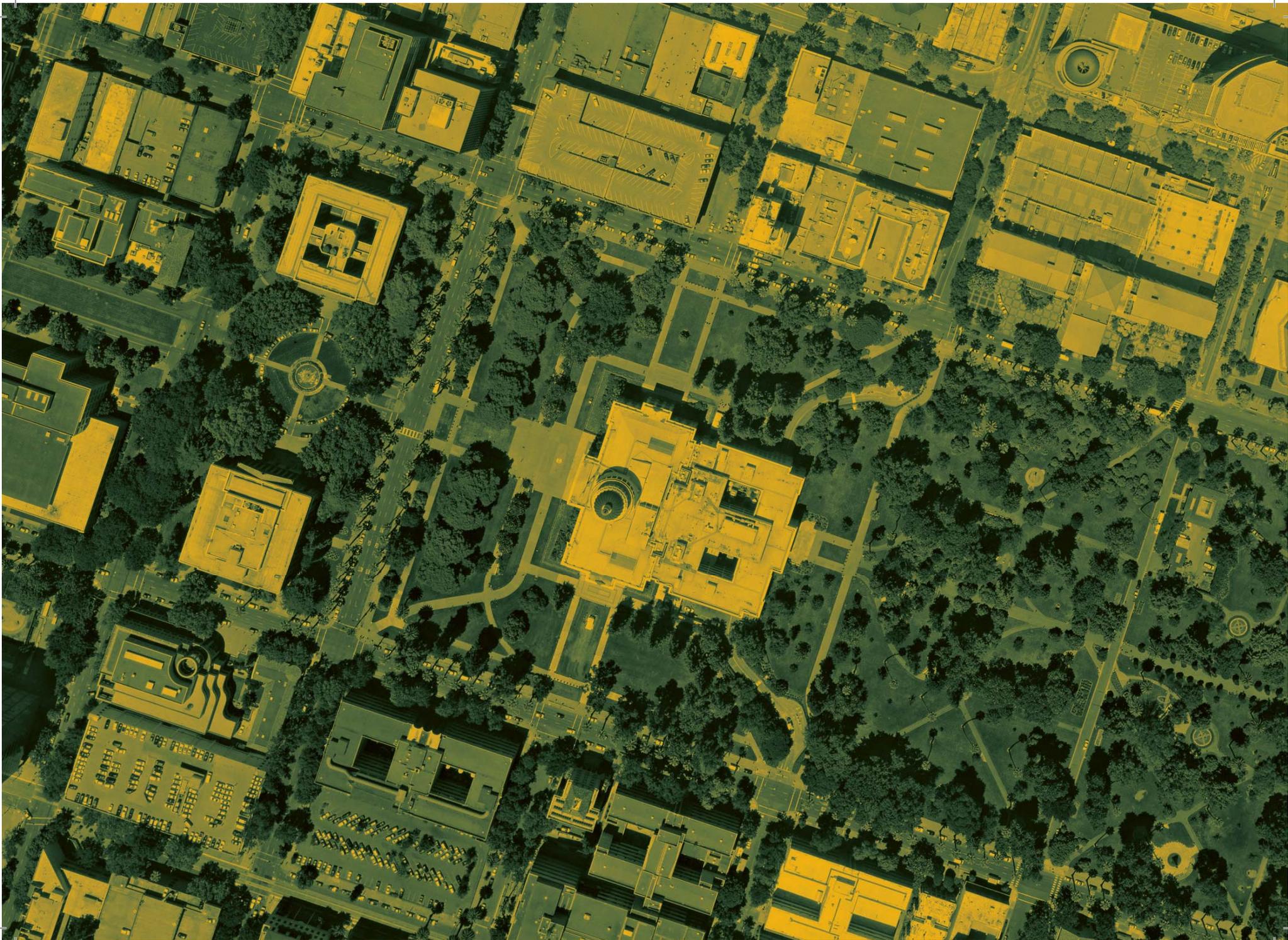




Sacramento Region State Office Planning Study



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Sacramento Region

State Office Planning Study

STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES
Real Estate Services Division

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COUNTY OF SACRAMENTO
Department of Economic Development
Department of Neighborhood Services

CITY OF SACRAMENTO
Department of Economic Development
Department of Planning
Department of Transportation

CITY OF WEST SACRAMENTO
Department of Community Development
Redevelopment Agency



State of California • Arnold Schwarzenegger, Governor
State and Consumer Services Agency

DEPARTMENT OF GENERAL SERVICES

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FOREWORD FROM DEPUTY DIRECTOR

This Sacramento Region State Office Planning Study is a powerful tool for developing the State of California's future building and facility needs throughout the region.

This study provides important planning information and a powerful analysis matrix that can be used by many people as the State evaluates its ongoing real estate needs. This document is, and will continue to be, a valuable tool for the Department of General Services (DGS) asset management program. The assessment matrix included in the body of this report presents a methodical, objective approach that responds to State policy and statutory priorities. It identifies development opportunity areas and will inform the State's office space development program. The DGS intends to update this working document as conditions change to ensure future strategies regarding long-range office space plans are always based on current information.

While this study quantifies the State's projected office space needs, actual requirements will remain subject to changing conditions, including economic factors and State policies and initiatives. Additionally, this effort does not commit the State to any particular office development course of action; it simply identifies and evaluates potential opportunity areas and development possibilities. Specific implementation decisions will be based on State agencies' programmatic requirements, economic considerations, prudent business and real estate practices, and the State's office project budgeting, authorization and development process.

Furthermore, the State and its building professionals understand that there are a number of factors influencing the kinds of facilities to be built in the future, which will have a significant impact on this matrix. The very nature of government work — how to efficiently deliver services to all citizens at the lowest possible cost — is changing rapidly in the face of economic, environmental and technological changes and challenges. At the same time, the nature of the workplace of the future is also in flux. The buildings we build, the work spaces we plan, the offices we lease and renovate are all evolving to become highly productive, extremely energy efficient, cost effective to construct, and widely networked with video and Internet capabilities.

The Sacramento Region State Office Planning Study reflects the importance of the State's office program and planning efforts to this geographical area. Tomorrow's State facilities will have a significant impact on the character and landscape of this region for generations. This study is one of a number of tools the Department of General Services is developing to create smart State work places of the future. In addition to cost and productivity imperatives, these must be buildings that are flexible enough to accommodate an uncertain future, designed to serve modern and future work forces, able to take advantage of the concentration of State operations in the Sacramento Region and capable of reducing resource usage in every possible way.

This is no small challenge. There are significant environmental concerns to address, transportation aims and goals to consider, shifting population and demographic patterns to account for, and Internet and technological capabilities to seize. The only thing certain is that the 21st century in California will be very different from the 20th. Armed with tools like this, the Department of General Services can continue to help the State face its real estate challenges, take advantage of workplace and work force developments, and map the best path to an economical and highly productive future.


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