Sacramento Region
State Office
Planning Study

CHAPTER 2
STATE OFFICE SPACE PROGRAM

DGS Department of General Services

December 2008

STATE OFFICE SPACE PROGRAM

This chapter presents an overview of current State office space throughout the Sacramento region (Sacramento County and eastern Yolo County), and maps the locations of existing owned and leased State office space within the region. The distribution of State office locations is then compared to an extrapolation of the distribution of employee residences throughout the Sacramento region.

Projected future State office space needs for the next 40 years are based on historical trends. These projections serve as the basis from which needs are derived for near, mid, and long-term periods.

The benefits of consolidating State office space are described based on several State policies, statutes, reports and initiatives.

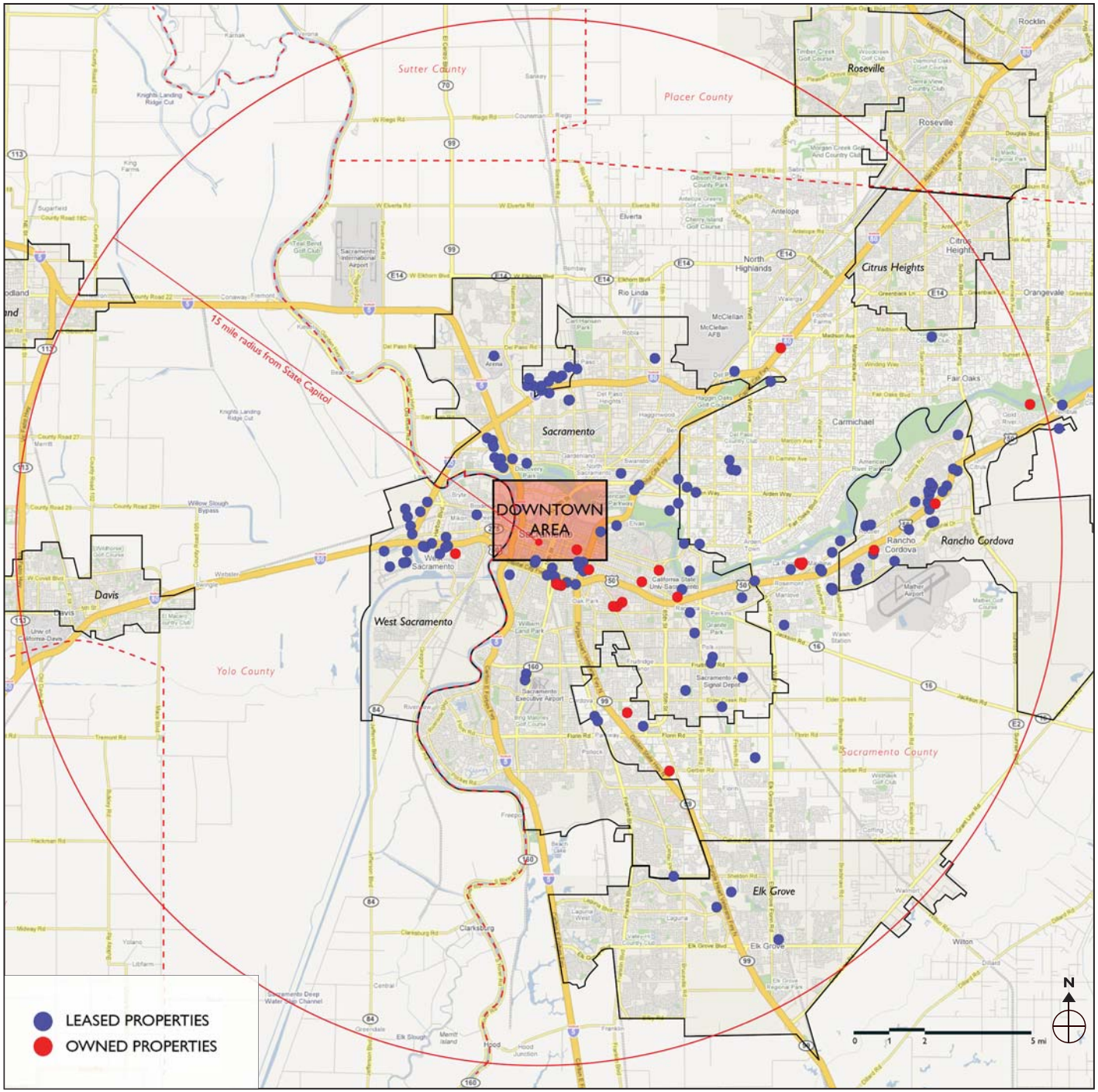
STATE OFFICE SPACE DISTRIBUTION

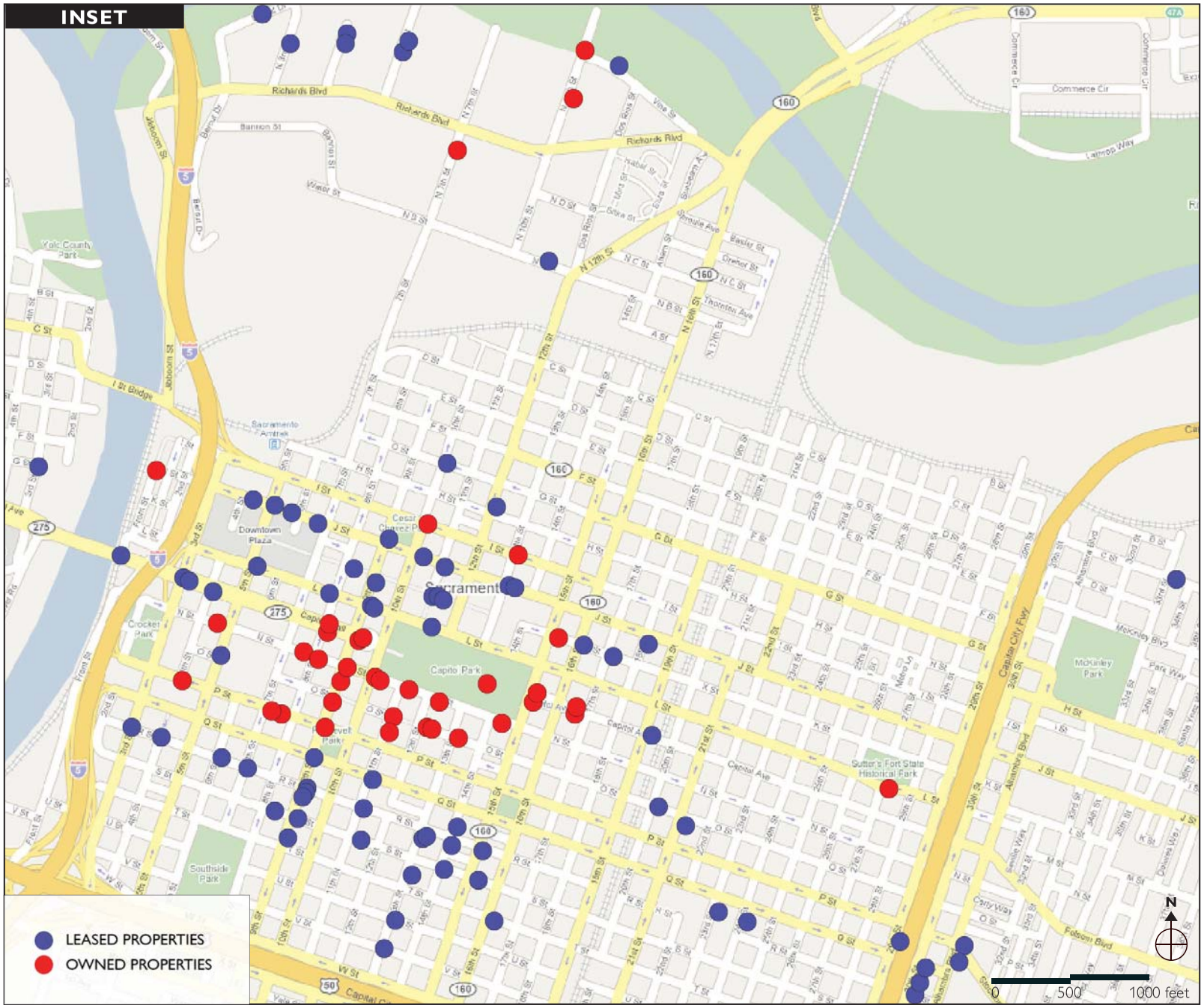
State offices occupy 17.2 million net square feet of office space in over 500 locations in the Sacramento region. Several State agencies have more than 20 different office locations in the region (e.g. Consumer Affairs, Corrections and Rehabilitation, Transportation (Caltrans), and Fish and Game). Exhibits 2.1A and 2.1B illustrate the distribution of State agencies in the study area. Steps have been taken to consolidate all or portions of agencies, however, much fragmentation remains. Exhibits 2.2A and 2.2B show the distribution of 18 agencies that DGS previously identified for consolidation priorities.

