

SAN FRANCISCO  
BAY AREA  
REGIONAL FACILITIES PLAN  
2009



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# San Francisco Bay Area Regional Facilities Plan 2009



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## *Executive Summary*

The Department of General Services (DGS) prepared this San Francisco Bay Area Regional Facilities Plan (2009 Regional Plan) as part of its asset management responsibilities, which require a coordinated approach for meeting the office space needs of State agencies throughout California. The 2009 Regional Plan analyzes and presents information about the State of California’s occupied office space in a five-county area (Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara). A detailed description of the State’s real estate portfolio is also offered, including information on its State-owned properties, State leases, and consolidatable office space.



Consolidatable office space is occupied by functions that do not require specialized facilities and are compatible for location in a multi-tenant, general-purpose office building. Special purpose space needs such as warehouse operations are not addressed in this plan. Neither are the space needs of programs located in State-owned field offices (i.e. the Department of Motor Vehicles and the California Highway Patrol).

Occupied space is described in units of net square feet (NSF) which equate to the actual square feet in a tenant’s space. Gross square feet (GSF) refers to the square feet within the exterior walls of a building. A building’s GSF, due to the presence of lobbies, corridors, and other common areas, will always exceed a building’s NSF.

State agencies occupy nearly 4.3 million NSF of general-purpose office space in this five-county Region. Space is distributed in DGS-owned office buildings (1.5 million NSF), in leased office space (1.3 million NSF), and in agency-owned special purpose buildings (1.5 million NSF).

Approximately 35 percent of the San Francisco Bay Area Region’s office space requirements is being met in five DGS-owned office buildings:

1. Hiram W. Johnson State Office Building, San Francisco (Civic Center Plaza)
2. Earl Warren Building, San Francisco (Civic Center Plaza)
3. Governor Edmund G. Brown Building, San Francisco  
[Public Utilities Commission (PUC) Headquarters]
4. Elihu M. Harris Building, Oakland
5. Alfred E. Alquist Building, San Jose

Four of the five DGS-owned buildings are Individual Rental Rate (IRR) buildings, meaning they were publicly-financed with lease-revenue bonds. All State tenants occupying IRR buildings make fixed rental payments to cover the debt service on the outstanding bond(s) as well as the operation and maintenance expenses associated with the building. The San Francisco Civic Center Plaza complex, Governor Edmund G. Brown, and Elihu M. Harris Buildings were all financed through the issuance of lease revenue bonds via Joint Powers Authorities established in conjunction with the cities of San Francisco and Oakland.

The Edmund G. Brown Building serves as the headquarters for the PUC; legislation authorized the PUC to make semi-annual bond payments as well as pay for all building operating expenses.

The Alfred E. Alquist building in San Jose was financed through the State of California’s General Fund (cash) and is one of 25 State buildings included in a statewide portfolio of buildings that make up the DGS Building Rental Account (BRA). The DGS Building and Property Management (BPM) staff estimate all expenses associated with the operation and maintenance of buildings in this portfolio each year. A fixed rental rate is then established for all State tenants occupying space in these buildings. The rental rate is analyzed annually and periodically adjusted to ensure adequate funding is available to effectively manage this portfolio of buildings.

## ***DGS-Owned Office Buildings***

A summary for each DGS-owned building is presented below.

### ***San Francisco Civic Center Plaza – (Hiram W. Johnson & Earl Warren Buildings)***

#### **Hiram W. Johnson State Office Building**

**455 Golden Gate Avenue, San Francisco**

- Rent per square foot = \$4.18 for FY 2009-2010
- 844,550 GSF; 712,619 NSF
- Completed in 1998
- 14 floors
- 1,515 employees
- 62 parking spaces
- Amenities/additional features include courtyards, two atriums, courtrooms, public plaza, child care, café and auditorium
- 4,972 NSF child care facility
- 885 NSF of ground floor retail
- 17 State agencies
- Sub-tenants include child care provider, café vendor, flower vendor

#### **Earl Warren Building**

**350 McAllister Street, San Francisco**

- Rent per square foot = \$4.18 for FY 2009-2010
- 234,550 GSF; 158,271 NSF
- Originally built in 1992; refurbished in 1998
- Six floors
- 202 employees, including members of the Supreme Court and the First District Court of Appeals
- Shares 62 parking spaces with the Hiram W. Johnson Building
- Shares same amenities/additional features as the Hiram W. Johnson Building

#### **Governor Edmund G. Brown (Public Utilities Commission) Building**

**505 Van Ness Street, San Francisco**

- 288,895 GSF; 195,390 NSF
- Completed in 1984
- Five floors
- 838 employees
- 220 parking spaces
- Amenities/additional features include a privately run, full service employee café, auditorium, showers, and law library totaling approximately 24,500 square feet and covered parking
- 2,375 NSF child care facility
- 3,190 NSF cafeteria and ground floor retail
- Three State agencies (PUC is anchor tenant) with DGS and CHP having a small presence

**Elihu M. Harris Building**  
**1515 Clay Street, Oakland**

- Rent per square foot = \$2.62 for FY 2009-2010
- 747,000 GSF; 475,741 NSF
- Completed in 1998
- 22 floors
- 1,497 employees
- 400 parking spaces
- Amenities/additional features include a 40,000 square foot auditorium, 14 conference rooms, employee café, retail and child care
- 2,500 NSF child care facility
- 10,000 NSF of ground floor retail space including a credit union and local government space

**Alfred E. Alquist Building**  
**100 Paseo de San Antonio, San Jose**

- Rent per square foot = \$1.47 for FY 2009-2010
- 108,561 GSF; 86,068 NSF
- Completed in 1980
- Three floors
- 300 employees
- Amenities/additional features include 2 large and 5 small common courtyards, large open space atrium and 1,255 square foot break room
- Ten State agencies

## ***Consolidatable Office Space***

Approximately 70 percent of the Region’s 4.27 million NSF of occupied space is in State-owned buildings (DGS-owned or agency-owned). Approximately 83 percent of this State-owned space is consolidatable (71 percent of the Region’s total occupied space), meaning it is occupied by programs that can be or already have been co-located in buildings with other tenants. All tenants in DGS-owned buildings are considered “consolidatable,” though they already occupy a multi-tenant building.

Approximately 30 percent of the Region’s occupied space is in leased premises (in buildings owned by private sector landlords). Approximately 44 percent of this space is consolidatable or identified as being occupied by programs that can be co-located in buildings with other State or private-sector tenants.

The table on the next page presents State-owned and leased occupied space in the Region and summarizes the amount of space that is consolidatable (State programs that can be accommodated in a multi-tenant building) and non-consolidatable (State programs that cannot be housed in a multi-tenant building).

***San Francisco Bay Area Region***  
***Consolidatable vs. Non-Consolidatable Occupied Net Square Feet - July 2009***

	Alameda County	Contra Costa County	San Francisco County	San Mateo County	Santa Clara County	Region Total	As % of Regional Total SF
<b>Total State-Owned Consolidatable</b>	973,724	386,754	968,086	5,306	141,771	2,475,641	57.92%
<b>Total State-Owned Non- Consolidatable</b>	130,337	190,962	48,746	61,556	84,783	516,384	12.08%
<b>TOTAL STATE- OWNED</b>	1,104,061	577,716	1,016,832	66,862	226,554	2,992,025	70.00%
<b>Total Leased Consolidatable</b>	90,463	40,555	305,954	49,353	73,103	559,428	13.09%
<b>Total Leased Non- Consolidatable</b>	299,675	143,874	79,866	11,570	188,173	723,158	16.92%
<b>TOTAL LEASED</b>	390,138	184,429	385,820	60,923	261,276	1,282,586	30.00%
<b>TOTAL CONSOLIDATABLE</b>	1,064,187	427,309	1,274,040	54,659	214,874	3,035,069	71.00%
<b>TOTAL NON- CONSOLIDATABLE</b>	430,012	334,836	128,612	73,126	272,956	1,239,542	29.00%
<b>TOTAL SF</b>	1,494,199	762,145	1,402,652	127,785	487,830	4,274,611	

There are no plans at present for a major office consolidation project in the Region, as the State’s real estate portfolio in the Region is balanced at 70 percent in State-owned space and 30 percent in leased space. The DGS uses Regional Facilities Plans, State agency questionnaires, consultation with RESD’s Regional Portfolio Managers (RPMs), Real Estate Officers (REOs), and CRUISE requests (customer requests for real estate services) to analyze and assess the space needs of State agencies. Consolidation opportunities are analyzed based on factors that include local real estate market conditions, development costs, and long-term identified office space needs. It is standard industry practice to maintain a percentage of a real estate portfolio in leased space. For the State, this practice allows flexibility and opportunities to address changes in office space requirements that result from organizational or programmatic adjustments. This flexibility is also important for the State’s occupancy strategy for the DGS-owned buildings, as the first priority is to maintain full occupancy of these buildings. The DGS considers opportunities for consolidation and co-location with other State agencies in leased space when space requests are submitted by State agencies. The DGS may also recommend consolidation projects when the State has a large enough State tenant base (minimum 100,000 NSF) and the project is deemed economically feasible based on an economic analysis of the long-term occupancy costs to lease, purchase, or build new office space.

## **Findings / Recommendations**

The State's office space occupancy level in the San Francisco Bay Area Region has changed modestly between 2004 and 2009. No new DGS-owned buildings were constructed during this time period, so the DGS-owned space totals have not changed. All five DGS-owned buildings are currently at 100 percent occupancy and Senate Bill 245 (Battin) (Chapter 107, Statutes of 2005) directs that existing State-owned or State-leased facilities under the jurisdiction of the DGS are to be fully utilized by State agencies before entering into new leases in order to better control office facility use by State agencies.

There are currently 54 State agencies that occupy space in the Region, and each administers unique programs. When a State agency has a new office space requirement driven by a change in a program(s), the need for more space is typically met through leasing office space in a private-sector building. When a State agency needs to reduce space based on a change in a program(s), terminating a lease is often the way that reduction is accommodated.

The most likely location for a new State office consolidation project in the Region is in San Francisco, where leases for approximately 305,954 NSF of consolidatable space will expire by 2018. The DGS planning team considers a 100,000 NSF office requirement (either single-tenant or multi-tenant building) the minimum size necessary to study the economic viability of a project. San Francisco County is the only county that currently exceeds this minimum threshold. However, three existing State-owned office buildings located in the Civic Center area of downtown San Francisco (San Francisco Civic Center Plaza complex and the Edmund G. Brown Building) comprise a total of 1,066,280 NSF. The State's current consolidatable office space requirement in San Francisco is 1,274,040 NSF. This represents a balanced portfolio of properties in San Francisco, with 72 percent of State tenants in State-owned office space versus only 28 percent in private sector leased office buildings. Given current budget constraints on State departments and our current portfolio make-up, continuing to renew existing leases for the next one to three years is recommended.

The DGS also expects office leasing requests in San Francisco to modestly decline due to fiscal constraints on agencies' support budgets. Several State agencies are attempting to relocate from San Francisco to less expensive office space in the East Bay and others are seeking assistance with amending current office leases to reduce space and their rental obligations. Leasing private sector buildings will always be a component of the DGS asset management strategy in any real estate market, as it offers the flexibility to quickly adjust to changing office space requirements of State tenants.

Rents in the San Francisco Bay Area have been on a downward trend since 2007, when the average asking rent was \$4.02 per square foot, per month and the vacancy rate was 8.4 percent. In the 2<sup>nd</sup> quarter of 2009, the average asking rent has dropped to \$2.51 per square foot, per month, and the vacancy rate has jumped to 14.7 percent. Substantially lower asking rents, higher vacancy rates and little or no new office product entering the market have increased competition for existing tenants. The current market conditions make justifying a consolidation project more difficult. The breakeven point between leasing and owning would be longer than typical, and State tenants may have to fund new office space buildout if they were relocated.

In Alameda, Contra Costa, San Mateo, and Santa Clara Counties, the consolidatable office space requirement is not sufficient to justify a new State office development project. Assuming no programmatic changes that will result in increases or decreases in the office space requirement, agencies will continue to occupy 90,463 NSF of consolidatable leased office space in Alameda County, 40,555 NSF in Contra Costa County, 49,353 NSF in San Mateo County, and 73,103 NSF in Santa Clara County. Many of the programs in consolidatable space in these counties are local and need to remain in their respective geographic areas.



Introduction

# *Chapter 1*



# Introduction

## A. Purpose, Scope and Strategy

The San Francisco Bay Area Regional Facilities Plan (2009 Regional Plan) was developed to present general information on the status of State of California occupied office space located in the counties of Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara. The 2009 Regional Plan also reports on the status of the implementation of recommended actions presented in the 2004 Bay Area Regional Facilities Plan Update (2004 Update), as part of the Department of General Services' (DGS) ongoing asset management and strategic planning activities. The 2004 Update addressed the counties of San Francisco, Alameda, and San Mateo; the 2009 Regional Plan has been expanded to include the counties of Contra Costa and Santa Clara, which were studied in the 2002 Santa Clara and East Bay Regional Facilities Plan.

The 2009 Regional Plan is one in a series of plans developed by the DGS. Regional Facilities Plans serve to inform the Legislature, State agencies, local government, and the State's private sector business partners of the State's intentions for addressing its ongoing office space needs. The regional plans are also key business tools used by the DGS Real Estate staff to oversee the State's leasing and development activities and evaluate client agencies' space requests. Findings from the 2009 Regional Plan will describe the State's changing facilities requirements and provide recommendations on the future direction for meeting State office space needs.

The 2009 Regional Plan reviews the State's general-purpose office space requirements in the five-county San Francisco Bay Area Region. The 2009 Regional Plan identifies remaining consolidatable State office space and current agency occupancy data in State-owned and leased locations. Consolidatable space is occupied by functions that do not require specialized facilities and are compatible for location in a multi-tenant, general-purpose office building.



The State’s planning strategy includes the following process for the five-county San Francisco Bay Area Region:

- Summarizes the present clusters of agency occupied offices,
- Provides current information on leasing conditions and commitments,
- Describes projected future office space needs as reported by State agencies, and
- Identifies areas of concentration of consolidatable leased office space for future study.

Appendix 1 summarizes the occupancy data derived from the DGS Statewide Property Inventory (SPI) from the following categories:

- Leased space – Consolidatable
- Leased space - Non-consolidatable
- State-owned Space

## ***B. Organization of the Plan***

***Chapter 1: Introduction*** addresses the purpose, scope, strategy, organization, assumptions, and methodology for the 2009 Regional Plan.

***Chapter 2: Background*** presents general regional information; reports on previous planning efforts; provides a synopsis of the 2004 Update findings and recommendations; and describes existing conditions, including the current status of State assets, State-owned and leased office facilities, and the regional office market.

***Chapter 3: Agency Space Consolidation Requirements*** identifies the existing consolidatable office space in State-owned and leased facilities in the five counties and describes factors that might affect future agency office space requirements.

***Chapter 4: Findings*** correlates consolidatable leased office space and lease conditions with implementation strategies. The chapter also presents a strategy for future use of space in the existing State-owned office buildings and identifies issues for future planning efforts.

***Chapter 5: Additional Development Considerations*** addresses office space development and facility considerations not discussed elsewhere in the document. These additional considerations include administrative policy, statutory requirements, regional transportation issues, alternative officing, and local planning codes.

The ***Glossary of Terms*** and ***Appendices*** are located at the end of this report.

## ***C. Planning Assumptions***

The following planning assumptions were used to develop this 2009 Regional Plan:

### ***Study Area***

The 2009 Regional Plan covers five counties: Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara.

### ***Statewide Property Inventory***

Occupancy data is provided by the SPI, and verified by DGS real estate staff and State agencies occupying space in the Region. The SPI is a centralized real estate management information system, developed and maintained by the DGS. Agency Occupancy Summary Data is located in Appendix 1 of this report. This data was current as of August 2009.

### ***Agency Staffing***

Agency staffing numbers refer to the actual number of full-time employees accommodated in a facility, rather than the number of authorized personnel years (PYs) within agency budgets. Generally, staffing numbers verified by SPI are sufficient for the purpose of this plan.

### ***Agency Growth***

This study assumes that, in general, most State agencies will experience no growth in staff or space requirements in 2009 or during the planning horizon prior to the development of the next regional plan update. If consolidation projects are approved, detailed programming studies will be needed to determine more precise space requirements. It is recognized that the current State budget situation may affect agency staff or space requirements. The development of this Regional Plan included a survey of individual agencies to confirm staffing levels and to update space requirements based on known program changes.

### ***State Offices Excluded from Study***

The 2009 Regional Plan focuses on general purpose office space that could be consolidated in a regional multi-tenant facility. The University of California, California State University, and institutional space such as prisons and hospitals, will continue to be accommodated in separate facilities. Special purpose space such as warehouse operations, laboratories, parole offices, etc., is not addressed. Consequently, these spaces are not identified in the plan. All other office space is identified. Some field operations of the California Highway Patrol (CHP), Department of Motor Vehicles (DMV), Department of Transportation (Caltrans), and the Employment Development Department (EDD) are assumed to be adequately housed in the State-owned single purpose facilities they currently occupy in the San Francisco Bay Area Region. These agency-owned facilities are non-consolidatable and consequently will not be considered for tenancy in a regional multi-tenant State facility.

## ***D. Methodology***

The methodology used to develop the 2009 Regional Plan is similar to that used for the development of Regional Facilities Plans for other regions in the State. This methodology is summarized below:

1. Review 2004 Update leasing and consolidation priorities.
2. Review occupancy information provided by the SPI and identify trends on the State's occupied office space.
3. Survey State agencies in the San Francisco Bay Area Region to confirm staffing levels and to update space requirements based on program changes.
4. Identify State facilities/properties and present building and occupancy status as a Region and by county.
5. Survey the commercial real estate market.
6. Provide planning considerations that may affect office space occupancy requirements.
7. Develop findings and recommendations.

Background

## *Chapter 2*



## *Background*

### *A. Description of Region*

The San Francisco Bay Area Region is situated midway along the California coastline and includes the following five counties:

- Alameda County, including the cities of Berkeley, Emeryville, San Leandro, and Oakland
- Contra Costa County, including the City of Richmond
- San Francisco County, including the City of San Francisco
- San Mateo County, including the cities of San Bruno, South San Francisco, Daly City, Foster City, San Mateo, and Menlo Park
- Santa Clara County, including the cities of San Jose, Milpitas, Sunnyvale, Santa Clara, Los Gatos, Gilroy, Cupertino, Saratoga, Los Altos, Los Altos Hills, Mountain View, Morgan Hill, Palo Alto, Campbell, and Monte Sereno

The Association of Bay Area Governments (ABAG) compiles demographics on an entire nine-county metropolitan San Francisco Bay Area that includes the counties of Marin, Napa, Solano, Contra Costa, Alameda, Santa Clara, Santa Cruz, San Mateo, and San Francisco.

Together, the nine counties have a population of over seven and a half million residents. According to ABAG's 2007 Projection, by 2035 this number is expected to grow to over 9.5 million, with the greatest growth expected to occur in the central urban areas, including the cities of San Francisco (an additional 132,000 people), Oakland (an additional 82,000 people), and San Jose (an additional 200,000 people). These increases are greater than previously forecasted. Less growth is expected in the rural counties. It is projected that by 2035, almost 2.3 million of the over 9 million people living in the Bay Area will be 60 years old or older, tripling current numbers. The largest populated county will be Santa Clara with 2.4 million people, followed by Alameda County at 1.9 million, and Contra Costa at 1.3 million.

By 2035, it is projected that many places in the Bay Area, mostly priority development areas with heavy or light rail, bus service or ferry terminals, will experience increases in housing and jobs. The proportion of the Region's population living near transit will increase from 21 percent to 30 percent. The proportion of jobs located near transit is projected to increase from 35 percent to 43 percent.

Over the next 25 years, another 1.7 million people will move into the San Francisco Bay Area, over 1.6 million new jobs will be created, and more than 635,000 homes will be built.

## ***B. Past Planning Efforts***

Prior State facilities plans studied the State’s office space needs in individual Bay Area counties. A 1992 study broadened the scope to include two counties, San Francisco and Alameda. In 2000, the first full Regional plan was developed, which also included the County of San Mateo.

Similarly, in the Santa Clara County geographic area, State office space needs have been studied through specific city or site facilities plans and studies since 1974. The scope of the current plan has now been expanded to include a five-county area forming the San Francisco Bay Area Region. The counties included are Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara. The following summary presents a chronology of State office space planning in the San Francisco Bay Area Region since 1974.

### ***1974 San Jose Metropolitan Area Facilities Plan***

The purpose was to assess State office space requirements in the City of San Jose. Recommendations were to construct a State office building and create a service center in East San Jose.

### ***1975 Oakland Facilities Plan***

A project-specific study was conducted regarding the construction of an authorized addition to 1111 Jackson Street Building. The 1975 Plan triggered parking concerns and agency growth requirements were subsequently met in leased facilities.

### ***1975 Facilities Plan for San Francisco***

During a period of population decline, the area encountered a greater demand for State services. State staffing levels were anticipated to nearly double. The Plan recommended purchasing property for future office building development.

### ***1976 Site Feasibility Study for Proposed Consolidated San Jose State Office Building***

The purpose was to compare locations for a State office building; downtown or the Civic Center area. The Plan recommended the Civic Center site due to the close proximity to many city and county offices for program delivery efficiencies. Several years later, in consideration of the redevelopment efforts of the City of San Jose, the downtown site was selected for the Alfred E. Alquist Building, completed in 1983.

### ***1978 San Francisco Facilities Plan***

The Plan documented a consolidation strategy and forecasted space demand indicating the need for over 200,000 net square feet (NSF) of additional office space. Recommendations included remodeling some existing space, demolition of one site, and the construction of the Governor Edmund G. Brown Building, completed in 1984.

### ***1978 Oakland Facilities Plan***

The Plan recommended the purchase of a civic center site to develop a new 165,200 NSF State office building and parking facility. This Plan, unlike previous plans, proposed including some regional government and transportation agencies as tenants, along with State consolidatable agency tenants. The project was deferred for further study.

### ***1981 San Francisco Facilities Plan***

The Plan determined that only eight percent of the current consolidatable office space occupancy was in leased space. Upon completion of the Governor Edmund G. Brown Building in 1984, the State-owned space would total 850,600 NSF with projected need of 1.2 million NSF by 1991. The Plan did not recommend a change in office space strategy. A supplemental recommendation advised the rehabilitation of one site to meet fire and life safety standards. This site was sold to a private buyer before 1992.

### ***1992 San Francisco/Oakland State Facilities Plan***

The Plan was the first to study multiple counties. It was prepared to address issues resulting from damage caused by the 1989 Loma Prieta earthquake to DGS-owned State office buildings. The Plan's recommendations included the combined strategy of redeveloping a San Francisco site, rehabilitating another site, selling or demolishing an Oakland site and studying the development of a replacement site.

### ***1999 Bay Area Regional Facilities Plan – Update***

The Plan now included office space studies in San Francisco, Alameda and San Mateo Counties. The Plan described two new major DGS-owned building projects, the Elihu M. Harris Building in Oakland and the San Francisco Civic Center. The Plan also reported that the amount of consolidatable leased office space in the Region was less than in 1992.

### ***2000 Bay Area Regional Facilities Plan***

The Plan reported that only 24 percent of the Bay Region's consolidatable office space remained in leased space. With the upcoming completion of the Department of Health Services (DHS) Richmond Laboratory, the Plan focused on backfill tenants for the Elihu M. Harris Building where DHS would be vacating 63,546 NSF beginning in 2005.

### ***2002 Santa Clara and East Bay Regional Facilities Plan***

The Plan addressed consolidation concepts for the State's growing office space requirements in the San Jose City area. A partial office consolidation was recommended involving a lease-purchase agreement with a private sector developer for a 95,000 NSF build-to-suit on an undetermined site, a recommendation that has not been pursued. Special repairs to the Alfred E. Alquist Building were addressed and it was recommended that the building remain in the State's real estate portfolio.

### ***2004 Bay Area Facilities Plan – Update***

The Plan reported that office space occupancy in the Bay Area Region had remained substantially level over the prior four years. The Plan also found that continuing to lease office space at the current percentage provided the State with flexibility to respond to programmatic changes and maintain full occupancy of the DGS-owned buildings.

### C. Existing Conditions

Currently, the State of California occupies 4,274,611 net square feet (NSF) of general office space in the San Francisco Bay Region. Of this, 2,992,025 NSF is in State-owned buildings; 1,282,586 NSF is leased in privately-owned buildings.

**Table 1**  
*State-Owned and Leased Occupied Net Square Feet of Office Space in the Bay Area Region*

NSF DATA	Alameda	Contra Costa	San Francisco	San Mateo	Santa Clara	TOTAL REGION	As % of Region
DGS-owned	503,465	0	908,678	0	87,705	1,499,848	35.09%
Agency-owned (excludes DGS-owned)	600,596	577,716	108,154	66,862	138,849	1,492,177	34.91%
<b>Total State-owned (DGS+Agency Owned)</b>	<b>1,104,061</b>	<b>577,716</b>	<b>1,016,832</b>	<b>66,862</b>	<b>226,554</b>	<b>2,992,025</b>	<b>70.00%</b>
Leased Consolidatable	90,463	40,555	305,954	49,353	73,103	559,428	13.09%
Leased Non-Consolidatable	299,675	143,874	79,866	11,570	188,173	723,158	16.92%
<b>Total Leased Space</b>	<b>390,138</b>	<b>184,429</b>	<b>385,820</b>	<b>60,923</b>	<b>261,276</b>	<b>1,282,586</b>	<b>30.00%</b>
<b>TOTAL SF (State-owned + Leased)</b>	<b>1,494,199</b>	<b>762,145</b>	<b>1,402,652</b>	<b>127,785</b>	<b>487,830</b>	<b>4,274,611</b>	

**Chart 1**  
*State-Owned and Leased Office Space in the Bay Area Region*



Of the leased office space in the San Francisco Bay Area Region, 559,428 NSF is consolidatable. This office space is located in 60 separate leases. The 2009 annual cost to lease these office facilities is \$23.2 million. The largest concentration of consolidatable leased office space is in the County of San Francisco.

Fifty-four State agencies with a total of 9,156 employees occupy DGS-owned office buildings and leased office space in the Region. These agencies are listed below.

- Alcoholic Beverage Control
- Board of Equalization
- California Highway Patrol
- Coastal Commission
- Coastal Conservancy
- Consumer Affairs
- Corporations
- Corrections & Rehabilitation
- Court of Appeal (Sixth)
- Education
- Emergency Management Agency
- Emergency Medical Services Authority
- Employment Development
- Environmental Health Hazards Assessment
- Fair Employment and Housing
- Financial Institutions
- Fish and Game
- Food and Agriculture
- Franchise Tax Board
- General Services
- Governor’s Office
- Habeas Corpus Resource Center
- Health Care Services
- Housing and Community Development
- Industrial Relations
- Institute for Regenerative Medicine
- Insurance
- Judicial Council of California
- Judicial Performance Commission
- Justice
- Law Revision Commission
- Mental Health
- Military
- Motor Vehicles
- Personnel Board
- Pilot Commissioners Board
- Public Defender’s Office
- Public Employment Relations Board
- Public Health
- Public Utilities Commission
- Real Estate
- Rehabilitation
- Secretary of State of California
- SF Bay Conservation and Development Commission
- Social Services
- State Assembly
- State Lands Commission
- State Senate
- Supreme Court of California
- Toxic Substances Control
- Transportation
- Treasurer’s Office
- Water Resources
- Water Resources Control Board

Appendix 1A provides a complete listing, by county, of all the State-owned and leased office space addressed in this Plan. Appendix 1B provides a complete listing by agency.

### *State-owned Office Buildings*

The DGS owns and operates five office buildings within the San Francisco Bay Area Region, comprising approximately 1.5 million square feet of office space. The five buildings are:

1. Hiram W. Johnson State Office Building (part of San Francisco Civic Center Plaza)
2. Earl Warren Building (part of San Francisco Civic Center Plaza)
3. Governor Edmund G. Brown Building - San Francisco
4. Elihu M. Harris Building - Oakland
5. Alfred E. Alquist Building - San Jose

The DGS develops and maintains an accounting of monthly rent charged to State agency offices located in DGS-owned and managed facilities throughout California. The four DGS-owned buildings in San Francisco and Oakland are accounted for individually and monthly rental rates are established for each building. The Hiram W. Johnson and Earl Warren Buildings comprise the San Francisco Civic Center Plaza complex. This complex and the Governor Edmund G. Brown Building - in addition to the Elihu M. Harris State office buildings - were all developed through Joint Powers Authorities in conjunction with the cities of San Francisco and Oakland respectively and financed through the issuance of Lease Revenue Bonds.

The Fiscal Year (FY) 2009-2010 monthly office space rent paid by State agencies located in the San Francisco Civic Center complex is \$4.18 per NSF. This rate may increase in FY 2010-2011 depending on expenses and bond servicing requirements.

