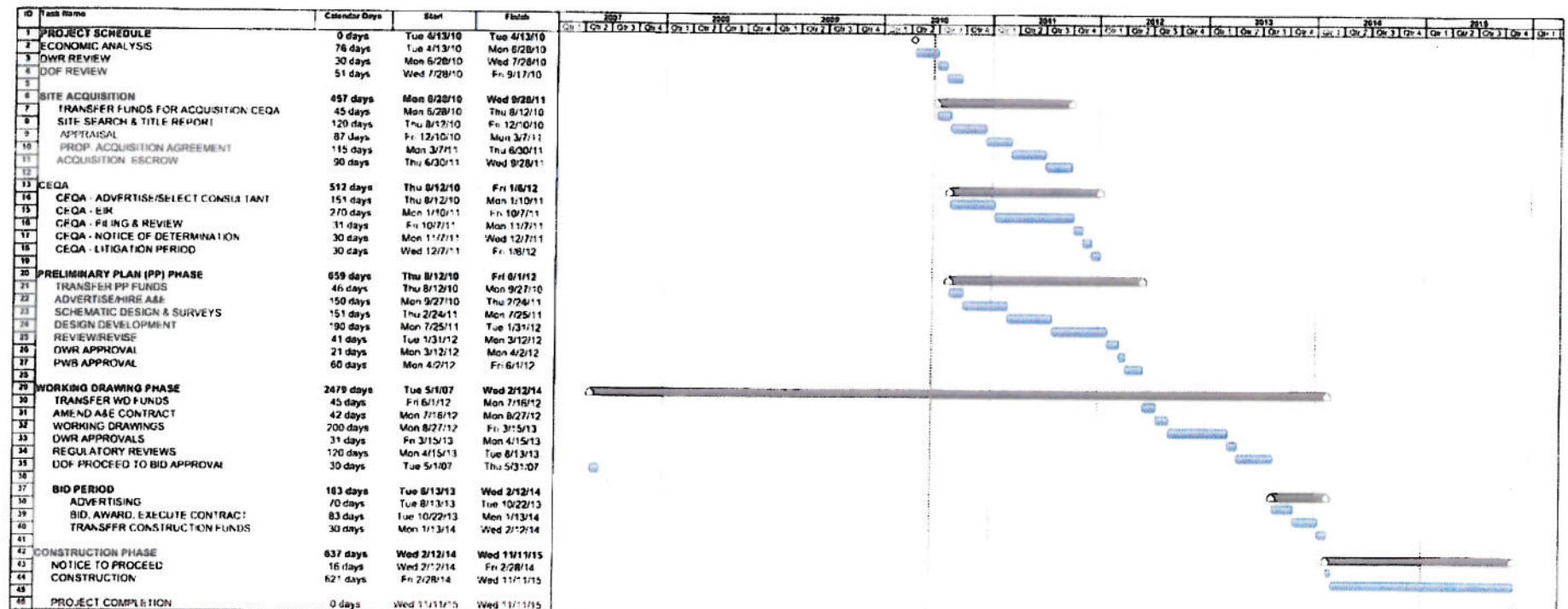
### FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Transferred</b>			<u>\$0</u>
<b>Funds Available Not Transferred</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Available not Transferred</b>			<u>\$0</u>
<b>Total Funds Transferred and Available</b>			<u><u>\$0</u></u>

### ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of JUNE 1, 2010. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. RESD has not verified Agency retained pricing.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, Asbestos / Lead Survey & Monitoring, and Utility Design Fees.
4. This is a conceptual estimate based on limited scope information.
5. Specialized Federal tenant improvements will be identified and amortized accordingly when final estimates are approved which will effect rental rates.
6. This estimate assumes project will be funded in the 11/12 Budget with continuous funding thereafter.
7. 0
8. 0
9. 0
10. 0





Conceptual Schedule

Tue 8/15/10  
JDC

Task

Measure

○

Schedule

External Milestone

Deadline

PROJECT MANAGEMENT BRANCH

PAGE 6

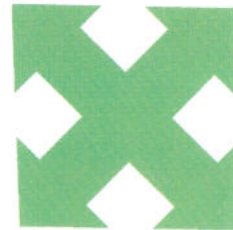
DWR Consolidation DBB as of VERSION 8-15-2010