Over 60 percent of State office space is in the central city area. As summarized in Exhibit 2.4B, almost 13 million NSF, or about 76 percent is within five miles of the Capitol, with the remainder highly dispersed throughout the region, as mapped in Exhibits 2.1 and 2.2.

The State office location information is based on the December 2007 Statewide Property Inventory (SPI) data for the Sacramento region.

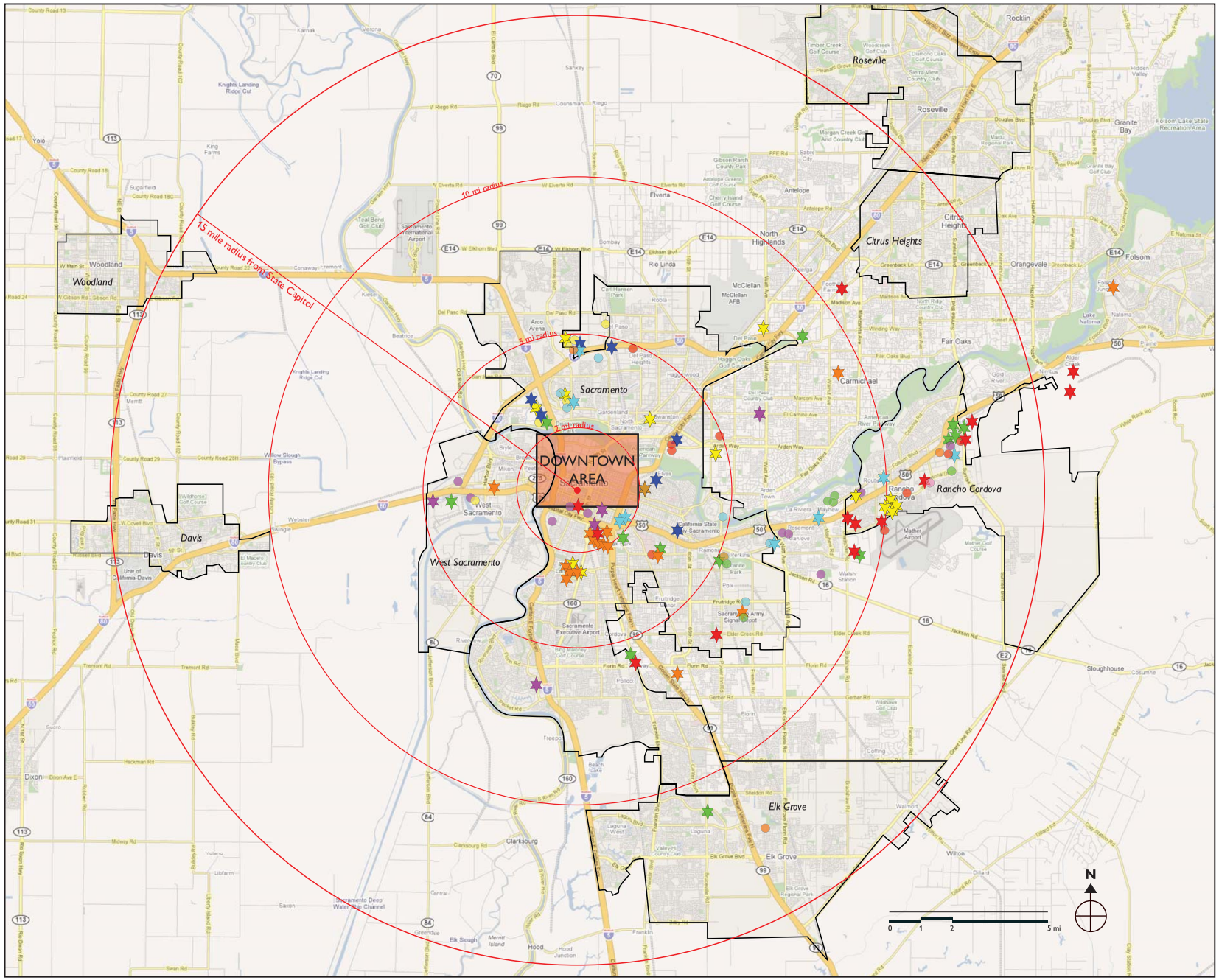
Existing Locations of State Office Space
Exhibit 2.1A