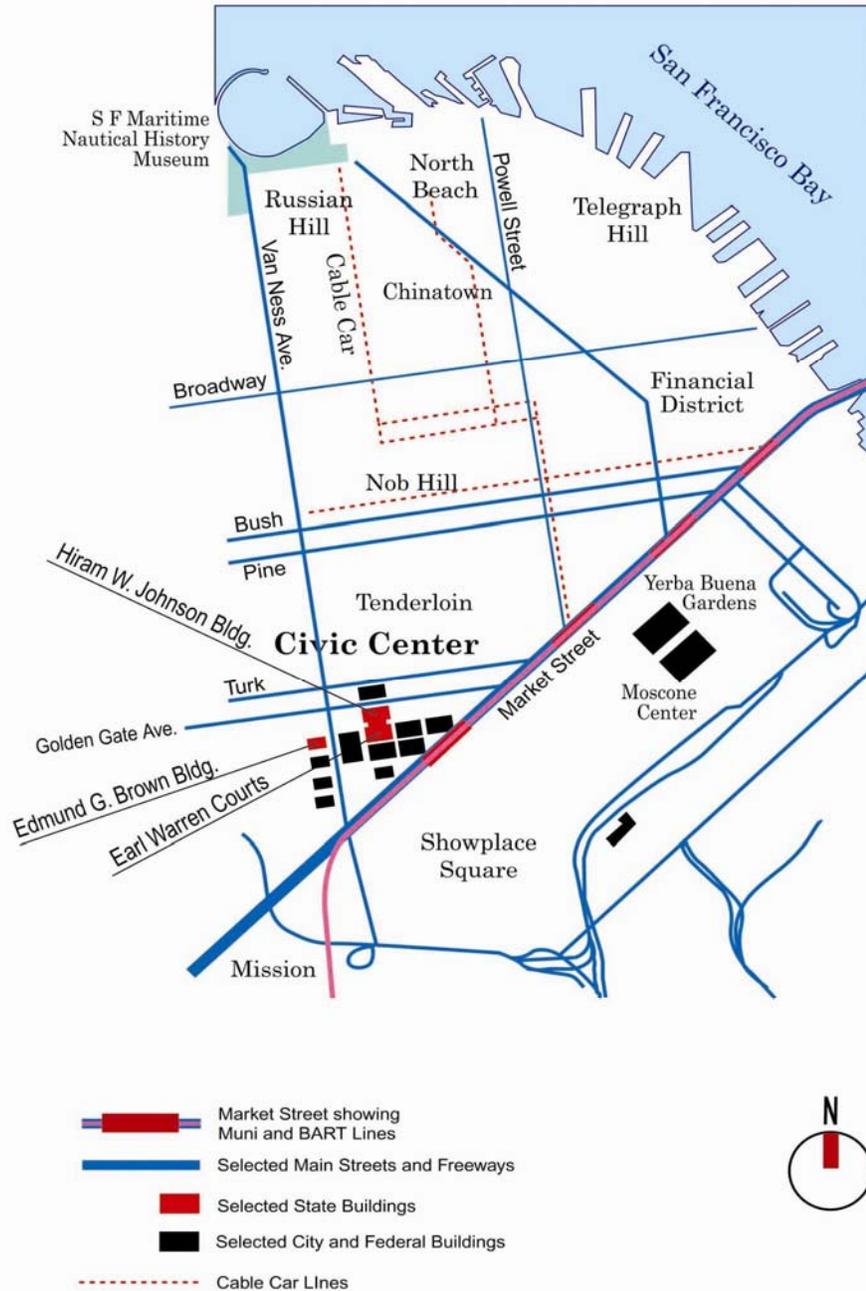
The monthly office space rent paid by State agencies in the Elihu M. Harris Building is \$2.62 per NSF for FY 2009-2010 and may increase as well for the same reasons. As the anchor office space tenant of the Governor Edmund G. Brown Building, the Public Utilities Commission does not make rental payments, but pays semi annual bond repayments, which for FY 2009-2010 are scheduled to total \$5,020,000. Additionally, the agency pays for operating expenses, which amounted to \$1,851,107 in FY 2007-2008.

The Alfred E. Alquist building is the only DGS-owned facility in the Bay Area Region that was financed by the State's General Fund through the capital outlay process. The Alfred E. Alquist Building is one of 25 DGS-owned State office buildings that make up the Building Rental Authority (BRA). The monthly office space rent paid by State agencies in this building is \$1.47 per NSF for FY 2009-2010.

In addition to the DGS-owned office space included in this study, four State agencies own single-purpose office facilities, including a Caltrans district headquarters building in Oakland (District 4) and EDD, CHP, and DMV field offices in various cities. The California Department of Public Health owns a special purpose facility in the City of Richmond known as the Richmond Lab complex. The Department of Parks and Recreation, the University of California Regents, and the California State University system also own property in the Region.

Descriptions of the DGS-owned buildings are presented in this Section, as well as descriptions of the Caltrans District 4 Headquarters office building in Oakland and the Department of Public Health’s Laboratory complex in Richmond, because they are major office buildings. Downtown site maps of San Francisco and Oakland are also contained in this Section.

## San Francisco Downtown



### *Earl Warren Building*

The renovated and seismically retrofitted, six-story 234,550 GSF Earl Warren Building at 350 McAllister Street represents the northern boundary of San Francisco's beaux-arts Civic Center, west of the central business district. The slightly curved 1922 beaux-arts building is listed on the National Register of Historic Places. The building was closed due to earthquake safety concerns following the 1989 Loma Prieta earthquake and renovated beginning in 1996, concurrently with the construction of the new Hiram W. Johnson State Office Building. The two buildings are located on the same block connected by a common vestibule. During renovation, the original crown moldings, doors, and hardware were preserved, catalogued, placed in storage, and returned to their original locations at the completion of construction in December 1998. The building houses 202 employees in 158,271 NSF of courts and law offices for the State Supreme Court, First District Court of Appeal and shares amenities with the Hiram W. Johnson State Office Building.

#### Earl Warren Building Tenants:

- First District Court of Appeal
- Supreme Court of California



*San Francisco Civic Center Plaza,  
Hiram W. Johnson State Office Building and Earl Warren Building*

### *Hiram W. Johnson State Office Building*

The 14-story, 844,550 GSF Hiram W. Johnson State Office Building (rear building in photo above), located at the site of the former 384,000 GSF 455 Golden Gate building, was designed to complement the style of the Earl Warren Building. Together with the City Hall and other civic structures, they comprise the San Francisco Civic Center complex.

The original 455 Golden Gate building was not significantly damaged in the 1989 Loma Prieta earthquake. However, the 1992 Plan recommended the use of that site be maximized by demolishing the existing building to accommodate the present-day Hiram W. Johnson State Office Building. The former 455 Golden Gate building was vacated in 1995. In 1996, construction began on the current facility in a \$268 million building project (including the Earl Warren Building renovation) that was completed in 1998. The new Hiram W. Johnson State Office Building has an exterior cladding of granite on floors one through four. Upper elevations are formed of pre-cast concrete panels designed to take full advantage of natural light. Direct outside air is used for ventilation to further reduce energy consumption. Amenities include:

- Interior atrium rising to the fourth floor
- Open courtyard public dining for 180 people
- Child care center in 4,972 NSF with capacity for 60 children
- 885 NSF of ground floor retail shops and services
- Auditorium to seat 230 people
- Training center with three combinable training rooms, with capacity of 32 persons in each room

The last of the 1,564 employees housed in the Hiram W. Johnson State Office Building moved into the building in mid-1999. The building, which contains 712,694 NSF of agency space, is located in close proximity to the Bay Area Rapid Transit (BART) Civic Center Station,

San Francisco Main Library, City Hall, Billy Graham Civic Auditorium, Hastings College of Law, and Federal Building.

Hiram W. Johnson State Office Building Tenants:

- Administrative Office of the Courts
- Assembly
- Attorney General’s Office
- Board of Equalization
- California Highway Patrol
- Commission on Judicial Performance
- Fair Employment & Housing Commission
- General Services
- Governor’s Office
- Industrial Relations
- Judicial Council
- Justice
- Rehabilitation
- Secretary of State
- Senate

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Plan for the buildings.

**Table 2**  
**San Francisco Civic Center Plaza**  
**Hiram W. Johnson State Office Building and Earl Warren Building**  
**Special Repair Projects**  
**DGS'S Five-Year Statewide Facilities Plan and**  
**Asset Management Strategy**

FY	PROJECT TITLE	AMOUNT
2009/10	Replace Corridor Carpet, Floors 6-7	\$194,000
2009/10	Reupholster Courtroom Seating	\$65,000
2009/10	Refinish McAllister 3rd Floor Doors, Door Frames, and Wood Trim	\$43,000
2009/10	Cooling Tower Overhaul	\$125,000
2009/10	Eddy Current Test for McQuay Chillers	\$10,000
2009/10	Cooling Tower Filtration System	\$37,000
2009/10	Library Lighting Study	\$25,000
<b>2009/10</b>	<b>SUBTOTAL</b>	<b>\$499,000</b>
2010/11	Replace Two Security X-ray Scanners	\$83,000
2010/11	Replace Corridors Carpets Floors 9-14	\$148,000
2010/11	Refinish McAllister 4th Floor Doors, Door Frames and Wood Trim.	\$43,000
2010/11	Emergency Generator Full Load Test	\$11,000
<b>2010/11</b>	<b>SUBTOTAL</b>	<b>\$285,000</b>
2011/12	Replace Two Security X-ray Scanners	\$71,000
2011/12	Exterior Window Inspection 350 McAllister	\$10,000
2011/12	Power Wash Building Exterior 350 McAllister	\$110,000
2011/12	Refinish McAllister 5th Floor Doors, Door Frames, and Wood Trim	\$64,000
2011/12	Install Isolation Valves Heating Hot Water System	\$440,000
<b>2011/12</b>	<b>SUBTOTAL</b>	<b>\$695,000</b>
2012/13	Refinish McAllister 6th Floor Doors, Door Frames, and Wood Trim	\$64,000
2012/13	Replace Victaulic Couplings on Hot Water Line	\$50,000
2012/13	Replace Corridors Carpets Floors 2-6	\$120,000
<b>2012/13</b>	<b>SUBTOTAL</b>	<b>\$234,000</b>
2013/14	5-Year Fire Sprinkler System Inspection and Testing	\$60,000
2013/14	Emergency Generator Full Load Test	\$10,000
2013/14	Switchgear load test	\$60,000
<b>2013/14</b>	<b>SUBTOTAL</b>	<b>\$130,000</b>
	<b>TOTAL</b>	<b>\$1,843,000</b>



***Governor Edmund G. Brown Building  
505 Van Ness Avenue, San Francisco***

**Governor Edmund G. Brown Building – San Francisco**

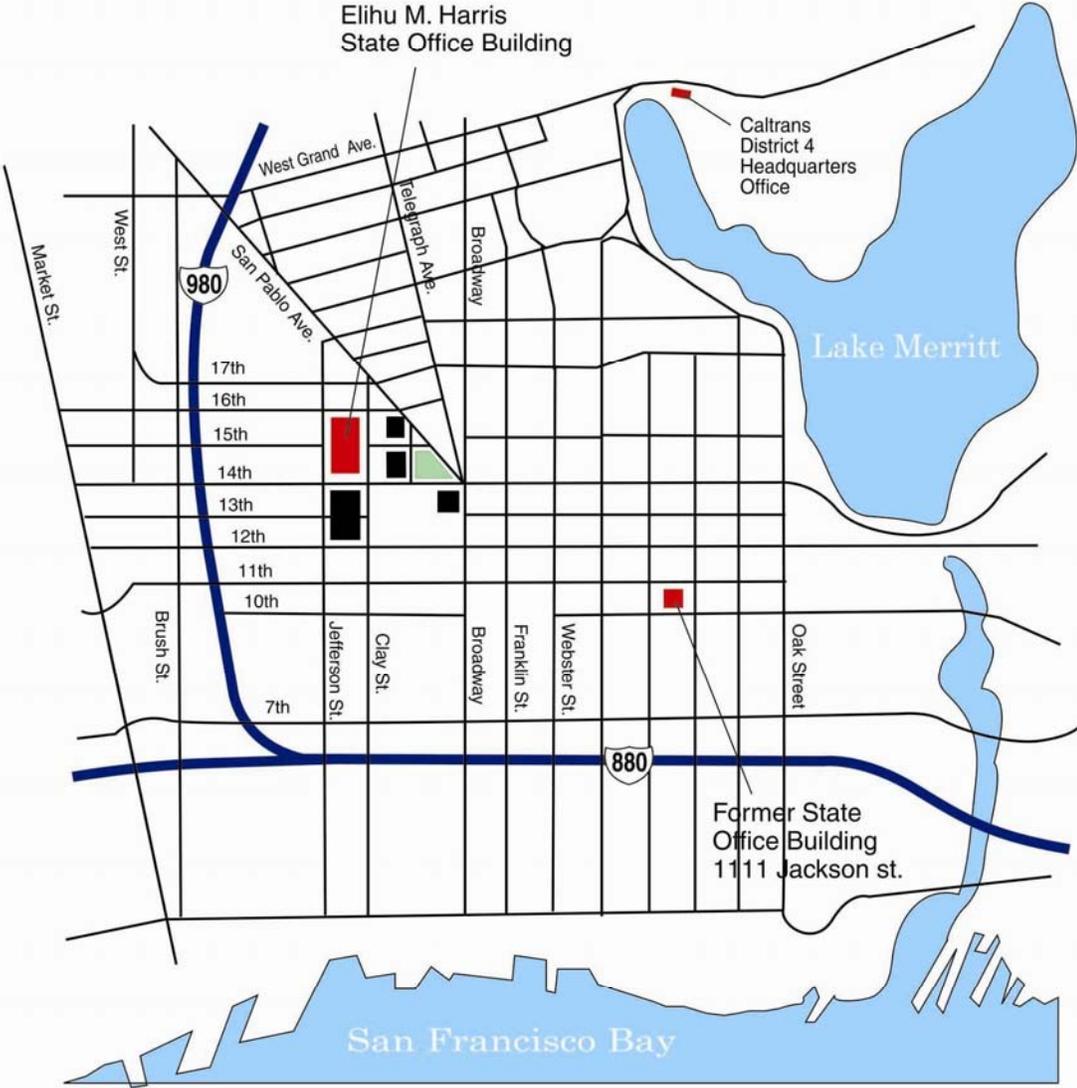
The five-story, 288,895 GSF Governor Edmund G. Brown Building at 505 Van Ness Avenue in San Francisco serves as the headquarters for the Public Utilities Commission (as anchor tenant) and, along with the DGS and the California Highway Patrol, has a total employee population of 838. Construction of this unique cylindrical building was completed in 1984. The building was assessed after the 1989 earthquake and was found to be safe. Employees enjoy an efficient work environment and an abundance of natural light. The building's landscaped open-air central atrium provides an open public space area. Parking for 220 vehicles is situated under the building. Amenities of the building include a child care center, auditorium, cafeteria, showers, and lockers.

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Plan for the building.

**Table 3**  
**Governor Edmund G. Brown Building Special Repair Projects**  
**DGS'S Five-Year Statewide Facilities Plan and**  
**Asset Management Strategy**

FY	PROJECT TITLE	AMOUNT
2009/10	None	\$0
<b>2009/10</b>	<b>SUBTOTAL</b>	<b>\$0</b>
2010/11	Replace Vinyl Flooring 1st floor Hallway	\$27,000
2010/11	Replace Pigeon Netting 5th floor	\$35,000
2010/11	Replace 2 Chillers & 2 Cooling Towers	\$660,000
2010/11	Replace Drywall Protector Business Services Corridor	\$41,000
2010/11	5-Year Fire Sprinkler Test	\$14,000
<b>2010/11</b>	<b>SUBTOTAL</b>	<b>\$777,000</b>
2011/12	Develop Plans & Specs for Courtyard Tiles	\$25,000
2011/12	Develop Specs for 7 Elevators Upgrade	\$50,000
2011/12	Replace Courtyard Tiles	\$1,300,000
2011/12	Remove & Replace Fabric Wall Panels in Hearing Rooms & Auditorium	\$116,000
2011/12	Develop plans & specs to remodel restrooms	\$39,000
2011/12	Replace Condenser in Air Cooled AC in Computer Room	\$28,000
2011/12	Replace 4 Courtyard & 2 Café Trees	\$35,000
2011/12	ReKey Building w/3 Level Master System	\$50,000
2011/12	Elevator Remodel Phase I-Upgrade 4 Lobby Elevators Mechanical Systems and Remodel Cabs	\$644,000
2011/12	Replace Pneumatic Controls to DDC	\$742,000
2011/12	5 Year Load Test & Switch Gear Electrical Panel Test	\$25,000
<b>2011/12</b>	<b>SUBTOTAL</b>	<b>\$3,054,000</b>
2012/13	Repaint/Re-Stripe Garage	\$55,000
2012/13	Design & Plans to improve functionality/appearance of Auditorium/Garage Intake Damper Cover on Van Ness Ave	\$75,000
2012/13	Install Wall Covering & Signage in Elevator Lobbies 2nd - 5th Floors	\$75,000
2012/13	Pressure Wash Exterior Walls	\$60,000
2012/13	Design & Plans to Remodel Main Lobby	\$75,000
2012/13	Elevator Remodel Phase II- Upgrade 1 commissioner and 2 garage elevator mechanical systems & remodel cabs	\$444,000
<b>2012/13</b>	<b>SUBTOTAL</b>	<b>\$784,000</b>
2013/14	Replace 2 Hot Water Boilers	\$183,000
2013/14	5 Year Load Test & Switch Gear Electrical Panel Test	\$20,000
<b>2013/14</b>	<b>SUBTOTAL</b>	<b>\$203,000</b>
	<b>TOTAL</b>	<b>\$4,818,000</b>

# Oakland Downtown



- State Buildings
- City and Federal Buildings





*Elihu M. Harris Building  
1515 Clay Street, Oakland*

The 1992 Plan recommended that the earthquake-damaged, 170,300 NSF 1111 Jackson Street building in Oakland be demolished. The building had been vacated soon after the 1989 Loma Prieta earthquake and would be replaced by a larger building to take advantage of the site's reasonable development capacity. In the year following the 1992 Plan, the 1111 Jackson Street building remained vacant. In September 1993, the building was formally declared surplus property. The technology for repairing earthquake-damaged buildings had advanced with the experience from the repair of many of the Region's earthquake-damaged buildings, but the cost to repair the building still would have been substantial. Additionally, the State's consolidatable office space requirement had grown by approximately 100,000 NSF. Five years later, the 1111 Jackson Street building was sold for \$2,268,000 to a private developer for a mixed-use housing/retail redevelopment project. It was severely damaged by fire in 2000, prior to redevelopment.

Construction of the replacement 22-story, 747,000 GSF Elihu M. Harris Building at 1515 Clay Street was completed in 1998. It is strategically located in the city business center of downtown Oakland, an area that has been revitalized with new city, State, and federal offices.

The steel frame, \$159 million Elihu M. Harris Building rises from two podiums. The building's exterior is clad in marble on the lower floors and features pre-cast concrete and glazing on upper story curtain walls. The outdoor plaza leads into an atrium with escalators to the second

level. A three-story granite wing contains the following building common area amenities:

- Outdoor plaza with benches and beautiful landscaping
- 40,000 NSF conference/training center
- Cafeteria
- Auditorium with seating capacity for 280 people
- 10,000 NSF of storefront space for retail shops and services
- Showers and lockers
- Two-level underground parking for 400 cars
- Bicycle parking
- Dedicated freight elevator
- Monitored, closed-circuit TV in all public areas
- Metal detectors/scanning systems and guard-controlled access
- 2,500 NSF child care center

The building contains 475,741 NSF of office space, and houses 25 State agencies and boards with a total of 1,497 employees. The building is conveniently located to alternate modes of transportation services, including bus stations, a BART station, an Amtrak station at Jack London Square, and a ferry terminal. Below is a list of tenants:

- |  |   |
|--|---|
| • Alcoholic Beverage Control             | • Health Care Services                    |
| • Assembly                               | • Industrial Relations                    |
| • Board of Equalization                  | • Justice                                 |
| • CalFIRE                                | • Mental Health                           |
| • California Highway Patrol              | • Office of the Chief Information Officer |
| • Consumer Affairs                       | • Personnel Board                         |
| • Corrections & Rehabilitation           | • Real Estate                             |
| • Employment Development                 | • Rehabilitation                          |
| • Environmental Health Hazard Assessment | • Senate                                  |
| • Fair Employment & Housing              | • Social Services                         |
| • Food and Agriculture                   | • State Treasurer                         |
| • Franchise Tax Board                    | • Water Resources Control Board           |
| • General Services                       |   |

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Plan for the building.

**Table 4**  
***Elihu M. Harris Building Special Repair Projects***  
***DGS'S Five-Year Statewide Facilities Plan and***  
***Asset Management Strategy***

<b>FY</b>	<b>PROJECT TITLE</b>	<b>AMOUNT</b>
2009/10	Upgrade Fire Life Safety System Phase2	\$292,000
2009/10	Replace Wall Vinyl in Elevator Lobbies	\$222,000
2009/10	Upgrade Building Automation System	\$91,000
2009/10	Extend Daycare Fence	\$70,000
2009/10	Upgrade Landscape Sprinkler System	\$19,000
<b>2009/10</b>	<b>SUBTOTAL</b>	<b>\$694,000</b>
2010/11	Install New Iron Fence and Gates at Stairwell Exits	\$63,000
2010/11	Replace Carpet-Hallway and Elevator Lobbies	\$240,000
2010/11	Install EVAPCO Coating in all Cooling Tower Sumps and Replace Drift Eliminators	\$55,000
2010/11	Pressure Wash Building Exterior	\$121,000
<b>2010/11</b>	<b>SUBTOTAL</b>	<b>\$479,000</b>
2011/12	Retrofit Window Washing Equipment	\$64,000
2011/12	Replace Cooling Tower Drift Eliminators	\$17,000
2011/12	Replace Supply Air Plenum at AC-3 & 4	\$45,000
2011/12	Replace All Exterior Doors	\$50,000
2011/12	Corrosion Abatement and Painting of Steel at Top of Building	\$175,000
2011/12	Relamp Offices and Hallways	\$145,000
2011/12	Replace Carpet-Tenant Areas	\$100,000
2011/12	Replace Corroded Flashings near Cooling Towers	\$35,000
<b>2011/12</b>	<b>SUBTOTAL</b>	<b>\$631,000</b>
2012/13	Replace Carpet-Tenant common areas	\$100,000
2012/13	Install Information Kiosk in Lobby	\$35,000
2012/13	Replace Restroom Toilet Partitions	\$145,000
<b>2012/13</b>	<b>SUBTOTAL</b>	<b>\$280,000</b>
2013/14	5 Year Electrical Switchgear and Generator Load Test	\$100,000
2013/14	5 Year Fire System Inspection and Testing	\$45,000
<b>2013/14</b>	<b>SUBTOTAL</b>	<b>\$145,000</b>
	<b>TOTAL</b>	<b>\$2,229,000</b>



***Alfred E. Alquist Building***  
***100 Paseo de Antonio, San Jose***

Completed in 1980, the Alfred E. Alquist (San Jose State) Building was named after the long-serving Assemblyman and Senator. The building was dedicated on August 19, 1983, and served as an anchor and stimulus to San Jose’s continuing downtown renaissance and economic vitality. The building is located in a central San Jose redevelopment area along a pedestrian mall called the Paseo de San Antonio, which includes the federal office building, San Jose State University, major hotels and restaurants, a post office, convenient parking, theaters and housing units.

The building was originally designed under the energy efficient office building program run by the California Office of the State Architect. The principal consideration for the design team under the program was to create an efficient and revitalizing office work environment to house 22 smaller State agencies, allow maximum flexibility to accommodate changing needs and to reduce energy consumption. The building is three stories, encouraging a walk-up environment while giving direct access to highly used agencies. Energy efficiency was integrated with a pleasant working environment by providing extensive windows and skylights for natural lighting and large open and atrium space for employees and the public to enjoy.

The primary building material used was concrete with a structural frame of cast-in-place concrete waffle slab supported on round concrete columns. The frame was in-filled with an insulated window wall system. The concrete floor system acts as a thermal sponge to soak up heat generated inside the building by lights, machines, and people.

An infrastructure study was completed in November 2003. It identified critical building needs required over the next 24 months and recommended upgrades in two-to-five years, capital renovations in five-to-ten years, and other value-added options. The critical building needs included replacement of the HVAC system and roofing repairs totaling \$2,524,029. Given budget constraints, the DGS determined that the HVAC and roofing repairs would be funded through the Building & Property Management Branch Five -Year Special Repairs Budget. In 2007, the roof was replaced and the HVAC system’s ductwork was repaired to prevent any further leakage problems.

A structural review, included in the 2003 infrastructure study, concluded that the earthquake risk meets the Division of State Architect's (DSA) Risk Level III performance ("the building should perform well in a major earthquake and resist seismic forces without collapse").

The building's design includes two large and five small courtyards to maximize exterior wall area for day lighting and to create an open and informal storefront access to State agencies. There is a 1,255 NSF lunch room.

The building contains 86,068 NSF of office space and houses ten State agencies with a total of 300 employees. Below is a list of tenants.

- Alcoholic Beverage Control
- Assembly
- Board of Equalization
- Consumer Affairs
- General Services
- Highway Patrol
- Industrial Relations
- Public Health
- Rehabilitation
- Senate

The Planned Special Repair Projects listed below are proposed projects in the DGS Five-Year Plan for the building.

*Table 5  
Alfred E. Alquist Building  
Special Repair Projects  
DGS Five-Year Statewide Facilities Plan and  
Asset Management Strategy*

<b>FY</b>	<b>PROJECT</b>	<b>AMOUNT</b>
2009/10	Title 24 Compliance Improvements	\$217,000
2009/10	Waterproofing Project (Windows and Vertical Concrete Walls)	\$495,000
2009/10	Seal Elevator & Electrical Pits	\$33,000
<b>2009/10</b>	<b>SUBTOTAL</b>	<b>\$745,000</b>
2010/11	Waterproofing Project (Windows and Vertical Concrete Walls)	\$495,000
2010/11	Seal Elevator & Electrical Pits	\$33,000
2010/11	Fire Sprinkler System 5 Year Test	\$11,000
2010/11	Eddy Current Test & Deficiency Repair	\$11,000
<b>2010/11</b>	<b>SUBTOTAL</b>	<b>\$550,000</b>
2011/12	Replace Chiller and Pumps	\$613,000
2011/12	Install New Refrigerant Monitoring System	\$25,000
2011/12	Replace Solar Panels and Tank	\$80,000
2011/12	Major Elevator Equipment & Cab Renovation	\$549,000
2011/12	Window Blind Replacement	\$100,000
2011/12	Test & Check Electrical Harmonics	\$15,000
2011/12	Restroom Renovation Study	\$35,000
2011/12	Study to Remodel 6 Restrooms including stalls, sinks w/counters, toilets, touch-less fixtures	\$35,000
2011/12	ReKey Master Building System	\$7,000
<b>2011/12</b>	<b>SUBTOTAL</b>	<b>\$1,459,000</b>
2012/13	Landscape Improvements (Landscape Architect Re-Design)	\$35,000
<b>2012/13</b>	<b>SUBTOTAL</b>	<b>\$35,000</b>
2013/14	Replace All Wooden Awnings with Trex, Paint Metal Supports	\$100,000
2013/14	Remodel Landscape per Study	TBD
<b>2013/14</b>	<b>SUBTOTAL</b>	<b>\$100,000</b>
	<b>TOTAL</b>	<b>\$2,889,000</b>



***Nicholas C. Petris Building***  
111 Grand Avenue, Oakland

The 684,613 GSF Nicolas C. Petris Building (owned by Caltrans) has been the Caltrans District 4 headquarters since its completion in 1992. Located at 111 Grand Avenue in Oakland, the building has 525,000 NSF of office space and is designed to accommodate 1,921 employees. The 15-story building contains ten stories of offices above four stories of parking and one story of lobby, a single level of basement below ground, and a mechanical penthouse. Exterior construction is of polished granite and glass. The building features a ten-story glass atrium façade from the sixth floor to the 15<sup>th</sup> floor, providing a spectacular view of Oakland and the Berkeley hills. Amenities include an auditorium, large ground floor cafeteria, teleconference room, several meeting and conference rooms (serving up to 45 people), snack rooms, a CPR Training/General Use Room, lockers and showers, two shared kitchenettes, and four-sided vending kiosks located on each of the floors in the atrium lobby. A Traffic Management Center, which monitors and regulates traffic flow and conditions in the nine Bay Area counties, occupies 12,000 NSF on the sixth and seventh floors. The four floors of parking accommodate 611 vehicles. Vanpool and carpool parkers occupy up to 270 of the spaces. AC Transit serves the building and BART is four blocks away. Easy freeway access is available from the building to I-80, I-980, and I-880. The map on page 21 shows the location of the Caltrans District 4 Office Building in downtown Oakland.

Caltrans is the primary tenant in the building. The Golden One Credit Union leases 1,232 NSF on the first floor. The building also supports a child care facility (3,250 NSF) and cafeteria on the first floor. Security is provided 24 hours each day.

The Oakland district office building was originally designed and constructed based on the seismic provisions of the 1988 Uniform Building Code. The lateral force-resisting structural system of the building was comprised of steel moment resisting frames, which had traditionally been regarded as highly earthquake-resistant with significant resiliency. However, experience gained by analysis of damage caused in the 1994 Northridge Earthquake resulted in a reassessment of the Oakland district office building, with a subsequent change in rating to a

seismic Risk Level V (substantial structural damage, partial collapse likely, risk to life substantial). Funding for a seismic retrofit of the building was provided in recent years, which when completed, will result in a Risk Level III building (minor structural damage, risk to life minor) consistent with the State seismic program performance standards. The retrofit involves the strengthening of more than half of the existing moment frame connections plus the addition of dampers at the building perimeter. This is a "structural only" retrofit, including a seismic instrumentation system, with only incidental architectural, mechanical, and electrical work. Construction is underway and currently scheduled for completion in fall 2010.

The Planned Special Repair Projects listed below are proposed projects in the DGS's Five-Year Plan for the building.