**Existing Condition**  
*State-owned or Privately-leased*



**Private-Sector Development**  
*Lease with an Option to Purchase*



**Consolidated Lease**  
*No Option to Purchase; No Equity*



**Public-Sector Development**  
*Capital Outlay (Lease-Revenue Bonds)*





## MEMORANDUM

**Date:** March 21, 2008

**To:** Shelley Whitaker, Project Director  
Project Management Branch, 3<sup>rd</sup> Floor  
Department of General Services

**From:** Department of General Services – Real Estate Services Division  
Professional Services Branch  
707 Third Street, 5<sup>th</sup> Floor West Sacramento, CA 95605

**Subject:** BUDGET ESTIMATE FOR LAND ACQUISITION  
DEPARTMENT OF WATER RESOURCES  
JOINT OPERATIONS CENTER

This Memo is in response to your request for a revised cost estimate for land acquisition for the proposed Dept. of Water Resources- Joint Operations Center to be a 295,000 sq ft facility consisting of two buildings:

1. Building A: 268,000 gross sq.ft. / 200,000 net sq.ft.
2. Building B: 27,000 gross sq.ft. / 20,000 net sq.ft.

The land area needed to facilitate these buildings will total 16 acres which under previous criteria, will need to be closely located (within 15 miles) from downtown Sacramento and not within a defined FEMA Flood Zone.

This revision will include:

1. Cost Estimate for approximately 16 acres of land suitable for this type facility.
2. Cost Estimate for approximately 16 acres of land under "federal ownership" as proposed partnership is with a federal agency.
3. Cost Estimate as annual rent to lease space under a Lease/Option to purchase.

Included with these estimated costs will be RPSS Acquisition Staff costs to include appraisal, title due diligence and staff time for SPWB approval. Not included is staff costs for legal, land survey, geo-technical, environmental studies and contingencies.

### Land Cost Estimate:

An earlier study performed on this project, dated June 26, 2007, detailed a land cost estimate for a 12 acre site. This revised study will employ the same criteria; however, a larger 16 acre site will now be required. The previous study listed several sites throughout the Sacramento area which averaged \$15.00 sq. ft. for land suitable for this type project. It is felt that in today's market, 8 months later, the same estimate of \$15.00 sq.ft. continues to be applicable.

16 acres x 43,560 = 696,000 sq.ft.  
696,000 sq.ft. x \$15.00 = \$10,454,400 or \$ 10,500,000 (r)

An estimate for DGS- Real Property Services Section charges will be added to the above figure in an amount of \$100,000 for an estimated total of **\$10,600,000**



### Land Cost Estimate (Federal):

It should be noted that various real estate acquisitions with the USA (federal government) have been entertained and finalized. Each real estate acquisition with the USA has its own characteristics; whether specific program requirements, joint ventures, etc. To be able to estimate a Land Cost for federal land is difficult without detailed information as to the USA's participation with the State; if any, on this land acquisition. Basically, it must be concluded that any acquisition by the State of land under federal ownership will be at "fair market value".

In the case of this specific project, two properties were identified to be under federal ownership:

1. Nimbus Fish Hatchery (located within the American River Parkway-south side)
2. Lake Natoma at turn of Sunset Ave east of Hazel (stated as USA but owned by State)

It is concluded that properties under federal ownership for this study should be considered for transfer at their "fair market value" as to be determined by a appraisal. Based upon RPSS file data, the Nimbus Fish Hatchery property would be valued in a range from \$12.00 to \$15.00 per sq ft. This estimate is contingent upon the property being fully entitled with all utilities available to enable the property to be immediately buildable.

Further discussion has been requested as to "cost savings" due to the property being under federal ownership and thus not subject to all required permits, fee's and any other local jurisdictions requirements to be buildable. A complete and detailed list of these local requirements would need to be secured and researched with both the USA and the State as to what exemptions, if any, would be applicable.

### Lease / Option:

This requested scenario will analyze annual rental rates in the area east of downtown Sacramento near Mather Field (Zinfandel, International) expressed on a "price per sq.ft." basis. These rental rates will be expressed in a range to take into account the quality of construction of any proposed building. For purposes of this memo, size is to be represented as "net rentable sq.ft" which does not account for the various common areas of the buildings, lobby, hallways, etc. This will further be analyzed with distinction between occupied office space and essential services building space.