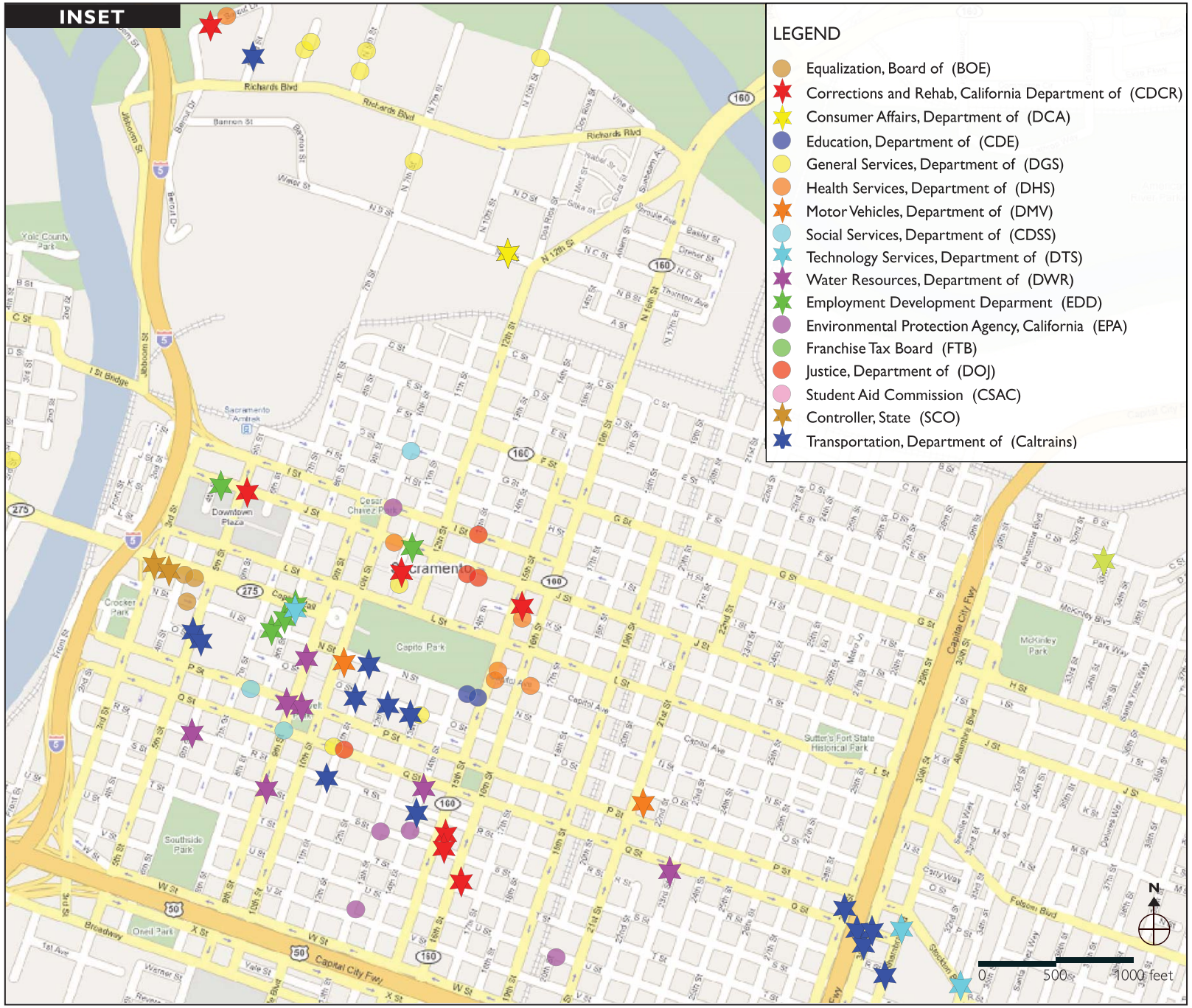




Existing Locations of State Office Space, Downtown Inset Map
Exhibit 2.1B

Existing Locations of State Office Space (18 Priority Agencies for Consolidation)
Exhibit 2.2A





Existing Locations of State Office Space (18 Priority Agencies for Consolidation), Downtown Inset Map
Exhibit 2.2B

STATE EMPLOYEE RESIDENCE DISTRIBUTION AND COMMUTE PATTERNS

RESIDENCE DISTRIBUTION

To understand the current geographic residence distribution of State employees, data was derived from two sources: the August 2003 Capitol Area Transportation Systems Management Plan and the May 2001 State Employee Transportation Survey.

The 2001 survey was conducted by the DGS in order to better understand State employee transportation and parking needs. More than 15,000 employees working in the central city area responded to the survey, representing a response rate of more than 30 percent. The resulting data helped to establish a baseline of employees' methods of transportation and provide an understanding of the future needs of the employees. This is the most recent comprehensive commute survey of State employees working in downtown Sacramento, and the results of the survey were used to extrapolate the current distribution of State employee residences.

Survey data on employee residences was collected at the zip code level and aggregated into six "commute shed" zones based on major commute routes and topographical features in the region (e.g. rivers and major highways). The distribution of employee residences and housing projections (based on the 2025 Metropolitan Transportation Plan, or MTP) was compared to the location of existing State office space. The following are the highlights of this analysis, as illustrated in Exhibits 2.4A and 2.4B:

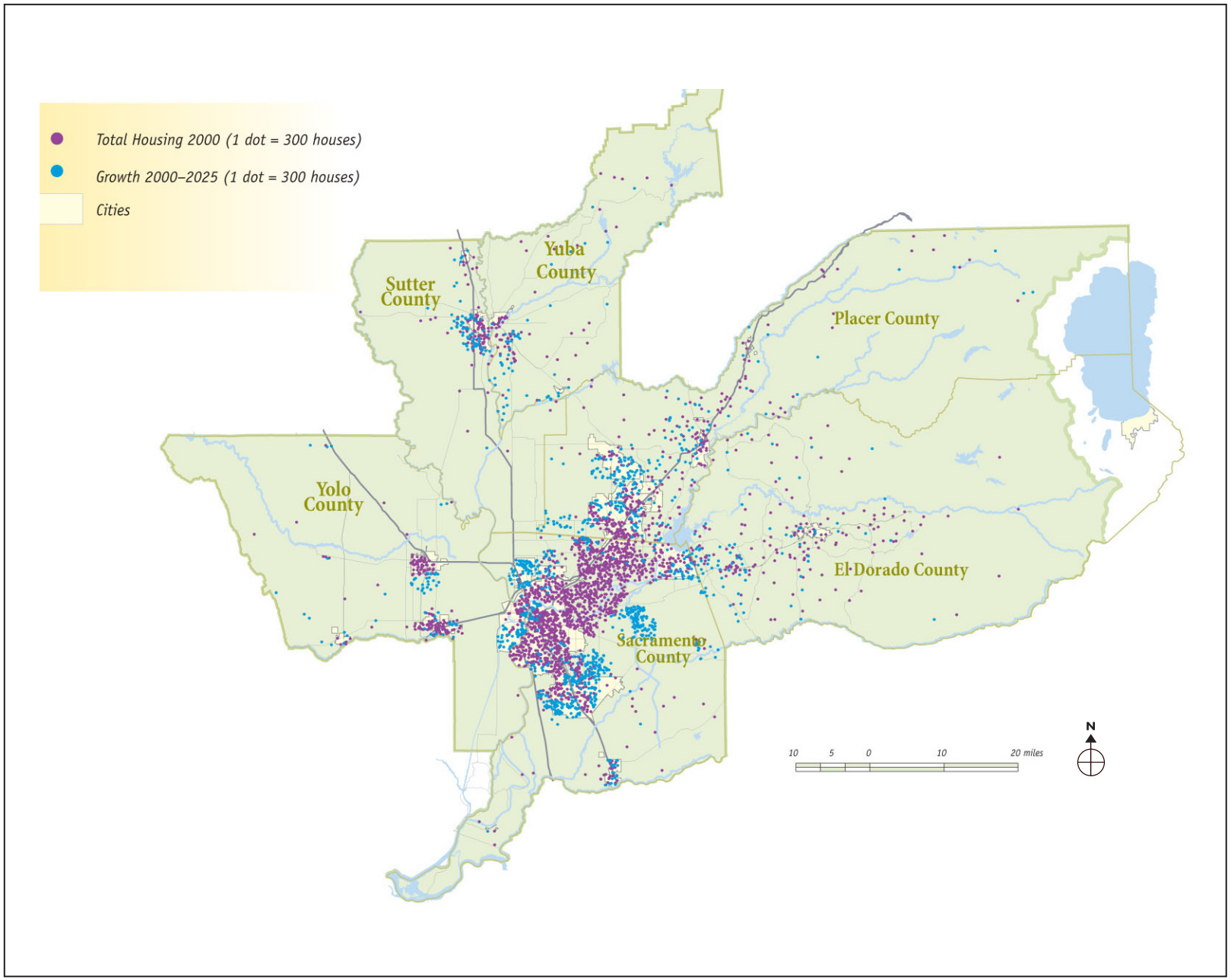
- Almost 25 percent of State employees live in Zone V to the south of downtown. This is an area of continuing growth, particularly in the Elk Grove area, 10-15 miles from the Capitol.
- The next largest proportion of employees, approximately 22 percent, live in Zone II to the northeast, up Interstate 80 toward Rocklin and Roseville.
- Zones I to the north and IV to the southeast each comprise about 15 percent of employee residence location. Northern areas are expected to grow disproportionately in the future, considering housing development approvals in such areas as Natomas, McClellan SPA and Placer Vineyards in Western Placer County.
- Zone III to the east along US Highway 50 includes fast-growing Rancho Cordova; this area accounts for about 11 percent of employee residences, but this share is likely to grow in the future.
- Zone VI is Yolo County, including the cities of Davis and West Sacramento and other areas west of the Sacramento River; this zone accounts for about seven percent of total employee residences.
- Just over five percent of employees live in the central city area (Zone 0).