**Table 6**  
**Nicholas C. Petris Building**  
**Special Repair Projects**  
**DGS Five-Year Statewide Facilities Plan and**  
**Asset Management Strategy**

FY	PROJECT TITLE	AMOUNT
2009/10	None reported	\$0
<b>2009/10</b>	<b>SUBTOTAL</b>	<b>\$0</b>
2010/11	Convert CHW to Variable Flow Pumps	\$62,000
2010/11	Convert HW to Variable Flow Pumps	\$26,000
2010/11	Convert T-12 Lamps to T-8	\$188,000
2010/11	Convert Lighting in Parking Garage from HID to T-8 Lamps	\$71,000
2010/11	5 Year Sprinkler Testing and Certification	TBD
2010/11	Upgrade Building Management & Annunciator Systems	\$1,900,000
2010/11	Test Electrical Switchgear & GFI	\$33,000
<b>2010/11</b>	<b>SUBTOTAL</b>	<b>\$2,280,000</b>
2011/12	Install New DDC at TMC VAV Units	\$29,000
2011/12	Upgrade Lighting Control Panel	\$711,000
<b>2011/12</b>	<b>SUBTOTAL</b>	<b>\$740,000</b>
2012/13	None	\$0
<b>2012/13</b>	<b>SUBTOTAL</b>	<b>\$0</b>
2013/14	Re-upholster Auditorium Chairs	\$150,000
2013/14	Repair Garage Handrails & Walls	\$75,000
2013/14	Clean Exterior Marble Walls	\$20,000
2013/14	Fire Sprinkler Test (5 year)	\$15,000
2013/14	Carpet Replacement Phase I	\$550,000
<b>2013/14</b>	<b>SUBTOTAL</b>	<b>\$810,000</b>
	<b>TOTAL</b>	<b>\$3,830,000</b>



***Public Health Laboratory Complex  
850 Marina Bay Parkway, Richmond***

The California Department of Public Health's (CDPH) Laboratory Complex is located on 28.5 acres at 850 Marina Bay Parkway in Richmond. The Complex houses 1,079 employees in 377,875 NSF of office space, and was constructed in three phases with final completion of the Phase III Office Building in 2005. Other structures include laboratory, central plant, warehouse, auditorium, library, and conferencing facilities.

Although some movement of CDPH staff occurred during Phases I and II, the majority of relocation and consolidation of office space occurred as a result of the Phase III development. CDPH programs moved into the new facility from four locations; 52,205 NSF from three leased facilities and 63,546 NSF from the DGS-owned Elihu M. Harris Building in Oakland. Relocation of CDPH staff from the Elihu M. Harris Building presented an opportunity to address office space requirements of State agency tenants in other DGS-owned office buildings. The primary backfill tenant to the Harris Building was the Department of Industrial Relations (DIR), which was already occupying space in the building. The space in the Hiram W. Johnson State Office Building in San Francisco vacated by the DIR was ultimately occupied by the Administrative Office of the Courts to accommodate budgeted program expansions.

Recent activity in the Richmond Phase III Office Building includes a plan to modify the existing Library to an emergency command center for monitoring activities related to the H1N1 Virus. Although funding has been approved for the project, design and code reviews have just been initiated and a schedule for completion has not yet been established.

## Summary

The following table summarizes facilities information for the major State-owned office buildings described earlier in this chapter.

**Table 7**  
San Francisco Bay Area Region State-owned Office Building Data  
(for Alameda County, Contra Costa County, San Francisco County, Santa Clara County  
and San Mateo County)

	DGS-Owned Facility					Agency-Owned Facility		Total
Building (name)	Hiram W. Johnson State Office Building	Earl Warren Building	Governor Edmund G. Brown Building	Elihu M. Harris Building	Alfred E. Alquist Building	Caltrans District 4 Building	Public Health Lab Complex	
Address	455 Golden Gate Avenue, San Francisco	350 McAllister Street, San Francisco	505 Van Ness Street, San Francisco	1515 Clay Street, Oakland	100 Paseo de San Antonio, San Jose	111 Grand Avenue, Oakland	850 Marina Bay Pkwy., Richmond	
NSF	712,619	158,271	195,390	475,741	86,068	525,000	377,875	2,530,964
GSF	844,550	234,550	288,895	747,000	108,561	684,613	697,153	3,605,322
Completion Date	1998	1922 Refurbished Dec-98	1984	1998	1980	1992	2001-2003 (Multiple Bldg's)	
Floors	14	6	5	22	3	15	1 to 3	
Employees	1,515	202	838	1,497	300	1,921	1,079	7,352
Parking Spaces	50	(shared)	220	400	None	611	surface	
Additional Features	Courtyards, two atriums, court rooms, public plaza, child care, café, auditorium	Shared	Private Vendor café (3,675 SF), auditorium, showers, law library totaling approx. 24,500 SF. Covered parking.	Total 40,000 SF of auditorium, 14 conference rooms, dining, retail, child care	Two large and five small common courtyards, large open space atrium, 1,255 SF break area	15 floors, plus two floors parking. Outdoor facilities for childcare contain 2,110 NSF	261,000 SF Lab space, auditorium, meeting rooms, library, 1,400 SF cafe, guard post	
Child Care	4,972 NSF	(combined)	2,375 NSF	2,500 NSF	N/A	3,247 NSF	N/A	13,094 NSF
Ground Floor Retail	885 NSF	(combined)	3,190 NSF	10,000 NSF	N/A	1,232 NSF	N/A	15,307 NSF
Tenants and Subtenants	17 State agencies, combined amenities, child care, café vendor, flower vendor		3 State agencies, child care, café vendor	22 State agencies, child care, café, retail, local gov't, credit union	10 State agencies	Caltrans, child care, and credit union	CA Dept. of Public Health, Café vendor, ATM	

### ***Agency-Owned Office Space***

Of the State-owned office space located in the San Francisco Bay Area Region, 1,492,177 GSF is owned by agencies other than the DGS. This office space is presented in Appendices 1A and 1B under “State-owned.” Examples of agency-owned special purpose, non-consolidatable space include the following:

- DMV inspection stations located conveniently in each county;
- Agricultural inspection stations;
- EDD customer service offices located in urban centers;
- CHP offices located close to major freeways;
- University campus buildings; and
- Caltrans heavy equipment yards with adjoining offices located in industrial areas.

### ***Energy Efficiency in State Buildings***

In addition to special repair and ongoing maintenance projects, the State administers an aggressive energy management program that improves the energy efficiency of State office buildings. Initiated during the energy shortages of 2001, the State was able to establish a 20 percent reduction in energy consumption in 37 of the State’s largest buildings Statewide. In the San Francisco Bay Area Region, all of the DGS-owned office buildings participated in this effort. The DGS has received the Energy Star Label for superior energy performance for the San Francisco Civic Center Complex, Governor Edmund G. Brown Building, and the Elihu M. Harris Building. Work has been completed at these locations on additional energy conservation and management projects, including installation of variable speed drives on pumps and cooling tower fans and energy-efficient lighting retrofits. In addition to these projects, the DGS has leased space to a third party provider who has installed cogeneration units at the three locations for electric and heat generation as a pilot project.

### ***Cogeneration Units / Agreements at the San Francisco Civic Center Complex, Governor Edmund G. Brown and Elihu M. Harris Buildings***

While the lease and energy purchase agreements governing the cogeneration systems at all three buildings remain in effect, the engines themselves - in all three of the buildings - are currently idle due to technical, economic, and business reasons. The DGS is currently in negotiations with a prospective vendor that will take over the engines, operation, and maintenance of all cogeneration infrastructures in all three buildings from the current vendor. The lease agreements will be assigned to the new vendor. The lease and energy purchase agreements may be modified and/or amended, and the new vendor will renovate, repair, upgrade, and re-start the cogeneration units at all three buildings. DGS’s goal is that all three systems operate as soon as possible so that they contribute to each building’s energy efficiency.

Specific information related to the energy efficiency of DGS-owned buildings in the San Francisco Bay Area Region is as follows:

**Table 8**  
**Energy Efficiency in DGS-Owned Buildings in the San Francisco Bay Area Region**

State Building	LEED Status	Retro-commission Status	Co-Generation Activities
San Francisco Civic Center Plaza, San Francisco Earl Warren Building Hiram W. Johnson Building	LEED-EB Gold certified August 10, 2009, entire complex	Retro-commissioning activities commenced in FY 2008-09, completion in process	Co-Gen Units to be reassigned, and repaired and/or replaced
Governor Edmund G. Brown Building, San Francisco	LEED-EB Silver certified August 10, 2009	Retro-commissioning completed through PG&E BTU Program, FY 2005-06	Co-Gen Units to be reassigned, and repaired and/or replaced
Elihu M. Harris Building, Oakland	LEED-EB O&M certification submitted at Silver level, awaiting certification	Retro-commissioning completed through PG&E BTU Program, FY 2005-06	Co-Gen Units to be reassigned, and repaired and/or replaced
Alfred E. Alquist Building, San Jose	LEED-EB O&M certification in the pre-performance phase	Retro-commissioning activities commenced in FY 2008-09, completion in process	

Two energy-related mandates in particular guide State planning efforts:

**Executive Order (EO) S-20-04 (signed December 14, 2004) – EO S-20-04** identifies the State, as the lead in designing, building and operating its buildings in the most resource and energy efficient manner possible. The EO also calls for the State to reduce its grid-based energy purchases for State-owned buildings by 20 percent by 2015. Further, the State will ensure that all future construction and renovation projects over 10,000 square feet will attain the U.S. Green Building Council’s (USGBC) Leadership in Energy Efficiency Design (LEED) silver rating, and existing buildings greater than 50,000 square feet will attain LEED-EB for Existing Buildings Silver certification, as well as be retro-commissioned and benchmarked to an Energy Star rating of at least 75.

**The California Global Warming Solutions Act of 2006 (Assembly Bill 32) –** This is one of California's major initiatives for reducing climate change or greenhouse gas (GHG) emissions. These efforts aim at reducing GHG emissions to 1990 levels by 2020 - a reduction of about 25 percent, and then an 80 percent reduction below 1990 levels by 2050. The proposed strategy incorporates a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Please refer to Chapter 5, State Office Space Considerations, as well as Appendix 1C, Green Action Team Goals and Accomplishments, for a more comprehensive description of these mandates.

## ***D. State Leased Office Space and Local Market Conditions***

### ***State of California Leased Space***

The DGS administers 160 leases that consist primarily of office space totaling 1,282,586 NSF in the five-county San Francisco Bay Area. Leased space in the Region is distributed as follows:

<u>County</u>	<u>NSF</u>
Alameda	390,138
Contra Costa	184,429
San Francisco	385,820
San Mateo	60,923
<u>Santa Clara</u>	<u>261,276</u>
<b>TOTAL</b>	<b>1,282,586</b>

The State is a minor office space user in the San Francisco Bay Area, which includes over 250 million square feet of office space. The positive result of this volume of office space inventory is that it provides State agencies advantageous leasing opportunities. The downside is that certain micro market locations, such as downtown San Francisco, have histories of very low availability of vacant space. This situation has resulted in the State of California having to develop their own buildings to secure long-term control over a portion of their office space needs.

### ***Private Sector Office Market***

The 2009 CB Richard Ellis Market Outlook report for the Bay Area indicates the private sector office market is suffering after five positive consecutive years. A constrained credit market has significantly reduced lending to commercial real estate interests. This has critically affected vacancy rates, rental rates, office space absorption, and new construction. The current private sector office market is in a downward trend that could last for a number of years. The market is clearly a buyer's or tenant's market at present.

### ***State of California vs. Private Sector Office Square Footage Calculations***

It is important to note that the State calculates the rental rate paid on a NSF basis, reflecting actual square feet occupied by each agency. Commercial property owners quote rental rates on a rentable square foot basis (RSF), which includes common areas shared with other tenants of a multi-tenant building (common area lobbies, elevators, corridors, restrooms, etc.).

Consequently, NSF rental rates are, on average, approximately 20 percent higher than rates calculated on an RSF basis.

Applying this adjustment, if the average full-service market office rental rate was \$3.00 per RSF per month, State tenants would pay an additional 20 percent, or \$3.60 per NSF per month, to account for common areas.

### ***County Submarkets***

The following information describes the five counties that make up the San Francisco Bay Area Region. Although similar in geographic location, each region has its own unique makeup and character from low rise “High Tech” office space to architecturally significant high rise “Corporate Headquarters” office space. It is important that each of these markets be considered individually when evaluating agency office space needs and economics.

#### ***Alameda***

Alameda is a close second to San Francisco in the quantity of State office space leases. The majority of the 40 leases are located in Oakland for a total square footage of 390,138 NSF (90,463 NSF of which is consolidatable). The average rate paid for consolidatable space is \$2.40 per NSF. The major State lease in this county is the Department of Toxic Substances Control, leasing 74,590 NSF for \$213,462 per month.

Lease rates have declined and office space absorption is negative resulting in a vacancy rate of 14.6 percent in the second quarter of 2009. This is a vacancy rate increase of 1.8 percent from the previous year. Current market conditions have discouraged developers and investors from starting new construction projects. A number of proposed new projects are on hold pending tenant financial stability and space demand.

#### ***Contra Costa***

The cities of Walnut Creek, San Ramon, and Concord are the dominate office markets in the area with 50 percent of the 39,473,890 square feet of office space in the County. The State has 27 leases totaling 184,429 NSF (of which 40,555 NSF is consolidatable). The average rate paid for consolidatable space is \$2.23 per NSF. The major State lease in the region is the Department of Justice, leasing 66,381 NSF for \$246,937 per month.

Although the Contra Costa market is facing the same economic challenges as other Bay Area submarkets, three new construction projects are underway or recently completed. A recently completed project in Pleasanton added 70,000 square feet of new space. Two other office projects, totaling 440,000 square feet, are under construction, with completion slated for the third quarter of 2009.

#### ***San Francisco***

The State has 43 leases totaling 385,820 NSF of space (305,954 NSF of which is consolidatable). The average rate paid for consolidatable space is \$3.92 per NSF. The major State lease in the region is the Department of Insurance, leasing 63,002 NSF for \$329,173 per month.

CB Richard Ellis defines the San Francisco office market in terms of districts, including the Financial District (27.1 million square feet – 34.4 percent of the office market) and the Civic Center (two million square feet - 2.6 percent of the market). The second quarter 2009 CB Richard Ellis report stated that “job losses and economic uncertainty have taken their toll on tenants, leading many to downsize or vacate their facilities completely.” Because the employment base of the area is primarily private sector, it is susceptible to booms and busts.

***San Mateo***

San Mateo, also known as the San Francisco Peninsula Office Market, has the least number of State office leases (15) for a total of 60,923 NSF (49,353 NSF of which is consolidatable). The average rate paid for consolidatable space is \$2.23 per NSF. The major State office lease in the county is the Department of Social Services with 8,746 NSF for \$24,399 per month. After an increase in the occupancy rate in the first quarter 2009, the market reversed direction and returned to a negative absorption trend. A major transaction that has helped stabilize the market was a lease renewal by Sony in two Class A office buildings, totaling 319,751 NSF.

***Santa Clara***

Commonly referred to as the “Silicon Valley”, this market has historically been associated with periods of booms and busts. The State, with 35 leases totaling 261,276 NSF (73,103 NSF of which is consolidatable), has a minor market share of the 61,655,636 square feet market office space. The average rate paid for consolidatable space is \$2.97 per NSF. The major State office lease in the County is the Sixth District Court of Appeals, leasing 29,601 NSF for \$95,771 per month.

In order to limit the impact of the current negative economic cycle, landlords are working to retain tenants by offering incentives such as rent reductions and increased tenant improvement allowances. As reported in the second quarter CB Richard Ellis Market Report, the largest lease transactions were significantly smaller than “normal,” with only three transactions exceeding 16,000 NSF.

The following tables provide an overview of the current market for the five-county San Francisco Bay Area Region.

**Table 9**  
***Private-Sector Office Market Leases***  
**(2Q 2009)**

COUNTY	CITY/SUBMARKET	TOTAL RSF	VACANCY PERCENTAGE	CLASS A RATES	Q2 2009 ABSORPTION	UNDER CONSTRUCTION
Alameda	Oakland Downtown	11,290,222	11%	\$2.79	(84,519)	0
	Emeryville	4,703,981	13%	\$2.40	(88,954)	0
Contra Costa	Walnut Creek Downtown	4,899,693	13%	\$2.75	(56,631)	0
	Concord	4,706,610	17%	\$1.90	(35,892)	0
San Francisco	Financial District	27,084,886	15%	\$3.17	(453,265)	0
	Civic Center	3,156,141	10%	\$2.58	30,000	0
	South Financial	21,235,368	12%	\$3.12	81,355	0
San Mateo	San Mateo	7,250,076	21%	\$2.80	(453,265)	0
	Redwood City	9,117,091	19%	\$2.95	(166,924)	0
Santa Clara	San Jose	21,709,184	18%	\$2.25	(344,910)	0
	Santa Clara	8,684,433	20%	\$2.55	(453,866)	0
<b>TOTAL</b>		<b>123,837,685</b>			<b>-2,026,871</b>	

SOURCE      CBRE  
                  CB Richard Ellis

**Table 10**  
**State Leases (2Q 2009)**

COUNTY	NUMBER OF LEASES	TOTAL NSF	CONSOLIDATABLE SF
Alameda	40	390,138	90,463
Contra Costa	27	184,429	40,555
San Francisco	43	385,820	305,954
San Mateo	15	60,923	49,353
Santa Clara	35	261,276	73,103
<b>TOTAL</b>	160	1,282,586	559,428

SOURCE            CBRE  
                          CB Richard Ellis

Statistics associated with the Bay Area Office Market (asking rents, vacancy absorption, and new construction) varied widely between 2004 and 2009. The following table illustrates market trends over this five-year period.

**Table 11**  
**Market Trend for All Counties From 2004 Through 2Q 2009**

COUNTY	YEAR	VACANCY PERCENTAGE	ASKING RATES	YTD ABSORPTION (RSF)	NEW CONSTRUCTION (RSF)
Alameda					
	2004	16.70%	\$2.19	97,037	156,000
	2005	14.20%	\$2.32	94,262	221,000
	2006	10.40%	\$2.41	429,020	460,000
	2007	10.50%	\$2.85	(1,073)	0
	2008	12.80%	\$2.76	(116,316)	600,000
	2nd Q. 2009	14.60%	\$2.59	(215,765)	0
Contra Costa					
	2004	12.80%	\$2.00	93,766	22,000
	2005	10.40%	\$2.18	412,250	0
	2006	10.40%	\$2.38	357,124	191,688
	2007	13.40%	\$2.55	(289,093)	114,504
	2008	12.50%	\$2.27	(268,430)	510,610
	2nd Q. 2009	15.60%	\$2.08	(335,883)	440,000
San Francisco					
	2004	15.30%	\$2.47	2,030,833	0
	2005	12.00%	\$2.70	2,090,834	0
	2006	8.50%	\$3.15	2,699,311	1,900,000
	2007	8.40%	\$4.02	804,897	0
	2008	12.60%	\$3.59	(2,076,943)	0
	2nd Q. 2009	14.70%	\$2.51	(1,843,409)	0
San Mateo					
	2004	21.60%	\$2.34	1,064,594	160,000
	2005	16.40%	\$2.75	2,387,055	149,874
	2006	12.60%	\$3.14	1,171,311	99,474
	2007	8.80%	\$4.67	2,282,382	899,824
	2008	13.50%	\$4.26	(1,511,958)	315,753
	2nd Q. 2009	16.70%	\$3.53	(1,082,209)	25,000
Santa Clara					
	2004	17.60%	\$2.23	739,573	0
	2005	14.30%	\$2.55	1,177,022	0
	2006	10.30%	\$2.70	1,930,579	1,016,060
	2007	9.70%	\$3.50	(458,751)	781,468
	2008	15.30%	\$3.49	(1,935,337)	0
	2nd Q. 2009	20.50%	\$3.00	(2,004,526)	0
SOURCE	CBRE				
	CB Richard Ellis				

## *E. State-owned Real Property*

A number of State agencies own land in the five-county San Francisco Bay Area Region. The two largest State land owners are the Department of Parks and Recreation with over 115,000 acres and the Department of Fish and Game with over 15,700 acres. Table 12 provides a complete list of State-owned real property in this San Francisco Bay Area Region.

*Table 12  
2009 San Francisco Bay Area Region  
State-owned Real Property*

<b>Agency</b>	<b>Number of Properties</b>	<b>Acres</b>	<b>Number of Structures</b>	<b>Gross Square Footage of Structures</b>
CalFIRE	11	41.32	78	74,785
Cal State University	7	1,542.08	179	9,835,194
California Highway Patrol	7	11.88	7	55,633
Coastal Conservancy	3	163.23	0	Not applicable
Developmental Services	2	428.33	56	609,297
Fish & Game	16	15,761.47	9	3,000
Education – Diagnostic Center, Northern CA	1	92.46	64	543,861
Employment Development	3	5.47	3	108,836
Fairs & Expositions (1-A DAA & 23 DAA)	2	145.81	39	382,503
General Services	6	25.5	5	2,434,362
Judicial Council	5	16.93	3	Not available
Military	16	42.07	15	1,858,249
Motor Vehicles	16	37.74	16	204,332
Parks & Recreation	38	115,159.02	304	312,966
Public Health	1	28.96	6	697,153
Rehabilitation	1	3.2	4	42,278
State Lands Commission	2	6.69	1	Not available
Transportation (excludes highway rights of way)	53	317.38	125	752,498
University of California	13	10,674.84	652	10,133,546
Veterans Affairs	2	.52	2	2,642
Water Resources	7	860.76	0	Not applicable
<b>Total</b>	<b>212</b>	<b>154,365.66</b>	<b>1,568</b>	<b>28,051,135</b>

### ***Sale Lease-Back***

Assembly Bill 22 (Evans), Ch. 20, Stats. of 2009, added Government Code Section 14670.13 authorizing the DGS to enter into the sale or long-term lease of certain occupied real properties and buildings throughout the State. Long-term lease agreements may also include the option to repurchase the properties. The Director of the DGS may determine other terms and conditions to be imposed upon the sale or lease of any of the properties for the best interest of the State. Any sales that occur as a result of this Section shall be for no less than fair market value. Further, it may ultimately be determined that the sale of certain properties would be infeasible in the event that sale proceeds could not be used to defease or otherwise retire outstanding lease revenue bonds.

Three properties listed in the statute are located in the San Francisco Bay Area Region:

- Elihu M. Harris Building, 1515 Clay Street, Oakland
- San Francisco Civic Center Plaza, 350 McAllister Street and 455 Golden Gate Avenue, San Francisco
- Governor Edmund G. “Pat” Brown Building, 505 Van Ness Avenue, San Francisco

The DGS is in the early stages of seeking proposals from commercial real estate brokerage and/or investment firms to advise the State regarding any transactions that may result from this statute. Completed proposals were submitted to the DGS by October 30, 2009, with award of a contract anticipated by December 28, 2009.

### ***Surplus Property***

Parcels that are declared surplus in San Francisco and Santa Clara Counties are described in the following text:

#### ***DGS/Employment Development Department (EDD) Surplus Property – San Francisco***

##### **Senate Bill 951 (Committee on Governmental Organization) (Ch. 610, Stats. of 2001) –**

This annual Surplus Property Bill included a .39 acre parcel owned by the DGS that was assembled as a result of an exchange of former freeway parcels with the City of San Francisco. At that time the property was projected by the DGS to be a part of a site for a future State office building of approximately 250,000 square feet. The DGS further anticipated the appropriation of funds by the Legislature to acquire the federal equity interest in the adjoining parcel owned by EDD of approximately 12,000 square feet. This parcel extends to the corner of Golden Gate and Franklin and would consolidate the property into a well located and efficient .67 acre office building site.

The .39 acre DGS parcel was also included in Assembly Bill 2026 (Villines) (Ch. 761, Stats. of 2008), which directed the DGS to sell, lease or exchange the property. There are two underutilized parcels under the jurisdiction of EDD adjacent to the DGS parcel. The DGS is

discussing with EDD the possibility of combining these parcels to assemble a larger, more marketable parcel that would provide a higher sales price to the State. If EDD elects not to declare their adjacent parcels surplus, the DGS will continue marketing the .39 acre DGS surplus parcel.

### ***Department of Developmental Services Surplus Property – Santa Clara***

**Senate Bill 136 (Huff) (Ch. 166, Stats. of 2009)** – Surplus Property – Agnews East Campus – Santa Clara County. This bill authorizes the Director of the Department of General Services to dispose of all or any portion of approximately 85 acres located at the East Campus of the Agnews Developmental Center in Santa Clara County in accordance with Section 11011.1 of the Government Code. The Agnews East campus currently resides on this property located on the north edge of the City of San Jose – in the heart of Silicon Valley. As of April 2009, under the closure plan, the Department of Developmental Services (DDS) has transferred all the clients to community based housing facilities or to other DDS facilities. There are 51 buildings on the campus, comprising approximately 692,800 gross square feet of space. A third party owned cogeneration plant provides thermal and electrical energy to Agnews and markets electricity to PG&E. The cogeneration agreements expire in the year 2020. The DGS is the lead agency in facilitating the future use of the real estate, existing leases, structures and infrastructure of the campus, including disposition of the cogeneration plant. The DDS has responsibility for maintaining the property until the DGS transfers or otherwise disposes of the asset. The DGS is currently in preliminary discussions with parties interested in purchasing the property.

### **Agnews Developmental Center Property Sale**

In 1996, as part of the disposition of the Agnews Developmental Center West Campus, a 2.3 acre parcel was deeded to the City of Santa Clara for construction of an electrical substation. The deed included a reversion clause. In 2009, the City agreed to quit claim the parcel back to the State. In October of 2009, the State sold the parcel to a neighboring development company for \$4,000,000.

## ***F. Bay Area Region Transportation***

The Metropolitan Transportation Commission (MTC) is the transportation planning, coordinating, and financing agency for the nine-county San Francisco Bay Area (this includes the 2009 San Francisco Regional Plan counties). MTC reports that the area is served by eight primary public transit systems, as well as numerous other local transit operators, which together carry an average weekday ridership of about 1.6 million.

One of the major projects since the 2004 Update was the August 2007 opening of the new Benicia-Martinez (Congressman George Miller) Bridge connecting Contra Costa County and Solano County. The MTC 2008 Annual Report indicates good progress on the new East Span of the San Francisco-Oakland Bay Bridge toward its scheduled completion in 2013.

Construction on the new fourth bore of the Caldecott Tunnel is expected to begin in the winter of 2009-2010 with a completion date in 2014. Federal, State, and local funding have been secured for the \$270 million project. The Caldecott Tunnel connects Alameda and Contra Costa Counties via Highway 24.

On July 22, 2009, the MTC approved approximately \$133 million in grant requests for four Bay Area projects as part of the Statewide advocacy effort for the federal Transportation Investment Generating Economic Recovery (TIGER) program. The projects are \$50 million for the Doyle Drive Replacement (Golden Gate Bridge), \$28 million for the California's Green Trade corridor at the Port of Oakland, \$50 million to extend the Bay Area Rapid Transit (BART) storage facility in Hayward, and \$5 million for the BART Oakland Airport Connector (TIFIA).

These improvements are designed to increase commuter capacity during peak traffic hours thereby improving traffic flow through the nine-county Bay Area.

In 2000, Santa Clara County voters approved Measure A to increase the sales tax  $\frac{1}{2}$  cent for 30 years. The funds are specifically for improvements to the county transportation network. One of the main projects planned for these funds is the extension of BART into downtown San Jose, the San Jose International Airport, and the Santa Clara Cal-Train Station. In 2008, county voters approved a further  $\frac{1}{8}$  cent increase, specifically for the BART extension project. As of the date of this report, the final project remains in the planning stage.

On August 24, 2009, BART issued a 'notice to proceed' for construction of a 5.4 mile extension from Fremont to Fremont's Warm Springs District, a necessary link for the eventual extension to San Jose and Santa Clara. Construction is slated to begin in the fall and expected to be completed in 2014. The Warm Springs completion will lead to the eventual 16.1 mile \$6.1 billion extension to downtown San Jose and into Santa Clara.

Mineta San Jose International airport received \$7.2 million in federal stimulus funds and grants to be used for the first phase of the new taxiway extension on the airport's west side. Construction was scheduled to start September 8, 2009.

# Agency Space Consolidation Considerations

## *Chapter 3*



## *Agency Space Consolidation Requirements*

### *California Facilities Assessment Team (CFAT)*

The current economic climate in California challenges all State agencies to deliver their programs given current constraints on agencies' support budgets. In response to these challenges, the DGS, Real Estate Leasing and Planning Section (RELPS) formed the California Facilities Assessment Team (CFAT) in January 2009 to assist agencies in achieving savings through evaluation and potential renegotiation of leases within their portfolios. The CFAT began proactively reviewing agency lease portfolios, discussing agency facility objectives, and offering suggestions where savings could be achieved based on current market conditions, regional vacancy rates, declining commercial market rates, and lessor's desire to strengthen their financial portfolios.

The types of savings include: lease cost reduction and reduction in space, terminations where there is either no replacement facility or the replacement facility has resulted in a net rent savings. The successful renegotiations completed to date in the San Francisco Bay Area Region indicate a total cumulative savings in excess of \$5.7 million dollars through the end of the lease terms.

### *Employment Development Department (EDD)*

As a concurrent response to the severe economic downturn, the Governor issued an Emergency Proclamation on April 17, 2009, directing EDD to contract for facility space to provide for qualified personnel to immediately and effectively increase the agency's ability to assist people making unemployment claims, contacting EDD, or appealing their claims. To mitigate any delays, certain contracting and hiring provisions of the Government Code were suspended to the extent necessary to enable the agency to enter into such contracts as expeditiously as possible. The suspension is limited to the scope and duration of this emergency. The DGS, among others, is charged to expedite project contracting to support these efforts. EDD currently occupies approximately 176,888 NSF of leased space in the five-county Region. Current requests for increased space are for less than 9,000 NSF of additional space.