#### Office space rent

200,000 sq.ft.	200,000 sq.ft.
X <u>1.80 sq.ft.</u>	x <u>2.30 sq.ft.</u>
360,000 mo.	460,000 mo.
x 12 mo.	X 12 mo.
\$4,320,000 annual	\$5,520,000 annual

#### Essential Services space rent

20,000 sq.ft.	20,000 sq.ft.
<u>2.50 sq.ft.</u>	<u>3.00 sq.ft.</u>
50,000 mo.	60,000 mo.
X 12 mo.	x 12 mo.
\$410,000 annual	\$520,000 annual

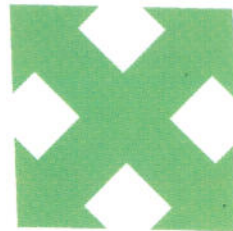
Annual estimated costs for Lease (range): **\$4,730,000 to \$6,040,000** per year.



**Existing Condition**  
*State-owned or Privately-leased*



**Private-Sector Development**  
*Lease with an Option to Purchase*



**Consolidated Lease**  
*No Option to Purchase; No Equity*



**Public-Sector Development**  
*Capital Outlay (Lease-Revenue Bonds)*





## ESTIMATED COST OF LEASING

***NOTE: This information is for estimating purposes only and does not represent what a specific building could/would lease for. This information is general market information and reflects the best information available at the time.***

The State calculates rental rates on a Usable Sq. Ft. (USF) basis (the actual amount of space required for each tenant agency, including interior circulation). In the marketplace, commercial property rates are typically quoted on a rentable square foot (RSF) basis that takes into consideration common areas shared with other tenants of a multi-tenant building. Common area, as defined by the Building Owners and Manager Association (BOMA), include areas such as lobbies, corridors, and public restrooms. When calculated on a USF basis rental rates are, on average, approximately 12 percent per square foot greater than rates calculated on a RSF basis.

Due to the unique nature of the Special Operations Facility, office space lease comparables were not utilized as similar comparables since they do not meet the Essential Services Act (ESA) requirements. Therefore, the following matrix depicts two existing facilities (that meet the ESA requirements) and their respective rental rates. These are the only two comparable facilities in existence in the Sacramento area at this time. There are no other Special Operations Facilities currently vacant or under construction that would meet the ESA requirements. These two facilities' rental rates were utilized in the analysis as the Consolidated Lease Rate. This rate is only utilized as a comparable, since there is currently no vacant space or space under construction (meeting the ESA requirements) that would be available for DWR to lease.



DEPARTMENT OF WATER RESOURCES

06/30/2010



**SACRAMENTO OFFICE MARKET LEASING DATA**  
(Assumes 50,000 S.F. User Min.)

**CONSOLIDATED LEASE**

Existing Long Term Lease (25 Yrs.) or owned Special Operations Facilities

	YEAR BUILT	LEVELS	RENTABLE SQ. FT. AVAILABLE	ASKING RATE	FULL SERVICE	BASE T.I.	LOAD FACTOR	USABLE SQ. FT. RATE	SOURCE	T.I. & FURNITURE		EFFECTIVE LEASE RATE		
										8.25% Rate 25 Years		Month 1	Year 1	SOURCE
Office of Emergency Services	2002	2	117,704	\$2.75	Yes	\$0.00	1.00	\$2.75	Lee Dorey- OES	\$0.00	\$0.00	\$2.75	\$33.00	AMB
Office of Technology Services	1999	1	137,275	\$2.20	Yes	\$0.00	1.00	\$2.20	Dept of Technology Services	\$0.00	\$0.00	\$3.00	\$36.00	AMB
												\$2.88	\$34.50	AVERAGE LEASE RATE
												Escalated to 2015		
												5	5	Years
												1%	1%	Escalation Rate
												\$3.02	\$36.26	2015 AVERAGE LEASE RATE

**MULTIPLE LEASES**

Existing Bldg.(s), Short-Term Lease (10 Yrs.), No Option to Purchase

	YEAR BUILT	LEVELS	RENTABLE SQ. FT. AVAILABLE	ASKING RATE	FULL SERVICE	BASE T.I.	LOAD FACTOR	USABLE SQ. FT. RATE	SOURCE	T.I. & FURNITURE		EFFECTIVE LEASE RATE		
										8.25% Rate 25 Years		Month 1	Year 1	SOURCE
Folsom Corporate Center	2009	3	42,000	\$2.25	Yes	\$0.00	1.00	\$2.25		\$547.00	\$4.31	\$6.56	\$78.75	AMB
Parkshore Plaza, Folsom	1999	3	16,445	\$2.35	Yes	\$0.00	1.00	\$2.35		\$547.00	\$4.31	\$6.66	\$79.95	AMB
										\$0.00		\$0.00	\$0.00	AMB
												\$4.41	\$52.90	AVERAGE LEASE RATE
												Escalated to 2015		
												5	5	Years
												1%	1%	Escalation Rate
												\$4.63	\$55.60	AVERAGE LEASE RATE

**NOTES**

**BROKER INFORMATION**

= All information provided from the broker community was "General" in nature and does not represent an "Offer" to lease space.

