

APPENDIX F
CONCEPTUAL COST ESTIMATES

CONCEPTUAL CONSTRUCTION COST ESTIMATES

The tables on this page and the next summarize the conceptual construction costs for each of the 29 assessed opportunity areas.

The opportunity areas are grouped into tables by time frame of potential development. To easily compare the construction costs, December 2007 (Year 1) construction costs are shown for all areas. To show the entire range of potential construction costs, the costs are also escalated to the final year of the appropriate time frame. For example, conceptual construction costs for the Franchise Tax Board site, which falls within the first 5-year Time Frame for development, are shown for Year 1 (2007) and Year 5 (2011). On the next page, the Department of Justice conceptual construction costs are shown for Year 1 (2007) and Year 10 (2016), as this site falls within the first 10-year time frame for development.

Gross square footages for most State-owned sites are based on the conceptual test fits (pages 3-46) and are shown in *blue italic text*. For other State-owned sites, the GSF is based on existing plans (e.g. Franchise Tax Board, West End and Block 275). These sites, as well as all other non State-owned opportunity areas, are shown in black text.

For large opportunity areas with the potential for multiple buildings (e.g. Downtown Core), the conceptual cost shown is the estimate for one typical development. Thus, the office GSF in the table below may be less than the potential GSF for the entire opportunity area.

I - 5 Year Time Frame Conceptual Construction Costs (escalated to 2011)

Opportunity Area	Type	GSF	December 2007 Cost		Cost Escalated to December 2011	
			Total	per GSF ¹	Total	per GSF ¹
6 Franchise Tax Board	Low	350,000	\$ 70,677,000	\$ 202	\$ 79,548,000	\$ 227
8 Blocks 203 and 204	High	1,400,000	\$ 547,165,000	\$ 391	\$ 615,839,000	\$ 440
9 Block 275	Mid	500,000	\$ 137,708,000	\$ 275	\$ 154,992,000	\$ 310
10 <i>Bonderson Building Site</i>	<i>High</i>	<i>515,200</i>	<i>\$ 174,330,000</i>	<i>\$ 338</i>	<i>\$ 196,210,000</i>	<i>\$ 381</i>
10 Bonderson Building Renovation ²	Renov	146,000	\$ 33,656,000	\$ 231	\$ 37,880,000	\$ 259
11 <i>Food & Ag Annex Site</i>	<i>High</i>	<i>272,800</i>	<i>\$ 104,385,000</i>	<i>\$ 383</i>	<i>\$ 117,486,000</i>	<i>\$ 431</i>
13 Downtown Core	High	394,000	\$ 153,988,000	\$ 391	\$ 173,315,000	\$ 440
14 Granite Park	Low	480,000	\$ 96,928,000	\$ 202	\$ 109,093,000	\$ 227
31 Washington SPA	High	394,000	\$ 153,988,000	\$ 391	\$ 173,315,000	\$ 440
33 West Capitol Avenue	Mid	480,000	\$ 132,200,000	\$ 275	\$ 148,792,000	\$ 310
34 Triangle SPA	High	394,000	\$ 153,988,000	\$ 391	\$ 173,315,000	\$ 440
37 Seaway Int'l Trade Center	Mid	480,000	\$ 132,200,000	\$ 275	\$ 148,792,000	\$ 310
38 Southport Business Park	Mid	480,000	\$ 132,200,000	\$ 275	\$ 148,792,000	\$ 310

¹ Construction cost per GSF is the sum of the office building and site work construction costs (including surface parking or structure parking), divided by the GSF of office space. Cost estimates for State-owned sites with test fits are based on the site specific constraints and improvements (page 3-46). For all other opportunity areas, construction costs are based on generic building types. Year 1 construction costs are estimated using December 2007 dollars. Future construction costs are escalated at 3 percent per year.

² The Bonderson Building is currently under review for renovation or replacement. Appendix G contains a conceptual cost estimate for a new building on the site, as well as a cost estimate for renovating the existing building.

CONCEPTUAL CONSTRUCTION COST ESTIMATES

6 - 10 Year Time Frame Conceptual Construction Costs (escalated to 2016)

Opportunity Area	Type	GSF	December 2007 Cost		Cost Escalated to December 2016	
			Total	per GSF ¹	Total	per GSF ¹
<i>1 Dept of Justice Site</i>	<i>Mid</i>	<i>1,008,000</i>	<i>\$ 327,121,000</i>	<i>\$ 325</i>	<i>\$ 426,819,000</i>	<i>\$ 423</i>
<i>1 Dept of Justice Site (alternate)</i>	<i>Mid</i>	<i>1,533,000</i>	<i>\$ 508,183,000</i>	<i>\$ 331</i>	<i>\$ 663,064,000</i>	<i>\$ 433</i>
<i>2 Lottery Commission Site</i>	<i>Hi/Mid</i>	<i>1,835,000</i>	<i>\$ 656,533,000</i>	<i>\$ 358</i>	<i>\$ 856,627,000</i>	<i>\$ 467</i>
<i>3 State Printing Plant</i>	<i>Hi/Mid</i>	<i>1,344,000</i>	<i>\$ 527,712,000</i>	<i>\$ 393</i>	<i>\$ 688,544,000</i>	<i>\$ 512</i>
<i>5 Caltrans Lab</i>	<i>Low</i>	<i>845,000</i>	<i>\$ 253,253,000</i>	<i>\$ 300</i>	<i>\$ 330,438,000</i>	<i>\$ 391</i>
<i>12 Resources Building Site</i>	<i>High</i>	<i>354,000</i>	<i>\$ 126,931,000</i>	<i>\$ 359</i>	<i>\$ 165,616,000</i>	<i>\$ 468</i>
16 Richards Blvd Area	Mid	480,000	\$ 132,200,000	\$ 275	\$ 172,491,000	\$ 359
25 Harvard & Arden (USAA)	Mid	480,000	\$ 132,200,000	\$ 275	\$ 172,491,000	\$ 359
26 Railyards (ORMU)	Mid	480,000	\$ 132,200,000	\$ 275	\$ 172,491,000	\$ 359
27 65th Street Village	Low	480,000	\$ 96,928,000	\$ 202	\$ 126,469,000	\$ 263
32 F - Street Area	Low	480,000	\$ 96,928,000	\$ 202	\$ 126,469,000	\$ 263
35 Pioneer Bluff	Mid	480,000	\$ 132,200,000	\$ 275	\$ 172,491,000	\$ 359
36 Stone Lock District	Mid	480,000	\$ 132,200,000	\$ 275	\$ 172,491,000	\$ 359