The most significant relationships between the proportions of State office space and State employee residences include the following commute shed zones:

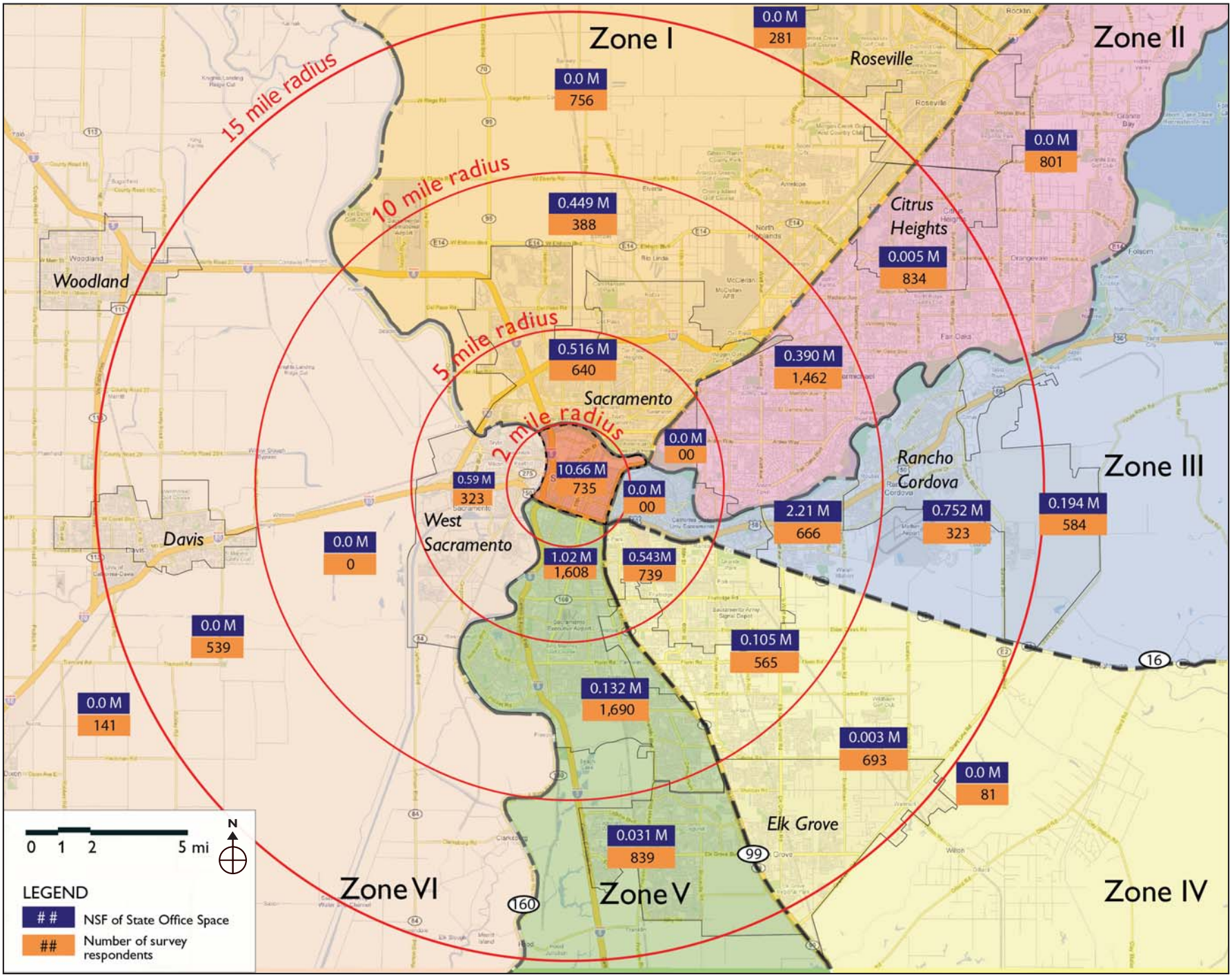
- The great majority of State office space—over 60 percent—is located in the central city area (Zone 0), but the smallest concentration of employees live there.
- Zone II commute shed between Interstate 80 and the American River houses only two percent of the State office space but has 22 percent of the State employee residences.
- Zone III along US Highway 50 east toward Rancho Cordova accounts for 18 percent of State office space but only 11 percent of State employee residences.
- Zone V out Highway 99 to the south accounts for less than seven percent of State office space, though almost 25 percent of employees, the largest concentration, live in that commute shed.

Because Sacramento major roads and transit routes are in a radial pattern, with few circumferential transportation connections, the imbalance between the distributions of housing and State jobs significantly influence the time and distance required to commute to work.

CURRENT AND FUTURE HOUSING TRENDS



Sacramento Region Current and Future Housing Trends
Exhibit 2.3
Source: Metropolitan Transportation Plan for 2025 "A Bold First Step," p.22. SACOG, 2002.


Zone I
Zone II
Zone III
Zone IV
Zone V
Zone VI
15 mile radius
10 mile radius
5 mile radius
2 mile radius
Roseville
Citrus Heights
Woodland
Sacramento
West Sacramento
Davis
Rancho Cordova
Elk Grove
0.0 M 281
0.0 M 756
0.0 M 801
0.449 M 388
0.005 M 834
0.516 M 640
0.390 M 1,462
0.0 M 00
10.66 M 735
0.59 M 323
0.0 M 00
2.21 M 666
0.752 M 323
0.194 M 584
0.0 M 0
1.02 M 1,608
0.543M 739
0.105 M 565
0.0 M 539
0.132 M 1,690
0.0 M 141
0.003 M 693
0.0 M 81
0.031 M 839
0 1 2 5 mi
N
LEGEND
NSF of State Office Space
Number of survey respondents

State Employee Residents Distribution in Sacramento Region						
Zone		5 Miles	10 Miles	15 Miles	20 Miles	Total
0	No. Employees	735	0	0	0	735
	% of Total	5.3%	0.0%	0.0%	0.0%	5.3%
	Office NSF	10,550,776	0	0	0	10,550,776
	% of Total	61.3%	0.0%	0.0%	0.0%	61.3%
I	No. Employees	640	388	756	281	2,065
	% of Total	4.6%	2.8%	5.4%	2.0%	14.8%
	Office NSF	495,139	405,256	0	0	900,395
	% of Total	2.9%	2.4%	0.0%	0.0%	5.2%
II	No. Employees	0	1,462	834	801	3,097
	% of Total	0.0%	10.5%	6.0%	5.7%	22.2%
	Office NSF	0	385,438	4,644	0	390,082
	% of Total	0.0%	2.2%	0.0%	0.0%	2.3%
III	No. Employees	0	666	323	584	1,573
	% of Total	0.0%	4.8%	2.3%	4.2%	11.3%
	Office NSF	0	2,200,350	673,830	193,603	3,067,783
	% of Total	0.0%	12.8%	3.9%	1.1%	17.8%
IV	No. Employees	739	565	693	81	2,078
	% of Total	5.3%	4.0%	5.0%	0.6%	14.9%
	Office NSF	483,744	105,293	3,165	0	592,202
	% of Total	2.8%	0.6%	0.0%	0.0%	3.4%
V	No. Employees	873	1,690	839	0	3,402
	% of Total	6.3%	12.1%	6.0%	0.0%	24.4%
	Office NSF	1,020,807	131,617	30,635	0	1,183,059
	% of Total	5.9%	0.8%	0.2%	0.0%	6.9%
VI	No. Employees	323	0	539	141	1,003
	% of Total	2.3%	0.0%	3.9%	1.0%	7.2%
	Office NSF	516,389	0	0	0	516,389
	% of Total	3.0%	0.0%	0.0%	0.0%	3.0%