### *Other Office Space Requirements*

In addition to the implications of the State's economic recovery efforts on agency office space requirements, the DGS is working with State agencies in the Region to address their changing office space requirements. The DGS planning staff develops detailed questionnaires each time they begin studying a different real estate market in California. These questionnaires are designed to solicit information about properties occupied by State agencies in the Region under review. Questionnaires were sent to all 54 State agencies occupying leased office space, DGS-owned office space, and agency-owned office space in the San Francisco Bay Area Region.

The questionnaires allow the agencies to:

1. Review information about their buildings contained in the DGS's Statewide Property Inventory (SPI) database, making any necessary changes or comments; and
2. Explain agency programs and outline their current and future office space requirements.

A variety of information regarding the State’s real estate holdings in the San Francisco Bay Area Region was obtained from numerous sources, including:

- Responses to questionnaires
- Follow-up conversations with agency staff
- Existing occupancy data in the DGS SPI database
- Conversations with the DGS real estate staff
- Information contained in the DGS real property and lease files
- Current CFAT Task Force report.

The following information represents additional agency office space requirements:

***Department of Alcoholic Beverage Control(ABC)*** – The department is in the process of a long-anticipated consolidation of their offices in the San Francisco Bay Area to more central offices in the Oakland area, which will reduce their space in the Region by 12 percent. Current space of 5,620 NSF in the State-owned Elihu M. Harris Building will be vacated with the Department of Industrial Relations (DIR) identified as the backfill tenant.

***Cal/Environmental Protection Agency (Department of Toxic Substances Control)*** – In an effort to consolidate, the department is currently working with the DGS to look for an interested State agency to sublease about 5,300 NSF of space at 700 Heinz Avenue in Berkeley, approximately 11 percent of the Agency’s existing leased space in the Region.

***Department of Corporations*** – Corporations is working with the DGS to relocate staff by year end into 13,000+NSF at 50 Beale Street in San Francisco, increasing their occupied space in the Region by approximately 43 percent. Program requirements necessitate locating compatible programs at the same location.

***Franchise Tax Board*** – In an effort to consolidate, the department is currently working with a DGS team to develop the successful merge of their audit, collections, and public service personnel from three locations to two. They will relinquish 5,285 NSF of leased space in San Francisco, reducing their occupied space in the Region by 14 percent.

***Housing and Community Development*** – In January 2009, the department closed their San Jose office due to program considerations. The California Department of Public Health will backfill 1,350 NSF of space in the Alfred E. Alquist Building in San Jose.

***Department of Industrial Relations*** – Programmatic expansion and consolidation of its information technology operations, as well as the need to generate budget savings, has this department requesting to relocate staff out of the San Francisco market and seek additional space as it becomes available in the Oakland market at the Elihu M. Harris building. As other agencies downsize or consolidate in other facilities, DIR has requested to be considered for the new space as it comes available.

***Department of Insurance*** – The department is investigating their options for reducing space in their San Francisco office and making existing space as efficient as possible. Significant lease renewals are coming due at an optimal time in the market.

***Department of Motor Vehicles*** – The department has been working with the DGS to open a new Central Valley Consolidated Call Center (8,300 NSF) scheduled for completion in April 2011. Plans to backfill existing State-owned facilities are in the capital outlay phase for remodeling. Leased space of 14,441 NSF is currently in soft term and will not be renewed, resulting in a 24 percent reduction in leased office space occupied by DMV in the Region.

***Public Employment Relations Board*** – The department is currently working with the DGS to reduce their office space by more than 50 percent. They will be moving from leased space to State-owned space in the Elihu M. Harris Building in Oakland. While waiting for the new space to be complete, this agency has benefited from a CFAT lease amendment reducing their current space rent.

***Department of Public Health*** – The department’s Licensing and Certification Branch has historically seen constant and sustained growth rates. The need for additional space for new field investigative positions is estimated to be 25,000 NSF within the next five years. They are currently awaiting the completion of 1,350 NSF of additional space in the Alfred E. Alquist State Office Building (San Jose) that was relinquished by the Department of Housing and Community Development in January 2009.

***Department of Rehabilitation*** – The department is planning a June 2010 consolidation of the Piedmont Hills office (3,515 NSF) in San Jose into existing agency space at the Alfred E. Alquist State Building. Also in 2010, the Berkeley office (5,001 NSF) will be moved to the Ed Roberts Campus in Berkeley of approximately the same size due to ADA compliant issues. Existing leased space in Gilroy (2,477 NSF) is also not ADA compliant; therefore, the department is seeking a new location. The current program will reduce their occupied leased space by six percent in the Region.

***Secretary of State*** – The agency will be relinquishing approximately 6,065 NSF of consolidatable office space at 350 McAllister Avenue in San Francisco (Civic Center). Due to budget reductions it is necessary for the Secretary of State to close their Business Programs Division Regional Office location. The agency will vacate the space effective September 30, 2009, and has requested that the DGS identify a backfill tenant. Current tenants in the building are being contacted to identify any space needs that could be met by this vacancy. The program’s customers will be served by the Sacramento office.

***Department of Social Services*** – For budget and programmatic reasons, the department initially made a request to downsize their space in the Elihu M. Harris building from 6,728 to 2,600 square feet. The department has since suspended this project – as legal jurisdictional issues have prevented them from securing private leased space in which to conduct hearings in the Oakland market.

***Department of Transportation*** – The department currently represents 12 percent of the total office space occupied in the Region; 96 percent of this department’s space is currently in agency-owned office space. The department’s remaining space (16,850 NSF) is in leased office space in San Francisco.

## *Consolidatable State Office Space*

Approximately 70 percent of the Region’s 4.27 million NSF of occupied space is in State-owned buildings (DGS owned or Agency-owned). Approximately 83 percent of this State-owned space is consolidatable, meaning it can be or already has been co-located in buildings with other tenants. All tenants in DGS-owned buildings are considered “consolidatable,” though already occupying a multi-tenant building.

Approximately 30 percent of the Region’s occupied space is in leased premises (in buildings owned by private sector landlords). Approximately 44 percent of this space is consolidatable or identified as being able to occupy space in buildings with other State or private sector tenants. The table below presents a breakdown of consolidatable and non-consolidatable State space in the five county San Francisco Bay Area Region.

Appendix 1A identifies all State agencies in the Region, and specifies which are consolidatable. The following tables summarize the consolidatable and non-consolidatable space in the Region.

**Table 13**  
**San Francisco Bay Area Region**  
**Consolidatable vs. Non-Consolidatable Net Square Feet - July 2009**

	Alameda County	Contra Costa County	San Francisco County	San Mateo County	Santa Clara County	Total	As % of Regional Total SF
<b>Total State-Owned Consolidatable</b>	973,724	386,754	968,086	5,306	141,771	2,475,641	57.92%
<b>Total State-Owned Non-Consolidatable</b>	130,337	190,962	48,746	61,556	84,783	516,384	12.08%
<b>TOTAL STATE-OWNED</b>	1,104,061	577,716	1,016,832	66,862	226,554	2,992,025	70.00%
<b>As % of TOTAL REGION SF</b>						70.00%	
<b>Total Leased Consolidatable</b>	90,463	40,555	305,594	49,353	73,103	559,068	13.08%
<b>Total Leased Non-Consolidatable</b>	299,675	143,874	79,866	11,570	188,173	723,158	16.92%
<b>TOTAL LEASED</b>	390,138	184,429	385,460	60,923	261,276	1,282,226	30.00%
<b>As % of TOTAL REGION SF</b>						30.00%	
<b>TOTAL REGION CONSOLIDATABLE</b>	1,064,187	427,309	1,273,680	54,659	214,874	3,034,709	71.00%
<b>TOTAL REGION NON-CONSOLIDATABLE</b>	430,012	334,836	128,612	73,126	272,956	1,239,542	29.00%
<b>TOTAL REGION SF</b>	1,494,199	762,145	1,402,292	127,785	487,830	4,274,251	

**Table 14**  
**San Francisco Bay Area Region**  
**Consolidatable Leased Office Space by County - July 2009**

	Alameda County (NSF)	Contra Costa County (NSF)	San Francisco County (NSF)	San Mateo County (NSF)	Santa Clara County (NSF)	Region Total (NSF)
<b>Leased Consolidatable Office Space</b>	90,463	40,555	305,954	49,353	73,103	559,428
<b>As % of Region Total</b>	16.17%	7.25%	54.69%	8.82%	13.07%	100.00%

As reflected in Table 14 above, approximately 55 percent of the Region’s consolidatable leased office space is located in San Francisco County. There are currently no plans for a major office consolidation project in San Francisco. The State’s real estate portfolio in San Francisco is balanced at 70 percent in State-owned space and 30 percent in leased space.

The DGS continually evaluates opportunities for office consolidation and will propose an office consolidation project if long-term occupancy costs for the State can be reduced and if State agencies can effectively administer their respective programs from a multi-tenant State office building.

In July 2009, the Department of General Services submitted a report to the Legislature in response to the requirements of the Supplemental Report of the 2008 Budget Act, Item 1760-001-0666, Provision 2 request for a report on Space Consolidation in San Francisco. The report is entitled 2009 Space Consolidation in San Francisco and can be viewed at: [www.legi.dgs.ca.gov/Publications/2009LegislativeReports.htm](http://www.legi.dgs.ca.gov/Publications/2009LegislativeReports.htm).

### ***Non-Consolidatable Leased State Office Space***

The State occupies 4.274 million NSF in this Region. As described above, approximately 71 percent is consolidatable (or consolidated) as described above.

Approximately 29 percent has been identified as non-consolidatable. This space is comprised of programs incompatible with other tenants of a general-purpose office building. Field offices, which are typically considered non-consolidatable, usually serve specific areas and cannot operate effectively outside the service area. They also may generate excessive pedestrian and/or vehicular traffic. Some agency programs may be otherwise consolidatable, but since they receive funding from federal sources requiring them to co-locate with local or federal government offices, they are designated non-consolidatable.

Appendix 1 A identifies all State agencies in the Region, using an “N” to indicate agencies that are considered non-consolidatable.



## *Chapter 4*



## *Findings*

The State's office space occupancy level in the San Francisco Bay Area Region has changed modestly since the 2004 Update. No new DGS-owned buildings were constructed during this time period; therefore, the DGS-owned space totals have not changed. All five DGS-owned buildings are currently at 100 percent occupancy. Senate Bill 245 (Battin) (Ch. 107, Stats. of 2005) directs that existing State-owned or State-leased facilities under the jurisdiction of the DGS are to be fully utilized by State agencies before entering into new leases, in order to better control office facility use by State agencies.

The most likely location for a new State office consolidation project in the Region is in San Francisco, where leases for approximately 305,594 NSF of consolidatable space will expire by 2018. The DGS planning team considers a 100,000 NSF office requirement (either a single-tenant or multi-tenant building) the minimum size necessary to study the economic viability project. San Francisco County is the only county that currently exceeds this minimum threshold. However, two existing State-owned office buildings located in the Civic Center area of downtown San Francisco (San Francisco Civic Center and the Edmund G. Brown Building) comprise a total of 1,066,280 NSF. The State's current consolidatable office space requirement in San Francisco is 1,274,040 NSF. This represents a balanced portfolio of properties in San Francisco, with 72 percent of State tenants in State-owned office space versus only 28 percent in private-sector leased office buildings. Given current budget constraints on State departments and our current portfolio make-up, no new State development projects are recommended; renewing existing leases for the next one to three years is advised.

Rents in the San Francisco Bay Area have been on a downward trend since 2007, when the average asking rent was \$4.02 per square foot per month and the vacancy rate was 8.4 percent. In the 2<sup>nd</sup> quarter of 2009, the average asking rent dropped to \$2.51 per square foot per month, and the vacancy rate jumped to 14.7 percent. Substantially lower asking rents, higher vacancy rate, and little or no new office product entering the market have increased competition for existing tenants. The current market conditions make justifying a consolidation project difficult. The breakeven point between leasing and owning would be longer than typical, and State tenants could incur space build-out costs if they were relocated.

The DGS also expects office leasing requests in San Francisco to modestly decline due to fiscal constraints on agencies' support budgets. Several State agencies are attempting to relocate from San Francisco to less expensive office space in the East Bay and others are seeking assistance with amending current office leases to reduce space and rental obligations. Leasing private sector buildings will always be a component of the DGS's asset management strategy, as it offers the flexibility to quickly adjust to changing office space requirements of State tenants.

There are currently 54 State agencies that occupy space in the Region and administer unique programs. When a State agency has a new office space requirement driven by a change in programs, the need for more space is typically met through leasing office space in a private sector building. When a State agency needs to reduce space based on a change in programs, terminating a lease is often the way that reduction is accommodated.

In Alameda, Contra Costa, San Mateo, and Santa Clara Counties, the consolidatable office space requirement is not sufficient to justify a new State office development project. Many of the programs in consolidatable space in these counties are local serving and need to remain in their respective geographic areas. Assuming no programmatic changes that will result in changes in office space requirements, agencies will continue to lease consolidatable space as follows in these four counties:

- 90,463 NSF in Alameda County,
- 40,555 NSF in Contra Costa County,
- 49,353 NSF in San Mateo County, and
- 73,103 NSF in Santa Clara County.

All State agencies currently leasing consolidatable office space in private sector buildings in the five-county San Francisco Bay Area are presented below.

**Table 15**  
**2009 Leased Consolidatable Space in Alameda County**

CITY	AGENCY NAME	ADDRESS	LEASE NUMBER	NSF OFFICE	NSF OTHER	MONTHLY RENT	BEGIN DATE	FIRM DATE	END DATE
ALAMEDA	EMPLOYMENT DEVELOPMENT DEPARTMENT	1600 HARBOR BAY PARKWAY	5137001	9,435	0	\$24,545	1/1/2003	12/31/2011	12/31/2015
BERKELEY	REHABILITATION, DEPT OF	1936 UNIVERSITY AVENUE	225001	5,001	0	\$14,753	6/1/1994	8/31/2005	8/31/2007
DUBLIN	EDUCATION, DEPT OF	11860 DUBLIN BOULEVARD	5978001	265	0	\$570	7/1/2008	8/1/2008	6/30/2010
FREMONT	INDUSTRIAL RELATIONS, DEPT OF	39141 CIVIC CENTER DRIVE	5197001	3,701	0	\$9,253	3/1/2009	2/28/2013	2/28/2017
	REHABILITATION, DEPT OF	39155 LIBERTY STREET	612002	4,771	0	\$13,359	12/1/1994	7/31/2005	7/31/2009
HAYWARD	CONSUMER AFFAIRS, DEPT OF	22320 FOOTHILL BOULEVARD	826004	1,637	0	\$3,909	11/1/2005	10/31/2009	10/31/2013
			826005	3,138	0	\$7,493	11/1/2005	10/31/2009	10/31/2013
	EMPLOYMENT DEVELOPMENT DEPARTMENT	24100 AMADOR STREET	5045001	7,421	0	\$20,436	9/1/2001	9/1/2001	5/31/2011
	MOTOR VEHICLES, DEPT OF	1314 W WINTON AVENUE	831001	2,500	0	\$3,650	5/1/1997	4/30/2000	4/30/2008
LIVERMORE	REHABILITATION, DEPT OF	3311 PACIFIC AVENUE	1085001	240	0	\$225	1/1/1995	5/31/2004	11/30/2008
OAKLAND	COASTAL CONSERVANCY, STATE	1330 BROADWAY	1793001	16,173	0	\$32,996	12/1/2006	11/30/2010	11/30/2014
	EMERGENCY MANAGEMENT AGENCY, CA	1300 CLAY STREET	1776001	9,511	0	\$31,165	8/1/1995	7/31/2010	7/31/2011
	EMPLOYMENT DEVELOPMENT DEPARTMENT	7700 EDGEWATER DRIVE	1783002	7,125	0	\$11,739	3/1/1991	12/31/2005	9/30/2010
	MOTOR VEHICLES, DEPT OF	303 HEGENBERGER ROAD	4574001	10,547	0	\$22,447	1/1/1998	12/31/2001	12/31/2009
	PUBLIC EMPLOYMENT RELATIONS BOARD	1330 BROADWAY	1793003	3,227	0	\$8,948	8/1/2002	8/1/2006	7/31/2012
	PUBLIC UTILITIES COMMISSION	1970 BROADWAY	1788006	2,371	0	\$6,283	1/1/2009	12/31/2009	12/31/2011
PLEASANTON	JUSTICE, DEPT OF	4473 WILLOW ROAD	5962001	3,400	0	\$5,290	11/1/2008	10/31/2012	10/31/2016
<b>TOTAL</b>				90,463	0	\$217,060			

**Table 16**  
**2009 Leased Consolidatable Space in Contra Costa County**

CITY	AGENCY NAME	ADDRESS	LEASE NUMBER	NSF OFFICE	NSF OTHER	MONTHLY RENT	BEGIN DATE	FIRM DATE	END DATE
ANTIOCH	REHABILITATION, DEPT OF	3656 DELTA FAIR BOULEVARD	62001	3,697	0	\$7,089	4/1/1997	3/31/2006	3/31/2009
CONCORD	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	1800 SUTTER STREET	5943001	3,696	0	\$9,500	9/1/2008	8/31/2012	8/31/2016
	EMPLOYMENT DEVELOPMENT DEPARTMENT	1450 ENEA CIRCLE	5634001	3,177	0	\$6,036	2/1/2006	1/31/2010	1/31/2014
	INDUSTRIAL RELATIONS, DEPT OF	1450 ENEA CIRCLE	5747001	3,543	0	\$7,528	7/1/2006	12/31/2010	6/30/2016
	REHABILITATION, DEPT OF	1485 ENEA COURT	4970001	8,131	0	\$15,885	1/1/2006	12/31/2009	12/31/2013
HERCULES	LANDS COMMISSION, STATE	750 ALFRED NOBEL DRIVE	5265001	4,933	0	\$9,866	4/1/2004	3/31/2008	3/31/2012
		725 ALFRED NOBEL DRIVE	855001	4,745	0	\$7,950	7/1/1994	6/30/1997	6/30/2004
PLEASANT HILL	CONSUMER AFFAIRS, DEPT OF	3478 BUSKIRK AVENUE	2037003	3,432	0	\$8,889	6/1/2005	5/31/2009	8/31/2013
RICHMOND	REHABILITATION, DEPT OF	1003 W CUTTING BOULEVARD	5106001	5,201	0	\$17,830	6/1/2002	5/31/2006	5/31/2010
<b>TOTAL</b>				40,555	0	\$90,573			

**Table 17**  
**2009 Leased Consolidatable Space in San Mateo County**

CITY	AGENCY NAME	ADDRESS	LEASE NUMBER	NSF OFFICE	NSF OTHER	MONTHLY RENT	BEGIN DATE	FIRM DATE	END DATE
BELMONT	FISH AND GAME, DEPT OF	350 HARBOR BOULEVARD	4998001	5,595	0	\$8,799	4/1/2005	6/30/2009	6/30/2010
		284 HARBOR BOULEVARD	4998001	0	775	\$1,200	4/1/2005	6/30/2009	6/30/2010
DALY CITY	PUBLIC HEALTH, CA DEPT OF	350 90TH STREET	491001	7,120	0	\$16,660	1/1/2003	12/31/2008	12/31/2010
FOSTER CITY	EMPLOYMENT DEVELOPMENT DEPARTMENT	1065 E HILLSDALE BOULEVARD	4572003	2,024	0	\$4,838	2/1/2005	1/31/2009	1/31/2013
	INDUSTRIAL RELATIONS, DEPT OF	1065 E HILLSDALE BOULEVARD	4572001	2,593	0	\$5,010	8/1/2004	7/31/2008	7/31/2012
	REHABILITATION, DEPT OF	1065 E HILLSDALE BOULEVARD	4572002	5,347	0	\$13,663	9/1/2004	8/31/2008	8/31/2011
MENLO PARK	REHABILITATION, DEPT OF	800 MENLO AVENUE	1483001	1,880	0	\$6,520	8/1/2006	7/31/2009	7/31/2013
SAN BRUNO	REHABILITATION, DEPT OF	801 TRAEGER AVENUE	4088004	1,843	0	\$4,727	7/1/2007	7/1/2007	9/30/2007
	SOCIAL SERVICES, DEPT OF	851 TRAEGER AVENUE	2585001	8,746	0	\$24,399	7/1/1995	6/30/2005	6/30/2007
		801 TRAEGER AVENUE	4088002	5,491	0	\$15,319	5/1/1995	6/30/2005	6/30/2007
SOUTH SAN FRANCISCO	CONSUMER AFFAIRS, DEPT OF	395 OYSTER POINT BOULEVARD	3227002	7,939	0	\$16,062	12/1/2002	10/31/2009	10/31/2013
<b>TOTAL</b>				48,578	775	\$117,197			

**Table 18**  
**2009 Leased Consolidatable Space in San Francisco County**

CITY	AGENCY NAME	ADDRESS	LEASE NUMBER	NSF OFFICE	NSF OTHER	MONTHLY RENT	BEGIN DATE	FIRM DATE	END DATE
SAN FRANCISCO	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	71 STEVENSON STREET	5267002	4,807	0	\$17,165	2/1/2005	1/31/2009	1/31/2012
	COASTAL COMMISSION, CALIFORNIA	539 BRYANT STREET	2731003	0	1,623	\$1,380	1/1/2000	12/31/2000	4/30/2012
		45 FREMONT STREET	2718002	28,036	0	\$149,812	11/1/1990	4/30/2010	10/31/2010
	CONSUMER AFFAIRS, DEPT OF	301 JUNIPERO SERRA BOULEVARD	2693001	2,506	0	\$7,857	1/1/2003	12/31/2006	12/31/2010
	CORPORATIONS, DEPT OF	71 STEVENSON STREET	5267001	8,863	0	\$28,850	4/1/2004	3/31/2008	3/31/2011
			5267003	560	0	\$1,802	2/1/2005	1/31/2009	1/31/2012
	EMPLOYMENT DEVELOPMENT DEPARTMENT	185 BERRY STREET	2721003	21,952	0	\$66,555	6/1/2006	5/31/2010	5/31/2012
	EQUALIZATION, STATE BOARD OF	121 SPEAR STREET	5054001	17,219	0	\$94,551	8/1/2002	7/31/2010	7/31/2012
	FINANCIAL INSTITUTIONS, DEPT OF	45 FREMONT STREET	2718004	16,885	0	\$86,014	12/1/2008	11/30/2012	11/30/2018
			2718004		437	\$1,773	12/1/2008	11/30/2012	11/30/2018
	FOOD AND AGRICULTURE DEPT OF	FIVE THOMAS MELLON CIRCLE	2681001	590	0	\$1,432	12/1/2003	11/30/2007	11/30/2008
	FRANCHISE TAX BOARD	221 MAIN STREET	4377002	6,201	0	\$19,533	8/1/2009	7/31/2013	7/31/2019
		121 SPEAR STREET	5054001	5,285	0	\$26,668	8/1/2002	7/31/2010	7/31/2012
			5054001		500	\$0	8/1/2002	7/31/2010	7/31/2012
	HEALTH CARE SERVICES, DEPT OF	575 MARKET STREET	5261001	18,542	0	\$56,214	10/1/2003	9/30/2006	9/30/2008
			5261002	9,271	0	\$27,907	10/1/2003	9/30/2006	9/30/2008
	INDUSTRIAL RELATIONS, DEPT OF	121 SPEAR STREET	5054002	4,247	0	\$23,289	8/1/2002	7/31/2010	7/31/2012
			5054003	2,315	0	\$12,456	8/1/2002	7/31/2010	7/31/2012
	INSITUTE FOR REGENERATIVE MEDICINE, CA	250 KING STREET	5681001	19,500	0	\$0	11/1/2005	10/31/2009	10/31/2015
	INSURANCE, DEPT OF	45 FREMONT STREET	2718001	63,002	0	\$329,173	11/1/1990	4/30/2010	10/31/2010
	MOTOR VEHICLES, DEPT OF	FIVE THOMAS MELLON CIRCLE	2681002	3,443	0	\$7,324	4/1/2004	3/31/2008	3/31/2012
	PILOT COMMISSIONERS, CA BOARD OF	PIER 9	5152001	2,280	0	\$5,227	6/15/2002	6/1/2006	5/31/2007
	PUBLIC DEFENDER, STATE	221 MAIN STREET	4377001	19,343	0	\$51,848	1/1/1995	12/31/2008	12/31/2011
		101 HOWARD STREET	2732002		344	\$430	1/1/2009	12/31/2009	12/31/2011
	REHABILITATION, DEPT OF	301 HOWARD STREET	2706003	12,181	0	\$34,352	6/1/2004	7/31/2008	5/31/2012
	SAN FRANCISCO BAY CONSERV & DEVELOP COMM	50 CALIFORNIA STREET	4826001	19,032	0	\$83,609	4/1/2000	3/31/2010	3/31/2011
	TRANSPORTATION, DEPT OF	595 MARKET STREET	2699001	14,823	0	\$56,720	8/1/1993	1/31/2009	7/31/2009
			2699003	2,027	0	\$7,054	2/1/2003	1/31/2007	1/31/2011
			2699002	0	140	\$238	2/1/1996	2/1/1996	6/30/1999
<b>TOTAL</b>				302,910	3,044	\$1,199,234			

**Table 19**  
**2009 Leased Consolidatable Space in Santa Clara County**

CITY	AGENCY NAME	ADDRESS	LEASE NUMBER	NSF OFFICE	NSF OTHER	MONTHLY RENT	BEGIN DATE	FIRM DATE	END DATE
CAMPBELL	MOTOR VEHICLES, DEPT OF	430 DARRYL DRIVE	317001	14,441	0	\$43,773	9/1/2002	8/31/2006	8/31/2010
GILROY	REHABILITATION, DEPT OF	7872 EIGLEBERRY STREET	4696001	2,477	0	\$6,131	1/1/2000	12/31/2003	12/31/2009
PALO ALTO	LAW REVISION COMMISSION, CALIF	4000 MIDDLEFIELD ROAD	1943001	1,280	0	\$2,501	7/1/2006	7/1/2006	6/30/2009
SAN JOSE	CONSUMER AFFAIRS, DEPT OF	1735 TECHNOLOGY DRIVE	2779001	3,671	0	\$9,332	6/1/1995	5/31/2006	5/31/2007
		1361 S WINCHESTER BOULEVARD	2766001	3,962	0	\$9,905	12/1/2002	12/1/2006	11/30/2010
	EMPLOYMENT DEVELOPMENT DEPARTMENT	2665 N FIRST STREET	5973002	5,739	0	\$16,094	1/1/2009	1/1/2009	4/30/2009
	FAIR EMPLOYMENT AND HOUSING, DEPT OF	2570 N FIRST STREET	5808001	3,443	0	\$8,232	2/1/2007	1/31/2011	1/31/2015
	FRANCHISE TAX BOARD	96 N THIRD STREET	2773001	9,893	0	\$41,913	12/1/1990	6/1/2007	11/30/2009
	INDUSTRIAL RELATIONS, DEPT OF	6980 SANTA TERESA BOULEVARD	5224001	2,340	0	\$5,253	6/1/2003	7/31/2007	5/31/2011
	MOTOR VEHICLES, DEPT OF	90 GREAT OAKS BOULEVARD	5207001	6,617	0	\$11,249	7/1/2003	6/30/2007	6/30/2011
	REHABILITATION, DEPT OF	1333 PIEDMONT ROAD	2763001	3,515	0	\$8,630	5/1/2005	4/30/2009	4/30/2010
	SOCIAL SERVICES, DEPT OF	2580 N FIRST STREET	5794001	1,507	0	\$5,258	5/1/2007	4/30/2011	1/8/2015
			5794002	6,132	0	\$23,711	5/1/2007	4/30/2011	1/8/2015
			5794003	8,086	0	\$25,094	5/1/2007	4/30/2011	1/8/2015
<b>TOTAL</b>				73,103	0	\$217,075			

**Table 20**  
**2009 Leased Consolidatable Space in the Five County San Francisco Bay Area Region**

COUNTY	NSF OFFICE	NSF OTHER	TOTAL	MONTHLY RENT
ALAMEDA	90,463	0	90,463	\$217,060
CONTRA COSTA	40,555	0	40,555	\$90,573
SAN FRANCISCO	302,910	3,044	305,954	\$1,199,234
SAN MATEO	48,578	775	49,353	\$117,197
SANTA CLARA	73,103	0	73,103	\$217,075
<b>TOTAL</b>	555,609	3,819	559,428	\$1,841,139

*Chapter 5*



## ***State Office Space Development Considerations***

The following information presents directives and requirements, including administrative and statutory provisions, that guide State office space planning and development.

### ***A. Land Use, Planning, and Location Considerations***

#### ***Assembly Bill 32: The California Global Warming Solutions Act of 2006***

California's major initiatives for reducing climate change or greenhouse gas (GHG) emissions are outlined in Assembly Bill 32, (Nunez) (Ch. 488, Stats. of 2006). The efforts aim to reduce GHG emissions to 1990 levels by the year 2020, a reduction of about 25 percent. In December 2008, the Air Resources Board approved the scoping plan containing strategies to reach this goal. In the longer term, Executive Order S-3-05 requires an 80 percent reduction of greenhouse gases from 1990 levels by the year 2050.

#### ***Location of State-owned and Leased Offices***

Executive Order D-46-01 and Management Memo 01-18 provide the Department of General Services (DGS) direction on locating State-owned and leased State offices to promote smart growth policies. The criteria for locating offices includes compliance with existing and applicable statutory requirements and State policies, consideration of agency facility and program needs, cost effectiveness, ownership versus leasing, the availability of existing State-owned property, and implementation of sound and smart growth policies. These include locating in a central city area to strengthen California's population centers; locating in proximity to transit and available and affordable housing; fostering relationships with local governments, businesses, and communities; observing environmental concerns; and supporting historic, cultural, or architectural preservation opportunities. Additionally, energy efficiency, green and sustainable building practices and design excellence in public buildings will ensure the quality and integrity of a State building's design, operation, and place in the community.