11 - 25 Year Time Frame Conceptual Construction Costs (escalated to 2031)

Opportunity Area	Type	GSF	December 2007 Cost		Cost Escalated to December 2031	
			Total	per GSF ¹	Total	per GSF ¹
15 Natomas Emp Ctr Area	Low	480,000	\$ 96,928,000	\$ 202	\$ 197,035,000	\$ 410
23 Florin & Franklin	Low	480,000	\$ 96,928,000	\$ 202	\$ 197,035,000	\$ 410
40 Metro Air Park SPA	Mid	480,000	\$ 132,200,000	\$ 275	\$ 268,735,000	\$ 560
44 Easton Place / Aerojet SPA	Mid	480,000	\$ 132,200,000	\$ 275	\$ 268,735,000	\$ 560

26 - 40 Year Time Frame Conceptual Construction Costs (escalated to 2046)

Opportunity Area	Type	GSF	December 2007 Cost		Cost Escalated to December 2046	
			Total	per GSF ¹	Total	per GSF ¹
42 McClellan Tech Ctr SPA	Low	480,000	\$ 96,928,000	\$ 202	\$ 306,974,000	\$ 640

¹ Construction cost per GSF is the sum of the office building and site work construction costs (including surface parking or structure parking), divided by the GSF of office space. Cost estimates for State-owned sites with test fits are based on the site specific constraints and improvements (page 3-46). For all other opportunity areas, construction costs are based on generic building types. Year 1 construction costs are estimated using December 2007 dollars. Future construction costs are escalated at 3 percent per year.

CONCEPTUAL CONSTRUCTION COST ESTIMATES FOR STATE-OWNED SITES AT ALTERNATIVE TIME FRAMES

The table below lists the conceptual cost estimates for State-owned sites in Year 1 (2007), and then escalates these potential costs to the end of each development time frame. Throughout the report, Year 0 refers to December 2006, since that is the most recent date for which statewide property data are available. Cost estimates assumed a construction date of December 2007, or Year 1, of this Planning Study's development time frames. The detailed conceptual cost estimates for each of the State-owned sites, as well as the three generic building types, are bound in separate volume as Appendix G of this Planning Study.

Department of Justice Site - Opportunity Area #1

2007 (Year 1)	\$ 327,121,000
2011 (Year 5)	\$ 368,178,000
2016 (Year 10)	\$ 426,819,000
2031 (Year 25)	\$ 664,970,000
2046 (Year 40)	\$ 1,036,001,000

Blocks 203 and 204 - Opportunity Area #8

2007 (Year 1)	\$ 547,165,482
2011 (Year 5)	\$ 615,840,000
2016 (Year 10)	\$ 713,927,000
2031 (Year 25)	\$ 1,112,275,000
2046 (Year 40)	\$ 1,732,888,000

Lottery Commission Site - Opportunity Area #2

2007 (Year 1)	\$ 656,533,000
2011 (Year 5)	\$ 738,934,000
2016 (Year 10)	\$ 856,627,000
2031 (Year 25)	\$ 1,334,596,000
2046 (Year 40)	\$ 2,079,258,000

Bonderson Building Site - Opportunity Area #10

2007 (Year 1)	\$ 174,330,000
2011 (Year 5)	\$ 196,210,000
2016 (Year 10)	\$ 227,461,000
2031 (Year 25)	\$ 354,377,000
2046 (Year 40)	\$ 552,108,000

State Printing Plant Site - Opportunity Area #3

2007 (Year 1)	\$ 527,712,000
2011 (Year 5)	\$ 593,945,000
2016 (Year 10)	\$ 688,544,000
2031 (Year 25)	\$ 1,072,730,000
2046 (Year 40)	\$ 1,671,278,000

Food and Agriculture Annex Site - Opportunity Area #11

2007 (Year 1)	\$ 104,385,000
2011 (Year 5)	\$ 117,486,000
2016 (Year 10)	\$ 136,199,000
2031 (Year 25)	\$ 212,193,000
2046 (Year 40)	\$ 330,590,000

Caltrans Lab Site - Opportunity Area #5

2007 (Year 1)	\$ 253,253,000
2011 (Year 5)	\$ 285,038,000
2016 (Year 10)	\$ 330,438,000
2031 (Year 25)	\$ 514,811,000
2046 (Year 40)	\$ 802,059,000

Resources Building Site - Opportunity Area #12

2007 (Year 1)	\$ 126,931,000
2011 (Year 5)	\$ 142,862,000
2016 (Year 10)	\$ 165,616,000
2031 (Year 25)	\$ 258,025,000
2046 (Year 40)	\$ 401,994,000