Total Employees		3,310	4,771	3,984	1,888	13,953
% of Total		23.7%	34.2%	28.6%	13.5%	100.0%
Total Office NSF		13,066,855	3,227,954	712,274	193,603	17,200,686
% of Total		76.0%	18.8%	4.1%	1.1%	100.0%

Map of State Employee Residence Distribution in the Sacramento Region (Opposite Page)
Exhibit 2.4A

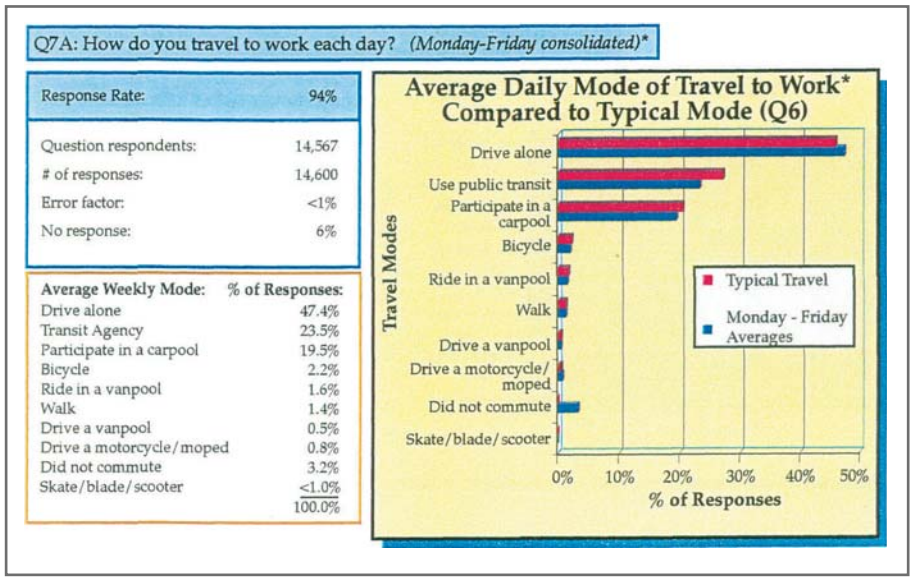
State Employee Residence Distribution in the Sacramento Region Summary Table
Exhibit 2.4B

Sources:
2001 Capitol Area State Employee Transportation Survey Results. DGS, August 31, 2001.
Statewide Property Inventory (SPI). DGS 2007.
2006 Metropolitan Transportation Plan. Sacramento Area Council of Governments, August 2006.

COMMUTE PATTERNS

A major consideration in identifying the best locations for future State office development is accessibility to the potential labor pool of additional employees. The MTP mapping of 2025 projected housing concentrations and commute patterns is helpful in this regard. It shows substantial additional housing likely in several areas, notably South Sacramento, Natomas, Roseville/Rocklin, and Rancho Cordova/Folsom (Exhibit 2.3). While transportation demand management and transit access for State employees overall are State concerns, the State should be especially aware of access from these growth areas.

Capitol Area State Employee Daily Mode of Travel
Exhibit 2.5



Source: Capitol Area State Employee Transportation Survey Results, p.2. DGS, 2001.

The State of California encourages State employees to use alternative commute modes and reduce the number of single occupancy commute vehicles (SOV) to address air pollution and traffic congestion issues. The variety of programs to promote commute options includes: Subsidized transit passes totaling up to 75 percent discounts; preferential parking assignments and rates for carpool and vanpools; full service Compressed Natural Gas State employee vanpool program; guaranteed ride home program; vanpool reimbursements; and exploring telework programs and other alternative commute functions.

According to the 2001 Capitol Area State Employee Transportation Survey, over 50 percent of State employees commuting to the central city area of Sacramento utilize non-SOV transportation modes, including 20 percent participating in a carpool or vanpool, and almost 24 percent using transit (Exhibit 2.5). This is the highest transit usage rate of all large employers in the central city area. The survey responses yield insights as to what might influence more employees to consider taking transit, including increases in parking rates, more LRT station convenience to homes, and a frequent shuttle from transit to workplaces.

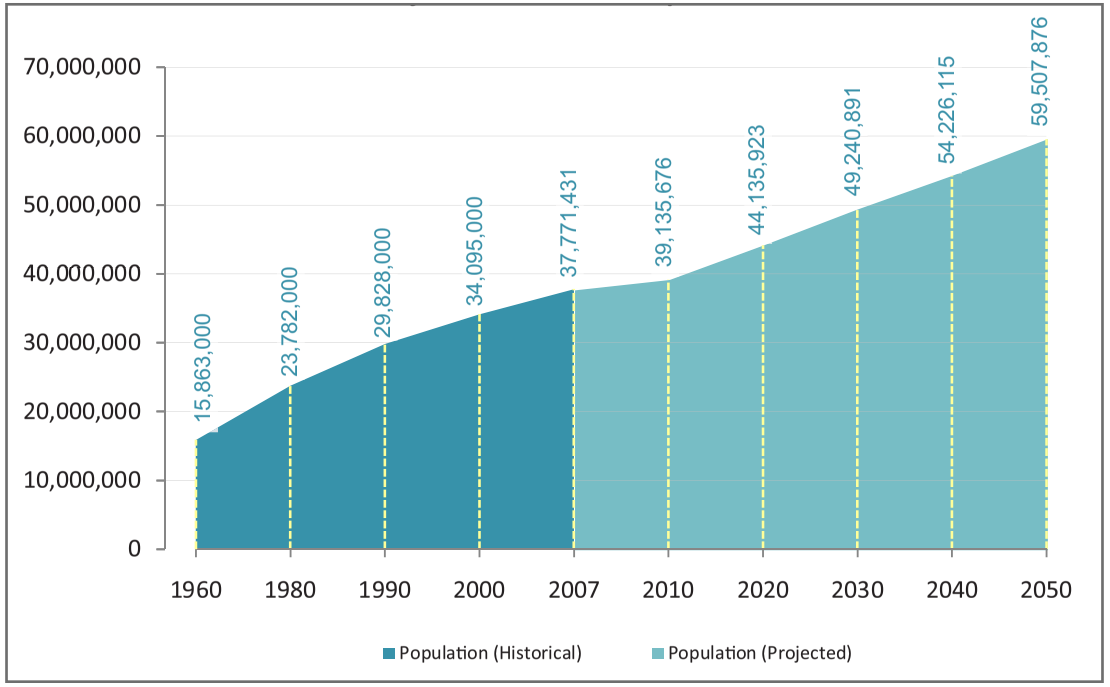
OCCUPANCY TRENDS AND PROJECTED FUTURE OFFICE SPACE NEEDS

STATEWIDE POPULATION GROWTH

Between 1960 and 1990 the State of California's population nearly doubled. That dramatic growth began to level off after 1990, with the population growing 14 percent over the next ten years, reaching a total of approximately 34 million in 2000.

Similar growth is expected in the coming years as projections supplied by the California Department of Finance estimate a 15 percent population increase from 2000 to 2010. Beyond 2010, it is predicted that the State's population will continue to increase, but at a slightly lower rate than it has over the past four decades.

Historical and Projected Statewide Population Growth
Exhibit 2.6A



Source: Population of California (projected through 2050) - Table 1. California Department of Finance Demographic Research Unit, July, 2007.

Historical and Projected Statewide Population Growth
Exhibit 2.6B

	1960	1980	1990	2000	2007	2010	2020	2030	2040	2050
Population	15,863,000	23,782,000	29,828,000	34,095,000	37,771,431	39,135,676	44,135,923	49,240,891	54,226,115	59,507,876

Source: Population of California (projected through 2050) - Table 1. California Department of Finance Demographic Research Unit, July 2007.