#### ***State-owned Space***

Senate Bill 245 (Battin) (Ch. 107, Stats. of 2005) directs that existing State-owned or State leased facilities under the jurisdiction of the DGS are to be fully utilized by State agencies before entering into new leases in order to better control office facility use by State agencies. This mandate is implemented through State Administrative Manual Section 1310.3. The statute also requires when tenant agencies located in existing State-owned space vacate their premises, they are obligated to continue to pay rent unless and until a new tenant can be assigned or until the DGS can negotiate a mutual termination of the lease. However, if the DGS generated the tenant's relinquishment, they are not so obligated.

#### ***Consolidation of State Operations***

Executive Order W-18-91 directs the State to consolidate its operations in joint-use facilities where possible and feasible. The Executive Order stresses ownership over leasing to meet long-term needs where economically advantageous over the life of the facility.

### ***Transit Access***

GC Section 15808.1 stipulates that acquisition or construction of a State facility employing more than 200 people or directly serving the public be located within one-quarter mile of a public transit corridor. As defined in Health and Safety Code Section 50093.5, a public transit corridor is that area within one-quarter mile of a route on which level of service (headway) is at or above the average for the system as a whole.

### ***Transportation Management***

Executive Order D-73-88 requires State agencies to implement a transportation management program designed to result in an annual reduction in the number of commute trips by State employees.

### ***California Environmental Quality Act***

The California Environmental Quality Act, as set forth by Public Resources Code Section 21000, establishes procedures intended to ensure that public agency officials are fully aware of the environmental implications of the projects they approve. If the initial environmental study finds a potential for a significant impact to the environment, an environmental impact report (EIR) must be prepared. This document typically takes from three to six months to prepare and is subject to public review; comments submitted during review require specific response. An EIR also requires funding for document preparation.

## ***B. Facility Development Considerations***

### ***Excellence in Public Buildings Initiative***

To ensure the planning, design, construction, and evaluation of State buildings result in the highest quality project, the “Excellence in Public Buildings Initiative” has been added as a required component in DGS advertisements for selected State building projects. The purpose of this initiative is to produce high-performing public buildings and a positive architectural legacy that reflect the State’s commitment to excellence.

Project goals may include:

- Design excellence including peer evaluation
- Use of sustainable building materials
- Quality control
- Building life span
- Energy efficiency and conservation
- Operating efficiency
- Cost and schedule
- Accessibility and concepts of Universal Design
- Communication and controls technology
- Placement of public art
- Occupant satisfaction
- Commissioning

The Division of the State Architect and the Real Estate Services Division of the DGS crafted this initiative to provide the leadership, education, and guidance required to improve the outcomes of California’s capital building and leasing efforts by implementing a set of policies, guidelines, procedures, and practices that will lead to sustained excellence in the planning, design, construction, operations, and evaluation of public buildings.

### ***Energy Efficiency and Sustainable Building Measures***

Administration and legislative actions have advanced the State’s leadership in constructing energy-efficient buildings. On August 2, 2000, Executive Order D-16-00 was issued establishing a State sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain State buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through DGS’s real estate program, will identify economic and environmental performance measures in order to implement the sustainable building goal. The Secretary shall report on the activities and the efforts of all State entities on an annual basis to the Governor.

The Executive Order relates to GC Sections 15814.30–15814.35 (1991), which require that State buildings for which construction began after January 1, 1993, be designed, constructed, and equipped with energy-efficiency measures, materials, and devices that are feasible and cost effective over the life of the building. The existing law also requires all State public buildings, when remodeled, to meet minimum Title 24 standards applicable to the building. In addition, the section of the law requires the DGS to develop and implement lease provisions that maximize energy savings in buildings leased by the State.

Other directives that provide the DGS authority or access to special funds and resources to help satisfy these requirements include Executive Order W-83-94, which requires State agencies to maintain five-year Energy Management Plans; and Section 388 of the Public Utility Code, which allows the DGS to establish a pool of qualified energy service companies. Through the directives of GC Sections 15814.10– 15814.27, the Energy Efficiency Revenue Bond Program helps to implement policy set forth in Section 25008 of the Public Resources Code by providing a mix of financing options for State energy and water conservation projects, including lease-purchase arrangements and energy service contracts.

### ***Green Building Initiative***

Executive Order S-20-04 directs the State to take the lead in designing, building, and operating its buildings to make them the most resource and energy-efficient buildings. The executive order also requires the State to reduce its grid-based energy purchases for State-owned buildings by 20 percent by 2015. In order to accomplish these goals, the Green Building Action Plan was developed with more specific measures and the Green Action Team, a Cabinet-level group, was established to implement the Green Building Initiatives. Staff support for the Green Action Team is provided by the DGS. Measures underway include: establishment of benchmarks for energy use in State buildings and identification of those that would benefit most from additional efficiency measures; and a goal to achieve the U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) silver rating for all future State construction and renovation projects over 10,000 square feet; and the LEED Existing

Building silver rating for existing buildings over 50,000 square feet, as well as retro-commissioning and benchmarking for these buildings.

### ***Americans with Disabilities Act***

The Americans with Disabilities Act of 1990 (ADA), as set forth by California law, Civil Code Section 54.1(d), was established to ensure that any person(s) shall not have limited access to a public building. Pursuant to GC Section 4451(b), buildings, structures, and facilities, or portions thereof, that are leased, rented, contracted, sublet, or hired by any municipal, county, or State divisions of government, or special district shall be made accessible to, and usable by, persons with disabilities. Senate Bill 1242 (Ortiz, Co-authors Assembly Members Aroner and Thomson) (Ch. 989, Section 2, Stats. of 2000) governs accessibility requirements that apply to “all buildings, structures, sidewalks, curbs, and related facilities constructed (or leased) in California by the use of State, county or municipal funds, or the funds of any political subdivision of the State...and for privately funded facilities providing public access”. It is intended to provide full accessibility to and within the buildings for visitors, employees, and the public. Furthermore, to implement regulation and policy of Senate Bill 1242, additional language is included within the lease for all State facilities to comply with ADA access guidelines and Title 24 California Building Code, Part 2 accessibility requirements.

### ***Art in Public Buildings Program***

In the 1996/1997 California legislative session, legislation was enacted to create the Art in Public Buildings Program. The purpose of the program is to expand public experience with art in those State government buildings identified by the State Architect (GC Sections 15813-15813.8). The legislation stipulates that financing for works of art in State buildings would be subject to an appropriation to the California Arts Council (Council) in its annual budget. The State Architect and the Council, jointly, were given authority to accept State and federal money made available to the Council, to expend such funds for the purposes specified in the plans of building projects, and to select works of art. Although program funding has not been available for the Art in Public Buildings Program, the DGS in the spirit of the legislation and by direction of the governmental entities with the power to issue bonds, e.g., Joint Powers Authorities, includes one percent of funds allocated for the construction of State buildings deemed appropriate for the inclusion of art, toward works of art for such buildings.

### ***Business Enterprise Program***

The Welfare and Institution Code, Article 5 authorizes the Director of the Department of Rehabilitation to establish and promote the Business Enterprise Program for the Blind. The State code notes it is the intent of the Legislature that the Randolph-Sheppard Act (20 U.S. Code Section 107 et seq.) and the federal regulations for its administration set forth in Part 395 of Title 34 of the Code of Federal Regulations shall serve as minimum standards for the operation of the Business Enterprise Program. The State code stipulates no department or agency of the State shall undertake to acquire by ownership, rent or lease, or substantially renovate existing State-owned property unless it is determined that the property includes a satisfactory site or sites for the location and operation of a vending facility by a blind person. A “vending facility” is defined as a location that may sell foods, beverages, confections, newspapers, periodicals, tobacco products, and other articles or services dispensed automatically or manually.

The State code stipulates that the amount of space allotted for a vending facility shall be based on 1) services to be rendered, and 2) number of persons to be served.

### ***Child Care for State Employees***

Pursuant to GC Section 4560, upon determination of need, State-owned office buildings accommodating 700 employees or more, which are newly constructed or acquired, or existing facilities being rehabilitated more than 25 percent, shall include space for child care facilities. The Code further stipulates that the Director of the DGS may secure space in any adequate facility for the same purposes if funds for an offsite facility are made available and other cost and/or allocation factors make an offsite option viable. Space for child care is not required in facilities leased by the State.

### ***Historic Preservation***

Public Resources Code Sections 5024 and 5024.5 require inventory and protection of State-owned buildings over 50 years old. No State agency shall alter a building's original or significant historical features, or transfer, relocate, or demolish historical resources listed on the inventory without first submitting plans for proposed alterations to the State Office of Historic Preservation for review and approval.

### ***Integrated Waste Management***

Public Resources Code Sections 42920–42928 includes a California State agency model requiring each agency to develop and adopt before July 1, 2000, an integrated waste management plan. Each plan will build upon the existing Integrated Waste Management Plan adopted by the Integrated Waste Management Board (Board) pursuant to the Integrated Waste Management Act, introduced by Assembly Bill 939 (Ch. 1905, Section 22, Stats. of 1989). Agencies are required to meet solid waste diversion requirements through source reduction, reuse of materials where possible, recycling, composting activities, and procuring products with recycled content in State agency offices and facilities, including any leased locations.

According to Public Resources Code Sections 42920–42928, the Board will assist State agencies with identifying plans. Assembly Bill 75 (Strom-Martin, Co-authors: Senators Chesbro, McPherson, and Sher) (Ch. 764, Stats. of 1999) repealed Sections 42927 and 42928 of the Public Resources Code and expanded the level of environmental operations and maintenance training programs in State-owned buildings and leased facilities, incorporating job-specific ergonomic issues and health and safety policies.

The bill directs that by January 1, 2002, State agencies and large facilities will divert at least 25 percent of all solid waste generated by the agency or large facility. Before January 1, 2004, State agencies and large facilities will divert at least 50 percent of all solid waste from landfill disposal or transformation facilities. The State agency or large State facility may be granted an alternative requirement if the circumstance that supports the request for alternative requirement, such as disposal patterns and the types of waste disposed of by the agency or facility, is reviewed or extended prior to implementation of the plan. The Board would consider circumstances that contributed to the request for the time extension, such as lack of market for recycled materials, local efforts to implement source reduction, recycling, and composting

programs, facilities built or planned, waste disposal patterns, and the type of waste disposal by the agency. By January 1, 2006, any alternative requirements will have expired. However, the Board may grant time extensions under certain conditions according to Public Resources Code Section 42923.

### ***Seismic Program***

Senate Bill 1250 (Ch. 23, Stats. of 1990) funded this DGS program which identifies and prioritizes seismic retrofits for State buildings.

### ***State Employee Teleworking Program***

Pursuant to GC Sections 14200–14203, every State agency shall review their work operations to determine where teleworking can be of practical benefit to that agency. The DGS is required to establish criteria for evaluating the State’s teleworking program and recommending modifications, if necessary. Advancements in computer and telecommunications technology are considered during project development. Teleworking opportunities are thoroughly examined in the programming phase for authorized projects.

### ***Sale and Leaseback***

Assembly Bill 22 (Evans) (Ch. 20, Stats of 2009) authorizes the DGS to lease specified real property without certain existing restrictions, if the Director of the DGS determines that the real property is of no immediate need to the State but may have a potential future use. The bill authorizes the DGS to enter into a sale or long-term lease of certain listed properties, including entering into an option to repurchase that property or building. The bill authorizes the DGS to sell real property or buildings if the proceeds of the sale would be used to defease or otherwise retire lease revenue bonds.

## ***C. Local Planning Considerations***

Typically, local codes and issues of concern are site or project specific and must be identified for each new development project. The State, although not bound by local regulations does consider them when planning State projects. Considerations which may take precedence over local codes include limiting project expenditures, promoting ridesharing, and decreasing traffic congestion, air, and/or noise pollution.

### ***Downtown Revitalization Efforts***

The State currently supports revitalization efforts of the cities within the San Francisco Bay Area Region through its facilities planning strategies. In 2009, the State occupied approximately 3,733,000 million NSF of DGS-owned spaces and leased general office space in the Region. Occupancy of the Elihu M. Harris Building in Oakland, the Earl Warren Building and the Hiram W. Johnson State Office Building in the San Francisco Civic Center, the Governor Edmund G. Brown Building in San Francisco, and the Alfred E. Alquist office building in San Jose assist in accomplishing the State’s existing consolidation goals and continue to support the Bay Area Region cities in their downtown area historic rehabilitation and revitalization efforts.

### ***Business Improvement Districts***

The Alfred E. Alquist Building in San Jose is the only DGS-owned State building in the San Francisco Bay Area that is a member of a Business Improvement District (BID). BIDs are typically initiated by a group of adjoining landowners who are willing to use their collective financial resources (i.e. assessments) to secure services or physical improvements that will benefit their properties (ex. graffiti removal, sidewalk washing, added security, special land use planning, etc.). These would typically be services that are not already provided by local governments. In order for the State to participate in a BID, the BID must provide specific benefits to the State's property. The State cannot pay retroactively into a BID that was created prior to Prop. 218; if the State is to participate in a new or existing BID, it must be constituted pursuant to the Business Improvement District Act of 1994.

### ***Water Quality Control Plan***

In the San Francisco Bay Area, every named water body and stream segment and unnamed tributary supports specific beneficial uses. The current policies of the San Francisco Bay Regional Water Quality Control Board, known as the Basin Plan, are under development as an ongoing process to protect those beneficial uses. The Triennial Review of 2009 indicated that local policies were needed for water content of copper and mercury. The process for developing local regulations continues for copper and nickel.

### ***Bay Area Air Quality Management District***

The State's first Regional agency dealing with air pollution, the Bay Area Air Quality Management District, was created by the California Legislature in 1955. It encompasses seven counties – Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Napa, and parts of Solano and Sonoma counties. The 20-member Board of Directors is elected and has authority to develop and enforce regulations for the control of air pollution within its jurisdiction. The District's five-member Hearing Board rules on cases brought by the District against violating sources and pleas for variances from District regulations. The Hearing Board also rules on accusations against sources that have not corrected violating conditions in a reasonable length of time. The monitored substances include particulate emissions (dust, mist, smoke, fumes), organic compounds (fuels, organic waste), nitrogen oxides (from power plants, boilers, stationary turbines, and stationary engines), sulfur oxides (oil refineries, chemical plants), carbon monoxide (motor vehicles, burning wood), hydrogen sulfides (sewage treatment plants, oil refineries), photochemical smog (NO<sub>2</sub>, reactive organic gases - automobiles), and acid deposition (sulfur oxides, nitrogen oxides combined with water, converted to acid). The State's EIR for any of its new office development projects must fall within the parameters of the Air Quality Management District's standards for HVAC and automobile trips to any particular location.

### ***San Francisco City Proposition M for Office Development***

Beginning on October 17, 1985, the City of San Francisco placed a limit on the square footage of new office space that can be added to the city's downtown. The current limitation is 875,000 GSF per year. The law stipulates that any unallocated amount of square footage may be carried over to the next year (City of San Francisco Planning Code Article 3 Sections 320, 321, amended by Proposition M on November 4, 1986, and by Proposition C on June 2, 1987). Project authorizations are issued by the City Planning Commission and may be appealed to the Board

of Permit Appeals and Board of Supervisors. The Department of City Planning maintains a list of office developments and redevelopment projects for which applications have been made, subject to this limitation. It also maintains records of the total amount of additional office space, and approved developments which are subsequently disapproved on appeal, expired permits, revoked permits, and any other information the Department deems appropriate. The Planning Commission approves projects that promote the public welfare, convenience, and necessity. Within the last six months of any approval period, the Department submits to the Board a recommendation with respect to the effects of the limitation on economic growth, availability of jobs, housing, transportation, rental rates, and office vacancy. The Board then decides whether to continue to impose a limit on office development in the next period based upon how these factors impact the local economy and infrastructure capacity.

### ***Ground Floor and Retail Space Considerations***

Local government and the community often support the incorporation of ground floor retail uses in office buildings to enhance the pedestrian environment. The State also acknowledges the potential benefits of such ground floor uses. Ground floor retail space may include eating establishments (consistent with the Business Enterprise Program), bakeries, child care facilities, dry cleaners, banking services, and neighborhood commercial uses. Public facilities financed through the sale of tax-free revenue bonds typically limit the amount of private-use space to five percent of the total. Pursuant to federal tax laws, the tax-free status of revenue bonds is jeopardized if a larger percentage of private-use space is provided. The amount of retail space available for lease in new facilities will be driven by a number of factors including but not limited to: project financing, on-site child care requirements, cafeteria uses, market forces, and an assessment of vacancy risks.

## *Glossary of Terms*



## *Glossary of Terms*

### *Agency Staffing*

Agency staffing numbers refer to actual numbers of employees accommodated in a facility rather than the number of authorized personnel years (PYs) in agency budgets. Staffing numbers verified by Statewide Property Inventory staff are sufficient for the purpose of this Regional Plan.

### *Build-to-Suit Lease*

This lease involves construction of a building “to-suit” requirement of the tenant agency and may include an option to purchase the building at some point in the lease term. The tenant leases space, usually as a sole-tenant, at a rental rate based upon market competition. The tenant participates in limited development decisions for the building shell and common areas. The lease rate includes the owner’s construction costs, developer profit, tax obligation, and interest.

### *Co-Locate*

This term refers to locating two or more independent office groups together in the same building. The office groups would typically have one or more similar office characteristic; such as benefiting a similar clientele, servicing a similar geographic area, or having compatible functions that may lead to sharing service areas, employee areas, or meeting rooms.

### *Consolidatable*

State agency offices that may be located with other agency offices in a joint-use office facility where the agencies have no unique program or client requirement or facility needs.

### *Full Service Lease*

The landlord pays for the tenant’s share of the cost of operating expenses, including direct and common area utilities, taxes, insurance, maintenance, landscaping, and repairs to the leased premises. These operating expenses are paid for by the tenant, and included in the rental payment as part of “full service” rent in the first year of the lease term (the base year). In subsequent years, the tenant’s share of operating expense exceeding the tenant’s share of operating expense in the base year may be passed through to the tenants.

### *Gross Absorption*

Total leasing and user sale activity in the marketplace in a given period.

### *Gross Square Feet (GSF)*

The total amount of floor space within the exterior building shell of a building. GSF is calculated by combining the tenant’s usable square feet with all other use of space including the outside perimeter wall of the building. This includes stairwells, restrooms, public corridors, elevators, lobbies, duct shafts, equipment rooms, and wall thicknesses.

### *Lease in Dispersed Lease Space*

The State leases space at the current market rental rates in buildings not owned by the State, with no prospects of ownership. The State participates only in the design of the leased premises (net square feet occupied by the State agency).

***Local Serving Agencies***

Agencies providing service to a specific city or neighborhood.

***Net Absorption***

The change in occupied square feet from one period to the next.

***Net Square Feet (NSF)***

The modified Building Owner Managers Association calculation of the actual square feet required for each agency, including interior circulation.

***Non-Consolidatable***

Space that cannot be housed in a multi-tenant facility in an urban setting. Non-consolidatable State functions typically have special needs for security, freeway access, public access, or facility design. Spaces typically considered non-consolidatable include field offices of the CHP, DMV, and EDD, as well as parole offices of the Department of Corrections. For example, Unemployment Insurance and Job Services Offices of EDD are typically considered non-consolidatable because they generate excessive pedestrian and vehicular traffic and serve clients in specific geographic areas. It should be noted that some offices categorized as non-consolidatable might be appropriate tenants of a Service Center in a suburban location where extensive public parking can be more easily provided.

***Regional Serving Agency***

For the purposes of this study, a Regional Serving Agency is one that administers a State program for a service area that includes all five counties in the Bay Area Region.

***Service Center***

Typically, four or five State offices that serve a similar public clientele accommodated in a single facility to increase the visibility and accessibility for the user and to enhance cost effectiveness for the State. A Service Center may include State offices that might not be considered consolidatable in a larger multi-tenant facility because of the large number of clients they serve and their high visitor parking space requirement.

# *Appendices*



*Appendix 1A- Multi-Tenant State-Owned /  
Leased Space by County*



*Appendix 1B - Multi-Tenant State-Owned/  
Leased Space by Agency*



*Appendix 1C- Green California Goals and  
Accomplishments*



**Appendix 1C**  
**The Governor's Green Building Executive Order and AB 32**  
**Green California Goals and Accomplishments**  
<http://www.documents.dgs.ca.gov/dgs/pio/green/highlights.pdf>

OBJECTIVE	PROGRESS TO DATE
<b>Benchmarking</b>	
Benchmark all occupied state facilities by 2007 (nearly 1,500 benchmarkable facilities)	<ul style="list-style-type: none"> <li>▪ Portfolio Manager benchmarking accounts created for 100 percent of the state's facilities.</li> <li>▪ Major utilities have completed database mapping and are uploading utility data on a monthly basis. DGS continues working with state agencies to resolve data issues and to assist agencies in collecting, updating and verifying benchmarking data.</li> </ul>
<b>Retro-Commissioning (RCx)</b>	
<p>Retro-commission all buildings 50,000 sq. ft. or larger by June 30, 2013</p> <p>Each building re-commissioned every 5 years after initial retro-commissioning</p>	<ul style="list-style-type: none"> <li>▪ 43 RCx projects have been either completed or are underway.</li> <li>▪ The energy efficiency measures implemented to date have a verified electricity savings of approximately 10 percent. Projected electricity savings for measures yet to be implemented is approximately 15 percent. Projected natural gas savings is 16 percent.</li> <li>▪ A total of 13 more buildings underway beginning October 2009.</li> </ul>
<b>LEED - Existing Buildings (EB)</b>	
Attain LEED-EB standard for all DGS State occupied buildings over 50,000 sq. ft.	<ul style="list-style-type: none"> <li>▪ 13 buildings LEED-EB Certification: 2 LEED-EB Platinum, 8 LEED-EB Gold, 3 LEED-EB Silver.</li> <li>▪ DGS received USGBC approval for pilot volume certification program.</li> <li>▪ 60 DGS owned and/or operated buildings registered with USGBC January 2008.</li> <li>▪ RFP for LEED-EB Consultant: Certification/Re-certification/Training: CTG Energetics.</li> <li>▪ LEED-EB Schedule-6 buildings submitted to USGBC January 30, 2009; 3 buildings submitted on April 31, 2009; 3 buildings submitted on June 30, 2009; 4 buildings to be submitted August 2009; 22 buildings submitted/certified by December 2009.</li> <li>▪ LEED-EB Overview and Accredited Professional Training: May-July 2009.</li> </ul>
<b>LEED - New Construction (NC)</b>	
<p>Attain LEED Silver standard for all new and renovated State buildings over 10,000 sq. ft.</p> <p>Same for buildings under 10,000 sq. ft., but certification not required</p>	<ul style="list-style-type: none"> <li>▪ 16 buildings have been LEED-NC certified: 4-Gold, 8-Silver, 4-Certified.</li> <li>▪ 222 buildings are pursuing LEED standards (24 buildings under 10K sq. ft. being designed to LEED standards).</li> <li>▪ Implemented policy and commissioning toolkit for in-house commissioning of small buildings.</li> <li>▪ The DGS and Caltrans were awarded the state's first LEED-CI Silver award for its build-out of 17,000 square feet of 11th floor office space in the District 7 Headquarters Building, Los Angeles.</li> </ul>
<b>Commercial Leasing</b>	
Seek ENERGY STAR leases over 5,000 sq. ft. beginning in 2006 (for new leases) and 2008 (for existing leases)	<ul style="list-style-type: none"> <li>▪ 94 ENERGY STAR scored leases out of 1,871 total.</li> <li>▪ All build-to-suit leases will be LEED-NC Silver; 5 in construction, DMV Tracy attained LEED-NC Gold, May 2009; DMV Clovis attained LEED-NC Silver, May 2009; DMV Riverside attained LEED-NC Silver March 2009.</li> <li>▪ 2,000+ letters sent advising lessors of ENERGY STAR preference.</li> <li>▪ 1,160 additional letters/emails to general commercial market.</li> </ul>
<b>Solar and Other Clean On-Site Generation</b>	
Evaluate the merits of clean on-site generation for all new or renovated buildings	<ul style="list-style-type: none"> <li>▪ 8 Solar PV projects completed - 4.2 MW online.</li> <li>▪ As of October 21, 2008, Phase II Solar RFP III, 16 CSU solar projects awarded for a total of 8 megawatts. Signing of agreements in progress.</li> <li>▪ Development of a Master Services Agreement underway for the pursuit of additional solar PV installations at state facilities, as well as other technologies such as fuel cells and wind power.</li> <li>▪ Development of next RFP (Phase III) underway for additional large solar PV projects at state facilities.</li> <li>▪ SMUD-funded feasibility study completed for potential biomass fueled energy generation system at Folsom State Prison. Final report not yet issued. Discussions underway on implementation strategy.</li> <li>▪ Stanford Mansion fuel cell construction completed, currently in start up and commissioning phase.</li> <li>▪ Discussions underway with SoCal Edison and PG&amp;E for installation of fuel cell systems at State facilities. Evaluating siting opportunities.</li> <li>▪ Assisting CalFire with siting of potential biomass energy generation project at Parlin Forks Conservation camp. Technical feasibility study in process.</li> <li>▪ Coordinating with CDCR to evaluate and pursue wind energy generation opportunities at several CDCR facilities with sufficient wind resources.</li> </ul>
<b>Buying Green - Environmentally Preferable Purchasing</b>	
Ensure the acquisition and procurement of goods and services that have a lesser or reduced negative effect on human health and the environment when compared to alternatives that serve the same purpose	<ul style="list-style-type: none"> <li>▪ January 1, 2010 targeted as the "go live" date for a new state EPP Web site and online "Buying Green Guide" to replace the current "Best Practices Manual" and eventually offering over 50 chapters of important information on environmentally preferable purchasing.</li> <li>▪ DGS is developing several presentations for staff to use in an expanded outreach and training program for state agencies including a collaborative effort with the DGS Small Business/Disabled Veteran Business Enterprise teams to deliver the state's "green" message to state vendors.</li> <li>▪ State's mandatory "EPEAT Silver-or-better" solicitation sets the highest environmental bar in the nation for PC Goods.</li> <li>▪ State's mandatory Fluorescent Lamp contract offers fluorescent lamps with the lowest mercury content in the nation.</li> <li>▪ California Gold Carpet Standard is the basis for the new NSF 140 Platinum national standard.</li> <li>▪ The current Open Office Panel Systems solicitation sets the highest environmental standard in the nation for modular office furniture.</li> <li>▪ Recently awarded contracts for Disposable Food Services Supplies mandated bio-based, polystyrene-free products.</li> <li>▪ Office Supplies solicitation calls for a "California-specific" catalogue highlighting "green" items.</li> <li>▪ State's current solicitation for ink and toner cartridges mandates remanufactured options that will provide significant environmental advantages at substantially lower cost.</li> </ul>

<b>DGS Greening the Fleet</b>	
OBJECTIVE	PROGRESS TO DATE
<b>Vehicle Approval</b>	
Make the state fleet leaner and cleaner	<ul style="list-style-type: none"> <li>▪ Piloted new fleet acquisition methodology—from tactical (vehicle by vehicle, office by office) to strategic (department-wide); completed FY 05-06.</li> <li>▪ Currently adding more agencies.</li> <li>▪ Expanding strategic planning methodology to include GHG, fuel economy, alternative fuel use and vehicle utilization; began in FY 08-09 and is currently ongoing. OFAM and PD developed a “best value” template tool, which will assist all agencies in choosing which type of vehicle to purchase. It’s currently being tested and is planned to be deployed in September 2009.</li> </ul>
<b>Vehicle Acquisition</b>	
Acquire best value	<ul style="list-style-type: none"> <li>▪ Introduced cutting edge vehicle technology into the state fleet, such as all electric, hybrid, alternative fuel and fuel cell vehicles. OFAM will be continuing this effort by purchasing 1,000 new advanced technology hybrid vehicles in 09-10 and installing 500 electric charging stations at locations throughout the state in public parking facilities located in high-activity areas, should the federal American Recovery &amp; Reinvestment Act grant be approved.</li> <li>▪ Disposal of 1,588 of the highest polluting and most fuel inefficient petroleum-fueled vehicles in the DGS fleet.</li> <li>▪ Prepared the <i>State Fleet Fuel Efficiency Report</i> to the Legislature with recommendations to reduce emissions and petroleum use; completed FY 03-04.</li> <li>▪ Implemented lowest lifecycle costing procurement methodology.</li> <li>▪ Implemented Ultra-Low Emission Vehicle (ULEV) minimum engine standard.</li> <li>▪ Alternative fuel and hybrid vehicles currently given highest priority.</li> <li>▪ Alternative fuel and hybrid vehicles mandated in the state’s commercial (long-term) rental car contract; completed FY 06-07.</li> <li>▪ New well-to-wheels procurement methodology; currently under development.</li> </ul>
<b>Current Fuel Use</b>	
Create annual report on fuel use	<ul style="list-style-type: none"> <li>▪ Coordinated with multiple agencies and private sector to create new report on executive branch use of transportation fuels, completed September 2008. Expect an update in September 2009.</li> <li>▪ Developing a Petroleum Reduction Plan for the state fleet to reduce petroleum consumption from 2003 levels by 10 percent by 2012 and by 20 percent by 2020.</li> </ul>
<b>New Fleet Asset Management System</b>	
Use good data to make professional decisions	<ul style="list-style-type: none"> <li>▪ Conducted a major statewide inventory of the fleet and reconciled with DMV records; completed FY 05-06.</li> <li>▪ Funded the first of its kind statewide fleet asset management system; completed FY 07-08.</li> <li>▪ Developed project scope and hired data warehouse design contractor; completed FY 07-08.</li> <li>▪ Development of system, testing and validating data; currently underway.</li> <li>▪ Implementation phase with data analysis and reporting capability; in progress.</li> </ul>
<b>Alternative Fuels</b>	
Reduce GHG emissions, take EPA Act to next level, reduce petroleum use	<ul style="list-style-type: none"> <li>▪ Built compressed natural gas pumps at the Sacramento and Los Angeles state garages in FY 04-05.</li> <li>▪ Issued bids for E-85 and bio-diesel fuels in FY 07-08 and 08-09.</li> <li>▪ Installed E-85 fuel pump at Sacramento state garage; began dispensing E-85 September 2007.</li> <li>▪ Collecting fleet fueling data for CEC/ARB funding of alternative fuel infrastructure; 80 percent complete.</li> <li>▪ Campaign to inform departments/employees of the high priority of using alternative fuels; ongoing.</li> <li>▪ Now possible to drive from Sacramento to San Diego on E-85; working with the private sector to add pumps. There are currently 22 E-85 stations throughout the state and more to come.</li> <li>▪ DGS has received AB 118 funding from the CEC to retrofit 50 Toyota Prius hybrids to Plug-in Hybrid Vehicles (PHEVs) with GPS/Telematics to demonstrate advanced battery electric vehicle technology. These vehicles will be deployed throughout the state and monitored for their fuel efficiency and ability to meet the state’s business needs.</li> </ul>
<b>Coordination</b>	
Reduce redundancies, leverage effort	<ul style="list-style-type: none"> <li>▪ Member of CEC’s AB118 Advisory Committee.</li> <li>▪ Working with regulatory agencies to identify alternative fuel infrastructure permitting roadblocks.</li> </ul>

