

# New Roseville DMV will create short-term jobs, cut long waits

State to sign 20-year lease for office that's expected to be finished by 2014

KELLY JOHNSON | STAFF WRITER

Construction is expected to begin this summer in Roseville on a building to replace the decades-old California Department of Motor Vehicles office that is so crowded that the line is known to extend outside.

Local developer Tom Manz submitted an application on May 4 seeking design approval from the city of Roseville to build a 16,306-square-foot office for DMV at 7100 Galilee Road. The nearly 4-acre vacant lot is next to the Firestone Complete Auto Care shop within the Diamond Plaza Business Park. It will replace the DMV at 222 Harding Blvd., which is of one-fourth the size.

The 21 DMV Roseville employees should be able to move into the completed office in January 2014, said Jessica Gonzalez, a DMV spokeswoman.

The project is the largest development for Manz in five years, said Geoff Griffin, project manager with Manz's company of TM & Associates. He wouldn't disclose the cost of the project. But local brokers estimate the building, which will seek LEED silver certification, could cost about \$4.9 million to build, or a whopping \$300 per square foot.

Manz beat out six other short-listed Roseville properties for the project, perhaps in part because his site already had roadways, sidewalks, curbs and gutters and a pad for a future bus shelter nearby. Manz will construct the office, then will lease it to DMV for 20 years, Griffin said.

While a few lease details are still being ironed out, the state expects to pay \$70,000 a month in rent based upon the Roseville's commercial real estate market

for a build-to-suit, Gonzalez said. Over the 20 years, that totals a base amount of about \$17 million, not counting any later bump for inflation.

The new DMV will support about 130 to 140 construction workers over the 18-month construction time. Once completed, the new DMV will save time and aggravation of people patronizing the current crowded office. It will eventually lead to more employees working from that DMV office, which would boost spending within the community. It's also an unusual example of an office project under construction these days, as the real estate recovery limps along.

"It's always good to see dirt moved," said Roseville assistant city manager Rob Jensen. The city is starting to see interest from developers again. He said he hopes that this project is a sign that things are starting to improve.

The project, he added, isn't huge from an economic development standpoint, except for that temporary construction work. The project is big, Jensen said, from a quality of life standpoint.

The existing office is difficult to see and get into from the street, and it's too small. The new office's central location also will be convenient to Lincoln and Rocklin citizens, he said.

The old DMV office is "terrible. It's unbelievable," said Elaine Hartin, a Cornish & Carey Commercial Newmark Knight Frank broker. Hartin tried for a decade to find a replacement site for the Roseville DMV.

In the end, Murray Wachtel and Devon Atlee of Cornish & Carey made the deal.

The new site, Hartin said, will be safer for cars pulling onto quieter Galilee.

The office provides driver's license testing and vehicle registration services. The Roseville office handles an average of 10,516 transactions each month, with an average wait time of 39 minutes for people without appointments.

"The one on Harding is very impacted because of the last 20 years of growth in Roseville," Griffin said. The state agency needs the new facility, especially given the expected growth of west Roseville, he said.

The state owns the existing 4,505-square-foot office. The state agency has been operating there since the building was constructed in 1973, Gonzalez said. The

building has been put on the state's list of surplus property.

The new DMV building will have solar panels on the roof, Griffin said. It will be LEED silver certified, as the state requires. In another unusual feature for a DMV office, the building will be built with concrete pre-cast panels — which are produced off-site and are more cost effective and faster — instead of tilt-up construction.

The new office also will provide more lobby space and parking spaces, Gonzalez said.



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## Credit card, mortgage debt falls for Sacramento and California

BUSINESS JOURNAL STAFF

The average Californian and Sacramentan owes less in credit card and mortgage debt than they did last year, according to a new report, but credit scores still dropped.

According a monthly report from Credit Karma, Californians owed \$303,745 in mortgage debt in April, compared to \$309,579 in March and \$311,551 in April 2011.

Californians also owed an average \$5,674 in credit card debt, compared to \$5,900 in March and \$6,384 in the year earlier period. Student loan debt fell to \$29,069, but auto debt rose to \$15,439.

In Sacramento, average debt also dropped. The average mortgage debt here was \$244,796, compared to \$245,246 in March, and \$250,448 in the period a year earlier. Credit card debt dropped to \$5,293

from \$5,714 in March and \$6,325 in the year earlier period.

Student loan debt fell slightly to \$26,828, as did auto loan debt, at \$14,534.

California's average credit score dropped to 676 from 677 in March and 685 a year ago. Sacramento was in the same boat at an average credit score of 667 in April, compared to 669 in March and 674 in April 2011.

The national average is 659. California lines up with the nation's trend — consumer credit card and mortgage debt have slowed from a year ago.

"Part of the reason you see less mortgage debt and home equity debt is that the market no longer supports it," Credit Karma chief executive officer Ken Lin said in a news release. Also, California and Sacramento both have high foreclosure rates.

Many underwater homes have already been foreclosed on, Lin said, and bad debt is being written off.