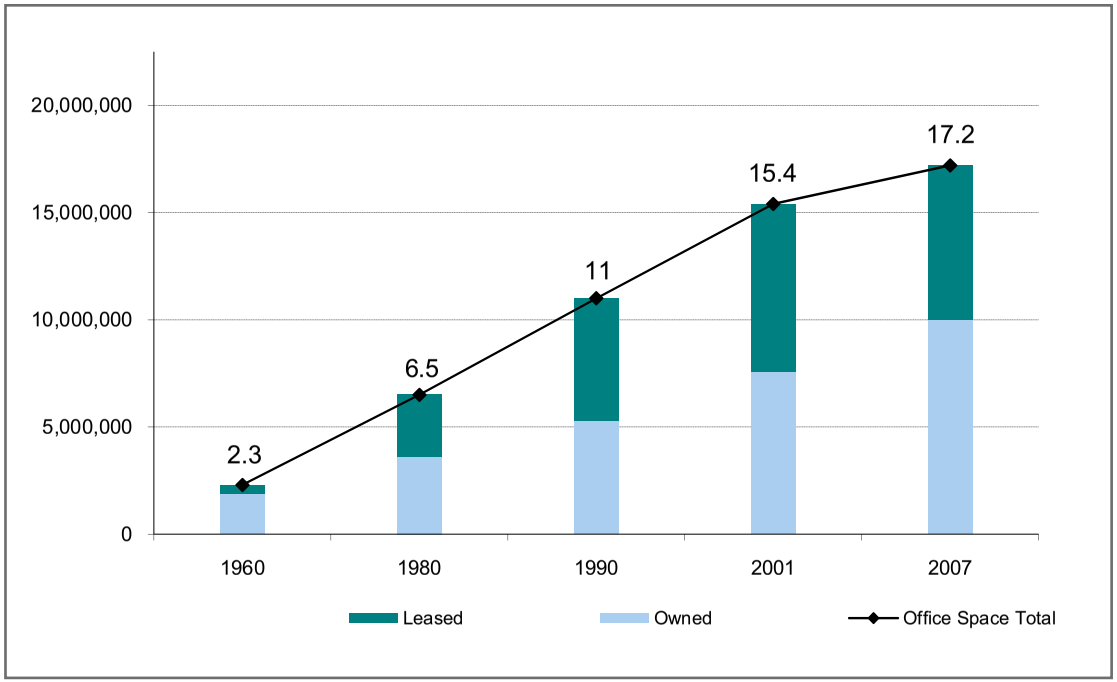
STATE OF CALIFORNIA – SACRAMENTO OCCUPIED OFFICE SPACE GROWTH (OWNED VS. LEASED)

Over the last five decades, State office space occupied in the Sacramento region has grown steadily. From 2.3 million net square feet of primarily owned space in 1960, the State office inventory in Sacramento has grown to more than 17 million net square feet of occupied space in 2007, of which 58 percent is State-owned, and 42 percent is leased.

While both owned and leased space have increased over the past forty years, the percentage of leased space dramatically increased between 1960 and 1990, to a high of 52 percent. In 2007, the amount of leased space remains significant, at 42 percent of total State office space.

Note: The 17.2 million net square feet noted for 2007 is space occupied by State agencies in the Sacramento region per SPI data.

Sacramento Region Historic Office Inventory – Owned vs. Leased (NSF)
Exhibit 2.7A



Source: Sacramento Region State Office Occupancy Trends in Net Square Feet. DGS.

Sacramento Region Historic Office Inventory – Owned vs. Leased

Exhibit 2.7B

	1960		1980		1990		2001		2007	
Owned	1,900,000	*83%*	3,600,000	*55%*	5,300,000	*48%*	7,600,000	*49%*	10,000,000	*58%*
Leased	400,000	*17%*	2,899,000	*45%*	5,700,000	*52%*	7,800,000	*51%*	7,200,000	*42%*
Total	2,300,000	*100%*	6,500,000	*100%*	11,000,000	*100%*	15,400,000	*100%*	17,200,000	*100%*

Source: Sacramento Region State Office Occupancy Trends in Net Square Feet. DGS.

SACRAMENTO REGION STATE OFFICE SPACE NEEDS PROJECTIONS

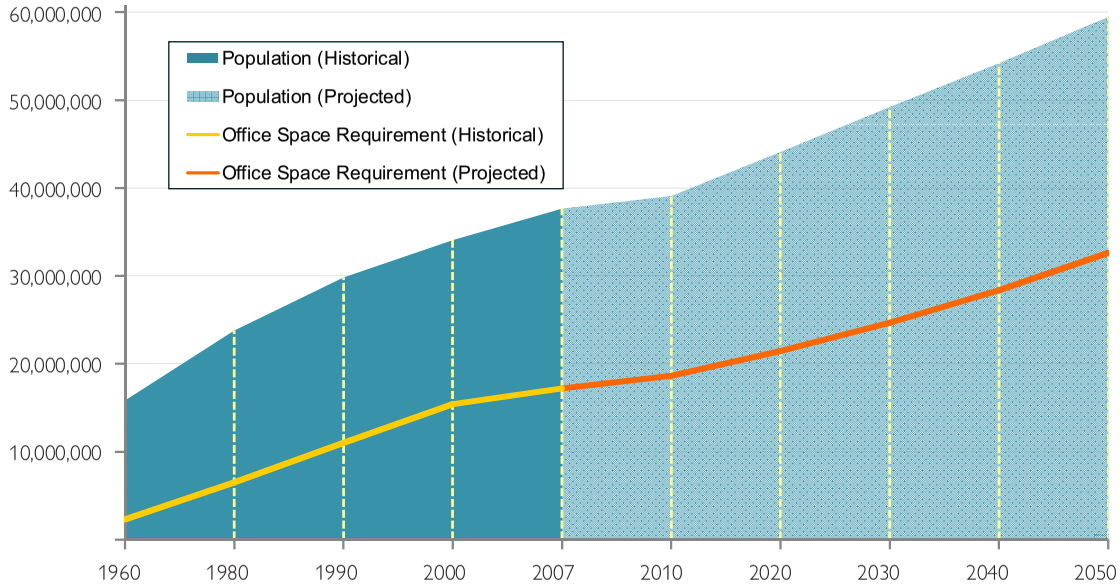
Historic trends reflect a direct correlation between the State's population growth and the State's office space needs in the Sacramento region. The population grew 14 percent from 1990 to 2000 and is estimated to grow 15 percent from 2000 to 2010. By comparison, the inventory of State office space in the Sacramento region grew by 40 percent from 1990 to 2000 and is estimated to grow 20 percent from 2000 to 2010.

The State's projected long-term office space needs are expected to reflect the growth rate of the State's population.

This Planning Study assumes a moderate office space requirement growth projection of 15 percent per decade, ranging from approximately 280,000 NSF per year in the near term, to 425,000 NSF per year in the long term. By applying this growth pattern there will be a total office space need of more than 32 million net square feet of office space in the Sacramento region by 2050.

The projected growth in State office space needs follows the trend of an increasing State employee population in Sacramento County, as shown in Exhibit 2.8C. Although the number of State employees represents the number working in Sacramento County, rather than the entire Sacramento Region (Sacramento County and east Yolo County), the incremental totals of State employees and occupied office space reflect a corresponding increase between 1960 and 2007. Future State employee numbers for Sacramento County are not available.

Sacramento Region State Office Space Projected Need (NSF)
Exhibit 2.8A



Sacramento Region State Office Space Projections

Exhibit 2.8B

Year	Office Space Requirement (NSF)
2010	18,640,000
2020	21,436,000
2030	24,651,400
2040	28,349,110
2050	32,601,477

Sources: Population of California (projected through 2050) - Table 1. California Department of Finance Demographic Research Unit, July, 2007.