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

ALAMEDA COUNTY - LEASED											
Lease Number	Agency	Address	Space Type	Consolidable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
1793001	COASTAL CONSERVANCY, STATE	1330 BROADWAY	OFFICE (GENERAL)	Y	16,173	0	\$32,996	66	12/1/2006	11/30/2010	11/30/2014
826004	CONSUMER AFFAIRS, DEPT OF	22320 FOOTHILL BOULEVARD	OFFICE (GENERAL)	Y	1,637	0	\$3,909	7	11/1/2005	10/31/2009	10/31/2013
826005	CONSUMER AFFAIRS, DEPT OF	22320 FOOTHILL BOULEVARD	OFFICE (GENERAL)	Y	3,138	0	\$7,493	11	11/1/2005	10/31/2009	10/31/2013
5001001	CONSUMER AFFAIRS, DEPT OF	2265 POLVOROSA AVENUE	OFFICE (FIELD)	N	5,005		\$4,720	8	8/1/2008	7/31/2012	7/31/2016
	CONSUMER AFFAIRS, DEPT OF	2266 POLVOROSA AVENUE	WAREHOUSE	N	0	27,817	\$26,748	0	8/1/2008	7/31/2012	7/31/2016
1768001	CORRECTIONS AND REHABILITATION, DEPT OF	338 PENDLETON WAY	OFFICE (GENERAL)	N	6,630	0	\$13,044	18	1/1/2000	12/31/2003	12/31/2009
4615001	CORRECTIONS AND REHABILITATION, DEPT OF	1950 UNIVERSITY AVENUE	OFFICE (FIELD)	N	9,973	0	\$26,428	46	4/1/1998	10/31/2002	3/31/2010
4689001	CORRECTIONS AND REHABILITATION, DEPT OF	7717 EDGEWATER DRIVE	OFFICE (GENERAL)	N	23,665	0	\$41,414	73	5/1/2007	4/30/2011	4/30/2015
5805001	CORRECTIONS AND REHABILITATION, DEPT OF	20609 CORSAIR BOULEVARD	OFFICE (FIELD)	N	11,868	0	\$20,775	36	4/1/2007	3/31/2011	3/31/2015
5978001	EDUCATION, DEPT OF	11860 DUBLIN BOULEVARD	OFFICE (GENERAL)	Y	265	0	\$570	0	7/1/2008	8/1/2008	6/30/2010
1776001	EMERGENCY MANAGEMENT AGENCY, CA	1300 CLAY STREET	OFFICE (GENERAL)	Y	9,511	0	\$31,165	33	8/1/1995	7/31/2010	7/31/2011
659003	EMPLOYMENT DEVELOPMENT DEPARTMENT	39155 LIBERTY STREET	OFFICE (FIELD)	N	7,720	0	\$16,688	23	3/1/2002	3/1/2002	2/28/2006
1783002	EMPLOYMENT DEVELOPMENT DEPARTMENT	7700 EDGEWATER DRIVE	OFFICE (GENERAL)	Y	7,125	0	\$11,739	24	3/1/1991	12/31/2005	9/30/2010
1785001	EMPLOYMENT DEVELOPMENT DEPARTMENT	675 HEGENBERGER ROAD	OFFICE (FIELD)	N	23,000	0	\$39,288	62	10/1/1999	10/31/2007	9/30/2011
5045001	EMPLOYMENT DEVELOPMENT DEPARTMENT	24100 AMADOR STREET	OFFICE (GENERAL)	Y	7,421	0	\$20,436	25	9/1/2001	9/1/2001	5/31/2011
5137001	EMPLOYMENT DEVELOPMENT DEPARTMENT	1600 HARBOR BAY PARKWAY	OFFICE (GENERAL)	Y	9,435	0	\$24,545	27	1/1/2003	12/31/2011	12/31/2015
1798001	GENERAL SERVICES, DEPT OF	401 27TH STREET	OFFICE (GENERAL)	N	3,560	0	\$1,480	8	6/1/1995	5/31/2008	5/31/2010
	GENERAL SERVICES, DEPT OF	402 27TH STREET	WAREHOUSE	N	0	25,240	\$10,781	0	6/1/1995	5/31/2008	5/31/2010
3089001	HIGHWAY PATROL, DEPT OF THE CALIF	4999 GLEASON DRIVE	OFFICE (GENERAL)	N	10,813	0	\$907	80	1/1/1991	12/31/2005	12/31/2015
	HIGHWAY PATROL, DEPT OF THE CALIF	5000 GLEASON DRIVE	STORAGE	N	0	437	\$11	0	1/1/1991	12/31/2005	12/31/2015
5119001	HIGHWAY PATROL, DEPT OF THE CALIF	21020 REDWOOD ROAD	OFFICE (FIELD)	N	4,765	0	\$10,920	26	4/1/2002	3/31/2008	3/31/2011
4705001	INDUSTRIAL RELATIONS, DEPT OF	1555 DOOLITTLE DRIVE	OFFICE (GENERAL)	N	7,664	0	\$12,188	6	3/1/2005	2/28/2009	2/28/2010
5197001	INDUSTRIAL RELATIONS, DEPT OF	39141 CIVIC CENTER DRIVE	OFFICE (GENERAL)	Y	3,701	0	\$9,253	15	3/1/2009	2/28/2013	2/28/2017
5329001	JUSTICE, DEPT OF	2337 MYRTLE STREET	STORAGE	N	0	28	\$350	0	5/1/2002	5/30/2002	12/31/2003
5962001	JUSTICE, DEPT OF	4473 WILLOW ROAD	OFFICE (GENERAL)	Y	3,400	0	\$5,290	12	11/1/2008	10/31/2012	10/31/2016
829001	MILITARY, DEPT OF	1525 WEST WINTON	OFFICE (GENERAL)	N	64	0	\$0	0	7/1/1968	7/1/1968	6/30/2014
	MILITARY, DEPT OF	1526 WEST WINTON	WAREHOUSE	N	0	37,782	\$0	0	7/1/1968	7/1/1968	6/30/2014
831001	MOTOR VEHICLES, DEPT OF	1314 W WINTON AVENUE	OFFICE (GENERAL)	Y	2,500	0	\$3,650	12	5/1/1997	4/30/2000	4/30/2008
1778002	MOTOR VEHICLES, DEPT OF	7677 OAKPORT STREET	OFFICE (FIELD)	N	11,707	0	\$24,479	36	12/1/2008	11/30/2012	11/30/2016
4574001	MOTOR VEHICLES, DEPT OF	303 HEGENBERGER ROAD	OFFICE (GENERAL)	Y	10,547	0	\$22,447	55	1/1/1998	12/31/2001	12/31/2009
1793003	PUBLIC EMPLOYMENT RELATIONS BOARD	1330 BROADWAY	OFFICE (GENERAL)	Y	3,227	0	\$8,948	8	8/1/2002	8/1/2006	7/31/2012
1788006	PUBLIC UTILITIES COMMISSION	1970 BROADWAY	OFFICE (GENERAL)	Y	2,371	0	\$6,283	11	1/1/2009	12/31/2009	12/31/2011
225001	REHABILITATION, DEPT OF	1936 UNIVERSITY AVENUE	OFFICE (GENERAL)	Y	5,001	0	\$14,753	14	6/1/1994	8/31/2005	8/31/2007
612002	REHABILITATION, DEPT OF	39155 LIBERTY STREET	OFFICE (GENERAL)	Y	4,771	0	\$13,359	15	12/1/1994	7/31/2005	7/31/2009
1085001	REHABILITATION, DEPT OF	3311 PACIFIC AVENUE	OFFICE (GENERAL)	Y	240	0	\$225	1	1/1/1995	5/31/2004	11/30/2008
221004	TOXIC SUBSTANCES CONTROL, DEPT OF	3312 PACIFIC AVENUE	LABORATORY	N	0	27,151	\$76,846	0	2/1/2004	1/31/2014	1/31/2016
	TOXIC SUBSTANCES CONTROL, DEPT OF	700 HEINZ AVENUE	OFFICE (GENERAL)	N	47,439	0	\$136,616	170	2/1/2004	1/31/2014	1/31/2016
233001	TOXIC SUBSTANCES CONTROL, DEPT OF	2848 SEVENTH STREET	WAREHOUSE	N	0	7,347	\$8,517	0	5/1/1995	9/30/2009	9/30/2010
<b>LEASED TOTAL</b>											
					264,336	125,802	\$689,259	928			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>ALAMEDA COUNTY - STATE-OWNED</b>											
4702001	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	5,620	0	\$0	0			
4702127	ASSEMBLY	1515 CLAY STREET	OFFICE (GENERAL)	Y	2,203	0	\$0	0			
4702004	CONSUMER AFFAIRS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	5,333	0	\$0	0			
4702055	CORRECTIONS AND REHABILITATION, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	1,113	\$0	0			
4702132	CORRECTIONS AND REHABILITATION, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	22,411	0	\$0	0			
	EMPLOYMENT DEVELOPMENT DEPARTMENT	1225 4TH AVENUE	OFFICE (GENERAL)	Y	31,029	0	\$0	0			
4702060	EMPLOYMENT DEVELOPMENT DEPARTMENT	1515 CLAY STREET	OFFICE (GENERAL)	Y	15,778	0	\$0	0			
4702139	EMPLOYMENT DEVELOPMENT DEPARTMENT	1515 CLAY STREET	STORAGE				\$0	0			
4702118	ENVIRONMENTAL HEALTH HAZARD ASSESSMENT EQUALIZATION, STATE BOARD OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	14,510	0	\$0	0			
4702016	FAIR EMPLOYMENT AND HOUSING, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	20,148	0	\$0	0			
4702153	FOOD AND AGRICULTURE, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	10,824	0	\$0	0			
4702018	FORESTRY AND FIRE PROTECTION, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	837	0	\$0	0			
4702074	FRANCHISE TAX BOARD	1515 CLAY STREET	OFFICE (GENERAL)	Y	658	0	\$0	0			
4702045	FRANCHISE TAX BOARD	1515 CLAY STREET	OFFICE (GENERAL)	Y	10,593	0	\$0	0			
4702062	FRANCHISE TAX BOARD	1515 CLAY STREET	OFFICE (GENERAL)	Y	6,032	0	\$0	0			
4702063	FRANCHISE TAX BOARD	1515 CLAY STREET	STORAGE	Y	0	1,020	\$0	0			
	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)								
4702069	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	411	\$0	0			
4702130	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	2,769	0	\$0	0			
	GENERAL SERVICES, DEPT OF	1516 CLAY STREET	STORAGE	Y	0	1,639	\$0	0			
4702133	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	18,763	0	\$0	0			
4702151	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	284	0	\$0	0			
4702152	GENERAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	12,060	0	\$0	0			
4702149	HEALTH CARE SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	7,800	0	\$0	0			
0	HIGHWAY PATROL, DEPT OF THE CALIF	2434 WHIPPLE ROAD	OFFICE (FIELD)		6,071	0					
4702046	HIGHWAY PATROL, DEPT OF THE CALIF	1515 CLAY STREET	OFFICE (GENERAL)	Y	4,081	0	\$0	0			
4702144	HIGHWAY PATROL, DEPT OF THE CALIF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,147	0	\$0	0			
4702006	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	2,351	0	\$0	0			
4702010	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	3,173	0	\$0	0			
4702011	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	2,878	0	\$0	0			
4702012	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	2,653	0	\$0	0			
4702013	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,444	0	\$0	0			
4702057	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	576	\$0	0			
4702058	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	7,901	0	\$0	0			
4702059	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	STORAGE	Y	408	0	\$0	0			
4702107	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,367	0	\$0	0			
4702109	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	19,316	0	\$0	0			
4702111	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	783	0	\$0	0			
4702119	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	62,443	0	\$0	0			
4702135	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	29,059	0	\$0	0			
4702140	INDUSTRIAL RELATIONS, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	1,134	\$0	0			
4702078	JUSTICE, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	2,937	\$0	0			
4702146	JUSTICE, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	45,005	0	\$0	0			
4702030	MENTAL HEALTH, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,443	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	6300 W LAS POSITAS BLVD	OFFICE (FIELD)		8,119	0					
	MOTOR VEHICLES, DEPT OF	501 85TH AVENUE	OFFICE (FIELD)		15,124	0					

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
	MOTOR VEHICLES, DEPT OF	5300 CLAREMONT AVENUE	OFFICE (FIELD)	N	24,200	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	4287 CENTRAL AVENUE	OFFICE (FIELD)	N	8,770	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	150 JACKSON STREET	OFFICE (FIELD)	N	10,057	0	\$0	0			
	PARKS & RECREATION, DEPT OF	15751 TESLA RD	OFFICE (FIELD)		4,000	0					
	PARKS & RECREATION, DEPT OF	15752 TESLA RD	STORAGE		0	96					
	PARKS & RECREATION, DEPT OF	15751 TESLA	OFFICE (FIELD)		700	0					
4702145	PERSONNEL BOARD, STATE	1515 CLAY STREET	OFFICE (GENERAL)	Y	574	0	\$0	0			
4702032	REAL ESTATE, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	9,100	0	\$0	0			
4702079	REHABILITATION, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	7,576	0	\$0	0			
4702080	REHABILITATION, DEPT OF	1515 CLAY STREET	STORAGE	Y	0	147	\$0	0			
4702154	SENATE	1515 CLAY STREET	OFFICE (GENERAL)	Y	6,103	0	\$0	0			
4702035	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	6,728	0	\$0	0			
4702036	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	5,570	0	\$0	0			
4702037	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	9,467	0	\$0	0			
4702043	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,321	0	\$0	0			
4702089	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,952	0	\$0	0			
4702105	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	5,338	0	\$0	0			
4702124	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	1,387	0	\$0	0			
47020157	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	20,377	0	\$0	0			
47020159	SOCIAL SERVICES, DEPT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	31,483	0	\$0	0			
4702136	TECHNOLOGY SERVICES, DEPARTMENT OF	1515 CLAY STREET	OFFICE (GENERAL)	Y	70	0	\$0	0			
	TRANSPORTATION, DEPT OF	600 LEWELLING BOULEVARD	OFFICE (FIELD)		3,072	0					
	TRANSPORTATION, DEPT OF	601 LEWELLING BOULEVARD	OFFICE (GENERAL)	Y	2,080	0					
	TRANSPORTATION, DEPT OF	21195 CENTER STREET	OFFICE (GENERAL)	Y	1,386	0					
	TRANSPORTATION, DEPT OF	21196 CENTER STREET	STORAGE	Y	0	5,376					
	TRANSPORTATION, DEPT OF	1993 MARINA BLVD.	STORAGE		0	17,300					
	TRANSPORTATION, DEPT OF	1112 29TH AVE	OFFICE (FIELD)	(blank)	2,400	0					
	TRANSPORTATION, DEPT OF	1113 29TH AVE	STORAGE	(blank)	0	18,228					
	TRANSPORTATION, DEPT OF	1114 29TH AVE	WAREHOUSE		0	12,200					
	TRANSPORTATION, DEPT OF	10500 FOOTHILL BLVD.	OFFICE (GENERAL)	Y	1,200	0					
	TRANSPORTATION, DEPT OF	111 GRAND AVENUE	OFFICE (GENERAL)	Y	433,977	0	\$0	0			
4702138	TREASURER, STATE	1515 CLAY STREET	OFFICE (GENERAL)	Y	681	0	\$0	0			
4702075	WATER RESOURCES CONTROL BOARD, STATE	1515 CLAY STREET	OFFICE (GENERAL)	Y	39,504	0	\$0	0			
4702101	WATER RESOURCES CONTROL BOARD, STATE	1515 CLAY STREET	STORAGE	Y	0	393	\$0	0			
<b>STATE-OWNED TOTAL</b>					1,041,491	62,570	\$0	0			
<b>TOTAL - ALAMEDA COUNTY</b>											
<b>Total Leased Space</b>					264,336	125,802	\$689,259	928			
<b>Total Consolidatable Leased Space</b>					90,463	0					
<b>Total State-Owned Space</b>					1,041,491	62,570	\$0	0			
<b>Total Consolidatable - State-Owned Space</b>					958,978	14,746					
<b>Total Consolidatable - Leased + State-Owned</b>					1,049,441	14,746					
<b>ALAMEDA COUNTY - TOTAL (LEASED + STATE-OWNED SPACE)</b>					1,305,827	188,372	\$689,259	928			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>CONTRA COSTA COUNTY - LEASED</b>											
5943001	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	1800 SUTTER STREET	OFFICE (GENERAL)	Y	3,696	0	\$9,500	20	9/1/2008	8/31/2012	8/31/2016
2037003	CONSUMER AFFAIRS, DEPT OF	3478 BUSKIRK AVENUE	OFFICE (GENERAL)	Y	3,432	0	\$8,889	12	6/1/2005	5/31/2009	8/31/2013
5936001	CONSUMER AFFAIRS, DEPT OF	660 ALFRED NOBEL DRIVE	WAREHOUSE	N	0	4,153	\$3,994	0	6/1/2008	5/31/2012	5/31/2016
5959001	CONSUMER AFFAIRS, DEPT OF	625A ALFRED NOBEL DRIVE	OFFICE (FIELD)	N	7,521	0	\$20,307	26	8/1/2008	7/31/2012	7/31/2016
416001	CORRECTIONS AND REHABILITATION, DEPT OF	1957 PARKSIDE DRIVE	OFFICE (FIELD)	N	5,284	0	\$11,345	26	11/1/1987	7/1/1997	6/30/2010
4660001	CORRECTIONS AND REHABILITATION, DEPT OF	2555 EL PORTAL DRIVE	OFFICE (FIELD)	N	4,767	0	\$12,295	17	8/1/2007	7/31/2011	7/31/2015
5566001	CORRECTIONS AND REHABILITATION, DEPT OF	501 CANAL BOULEVARD	OFFICE (FIELD)	N	4,308	0	\$9,048	15	9/1/2005	8/31/2009	8/31/2013
5348001	EMPLOYMENT DEVELOPMENT DEPARTMENT	2300 EL PORTAL DRIVE	OFFICE (FIELD)	N	1,318	0	\$1,927	0	1/1/2003	1/1/2003	6/30/2004
5634001	EMPLOYMENT DEVELOPMENT DEPARTMENT	1450 ENEA CIRCLE	OFFICE (GENERAL)	Y	3,177	0	\$6,036	6	2/1/2006	1/31/2010	1/31/2014
5668001	EMPLOYMENT DEVELOPMENT DEPARTMENT	4071 PORT CHICAGO HIGHWAY	OFFICE (FIELD)	N	6,613	0	\$15,399	22	5/1/2005	1/31/2009	1/31/2013
5755001	EMPLOYMENT DEVELOPMENT DEPARTMENT	334/342 11TH STREET	OFFICE (GENERAL)	N	1,528	0	\$1,696	0	10/1/2005	10/1/2005	9/30/2008
5747001	INDUSTRIAL RELATIONS, DEPT OF	1450 ENEA CIRCLE	OFFICE (GENERAL)	Y	3,543	0	\$7,528	10	7/1/2006	12/31/2010	6/30/2016
4929001	JUSTICE, DEPT OF	395 TAYLOR BOULEVARD	OFFICE (GENERAL)	N	3,587	0	\$7,000	11	12/1/2000	7/31/2007	7/31/2010
5046001	JUSTICE, DEPT OF	1001 W CUTTING BOULEVARD	LABORATORY	N	0	52,878	\$197,550	0	1/1/2002	6/30/2009	12/31/2011
	JUSTICE, DEPT OF	1002 W CUTTING BOULEVARD	OFFICE (GENERAL)	N	13,503	0	\$49,387	99	1/1/2002	6/30/2009	12/31/2011
5106002	JUSTICE, DEPT OF	1003 W CUTTING BOULEVARD	LABORATORY	N	0	20,321	\$310,048	21	9/1/2007	2/29/2012	8/31/2017
5265002	JUSTICE, DEPT OF	750 ALFRED NOBEL DRIVE	OFFICE (GENERAL)	N	3,823	0	\$8,958	12	2/1/2007	1/31/2011	1/31/2015
855001	LANDS COMMISSION, STATE	725 ALFRED NOBEL DRIVE	OFFICE (GENERAL)	Y	4,745	0	\$7,950	23	7/1/1994	6/30/1997	6/30/2004
5265001	LANDS COMMISSION, STATE	750 ALFRED NOBEL DRIVE	OFFICE (FIELD)	Y	4,933	0	\$9,866	19	4/1/2004	3/31/2008	3/31/2012
2021001	MOTOR VEHICLES, DEPT OF	1399 BUCHANAN ROAD	OFFICE (FIELD)	N	7,075	0	\$11,883	20	4/1/2001	3/31/2005	3/31/2011
3603001	MOTOR VEHICLES, DEPT OF	1910 N BROADWAY	OFFICE (FIELD)	N	6,035	0	\$22,769	38	12/1/1998	11/30/2011	11/30/2011
62001	REHABILITATION, DEPT OF	3656 DELTA FAIR BOULEVARD	OFFICE (GENERAL)	Y	3,697	0	\$7,089	14	4/1/1997	3/31/2006	3/31/2009
4970001	REHABILITATION, DEPT OF	1485 ENEA COURT	OFFICE (GENERAL)	Y	8,131	0	\$15,885	31	1/1/2006	12/31/2009	12/31/2013
5106001	REHABILITATION, DEPT OF	1003 W CUTTING BOULEVARD	OFFICE (GENERAL)	Y	5,201	0	\$17,830	17	6/1/2002	5/31/2006	5/31/2010
63001	WATER RESOURCES, DEPT OF	RTE 1 BOX 523	OFFICE (GENERAL)	N	440	0	\$329	5	12/1/1975	11/30/1993	11/30/1995
	WATER RESOURCES, DEPT OF	RTE 1 BOX 524	STORAGE	N	0	720	\$219	0	12/1/1975	11/30/1993	11/30/1995
<b>LEASED TOTAL</b>					106,357	78,072	\$774,727	464			
<b>CONTRA COSTA COUNTY - STATE-OWNED</b>											
	FISH AND GAME, DEPT OF	P.O.BOX 105	OFFICE (GENERAL)	Y	3,000	0					
	HEALTH CARE SERVICES, DEPT OF	850 MARINA BAY PARKWAY	OFFICE (GENERAL)	Y	377,875	0	\$0	0			
	HIGHWAY PATROL, DEPT OF THE CALIF	5001 BLUM ROAD	OFFICE (FIELD)		6,434	0					
	MOTOR VEHICLES, DEPT OF	2070 DIAMOND BLVD	OFFICE (FIELD)		11,404	0					
	MOTOR VEHICLES, DEPT OF	6400 MANILA AVENUE	OFFICE (FIELD)	N	11,158	0	\$0	0			
	PARKS & RECREATION, DEPT OF	96 MITCHELL CANYON RD.	OFFICE (FIELD)		1,965	0					
	PUBLIC HEALTH, CA DEPT OF	850 MARINA BAY PARKWAY	LABORATORY		0	160,001					
	TRANSPORTATION, DEPT OF	2616 NORTH MAIN STREET	OFFICE (GENERAL)	Y	2,495	0					
	TRANSPORTATION, DEPT OF	2581 NORTH MAIN STREET	STORAGE	Y	0	2,184					
	TRANSPORTATION, DEPT OF	21300 SAN RAMON VALLEY BLV	OFFICE (GENERAL)	Y	1,200	0					
<b>STATE-OWNED TOTAL</b>					415,531	162,185	\$0	0			
<b>TOTAL - CONTRA COSTA COUNTY</b>											
<b>Total Leased Space</b>					106,357	78,072	\$774,727	464			
<b>Total Consolidatable Leased Space</b>					40,555	0					
<b>Total State-Owned Space</b>					415,531	162,185					
<b>Total Consolidatable - State-Owned Space</b>					384,570	2,184					
<b>Total Consolidatable - Leased + State-Owned</b>					425,125	2,184					
<b>CONTRA COSTA COUNTY TOTAL</b>					521,888	240,257	\$774,727	464			
<b>SAN FRANCISCO COUNTY - LEASED</b>											