**CONSOLIDATED LEASES**

= The quality of these buildings are considered representative of the quality that would be required for a "Build To Suit" consolidated lease. The space in these "new buildings" will not be build out and requires a higher dollar amount of tenant improvement construction.

**MULTIPLE LEASES**

= The quality of these buildings is considered to meet the basic State lease specification requirements. These locations are examples of existing Class A office space. The \$547.00 TI improvement cost is based on the 3 page estimate cost for ESA space. 3 page estimate ESA building cost: \$4,100,200/ 7,490 SF=\$547 PSF. Overall, the Existing Long Term Lease rate of \$3.02 was utilized in the Consolidated Lease Approach rather than the \$4.63 multiple lease rate. The \$4.63 lease rate (after improving 7,490 SF of Class A office space) is above current market rates. The \$4.63 rate is not financially feasible since it is above the market rental rate and the ESA improvements would need to be completed in the leased building. The \$3.02 FS rate was thus utilized for comparison purposes under the Consolidated Lease approach; however, there are currently no existing vacant facilities available in the greater Sacramento area.

**AMB**

= DGS, Real Estate Services Division, Asset Management Branch

**T.I. & FURN.**

= Tenant Improvements and State Modular Furniture



**GRUBB & ELLIS.**  
From Insight to Results

**Dennis Neeley** — (916) 418-6034  
**Clyde Rawlings** — (916) 418-6035  
**Toss Vallentine** — (916) 418-6033

Office Property For Lease

## Folsom Corporate Center

2295 Iron Point Rd, Folsom, CA 95630



Total Space Available: **42,000 SF**  
Rental Rate: **\$2.25 /SF/Month**  
Min. Divisible: 2,500 SF  
Max. Contiguous: 42,000 SF  
Property Type: Office  
Property Sub-type: Office Building  
Building Size: 96,000 SF  
Building Class: A  
Year Built: 2009

Last Verified 4/22/2010  
Listing ID 15409401

### 1 Space Available

Display Rental Rate as [Entered](#)

Ste 1

Space Available: **42,000 SF**  
Rental Rate: **\$2.25 /SF/Month**  
Space Type: Office Building  
Min. Divisible: 2,500 SF  
Max. Contiguous: 42,000 SF  
Lease Type: Full Service

### Highlights

- Parking Ratio: 5

### Description

This high profile three story building is Folsoms nicest, and includes a fitness center for tenant use. First & part of second floor available. Spec suite of 2,020 sf & 3,110 sf ready to occupy.

Located in Folsom, CA.

Map of 2295 Iron Point Rd, Folsom, CA 95630



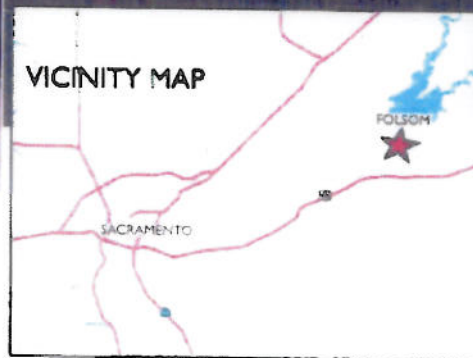
Created 10/26/2007



# PARKSHORE PLAZA

## AVAILABLE FOR LEASE

620 COOLIDGE DRIVE • FOLSOM, CALIFORNIA • 95630



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### PROJECT DETAILS

- Project Size: 270,000 SF
- Class A Office Park
- Prestigious Tenant Roster
- Available Space:
  - SUITE 100 ±4,893 RSF
  - SUITE 165 ±2,152 RSF
  - SUITE 205 ±2,434 RSF
  - SUITE 235 ±2,126 RSF
  - SUITE 325 ±6,966 RSF
- Lease Rate: \$2.35 PSF Fully Serviced



Our Knowledge is your Property



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## PROPERTY OVERVIEW

Located 15 miles east of Sacramento in Folsom, California, Parkshore Plaza consists of four Class A office buildings. The Property is easily accessible via Highway 50, which is approximately one mile south.