Sacramento Region State Office Occupancy Trends in Net Square Feet. DGS.

*Total State employees includes civil service employees, excludes State college and university employees.

Sacramento Region State Employees and Occupied State Office Space

Exhibit 2.8C

Year	Occupied Office Space (NSF), Sacramento Region	*Percent Change*	State Employees, Sacramento County*	*Percent Change*
1960	2,300,000	–	20,881	–
1980	6,500,000	*183%*	41,640	*99%*
1990	11,000,000	*69%*	54,440	*31%*
2000	15,400,000	*40%*	63,926	*17%*
2006	17,200,000	*12%*	70,043	*10%*

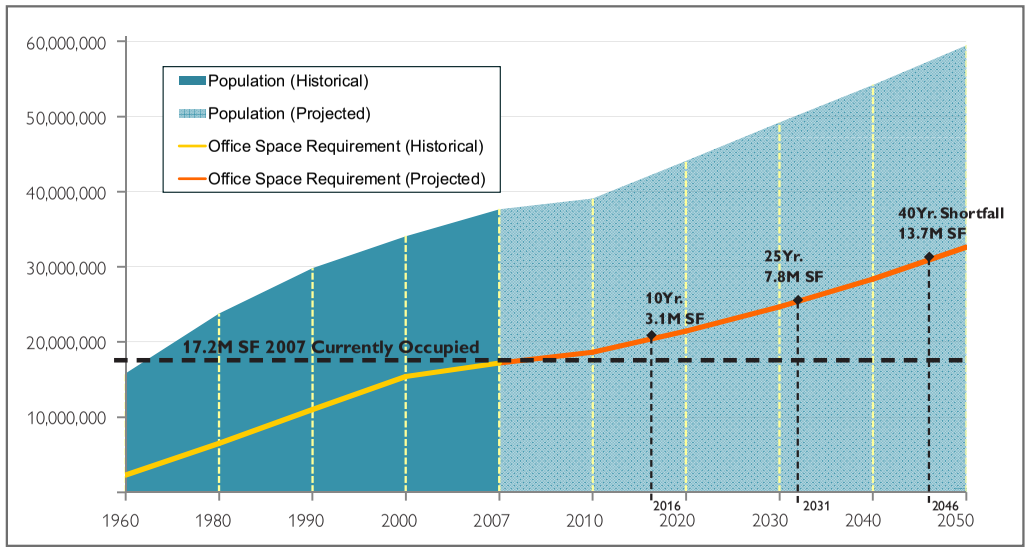
STATE OF CALIFORNIA – SACRAMENTO REGION PROJECTED OFFICE SPACE NEED

The difference between the amount of office space currently occupied by the State (17.2 million NSF) and the total need that is projected incrementally and displayed on page 2-13, Exhibit 2.8B, constitutes the projected additional office space need. This additional anticipated space demand, presented below and illustrated in Exhibit 2.9, needs to be considered as the State plans its future office space program.

Projected Additional Sacramento Region State Office Space Need (NSF)

Projected Additional Office Space Need	NSF
Near-term: (2007 - 2016)	3.1 million
Mid-term: (2017 - 2031)	4.7 million
Long-term: (2032 - 2046)	5.9 million
Cumulative Projected Additional 40-Year Office Space Need	

Sacramento Region Estimated Additional State Office Space Need (NSF)
Exhibit 2.9



Sources: Population of California (projected through 2050) - Table 1.
California Department of Finance Demographic Research Unit.
Sacramento Region State Office Occupancy Trends in Net Square Feet.
DGS.

CONSOLIDATION OF STATE OFFICE SPACE

This section summarizes the current State office space program as reported in the 1997 Sacramento Regional Facilities Plan and the 2001 Plan Update and provides an overview of the policies, benefits and current priorities related to State office space consolidation.

STATE CONSOLIDATION POLICY AND DIRECTIVES

Consolidation of State Operations

Governor's Executive Order W-18-91 contains a policy preference for the State ownership of properties where long-term use can be anticipated, and for which the cost of ownership would be lower than the cost of long-term leasing. It also calls for the consolidation of State operations into joint-use facilities and into the DGS-owned buildings, where possible. The latter goal is practical in areas such as the Sacramento Region, where agencies have a significant presence but are geographically dispersed. Continued leasing of some State office space is advised to allow for flexibility in the staffing and space needs of some agencies.

Senate Concurrent Resolution 39 (1991-1992) directed the State to prepare a consolidation plan and propose a priority list to relocate agencies prioritized for consolidation into State-owned space in the Sacramento region.

1992/1993 Regional Facilities Plan

The 1992/1993 Regional Facilities Plan recommends the development of new multi-tenant State-owned office facilities to meet the consolidatable space requirements of the State's 18 largest agencies which, at the time, occupied 72 percent of State office space. This Regional Facilities Plan also recommends that the Capitol Area Plan be updated to accommodate more of the State's office needs in the Capitol Area.

1997 Capitol Area Plan and Implementation Plan

The Capital Area Plan establishes Objectives and Principles under a number of elements, including State Offices and Transportation and Parking. Regarding the State office space and consolidation, the stated principles include:

- Use the Capitol Area Plan as the master plan for State facility development on State-owned land in the Capitol Area.
- Identify and protect opportunity sites for development of State offices in the Capitol Area.
- Use the State's Regional Facilities Plan for Sacramento to determine overall State office needs in the Capitol Area and central Sacramento.
- Consolidate agencies for which proximity to the State Capitol and other facilities and activities in the Capitol Area is appropriate.
- Intensify office space use on underutilized sites or in aging State facilities through renovation of existing buildings or through redevelopment.

State-Owned Space

Senate Bill 245 (Battin) (Ch. 107, Stats. of 2005) directs that existing State-owned or State-leased office space under the jurisdiction of the DGS be fully utilized by State agencies before entering into new leases.

Programmatic and Economic Basis for Consolidation

The State derives economic and programmatic benefits for consolidating dispersed or fragmented State offices. As referenced in the 1997 Facilities Plan, several State reports document these benefits. The reports and benefits are summarized here:

"Consolidation of Government Office Space Issues and Effects: The California Case", 1987, Robert G. Fletcher and Brenda J. Moscove of California State College-Bakersfield: The study demonstrates beneficial economic effects of consolidating State office space into multi-tenant facilities. Direct economic benefits demonstrated by consolidation include:

- Land economies derived from decreased land costs in proportion to building size.
- Space economies arising from the elimination of duplicate common space and special purpose rooms.
- Equipment economies resulting from the sharing of systems (telephone, PBX, computer networks, etc.).
- Economies of scales afforded by introducing sophisticated technology on a larger scale and reducing work space.
- Wage efficiencies through more effective utilization of security and

maintenance workers, as well as time savings in inter-office or inter-agency communication.

The study also identifies several indirect or non-quantitative effects such as:

- Areas surrounding State office locations benefit from expenditures of State workers on goods and services.
- Multiple public service offices in the same building result in time savings for the public and improved conveniences for users.

Later studies by the Urban Land Institute (ULI) and the Governor's Office on Economy and Efficiency (Little Hoover Commission) also support consolidation of State offices where it is possible to achieve the above benefits.

ULI Panel Report "California State Capitol Area", 1995: This report concludes that, "Consolidation of State offices by department is desired to achieve improved air quality, greater working efficiencies, more centralized access for the public, and proximity to the State Capitol, local government, the courts, and/or other State agencies with which the consolidating agency interacts often." The ULI panel found that clustering space in the downtown area best enables flexibility to adapt to the changing needs of State agencies and departments, as well as permitting consolidation of support facilities such as child care, food service and auditoriums.