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
5267002	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	71 STEVENSON STREET	OFFICE (GENERAL)	Y	4,807	0	\$17,165	22	2/1/2005	1/31/2009	1/31/2012
2718002	COASTAL COMMISSION, CALIFORNIA	45 FREMONT STREET	OFFICE (GENERAL)	Y	28,036	0	\$149,812	110	11/1/1990	4/30/2010	10/31/2010
2731003	COASTAL COMMISSION, CALIFORNIA	539 BRYANT STREET	STORAGE	Y	0	1,623	\$1,380	0	1/1/2000	12/31/2000	4/30/2012
2693001	CONSUMER AFFAIRS, DEPT OF	301 JUNIPERO SERRA BLVD	OFFICE (GENERAL)	Y	2,506	0	\$7,857	10	1/1/2003	12/31/2006	12/31/2010
5267001	CORPORATIONS, DEPT OF	71 STEVENSON STREET	OFFICE (GENERAL)	Y	8,863	0	\$28,850	31	4/1/2004	3/31/2008	3/31/2011
5267003	CORPORATIONS, DEPT OF	71 STEVENSON STREET	OFFICE (GENERAL)	Y	560	0	\$1,802	1	2/1/2005	1/31/2009	1/31/2012
2668001	CORRECTIONS AND REHABILITATION, DEPT OF	101 S. VAN NESS AVENUE	OFFICE (GENERAL)	N	10,469	0	\$34,208	51	6/1/1994	5/31/2002	5/31/2010
4764001	CORRECTIONS AND REHABILITATION, DEPT OF	1727 MISSION STREET	OFFICE (GENERAL)	N	13,601	0	\$57,756	62	8/1/2001	7/31/2005	7/31/2009
2721003	EMPLOYMENT DEVELOPMENT DEPARTMENT	185 BERRY STREET	OFFICE (GENERAL)	Y	21,952	0	\$66,555	36	6/1/2006	5/31/2010	5/31/2012
4567001	EMPLOYMENT DEVELOPMENT DEPARTMENT	1700 CALIFORNIA STREET	OFFICE (FIELD)	N	0	7,025	\$20,500	11	8/15/1997	9/1/2006	2/28/2011
5054001	EQUALIZATION, STATE BOARD OF	121 SPEAR STREET	OFFICE (GENERAL)	Y	17,219	0	\$94,551	125	8/1/2002	7/31/2010	7/31/2012
2718004	FINANCIAL INSTITUTIONS, DEPT OF	45 FREMONT STREET	OFFICE (GENERAL)	Y	16,885	0	\$86,014	72	12/1/2008	11/30/2012	11/30/2018
	FINANCIAL INSTITUTIONS, DEPT OF	46 FREMONT STREET	STORAGE	Y	0	437	\$1,773	0	12/1/2008	11/30/2012	11/30/2018
2681001	FOOD AND AGRICULTURE, DEPT OF	FIVE THOMAS MELLON CIRCLE	OFFICE (FIELD)	Y	590	0	\$1,432	2	12/1/2003	11/30/2007	11/30/2008
5418001	FOOD AND AGRICULTURE, DEPT OF	501 CESAR CHAVEZ	OFFICE (GENERAL)	N	100	0	\$63	0	5/1/2004	5/1/2004	10/31/2004
4377002	FRANCHISE TAX BOARD	221 MAIN STREET	OFFICE (GENERAL)	Y	6,201	0	\$19,533	32	8/1/2009	7/31/2013	7/31/2019
5054001	FRANCHISE TAX BOARD	121 SPEAR STREET	OFFICE (GENERAL)	Y	5,285	0	\$26,668	0	8/1/2002	7/31/2010	7/31/2012
	FRANCHISE TAX BOARD	122 SPEAR STREET	STORAGE	Y	0	500	\$0	0	8/1/2002	7/31/2010	7/31/2012
2705007	HABEAS CORPUS RESOURCE CENTER	50 FREMONT STREET	OFFICE (GENERAL)	N	20,296	0	\$61,163	75	8/1/1998	7/31/2003	8/31/2007
	HABEAS CORPUS RESOURCE CENTER	51 FREMONT STREET	STORAGE	N	0	50	\$0	0	8/1/1998	7/31/2003	8/31/2007
5291001	HABEAS CORPUS RESOURCE CENTER	50 FIRST STREET	STORAGE	N	0	2,800	\$2,240	0	6/1/2004	5/31/2008	5/31/2011
5261001	HEALTH CARE SERVICES, DEPT OF	575 MARKET STREET	OFFICE (GENERAL)	Y	18,542	0	\$56,214	76	10/1/2003	9/30/2006	9/30/2008
5261002	HEALTH CARE SERVICES, DEPT OF	575 MARKET STREET	OFFICE (GENERAL)	Y	9,271	0	\$27,907	6	10/1/2003	9/30/2006	9/30/2008
5054002	INDUSTRIAL RELATIONS, DEPT OF	121 SPEAR STREET	OFFICE (GENERAL)	Y	4,247	0	\$23,289	17	8/1/2002	7/31/2010	7/31/2012
5054003	INDUSTRIAL RELATIONS, DEPT OF	121 SPEAR STREET	OFFICE (GENERAL)	Y	2,315	0	\$12,456	6	8/1/2002	7/31/2010	7/31/2012
5681001	INSTITUTE FOR REGENERATIVE MEDICINE, CA	250 KING STREET	OFFICE (GENERAL)	Y	19,500	0	\$0	50	11/1/2005	10/31/2009	10/31/2015
2718001	INSURANCE, DEPT OF	45 FREMONT STREET	OFFICE (GENERAL)	Y	63,002	0	\$329,173	283	11/1/1990	4/30/2010	10/31/2010
2670001	JUSTICE, DEPT OF	2720 TAYLOR STREET	OFFICE (GENERAL)	N	25,525	0	\$55,127	106	6/1/2005	5/31/2015	5/31/2015
2681002	MOTOR VEHICLES, DEPT OF	FIVE THOMAS MELLON CIRCLE	OFFICE (GENERAL)	Y	3,443	0	\$7,324	18	4/1/2004	3/31/2008	3/31/2012
5152001	PILOT COMMISSIONERS, CA BOARD OF	PIER 9	OFFICE (GENERAL)	Y	2,280	0	\$5,227	2	6/15/2002	6/1/2006	5/31/2007
2732002	PUBLIC DEFENDER, STATE	101 HOWARD STREET	STORAGE	Y	0	344	\$430	0	1/1/2009	12/31/2009	12/31/2011
4377001	PUBLIC DEFENDER, STATE	221 MAIN STREET	OFFICE (GENERAL)	Y	19,343	0	\$51,848	60	1/1/1995	12/31/2008	12/31/2011
2706003	REHABILITATION, DEPT OF	301 HOWARD STREET	OFFICE (GENERAL)	Y	12,181	0	\$34,352	60	6/1/2004	7/31/2008	5/31/2012
4826001	SAN FRANCISCO BAY CONSERV & DEVELOP COMM	50 CALIFORNIA STREET	OFFICE (GENERAL)	Y	19,032	0	\$83,609	35	4/1/2000	3/31/2010	3/31/2011
2699001	TRANSPORTATION, DEPT OF	595 MARKET STREET	OFFICE (GENERAL)	Y	14,823	0	\$56,720	57	8/1/1993	1/31/2009	7/31/2009
2699002	TRANSPORTATION, DEPT OF	595 MARKET STREET	STORAGE	Y	0	140	\$238	0	2/1/1996	2/1/1996	6/30/1999
2699003	TRANSPORTATION, DEPT OF	595 MARKET STREET	OFFICE (GENERAL)	Y	2,027	0	\$7,054	7	2/1/2003	1/31/2007	1/31/2011
<b>LEASED TOTAL</b>					<b>372,901</b>	<b>12,919</b>	<b>\$1,430,289</b>	<b>1,423</b>			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>SAN FRANCISCO COUNTY - STATE-OWNED</b>											
4703089	ASSEMBLY	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	2,132	0	\$0	0			
4703092	ASSEMBLY	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	2,127	0	\$0	0			
4703093	ASSEMBLY	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	240	0	\$0	0			
	EMPLOYMENT DEVELOPMENT DEPARTMENT	745 FRANKLIN STREET	OFFICE (GENERAL)	Y	59,800	0	\$0	0			
4703078	EQUALIZATION, STATE BOARD OF	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	3,850	0	\$0	0			
4703079	FAIR EMPLOYMENT AND HOUSING COMMISSION	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	2,960	0	\$0	0			
4703075	FIRST DISTRICT COURT OF APPEAL	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	82,298	0	\$0	0			
4703127	FIRST DISTRICT COURT OF APPEAL	350 MCALLISTER AVENUE	STORAGE	Y	0	570	\$0	0			
2674003	GENERAL SERVICES, DEPT OF	505 VAN NESS AVENUE	OFFICE (GENERAL)	Y	613	0	\$0	2			
	GENERAL SERVICES, DEPT OF	506 VAN NESS AVENUE	STORAGE	Y	0	3,221	\$0	0			
4703124	GENERAL SERVICES, DEPT OF	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	9,787	0	\$0	0			
	GENERAL SERVICES, DEPT OF	351 MCALLISTER AVENUE	STORAGE	Y	0	6,516	\$0	0			
4703095	GOVERNOR'S OFFICE	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	3,934	0	\$0	0			
0	HIGHWAY PATROL, DEPT OF THE CALIF	455 EIGHTH STREET	OFFICE (FIELD)		17,228	0					
2674006	HIGHWAY PATROL, DEPT OF THE CALIF	505 VAN NESS AVENUE	OFFICE (GENERAL)	Y	214	0	\$0	2			
4703114	HIGHWAY PATROL, DEPT OF THE CALIF	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	560	0	\$0	0			
4703116	INDUSTRIAL RELATIONS, DEPT OF	350 MCALLISTER AVENUE	STORAGE	Y	0	3,742	\$0	0			
4703120	INDUSTRIAL RELATIONS, DEPT OF	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	107,409	0	\$0	0			
4703121	JUDICIAL COUNCIL OF CALIFORNIA	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	207,845	0	\$0	0			
4703126	JUDICIAL COUNCIL OF CALIFORNIA	350 MCALLISTER AVENUE	STORAGE	Y	0	10,655	\$0	0			
4703077	JUDICIAL PERFORMANCE, COMMISSION ON	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	14,480	0	\$0	0			
4703081	JUSTICE, DEPT OF	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	133,048	0	\$0	0			
4703106	JUSTICE, DEPT OF	350 MCALLISTER AVENUE	STORAGE	Y	0	600	\$0	0			
	MOTOR VEHICLES, DEPT OF	1377 FELL STREET	OFFICE (FIELD)	N	23,140	0	\$0	0			
	PARKS & RECREATION, DEPT OF	1801 GRIFFITH	STORAGE		0	4,125					
	PARKS & RECREATION, DEPT OF	1150 CARROLL AVE	OFFICE (FIELD)		600	0					
	PARKS & RECREATION, DEPT OF	HUNTERS PNT.EXP.WAY	OFFICE (GENERAL)	Y	320	0					
2674001	PUBLIC UTILITIES COMMISSION	505 VAN NESS AVENUE	OFFICE (GENERAL)	Y	196,421	0	\$0	1,153			
2674002		505 VAN NESS AVENUE	STORAGE	Y	0	6,669	\$0	0			
2674004	REHABILITATION, DEPT OF	505 VAN NESS AVENUE	STORAGE	Y	0	270	\$0	0			
4703082	SECRETARY OF STATE	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	6,065	0	\$0	0			
4703090	SENATE	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	1,115	0	\$0	0			
4703122	SENATE	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	2,470	0	\$0	0			
10004584	SPACE ASSIGNED TO FEDERAL GOVERNMENT	1600 HOLLOWAY AVENUE	LABORATORY	N	0	573	\$744	0			
555	SPACE ASSIGNED TO LOCAL GOVERNMENT	745 FRANKLIN STREET	OFFICE (GENERAL)	N	3,080	0	\$4,954	0			
4703083	SUPREME COURT OF CALIFORNIA	350 MCALLISTER AVENUE	OFFICE (GENERAL)	Y	95,777	0	\$0	0			
4703109		350 MCALLISTER AVENUE	STORAGE	Y	0	2,378	\$0	0			
<b>STATE-OWNED TOTAL</b>					<b>977,513</b>	<b>39,319</b>	<b>\$5,698</b>	<b>1,157</b>			
<b>TOTAL - San Francisco County</b>											
<b>Total Leased Space</b>							<b>\$1,430,289</b>	<b>1,423</b>			
<b>Total Consolidatable Leased Space</b>					<b>302,910</b>	<b>3,044</b>					
<b>Total State-Owned Space</b>					<b>977,513</b>	<b>39,319</b>	<b>\$5,698</b>	<b>1,157</b>			
<b>Total Consolidatable - State-Owned Space</b>					<b>933,465</b>	<b>34,621</b>					
<b>Total Consolidatable - Leased + State-Owned</b>					<b>1,236,375</b>	<b>37,665</b>					
<b>SAN FRANCISCO COUNTY TOTAL</b>					<b>1,350,414</b>	<b>52,238</b>	<b>\$1,435,987</b>	<b>2,580</b>			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>SAN MATEO COUNTY - LEASED</b>											
3227002	CONSUMER AFFAIRS, DEPT OF	395 OYSTER POINT BLVD	OFFICE (GENERAL)	Y	7,939	0	\$16,062	23	12/1/2002	10/31/2009	10/31/2013
490001	CORRECTIONS AND REHABILITATION, DEPT OF	2171 JUNIPERO SERRA BLVD	OFFICE (FIELD)	N	3,534	0	\$12,375	15	10/1/1990	8/31/2008	8/31/2010
5323001	EDUCATION, DEPT OF	7311 MISSION STREET	OFFICE (FIELD)	N	200	0	\$430	0	7/1/2005	8/1/2005	6/30/2006
4572003	EMPLOYMENT DEVELOPMENT DEPARTMENT	1065 E HILLSDALE BLVD	OFFICE (GENERAL)	Y	2,024	0	\$4,838	8	2/1/2005	1/31/2009	1/31/2013
4974001	EMPLOYMENT DEVELOPMENT DEPARTMENT	550 QUARRY ROAD	OFFICE (FIELD)	N	7,836	0	\$15,920	27	1/1/2002	12/31/2003	10/31/2009
4998001	FISH AND GAME, DEPT OF	350 HARBOR BOULEVARD	OFFICE (GENERAL)	Y	5,595	0	\$8,799	19	4/1/2005	6/30/2009	6/30/2010
	FISH AND GAME, DEPT OF	284 HARBOR BOULEVARD	WAREHOUSE	Y	0	775	\$1,200	0	4/1/2005	6/30/2009	6/30/2010
4572001	INDUSTRIAL RELATIONS, DEPT OF	1065 E HILLSDALE BLVD	OFFICE (GENERAL)	Y	2,593	0	\$5,010	9	8/1/2004	7/31/2008	7/31/2012
491001	PUBLIC HEALTH, CA DEPT OF	350 90TH STREET	OFFICE (GENERAL)	Y	7,120	0	\$16,660	41	1/1/2003	12/31/2008	12/31/2010
1483001	REHABILITATION, DEPT OF	800 MENLO AVENUE	OFFICE (GENERAL)	Y	1,880	0	\$6,520	21	8/1/2006	7/31/2009	7/31/2013
4088004	REHABILITATION, DEPT OF	801 TRAEGER AVENUE	OFFICE (GENERAL)	Y	1,843	0	\$4,727	11	7/1/2007	7/1/2007	9/30/2007
4572002	REHABILITATION, DEPT OF	1065 E HILLSDALE BLVD	OFFICE (GENERAL)	Y	5,347	0	\$13,663	20	9/1/2004	8/31/2008	8/31/2011
2585001	SOCIAL SERVICES, DEPT OF	851 TRAEGER AVENUE	OFFICE (GENERAL)	Y	8,746	0	\$24,399	48	7/1/1995	6/30/2005	6/30/2007
4088002	SOCIAL SERVICES, DEPT OF	801 TRAEGER AVENUE	OFFICE (FIELD)	Y	5,491	0	\$15,319	19	5/1/1995	6/30/2005	6/30/2007
<b>LEASED TOTAL</b>					60,148	775	\$145,921	261			
<b>SAN MATEO COUNTY - STATE-OWNED</b>											
	HIGHWAY PATROL, DEPT OF THE CALIF	355 CONVENTION WAY	OFFICE (FIELD)		6,559	0					
	MOTOR VEHICLES, DEPT OF	425 N AMPHLETT BLVD	OFFICE (FIELD)		9,985	0					
	MOTOR VEHICLES, DEPT OF	300 BREWSTER AVE	OFFICE (FIELD)	N	10,630	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	1500 SULLIVAN AVENUE	OFFICE (FIELD)	N	9,437	0	\$0	0			
	PARKS & RECREATION, DEPT OF	HWY 1 AT 16TH STREET	STORAGE		0	1,800					
	PARKS & RECREATION, DEPT OF	9000 PORTOLA ST.PARK RD.	STORAGE		0	80					
	PARKS & RECREATION, DEPT OF	404 WATERLANE	OFFICE (FIELD)		1,120	0					
	PARKS & RECREATION, DEPT OF	1500 CLOVERDALE ROAD	OFFICE (FIELD)		506	0					
	PARKS & RECREATION, DEPT OF		STORAGE		0	80					
	PARKS & RECREATION, DEPT OF	NEW YEARS CREEK ROAD	OFFICE (FIELD)		400	0					
	PARKS & RECREATION, DEPT OF	NEW YEARS CREEK RD.	STORAGE		0	1,456					
	PARKS & RECREATION, DEPT OF	KELLY AVENUE	OFFICE (GENERAL)	Y	3,066	0					
	PARKS & RECREATION, DEPT OF	HIGGINS-PURISMA RD.	STORAGE		0	1,789					
	TRANSPORTATION, DEPT OF	380 FOSTER CITY BLVD	OFFICE (FIELD)		13,165	0					
	TRANSPORTATION, DEPT OF		STORAGE		0	672					
	TRANSPORTATION, DEPT OF	2501 EAST BAYSHORE BLVD	OFFICE (FIELD)		1,148	0					
	TRANSPORTATION, DEPT OF		STORAGE		0	96					
	TRANSPORTATION, DEPT OF	2003 CABRILLO HWY	OFFICE (GENERAL)	Y	2,240	0					
	TRANSPORTATION, DEPT OF	SKYLINE BLVD.	STORAGE		0	2,633					
<b>STATE-OWNED TOTAL</b>					58,256	8,606	\$0	0			
<b>TOTAL - SAN MATEO COUNTY</b>											
<b>Total Leased Space</b>					60,148	775	\$145,921	261			
<b>Total Consolidatable Leased Space</b>					48,578	775					
<b>Total State-Owned Space</b>					58,256	8,606	\$0	0			
<b>Total Consolidatable - State-Owned Space</b>					5,306	0					
<b>Total Consolidatable - Leased + State-Owned</b>					53,884	775					
<b>SAN MATEO COUNTY TOTAL</b>					118,404	9,381	\$145,921	261			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>SANTA CLARA COUNTY - LEASED</b>											
2766001	CONSUMER AFFAIRS, DEPT OF	1361 S WINCHESTER BLVD	OFFICE (GENERAL)	Y	3,962	0	\$9,905	28	12/1/2002	12/1/2006	11/30/2010
2779001	CONSUMER AFFAIRS, DEPT OF	1735 TECHNOLOGY DRIVE	OFFICE (GENERAL)	Y	3,671	0	\$9,332	14	6/1/1995	5/31/2006	5/31/2007
2790001	CONSUMER AFFAIRS, DEPT OF	6284 SAN IGNACIO AVENUE	STORAGE	N	0	1,776	\$1,913	0	12/1/1991	11/30/2007	11/30/2009
2748001	CORRECTIONS AND REHABILITATION, DEPT OF	909 COLEMAN AVENUE	OFFICE (GENERAL)	N	12,664	0	\$25,616	60	1/1/1996	1/1/2006	12/31/2011
2751001	CORRECTIONS AND REHABILITATION, DEPT OF	165 LEWIS ROAD	OFFICE (FIELD)	N	7,609	0	\$14,127	30	9/1/2007	8/31/2011	8/31/2017
2774001	CORRECTIONS AND REHABILITATION, DEPT OF	118 W TAYLOR STREET	OFFICE (FIELD)	N	4,133	0	\$10,700	13	3/1/1997	2/28/2005	2/28/2011
5324001	EDUCATION, DEPT OF	17421 FARLEY ROAD WEST	OFFICE (FIELD)	N	492	0	\$1,000	2	7/1/2005	8/1/2005	6/30/2006
5899001	EMERGENCY MEDICAL SERVICES AUTHORITY	3660 THOMAS ROAD	OFFICE (FIELD)	N	2,570	0	\$1,485	4	12/1/2007	11/30/2011	11/30/2015
	EMERGENCY MEDICAL SERVICES AUTHORITY	3661 THOMAS ROAD	WAREHOUSE	N	0	27,430	\$15,015	0	12/1/2007	11/30/2011	11/30/2015
2762001	EMPLOYMENT DEVELOPMENT DEPARTMENT	1901 ZANKER ROAD	OFFICE (FIELD)	N	26,300	0	\$33,138	45	12/1/1994	11/30/2002	11/30/2009
2765001	EMPLOYMENT DEVELOPMENT DEPARTMENT	2450 S BASCOM AVENUE	OFFICE (FIELD)	N	22,957	0	\$50,885	75	9/1/1994	2/28/2011	2/28/2012
3294001	EMPLOYMENT DEVELOPMENT DEPARTMENT	420 S PASTORIA AVENUE	OFFICE (FIELD)	N	15,718	0	\$30,760	31	8/1/1994	8/1/2006	1/31/2010
5973002	EMPLOYMENT DEVELOPMENT DEPARTMENT	2665 N FIRST STREET	OFFICE (GENERAL)	Y	5,739	0	\$16,094	34	1/1/2009	1/1/2009	4/30/2009
5808001	FAIR EMPLOYMENT AND HOUSING, DEPT OF	2570 N FIRST STREET	OFFICE (GENERAL)	Y	3,443	0	\$8,232	11	2/1/2007	1/31/2011	1/31/2015
2792001	FOOD AND AGRICULTURE, DEPT OF	1890 DOBBIN DRIVE	OFFICE (GENERAL)	N	3,065	0	\$5,383	23	7/1/2002	7/1/2006	6/30/2012
	FOOD AND AGRICULTURE, DEPT OF		WAREHOUSE	N	0	3,861	\$6,852	0	7/1/2002	7/1/2006	6/30/2012
2773001	FRANCHISE TAX BOARD	96 N THIRD STREET	OFFICE (GENERAL)	Y	9,893	0	\$41,913	34	12/1/1990	6/1/2007	11/30/2009
2995001	GENERAL SERVICES, DEPT OF	473 SAPENA COURT	OFFICE (FIELD)	N	242	0	\$265	2	12/1/2003	11/30/2006	11/30/2009
5224001	INDUSTRIAL RELATIONS, DEPT OF	6980 SANTA TERESA BLVD	OFFICE (FIELD)	Y	2,340	0	\$5,253	14	6/1/2003	7/31/2007	5/31/2011
4917001	INSURANCE, DEPT OF	18425 TECHNOLOGY DRIVE	OFFICE (GENERAL)	N	7,905	0	\$16,738	14	4/1/2001	9/30/2007	9/30/2010
2746001	JUSTICE, DEPT OF	2025 GATEWAY PLACE	OFFICE (FIELD)	N	10,736	0	\$21,472	32	7/1/2003	6/30/2007	6/30/2011
1943001	LAW REVISION COMMISSION, CALIF	4000 MIDDLEFIELD ROAD	OFFICE (GENERAL)	Y	1,280	0	\$2,501	4	7/1/2006	7/1/2006	6/30/2009
317001	MOTOR VEHICLES, DEPT OF	430 DARRYL DRIVE	OFFICE (GENERAL)	Y	14,441	0	\$43,773	90	9/1/2002	8/31/2006	8/31/2010
4950001	MOTOR VEHICLES, DEPT OF	6984 CHESTNUT STREET	OFFICE (FIELD)	N	9,295	0	\$22,401	15	6/1/2001	11/30/2013	5/31/2018
5207001	MOTOR VEHICLES, DEPT OF	90 GREAT OAKS BOULEVARD	OFFICE (FIELD)	Y	6,617	0	\$11,249	28	7/1/2003	6/30/2007	6/30/2011
2763001	REHABILITATION, DEPT OF	1333 PIEDMONT ROAD	OFFICE (FIELD)	Y	3,515	0	\$8,630	16	5/1/2005	4/30/2009	4/30/2010
4696001	REHABILITATION, DEPT OF	7872 EIGLEBERRY STREET	OFFICE (GENERAL)	Y	2,477	0	\$6,131	7	1/1/2000	12/31/2003	12/31/2009
2749002	SIXTH DISTRICT COURT OF APPEAL	333 W SANTA CLARA STREET	OFFICE (GENERAL)	N	29,601	0	\$95,771	57	10/1/1998	9/30/2007	9/30/2011
2749003	SIXTH DISTRICT COURT OF APPEAL	333 W SANTA CLARA STREET	OFFICE (GENERAL)	N	1,819	0	\$10,224	5	2/1/2002	6/30/2006	1/31/2012
5794001	SOCIAL SERVICES, DEPT OF	2580 N FIRST STREET	OFFICE (GENERAL)	Y	1,507	0	\$5,258	7	5/1/2007	4/30/2011	1/8/2015
5794002	SOCIAL SERVICES, DEPT OF	2580 N FIRST STREET	OFFICE (GENERAL)	Y	6,132	0	\$23,711	30	5/1/2007	4/30/2011	1/8/2015
5794003	SOCIAL SERVICES, DEPT OF	2580 N FIRST STREET	OFFICE (GENERAL)	Y	8,086	0	\$25,094	34	5/1/2007	4/30/2011	1/8/2015
<b>LEASED TOTAL</b>					228,209	33,067	\$580,820	759			
<b>SANTA CLARA COUNTY - STATE-OWNED</b>											
	ALCOHOLIC BEVERAGE CONTROL, DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	3,637	0	\$0	21			
2760017	ASSEMBLY	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	1,715	0	\$0	10			
2760054	ASSEMBLY	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	2,387	0	\$0	0			
2760069	CONSUMER AFFAIRS, DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	2,620	0	\$0	0			
	DEVELOPMENTAL SERVICES - AGNEWS D. C.	3500 ZANKER ROAD	OFFICE (GENERAL)	Y	15,632	0					
	DEVELOPMENTAL SERVICES - AGNEWS D. C.	3501 ZANKER ROAD	WAREHOUSE	Y	0	8,000					
	EMPLOYMENT DEVELOPMENT DEPARTMENT	297 W HEDDING	OFFICE (GENERAL)	Y	23,387	0	\$0	0			
2760044	EQUALIZATION, STATE BOARD OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	20,966	0	\$0	0			

**APPENDIX 1A  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY COUNTY)**

Lease Number	Agency	Address	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
	FORESTRY AND FIRE PROTECTION, DEPT OF	19650 SANTA CRUZ HIGHWAY	OFFICE (FIELD)		300	0					
	FORESTRY AND FIRE PROTECTION, DEPT OF	15670 SO MONTEREY ROAD	OFFICE (FIELD)		3,840	0					
2760065	GENERAL SERVICES, DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	1,760	0	\$0	0			
	HIGHWAY PATROL, DEPT OF THE CALIF	740 RENZ LANE	OFFICE (FIELD)		3,058	0					
	HIGHWAY PATROL, DEPT OF THE CALIF	2020 JUNCTION AVENUE	OFFICE (FIELD)		6,512	0					
2760049	HIGHWAY PATROL, DEPT OF THE CALIF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	700	0	\$0	0			
2760050	INDUSTRIAL RELATIONS, DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	24,461	0	\$0	150			
	MOTOR VEHICLES, DEPT OF	180 MARTINVALE LN	OFFICE (FIELD)		9,209	0					
	MOTOR VEHICLES, DEPT OF	600 NORTH SANTA CRUZ AVE	OFFICE (FIELD)	N	8,372	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	595 SHOWERS DR	OFFICE (FIELD)	N	6,610	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	3665 FLORA VISTA AVENUE	OFFICE (FIELD)	N	13,658	0	\$0	0			
	MOTOR VEHICLES, DEPT OF	111 W ALMA AVENUE	OFFICE (FIELD)	N	18,284	0	\$0	0			
2760071	PUBLIC HEALTH, CA DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	13,428	0	\$0	0			
2760030	REHABILITATION, DEPT OF	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	11,024	0	\$0	61			
2760004	SENATE	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	2,200	0	\$0	12			
2760055	SENATE	100 PASEO DE SAN ANTONIO	OFFICE (GENERAL)	Y	1,170	0	\$0	0			
	TRANSPORTATION, DEPT OF	500 QUEENS LANE	OFFICE (FIELD)		1,120	0					
	TRANSPORTATION, DEPT OF	501 QUEENS LANE	OFFICE (GENERAL)	Y	8,684	0					
	TRANSPORTATION, DEPT OF	502 QUEENS LANE	STORAGE		0	10,080					
	TRANSPORTATION, DEPT OF	13500 SKYLINE BLVD	OFFICE (FIELD)		1,098	0					
	VETERANS AFFAIRS, DEPT OF	68 N. WINCHESTER BLVD	OFFICE (FIELD)		2,642	0					
<b>STATE-OWNED TOTAL</b>					208,474	18,080	\$0	254			
<b>TOTAL - SANTA CLARA COUNTY</b>											
<b>Total Leased Space</b>					228,209	33,067	\$580,820	759			
<b>Total Consolidatable Leased Space</b>					73,103	0					
<b>Total State-Owned Space</b>					208,474	18,080	\$0	254			
<b>Total Consolidatable - State-Owned Space</b>					133,771	8,000					
<b>Total Consolidatable - Leased + State-Owned</b>					206,874	8,000					
<b>SANTA CLARA COUNTY TOTAL</b>					436,683	51,147	\$580,820	1,013			
<b>BAY AREA REGION TOTAL</b>											
<b>TOTAL CONSOLIDATABLE SPACE (Leased + State-Owned)</b>					2,971,699	63,370					
<b>GRAND TOTAL - ALL COUNTIES</b>					3,733,216	541,395	\$3,626,715	5,246			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
ALCOHOLIC BEVERAGE CONTROL, DEPT OF	LEASED	5943001	1800 SUTTER STREET	CONCORD	OFFICE (GENERAL)	Y	3,696	0	\$9,500	20	9/1/2008	8/31/2012	8/31/2016
		5267002	71 STEVENSON STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	4,807	0	\$17,165	22	2/1/2005	1/31/2009	1/31/2012
	LEASED Sum						8,503	0	\$26,665	42			
	STATE OWNED	4702001	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	5,620	0	\$0	0			
		2760009	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	3,637	0	\$0	21			
	STATE OWNED Sum						9,257	0	\$0	21			
<b>CONSOLIDATABLE LEASED TOTAL</b>							8,503	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							9,257	0					
<b>CONSOLIDATABLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							17,760	0					
<b>ALCOHOLIC BEVERAGE CONTROL, DEPT OF TOTAL</b>							17,760	0	\$26,665	63			

ASSEMBLY	STATE OWNED	4702127	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	2,203	0	\$0	0			
		4703089	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,132	0	\$0	0			
		4703092	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,127	0	\$0	0			
		4703093	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	240	0	\$0	0			
		2760017	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	1,715	0	\$0	10			
		2760054	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	2,387	0	\$0	0			
		STATE OWNED Sum					10,804	0	\$0	10			
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							10,804	0					
<b>ASSEMBLY TOTAL</b>							10,804	0	\$0	10			

COASTAL COMMISSION, CALIFORNIA	LEASED	2731003	539 BRYANT STREET	SAN FRANCISCO	STORAGE	Y		1,623	\$1,380	0	1/1/2000	12/31/2000	4/30/2012
		2718002	45 FREMONT STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	28,036	0	\$149,812	110	11/1/1990	4/30/2010	10/31/2010
	LEASED Sum						28,036	1,623	\$151,192	110	11/1/1990	4/30/2010	10/31/2010
<b>CONSOLIDATABLE LEASED TOTAL</b>							28,036	1,623					
<b>COASTAL COMMISSION, CALIFORNIA TOTAL</b>							28,036	1,623	\$151,192	110			

COASTAL CONSERVANCY, STATE	LEASED	1793001	1330 BROADWAY	OAKLAND	OFFICE (GENERAL)	Y	16,173	0	\$32,996	66	12/1/2006	11/30/2010	11/30/2014
	LEASED Sum						16,173	0	\$32,996	66			
<b>CONSOLIDATABLE LEASED TOTAL</b>							16,173	0					
<b>COASTAL CONSERVANCY, STATE TOTAL</b>							16,173	0	\$32,996	66			

CONSUMER AFFAIRS, DEPT OF	LEASED	826004	22320 FOOTHILL BOULEVARD	HAYWARD	OFFICE (GENERAL)	Y	1,637	0	\$3,909	7	11/1/2005	10/31/2009	10/31/2013
		826005	22320 FOOTHILL BOULEVARD	HAYWARD	OFFICE (GENERAL)	Y	3,138	0	\$7,493	11	11/1/2005	10/31/2009	10/31/2013
		5001001	2265 POLVOROSA AVENUE	SAN LEANDRO	OFFICE (FIELD)	N	5,005	0	\$4,720	8	8/1/2008	7/31/2012	7/31/2016
					WAREHOUSE	N	0	27,817	\$26,748	0	8/1/2008	7/31/2012	7/31/2016