Parkshore Plaza is a perfect combination of urban beauty and corporate prestige in a convenient suburban location.

The four California Mission/Stanford style buildings, constructed in 1999 by Speiker Properties is surrounded by 360 degrees of wetland areas with three acres of jogging, biking and nature trails.

Desirable communities like El Dorado Hills, Granite Bay and Roseville are all within proximity to the property.

OWNER MANAGED BY MCCARTHY COOK & CO.

**MCCARTHY • COOK**

RELATIONSHIP DRIVEN EXPERIENCE

McCarthy Cook & Co., founded in 1995 by Thomas McCarthy and Edward Cook, is an industry leader with full-service real estate management, leasing and development skills and a \$3 billion track record of success in acquiring and managing major office and mixed-use properties in the Western US. Our principals guide our investment strategy and all major value-added efforts. With integrated property management, leasing and development capabilities, McCarthy Cook & Co. has built a reputation for integrity and excellence with our customers and institutional capital partners.

A relationship driven approach to transactions and customer service is our guiding philosophy. We invest in people -- our Team -- first, and then empower and challenge team members to provide extraordinary service with an entrepreneurial zeal. Our mission is to create productive work environments so that our customers can focus on their core mission: the success of their business.

[WWW.MCCARTHYCOOK.COM](http://WWW.MCCARTHYCOOK.COM)



A technical diagram showing a cross-section of a mechanical joint. A red dashed line indicates a crack path originating from the joint interface and extending into the material.

Floor plan of the second floor. The layout includes three offices at the top, each measuring 14'x8" x 10'-10". To the right of the offices is a display area measuring 14'x8" x 10'-10". Below the offices is a large work room measuring 19'x7" x 15'-8". To the right of the work room is a storage area labeled 'STORAGE' and 'ELEVATOR'.

The floor plan of the second floor includes the following areas:

- OFFICE 1** (4 x 6 ft)
- OFFICE 2** (4 x 6 ft)
- OFFICE 3** (4 x 6 ft)
- CONFERENCE 1** (4 x 6 ft)
- OPEN OFFICE 2**
- OPEN OFFICE 1**
- STORAGE ROOM** (2 x 4 ft)

A red dashed arrow points from the top left towards the CONFERENCE 1 area.

OFFICE 1  
1770

OPEN OFFICE 1  
1770

OFFICE 2  
1770

OPEN OFFICE 2  
1770

**SUITE 325**

The floor plan includes the following areas:

- RECEPTION: 10' x 7' 6"
- BREAK ROOM: 7' 0" x 9' 0"
- OFFICE 1: 7' 0" x 8' 0"
- OFFICE 2: 7' 0" x 8' 0"
- OFFICE 3: 7' 0" x 8' 0"
- OFFICE 4: 7' 0" x 8' 0"
- OFFICE 5: 7' 0" x 8' 0"
- OFFICE 6: 7' 0" x 8' 0"
- OFFICE 7: 7' 0" x 8' 0"
- OFFICE 8: 7' 0" x 8' 0"
- OFFICE 9: 7' 0" x 8' 0"
- OFFICE 10: 7' 0" x 8' 0"
- OFFICE 11: 7' 0" x 8' 0"
- OFFICE 12: 7' 0" x 8' 0"
- OFFICE 13: 7' 0" x 8' 0"
- OFFICE 14: 7' 0" x 8' 0"
- OFFICE 15: 7' 0" x 8' 0"
- OFFICE 16: 7' 0" x 8' 0"
- TELECOM: 7' 0" x 7' 0"
- CONFERENCE: 10' 0" x 10' 0"
- DATA OFFICE 1: 7' 0" x 8' 0"
- DATA OFFICE 2: 7' 0" x 8' 0"



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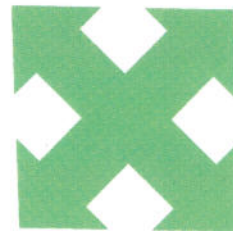




**Existing Condition**  
*State-owned or Privately-leased*



**Private-Sector Development**  
*Lease with an Option to Purchase*



**Consolidated Lease**  
*No Option to Purchase; No Equity*



**Public-Sector Development**  
*Capital Outlay (Lease-Revenue Bonds)*