Little Hoover Commission "California's Real Property Management: A Cornerstone for Structural Reform," 1995: The Commission endorsed well-planned and carefully executed consolidations. This report recognizes the State's "long-standing strategy of trying to consolidate office space—to avoid the usually escalating costs of leasing, to accrue the equity of ownership, and to remedy the fragmentation of its agencies." The Commission also cited the administration's 1993 plan to "consolidate State offices in the major urban centers. The administration's program was expected to save money by reducing the number of leases, by developing shared facilities such as hearing rooms, and by reducing the space allocated individual workers and the total space allotted to departments with decreasing staff or program changes." Actions recommended by the Commission would enhance the State's ability to achieve that aim with a "streamlined, yet rigorous process for independently analyzing and winning legislative approval of large projects."

Capitol Area East End Complex - Economic and Employment Impact: This 2002 study was prepared for DGS RESD (Real Estate Services Division)—Project Management Branch by the Sacramento Regional Research Institute. The study estimates the economic and employment impact of 1.47 million gross square feet (GSF) of proposed State offices housing 5,700 employees and costing almost $400 million. The economic impact study estimates that this very large project would have "high levels of economic impact on the region and its areas." Specific examples of the economic benefits cited for the consolidation project include three major sources:

- Construction Phase: $517 million in net new economic income expected to the Sacramento region.
- Post-Occupancy Phase: Ongoing annual income of approximately $1.54 billion to the region.
- Economic Value Created by Reuse of Vacated Space: Net new benefit from addition of 1.4 million GSF, which frees similar amount for reuse is estimated to ultimately generate about $701 million per year of total economic activity in the region (6,927 new jobs).

Economic and Fiscal Impact Study of Siting State Office Building in Fresno, CA, 2000: This study demonstrates that there are substantial economic benefits (new jobs and personal earnings during construction and after) generated by creation of a new 250,000 GSF State office building in Fresno's downtown area to consolidate 15 State agencies. It was prepared for the DGS RESD - Asset Planning and Enhancement Branch in June 2000 by Stephen S. Fuller, Ph.D of the Center for Regional Analysis at George Mason University in Fairfax, Virginia. Although focusing on Fresno, the conclusions would apply to State office development in other communities as well, concluding that the project "will also generate economic and fiscal benefits at the city and county levels as the initial outlays are re-cycled through the local economies supporting existing businesses and contributing to business expansion throughout the metropolitan area. While many of these economic and fiscal benefits are already being captured at the city and county scale, due to the existence of the State agencies and their workforce, by locating the consolidated facility within the downtown area, developmental benefits can be generated that would not be realized in scattered suburban sites."

Current State Office Space Program

The Sacramento Regional Facilities Plan, updated periodically, provides a 20-Year strategy for meeting State office needs and asset management objectives in the Sacramento region. It is designed specifically to achieve consolidations for the largest and most fragmented State agencies, and to make use of underutilized State-owned property in the Capitol Area. Specific statistics and findings in the Facilities Plan change continuously and some are being updated as part of this current Planning Study. The DGS Office of Project Development and Management and Office of Real Estate and Design Services jointly prepared the 1997 Regional Facilities Plan, and the Asset Planning and Enhancement Branch developed the 2001 update. The following are some highlights from the 2001 Facilities Plan update:

- Sacramento is home to 117 State agencies; it is the hub of State government, employing more than 72,000 people in Sacramento County in 2001. (The largest private sector employer—Sutter Health—has 7,100 employees, and even the top 22 private employers together total less than the State.)
- Most large agencies and departments locate their headquarters in downtown Sacramento near the State Capitol building to enable interaction with the Governor's Office, members of the Legislature, and other governmental entities.
- "Back office" State operations such as claims centers, call centers and service centers are typically better located in suburban areas, where it is easier to obtain large blocks of office space at affordable lease rates.
- Sacramento County contains a large percentage of all State-owned and leased general purpose office space—far more than any other county (42 percent in 1997, 32 percent in 2001).
- Sacramento County accounts for almost half of all space leased by the State in all of California (60 percent of the leases are in the downtown/central city area). The annual rent for all types of State-occupied space in the county rose by 31 percent from 1997 to 2001.
- The State occupied over 13.5 million net square feet (NSF) of general purpose office space in the Sacramento region in 1997, which grew to 15.4 million NSF by 2001.
- Demand for State office space increased an average of three percent annually between 1978 and 2001; between 1997 and 2001 this equated to an increase of nearly 500,000 NSF annually.
- The State is by far the largest office space user in the Sacramento region, leasing 21 percent of all office space in the market.

Consolidation Priorities

The 1992-93 Strategic Facilities Plan for Sacramento prioritized 18 State agencies for consolidation (based on size, occupancy cost, and degree of fragmentation). As of 2006, consolidation projects for ten of these agencies had been accomplished or were under construction, including:

- Board of Equalization
- California Environmental Protection Agency
- Education
- Franchise Tax Board
- General Services
- Health Services
- Justice
- Social Services (to be consolidated with the completion of the Office Buildings 8 and 9 renovations.)
- Student Aid (co-located with EdFund)
- Technology Services (Teale Data Center)

The remaining eight agencies, (total 3.2 million NSF of office space) of the original 18 to be consolidated include:

- Caltrans
- Consumer Affairs
- Controller
- Corrections and Rehabilitation
- Employment Development
- Motor Vehicles
- Technology Services (Health and Human Services Data Center)
- Water Resources (identified tenant for the West End Office Project.)

The 2006 status of these agency consolidations is presented in Exhibit 2.10.

Major Agency Consolidation Status

Exhibit 2.10

Source: Draft 2005/2006 Sacramento Regional Facilities Plan, p. 58. DGS, 2006,

Completed Agency Projects	Project Office NSF	Location	Status
Equalization, Board of	504,290	450 N Street	Project completed.
Justice	327,080	1300 I Street	Project completed.
Student Aid	21,146	10834 International Drive	Co-located with EdFund.
Technology Services (Teale Data Center)	137,275	3101 Gold Camp Drive, Rancho Cordova	Project completed.
EPA, California	767,030	1001 I Street	Project completed.
Health Services	867,226	1500, 1501, 1615, 1616 Capitol Avenue (Capitol Area)	Project completed.
Education	328,627	1430 N Street (Capitol Area)	Project completed.
General Services	320,000	707 3rd Street, West Sacramento	Lease Consolidation completed.
Franchise Tax Board III	732,000	9646 Butterfield Way, Rancho Cordova	Project completed.
Subtotal	**4,004,674**		**9 Projects**

Projects Under Construction	Project Office NSF	Location	Status
Social Services	407,770	714 & 744 P Street	Backfill tenant with 2009 completion date.
Subtotal	**407,770**		**1 Project**

Authorized / Funded Projects	Current Office NSF to be Consolidated	Location	Status
Water Resources	349,838	West End Office Project	Identified tenant for West End Project.
Subtotal	**349,838**		**1 Project**

Future Consolidation Opportunities	Current Office NSF to be Consolidated	Location	Status
Consumer Affairs	436,740	Metropolitan area	Partial lease consolidation completed; not pursuing full consolidation project at this time.
Employment Development	429,341	To be determined	Not pursuing consolidation project at this time.
Corrections & Rehabilitation	775,134	Metropolitan area	Project authorization for Corrections rescinded; interim lease consolidation proposed.
Caltrans	578,339	Block 275 (Capitol Area)	Master Plan in progress.
Motor Vehicles	184,033	Broadway site	New project at Broadway site; no project proposed.
Technology Services (Health & Human Services Data Center) *	267,036	Metropolitan area	Lease consolidation proposed.
Controller	134,417	Capitol Area	Future backfill tenant.
Subtotal	**2,805,040**		**7 Projects**

Total	**7,567,322**		**18 Projects**

* Includes office and other space.