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
		5959001	625A ALFRED NOBEL DRIVE	HERCULES	OFFICE (FIELD)	N	7,521	0	\$20,307	26	8/1/2008	7/31/2012	7/31/2016	
		2037003	3478 BUSKIRK AVENUE	PLEASANT HILL	OFFICE (GENERAL)	Y	3,432	0	\$8,889	12	6/1/2005	5/31/2009	8/31/2013	
		5936001	660 ALFRED NOBEL DRIVE	HERCULES	WAREHOUSE	N	0	4,153	\$3,994	0	6/1/2008	5/31/2012	5/31/2016	
		2693001	301 JUNIPERO SERRA BLVD	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,506	0	\$7,857	10	1/1/2003	12/31/2006	12/31/2010	
		3227002	395 OYSTER POINT BLVD	SOUTH SAN FRANCISCO	OFFICE (GENERAL)	Y	7,939	0	\$16,062	23	12/1/2002	10/31/2009	10/31/2013	
		2779001	1735 TECHNOLOGY DRIVE	SAN JOSE	OFFICE (GENERAL)	Y	3,671	0	\$9,332	14	6/1/1995	5/31/2006	5/31/2007	
		2790001	6284 SAN IGNACIO AVENUE	SAN JOSE	STORAGE	N	0	1,776	\$1,913	0	12/1/1991	11/30/2007	11/30/2009	
		2766001	1361 S WINCHESTER BLVD	SAN JOSE	OFFICE (GENERAL)	Y	3,962	0	\$9,905	28	12/1/2002	12/1/2006	11/30/2010	
	LEASED Sum						38,811	33,746	\$121,129	139				
	STATE OWNED	4702004	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	5,333	0	\$0	0				
		0	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)		0	0						
		2760069	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	2,620	0	\$0	0				
	STATE OWNED Sum						7,953	0	\$0	0				
<b>CONSOLIDATABLE LEASED TOTAL</b>														
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>														
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>								34,238	0					
<b>CONSUMER AFFAIRS, DEPT OF TOTAL</b>								46,764	33,746	\$121,129	139			
<b>CORPORATIONS, DEPT OF</b>	LEASED	5267001	71 STEVENSON STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	8,863	0	\$28,850	31	4/1/2004	3/31/2008	3/31/2011	
		5267003	71 STEVENSON STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	560	0	\$1,802	1	2/1/2005	1/31/2009	1/31/2012	
	LEASED Sum						9,423	0	\$30,652	32				
<b>CONSOLIDATABLE LEASED TOTAL</b>								9,423	0					
<b>CORPORATIONS, DEPT OF TOTAL+A86</b>								9,423	0	\$30,652	32			
<b>CORRECTIONS AND REHABILITATION, DEPT OF</b>	LEASED	4615001	1950 UNIVERSITY AVENUE	BERKELEY	OFFICE (FIELD)	N	9,973	0	\$26,428	46	4/1/1998	10/31/2002	3/31/2010	
		1768001	338 PENDLETON WAY	OAKLAND	OFFICE (GENERAL)	N	6,630	0	\$13,044	18	1/1/2000	12/31/2003	12/31/2009	
		4689001	7717 EDGEWATER DRIVE	OAKLAND	OFFICE (GENERAL)	N	23,665	0	\$41,414	73	5/1/2007	4/30/2011	4/30/2015	
		5805001	20609 CORSAIR BOULEVARD	HAYWARD	OFFICE (FIELD)	N	11,868	0	\$20,775	36	4/1/2007	3/31/2011	3/31/2015	
		416001	1957 PARKSIDE DRIVE	CONCORD	OFFICE (FIELD)	N	5,284	0	\$11,345	26	11/1/1987	7/1/1997	6/30/2010	
		5566001	501 CANAL BOULEVARD	RICHMOND	OFFICE (FIELD)	N	4,308	0	\$9,048	15	9/1/2005	8/31/2009	8/31/2013	
		4660001	2555 EL PORTAL DRIVE	SAN PABLO	OFFICE (FIELD)	N	4,767	0	\$12,295	17	8/1/2007	7/31/2011	7/31/2015	
		4764001	1727 MISSION STREET	SAN FRANCISCO	OFFICE (GENERAL)	N	13,601	0	\$57,756	62	8/1/2001	7/31/2005	7/31/2009	

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
		2668001	101 S. VAN NESS AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	N	10,469	0	\$34,208	51	6/1/1994	5/31/2002	5/31/2010
		490001	2171 JUNIPERO SERRA BLVD	DALY CITY	OFFICE (FIELD)	N	3,534	0	\$12,375	15	10/1/1990	8/31/2008	8/31/2010
		2751001	165 LEWIS ROAD	SAN JOSE	OFFICE (FIELD)	N	7,609	0	\$14,127	30	9/1/2007	8/31/2011	8/31/2017
		2774001	118 W TAYLOR STREET	SAN JOSE	OFFICE (FIELD)	N	4,133	0	\$10,700	13	3/1/1997	2/28/2005	2/28/2011
		2748001	909 COLEMAN AVENUE	SAN JOSE	OFFICE (GENERAL)	N	12,664	0	\$25,616	60	1/1/1996	1/1/2006	12/31/2011
	LEASED Sum						118,505	0	\$289,131	462			
	STATE OWNED	4702055	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	1,113	\$0	0			
		4702132	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	22,411	0	\$0	0			
	STATE OWNED Sum						22,411	1,113	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							0	0					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							22,411	1,113					
<b>CORRECTIONS AND REHABILITATION, DEPT OF TOTAL</b>							140,916	1,113	\$289,131	462			
<b>DEVELOPMENTAL SERVICES - AGNEWS D. C.</b>	STATE OWNED		3500 ZANKER ROAD	SAN JOSE	OFFICE (GENERAL)	Y	15,632	0					
					WAREHOUSE	Y	0	8,000					
	STATE OWNED Sum						15,632	8,000	\$0	0			
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							15,632	8,000					
<b>DEVELOPMENTAL SERVICES - AGNEWS D. C. TOTAL</b>							15,632	8,000	\$0	0			
<b>EDUCATION, DEPT OF</b>	LEASED	5978001	11860 DUBLIN BOULEVARD	DUBLIN	OFFICE (GENERAL)	Y	265	0	\$570	0	7/1/2008	8/1/2008	6/30/2010
		5323001	7311 MISSION STREET	DALY CITY	OFFICE (FIELD)	N	200	0	\$430	0	7/1/2005	8/1/2005	6/30/2006
		5324001	17421 FARLEY ROAD WEST	LOS GATOS	OFFICE (FIELD)	N	492	0	\$1,000	2	7/1/2005	8/1/2005	6/30/2006
	LEASED Sum						957	0	\$2,000	2			
<b>CONSOLIDATABLE LEASED TOTAL</b>							265	0					
<b>EDUCATION, DEPT OF TOTAL</b>							957	0	\$2,000	2			
<b>EMERGENCY MANAGEMENT AGENCY, CA</b>	LEASED	1776001	1300 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	9,511	0	\$31,165	33	8/1/1995	7/31/2010	7/31/2011
	LEASED Sum						9,511	0	\$31,165	33			
<b>CONSOLIDATABLE LEASED TOTAL</b>							9,511	0					
<b>EMERGENCY MANAGEMENT AGENCY, CA TOTAL</b>							9,511	0	\$31,165	33			
<b>EMERGENCY MEDICAL SERVICES AUTHORITY</b>	LEASED	5899001	3660 THOMAS ROAD	SANTA CLARA	OFFICE (FIELD)	N	2,570	0	\$1,485	4	12/1/2007	11/30/2011	11/30/2015
					WAREHOUSE	N	0	27,430	\$15,015	0	12/1/2007	11/30/2011	11/30/2015
	LEASED Sum						2,570	27,430	\$16,500	4			
<b>CONSOLIDATABLE LEASED TOTAL</b>							0	0					

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>EMERGENCY MEDICAL SERVICES AUTHORITY TOTAL</b>							2,570	27,430	\$16,500	4			
<b>EMPLOYMENT DEVELOPMENT DEPARTMENT</b>	LEASED	1785001	675 HEGENBERGER ROAD	OAKLAND	OFFICE (FIELD)	N	23,000	0	\$39,288	62	10/1/1999	10/31/2007	9/30/2011
					OFFICE (GENERAL)						10/1/1999	10/31/2007	9/30/2011
		1783002	7700 EDGEWATER DRIVE	OAKLAND	OFFICE (GENERAL)	Y	7,125	0	\$11,739	24	3/1/1991	12/31/2005	9/30/2010
		5137001	1600 HARBOR BAY PARKWAY	ALAMEDA	OFFICE (GENERAL)	Y	9,435	0	\$24,545	27	1/1/2003	12/31/2011	12/31/2015
		659003	39155 LIBERTY STREET	FREMONT	OFFICE (FIELD)	N	7,720	0	\$16,688	23	3/1/2002	3/1/2002	2/28/2006
					OFFICE (GENERAL)						3/1/2002	3/1/2002	2/28/2006
		5045001	24100 AMADOR STREET	HAYWARD	OFFICE (GENERAL)	Y	7,421	0	\$20,436	25	9/1/2001	9/1/2001	5/31/2011
		5755001	334/342 11TH STREET	RICHMOND	OFFICE (GENERAL)	Y	1,528	0	\$1,696	0	10/1/2005	10/1/2005	9/30/2008
		5668001	4071 PORT CHICAGO HIGHWAY	CONCORD	OFFICE (FIELD)	N	6,613	0	\$15,399	22	5/1/2005	1/31/2009	1/31/2013
					OFFICE (GENERAL)						5/1/2005	1/31/2009	1/31/2013
		5348001	2300 EL PORTAL DRIVE	SAN PABLO	OFFICE (FIELD)	N	1,318	0	\$1,927	0	1/1/2003	1/1/2003	6/30/2004
		5634001	1450 ENEA CIRCLE	CONCORD	OFFICE (GENERAL)	Y	3,177	0	\$6,036	6	2/1/2006	1/31/2010	1/31/2014
		4567001	1700 CALIFORNIA STREET	SAN FRANCISCO	OFFICE (FIELD)	N	7,025	0	\$20,500	11	8/15/1997	9/1/2006	2/28/2011
					OFFICE (GENERAL)						8/15/1997	9/1/2006	2/28/2011
		2721003	185 BERRY STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	21,952	0	\$66,555	36	6/1/2006	5/31/2010	5/31/2012
		4974001	550 QUARRY ROAD	SAN CARLOS	OFFICE (FIELD)	N	7,836	0	\$15,920	27	1/1/2002	12/31/2003	10/31/2009
					OFFICE (GENERAL)						1/1/2002	12/31/2003	10/31/2009
		4572003	1065 E HILLSDALE BLVD	FOSTER CITY	OFFICE (GENERAL)	Y	2,024	0	\$4,838	8	2/1/2005	1/31/2009	1/31/2013
		5973002	2665 N FIRST STREET	SAN JOSE	OFFICE (GENERAL)	Y	5,739	0	\$16,094	34	1/1/2009	1/1/2009	4/30/2009
		3294001	420 S PASTORIA AVENUE	SUNNYVALE	OFFICE (FIELD)	N	15,718	0	\$30,760	31	8/1/1994	8/1/2006	1/31/2010
					OFFICE (GENERAL)						8/1/1994	8/1/2006	1/31/2010
		2762001	1901 ZANKER ROAD	SAN JOSE	OFFICE (FIELD)	N	26,300	0	\$33,138	45	12/1/1994	11/30/2002	11/30/2009
					OFFICE (GENERAL)						12/1/1994	11/30/2002	11/30/2009
		2765001	2450 S BASCOM AVENUE	CAMPBELL	OFFICE (FIELD)	N	22,957	0	\$50,885	75	9/1/1994	2/28/2011	2/28/2012
					OFFICE (GENERAL)						9/1/1994	2/28/2011	2/28/2012
	LEASED Sum						176,888	0	\$376,444	456			
	STATE OWNED		1225 4TH AVENUE	OAKLAND	OFFICE (GENERAL)	Y	31,029	0	\$0	0			
		4702060	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	15,778	0	\$0	0			
		4702139	1515 CLAY STREET	OAKLAND	STORAGE	N		0	\$0	0			
		1	745 FRANKLIN STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	59,800	0	\$0	0			
		1	297 W HEDDING	SAN JOSE	OFFICE (GENERAL)	Y	23,387	0	\$0	0			
	STATE OWNED Sum						129,994	0	\$0	0			

**APPENDIX 1B**  
**MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)**  
**Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>CONSOLIDATABLE LEASED TOTAL</b>							58,401	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							129,994	0					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							188,395	0					
<b>EMPLOYMENT DEVELOPMENT DEPARTMENT TOTAL</b>							306,882	0	\$376,444	456			
<b>ENVIRONMENTAL HEALTH HAZARD ASSESSMENT</b>	STATE OWNED	4702118	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	14,510	0	\$0	0			
	STATE OWNED Sum						14,510	0	\$0	0			
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							14,510	0					
<b>ENVIRONMENTAL HEALTH HAZARD ASSESSMENT TOTAL</b>							14,510	0	\$0	0			
<b>EQUALIZATION, STATE BOARD OF</b>	LEASED	5054001	121 SPEAR STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	17,219	0	\$94,551	125	8/1/2002	7/31/2010	7/31/2012
	LEASED Sum						17,219	0	\$94,551	125			
	STATE OWNED	4702016	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	20,148	0	\$0	0			
		4703078	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	3,850	0	\$0	0			
		2760044	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	20,966	0	\$0	0			
	STATE OWNED Sum						44,964	0	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							17,219	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							44,964	0					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							62,183	0					
<b>EQUALIZATION, STATE BOARD OF TOTAL</b>							62,183	0	\$94,551	125			
<b>FAIR EMPLOYMENT AND HOUSING COMMISSION</b>	STATE OWNED	4703079	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,960	0	\$0	0			
	STATE OWNED Sum						2,960	0	\$0	0			
<b>CONSOLIDATBLE TOTAL</b>													
<b>FAIR EMPLOYMENT AND HOUSING COMMISSION TOTAL</b>							2,960	0	\$0	0			
<b>FAIR EMPLOYMENT AND HOUSING, DEPT OF</b>	LEASED	5808001	2570 N FIRST STREET	SAN JOSE	OFFICE (GENERAL)	Y	3,443	0	\$8,232	11	2/1/2007	1/31/2011	1/31/2015
	LEASED Sum						3,443	0	\$8,232	11			
	STATE OWNED	4702153	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	10,824	0	\$0	0			
	STATE OWNED Sum						10,824	0	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							3,443	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							10,824	0					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							14,267	0					
<b>FAIR EMPLOYMENT AND HOUSING, DEPT OF TOTAL</b>							14,267	0	\$8,232	11			

**APPENDIX 1B**  
**MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)**  
**Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
FINANCIAL INSTITUTIONS, DEPT OF	LEASED	2718004	45 FREMONT STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	16,885	0	\$86,014	72	12/1/2008	11/30/2012	11/30/2018	
					STORAGE	Y	0	437	\$1,773	0	12/1/2008	11/30/2012	11/30/2018	
	LEASED Sum						16,885	437	\$87,788	72				
CONSOLIDATABLE LEASED TOTAL								16,885	437					
FINANCIAL INSTITUTIONS, DEPT OF TOTAL								16,885	437	\$87,788	72			

FIRST DISTRICT COURT OF APPEAL	STATE OWNED	4703075	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	82,298	0	\$0	0				
		4703127	350 MCALLISTER AVENUE	SAN FRANCISCO	STORAGE	Y	0	570	\$0	0				
	STATE OWNED Sum						82,298	570	\$0	0				
CONSOLIDATBLE STATE-OWNED TOTAL								82,298	570					
FIRST DISTRICT COURT OF APPEAL TOTAL								82,298	570	\$0	0			

FISH AND GAME, DEPT OF	LEASED	4998001	350 HARBOR BOULEVARD	BELMONT	OFFICE (GENERAL)	Y	5,595	0	\$8,799	19	4/1/2005	6/30/2009	6/30/2010	
			284 HARBOR BOULEVARD	BELMONT	WAREHOUSE	Y		775	\$1,200	0	4/1/2005	6/30/2009	6/30/2010	
	LEASED Sum						5,595	775	\$9,999	19				
	STATE OWNED		P.O.BOX 105	ANTIOCH	OFFICE (GENERAL)	Y	3,000	0	(blank)	0				
	STATE OWNED Sum						3,000	0	\$0	0				
CONSOLIDATABLE LEASED TOTAL								5,595	775					
CONSOLIDATABLE STATE-OWNED TOTAL								3,000	0					
CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)								8,595	775					
FISH AND GAME, DEPT OF TOTAL								8,595	775	\$9,999	19			

FOOD AND AGRICULTURE, DEPT OF	LEASED	2681001	FIVE THOMAS MELLON CIRCLE	SAN FRANCISCO	OFFICE (FIELD)	Y	590	0	\$1,432	2	12/1/2003	11/30/2007	11/30/2008	
		5418001	501 CESAR CHAVEZ	SAN FRANCISCO	OFFICE (GENERAL)	N	100	0	\$63	0	5/1/2004	5/1/2004	10/31/2004	
		2792001	1890 DOBBIN DRIVE	SAN JOSE	OFFICE (GENERAL)	N	3,065	0	\$5,383	23	7/1/2002	7/1/2006	6/30/2012	
					WAREHOUSE	N		3,861	\$6,852	0	7/1/2002	7/1/2006	6/30/2012	
	LEASED Sum						3,755	3,861	\$13,730	25				
	STATE OWNED	4702018	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	837	0	\$0	0				
	STATE OWNED Sum						837	0	\$0	0				
CONSOLIDATABLE LEASED TOTAL								590	0					
CONSOLIDATABLE STATE-OWNED								837	0					
CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)								1,427	0					
FOOD AND AGRICULTURE, DEPT OF TOTAL								4,592	3,861	\$13,730	25			

FORESTRY AND FIRE PROTECTION, DEPT OF	STATE OWNED	4702074	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	658	0	\$0	0			
			19650 SANTA CRUZ HIGHWAY	LOS GATOS	OFFICE (FIELD)		300	0		0			
			15670 SO MONTEREY ROAD	MORGAN HILL	OFFICE (FIELD)		3,840	0		0			
	STATE OWNED Sum					4,798	0	\$0	0				
CONSOLIDATBLE STATE-OWNED TOTAL								4,798	0				

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
<b>FORESTRY AND FIRE PROTECTION, DEPT OF TOTAL</b>														
							4,798	0	\$0	0				
<b>FRANCHISE TAX BOARD</b>														
	LEASED	4377002	221 MAIN STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	6,201	0	\$19,533	32	8/1/2009	7/31/2013	7/31/2019	
		5054001	121 SPEAR STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	5,285	0	\$26,668	0	8/1/2002	7/31/2010	7/31/2012	
					STORAGE	Y		500	\$0	0	8/1/2002	7/31/2010	7/31/2012	
		2773001	96 N THIRD STREET	SAN JOSE	OFFICE (GENERAL)	Y	9,893	0	\$41,913	34	12/1/1990	6/1/2007	11/30/2009	
	LEASED Sum						21,379	500	\$88,114	66				
<b>STATE OWNED</b>														
		4702045	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	10,593	0	\$0	0				
		4702062	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	6,032	0	\$0	0				
		4702063	1515 CLAY STREET	OAKLAND	STORAGE	Y		1,020	\$0	0				
	STATE OWNED Sum						16,625	1,020	\$0	0				
<b>CONSOLIDATABLE LEASED TOTAL</b>							21,379	500						
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							16,625	1,020						
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							38,004	1,520						
<b>FRANCHISE TAX BOARD TOTAL</b>							38,004	1,520	\$88,114	66				
<b>GENERAL SERVICES, DEPT OF</b>														
	LEASED	1798001	401 27TH STREET	OAKLAND	OFFICE (GENERAL)	N	3,560	0	\$1,480	8	6/1/1995	5/31/2008	5/31/2010	
					WAREHOUSE	N		25,240	\$10,781	0	6/1/1995	5/31/2008	5/31/2010	
		2995001	473 SAPENA COURT	SANTA CLARA	OFFICE (FIELD)	N	242	0	\$265	2	12/1/2003	11/30/2006	11/30/2009	
	LEASED Sum						3,802	25,240	\$12,525	10				
<b>STATE OWNED</b>														
			1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)									
		4702069	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	411	\$0	0				
		4702130	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	2,769	0	\$0	0				
					STORAGE	N	0	1,639	\$0	0				
		4702133	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	18,763	0	\$0	0				
		4702151	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	284	0	\$0	0				
		4702152	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	12,060	0	\$0	0				
			505 VAN NESS AVENUE	SAN FRANCISCO	OFFICE (GENERAL)									
			350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)									
		2674003	505 VAN NESS AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	613	0	\$0	2				
					STORAGE	Y	0	3,221	\$0	0				
		4703124	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	9,787	0	\$0	0				
					STORAGE	Y	0	6,516	\$0	0				
			100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)									
		2760065	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	1,760	0	\$0	0				
					STORAGE	Y	0	1,637	\$0	0				
	STATE OWNED Sum						46,036	13,424	\$0	2				
<b>CONSOLIDATABLE LEASED TOTAL</b>							0	0						
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							46,036	11,785						
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							46,036	11,785						

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
<b>GENERAL SERVICES, DEPT OF TOTAL</b>														
							49,838	38,664	\$12,525	12				
<b>GOVERNOR'S OFFICE</b>	STATE OWNED	4703095	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	3,934	0	\$0	0				
	STATE OWNED Sum						3,934	0	\$0	0				
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							3,934	0						
<b>GOVERNOR'S OFFICE TOTAL</b>							3,934	0	\$0	0				
<b>HABEAS CORPUS RESOURCE CENTER</b>	LEASED	5291001	50 FIRST STREET	SAN FRANCISCO	STORAGE	N	0	2,800	\$2,240	0	6/1/2004	5/31/2008	5/31/2011	
		2705007	50 FREMONT STREET	SAN FRANCISCO	OFFICE (GENERAL)	N	20,296	0	\$61,163	75	8/1/1998	7/31/2003	8/31/2007	
					STORAGE	N	0	50	\$0	0	8/1/1998	7/31/2003	8/31/2007	
		LEASED Sum					20,296	2,850	\$63,403	75				
<b>CONSOLIDATBLE LEASED TOTAL</b>							0	0						
<b>RESOURCE</b>							20,296	2,850	\$63,403	75				
<b>HEALTH CARE SERVICES, DEPT OF</b>	LEASED	5261001	575 MARKET STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	18,542	0	\$56,214	76	10/1/2003	9/30/2006	9/30/2008	
						(blank)			(blank)		10/1/2003	9/30/2006	9/30/2008	
		5261002	575 MARKET STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	9,271	0	\$27,907	6	10/1/2003	9/30/2006	9/30/2008	
		LEASED Sum					27,813	0	\$84,122	82				
		STATE OWNED	4702149	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	7,800	0	\$0	0			
			850 MARINA BAY PARKWAY	RICHMOND	OFFICE (GENERAL)	Y	377,875	0	\$0	0				
	STATE OWNED Sum					385,675	0	\$0	0					
<b>CONSOLIDATBLE LEASED TOTAL</b>							27,813	0						
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							385,675	0						
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							413,488	0						
<b>HEALTH CARE SERVICES, DEPT OF TOTAL</b>							413,488	0	\$84,122	82				
<b>HIGHWAY PATROL, DEPT OF THE CALIF</b>	LEASED	3089001	4999 GLEASON DRIVE	DUBLIN	OFFICE (GENERAL)	N	10,813		\$907	80	1/1/1991	12/31/2005	12/31/2015	
					STORAGE	N		437	\$11	0	1/1/1991	12/31/2005	12/31/2015	
		5119001	21020 REDWOOD ROAD	CASTRO VALLEY	OFFICE (FIELD)	N	4,765		\$10,920	26	4/1/2002	3/31/2008	3/31/2011	
		LEASED Sum					15,578	437	\$11,837	106				
		STATE OWNED	4702046	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	4,081	0	\$0	0			
			4702144	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,147	0	\$0	0			
				3601 TELEGRAPH AVENUE	OAKLAND	OFFICE (FIELD)								
				2434 WHIPPLE ROAD	HAYWARD	OFFICE (FIELD)		6,071	0					
				5001 BLUM ROAD	MARTINEZ	OFFICE (FIELD)		6,434	0					
			2674006	505 VAN NESS AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	214	0	\$0	2			
			4703114	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	560	0	\$0	0			
			0	455 EIGHTH STREET	SAN FRANCISCO	OFFICE (FIELD)	Y	17,228	0					

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
		0	355 CONVENTION WAY	REDWOOD CITY	OFFICE (FIELD)		6,559	0					
		2760049	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	700	0	\$0	0			
			740 RENZ LANE	GILROY	OFFICE (FIELD)	N	3,058						
			2020 JUNCTION AVENUE	SAN JOSE	OFFICE (FIELD)		6,512	0					
	STATE OWNED Sum						52,564	0	\$0	2			
<b>CONSOLIDATABLE LEASED TOTAL</b>							0	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							23,930	0					
<b>CONSOLIDATABLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							23,930	0					
<b>HIGHWAY PATROL, DEPT OF THE CALIF TOTAL</b>							68,142	437	\$11,837	108			

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
INDUSTRIAL RELATIONS, DEPT OF	LEASED	5197001	39141 CIVIC CENTER DRIVE	FREMONT	OFFICE (GENERAL)	Y	3,701	0	\$9,253	15	3/1/2009	2/28/2013	2/28/2017
		4705001	1555 DOOLITTLE DRIVE	SAN LEANDRO	OFFICE (GENERAL)	N	7,664	0	\$12,188	6	3/1/2005	2/28/2009	2/28/2010
		5747001	1450 ENEA CIRCLE	CONCORD	OFFICE (GENERAL)	Y	3,543	0	\$7,528	10	7/1/2006	12/31/2010	6/30/2016
		5054002	121 SPEAR STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	4,247	0	\$23,289	17	8/1/2002	7/31/2010	7/31/2012
		5054003	121 SPEAR STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,315	0	\$12,456	6	8/1/2002	7/31/2010	7/31/2012
		4572001	1065 E HILLSDALE BLVD	FOSTER CITY	OFFICE (GENERAL)	Y	2,593	0	\$5,010	9	8/1/2004	7/31/2008	7/31/2012
		5224001	6980 SANTA TERESA BLVD	SAN JOSE	OFFICE (FIELD)	Y	2,340	0	\$5,253	14	6/1/2003	7/31/2007	5/31/2011
	LEASED Sum						26,403	0	\$74,977	77			
	STATE OWNED	4702006	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	2,351	0	\$0	0			
		4702010	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	3,173	0	\$0	0			
		4702011	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	2,878	0	\$0	0			
		4702012	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	2,653	0	\$0	0			
		4702013	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,444	0	\$0	0			
		4702057	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	576	\$0	0			
		4702058	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	7,901	0	\$0	0			
		4702059	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	408	\$0	0			
		4702107	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,367	0	\$0	0			
		4702109	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	19,316	0	\$0	0			
		4702111	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	783	0	\$0	0			
		4702119	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	62,443	0	\$0	0			
		4702135	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	29,059	0	\$0	0			
		4702140	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	1,134	\$0	0			
		4703116	350 MCALLISTER AVENUE	SAN FRANCISCO	STORAGE	Y	0	3,742	\$0	0			
		4703120	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	107,409	0	\$0	0			
		2760050	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	24,461	0	\$0	150			
	STATE OWNED Sum						265,238	5,860	\$0	150			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>CONSOLIDATABLE LEASED TOTAL</b>							18,739	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							265,238	5,860					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							283,977	5,860					
<b>INDUSTRIAL RELATIONS, DEPT OF TOTAL</b>							291,641	5,860	\$74,977	227			
<b>INSTITUTE FOR REGENERATIVE MEDICINE, CA</b>	LEASED	5681001	250 KING STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	19,500	0	\$0	50	11/1/2005	10/31/2009	10/31/2015
	LEASED Sum						19,500	0	\$0	50			
<b>CONSOLIDATABLE LEASED TOTAL</b>							19,500	0					
<b>INSTITUTE FOR REGENERATIVE MEDICINE, CA TOTAL</b>							19,500	0	\$0	50			
<b>INSURANCE, DEPT OF</b>	LEASED	2781001	45 FREMONT STREET	SAN FRANCISCO	OFFICE (GENERAL)						10/1/2000	9/30/2009	9/30/2010
		2718001	45 FREMONT STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	63,002	0	\$329,173	283	11/1/1990	4/30/2010	10/31/2010
											11/1/1990	4/30/2010	10/31/2010
		4917001	18425 TECHNOLOGY DRIVE	MORGAN HILL	OFFICE (GENERAL)	N	7,905	0	\$16,738	14	4/1/2001	9/30/2007	9/30/2010
	LEASED Sum						70,907	0	\$345,912	297			
<b>CONSOLIDATABLE LEASED TOTAL</b>							63,002	0					
<b>INSURANCE, DEPT OF TOTAL</b>							70,907	0	\$345,912	297			
<b>JUDICIAL COUNCIL OF CALIFORNIA</b>	STATE OWNED	4703121	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	207,845	0	\$0	0			
		4703126	350 MCALLISTER AVENUE	SAN FRANCISCO	STORAGE	Y	0	10,655	\$0	0			
	STATE OWNED Sum						207,845	10,655	\$0	0			
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							207,845	10,655					
<b>JUDICIAL COUNCIL OF CALIFORNIA TOTAL</b>							207,845	10,655	\$0	0			
<b>JUDICIAL PERFORMANCE, COMMISSION ON</b>	STATE OWNED	4703077	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	14,480	0	\$0	0			
	STATE OWNED Sum						14,480	0	\$0	0			
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>							14,480	0					
<b>JUDICIAL PERFORMANCE, COMMISSION ON TOTAL</b>							14,480	0	\$0	0			
<b>JUSTICE, DEPT OF</b>	LEASED	5962001	4473 WILLOW ROAD	PLEASANTON	OFFICE (GENERAL)	Y	3,400	0	\$5,290	12	11/1/2008	10/31/2012	10/31/2016
		5329001	2337 MYRTLE STREET	OAKLAND	STORAGE	N	0	28	\$350	0	5/1/2002	5/30/2002	12/31/2003
		5265002	750 ALFRED NOBEL DRIVE	HERCULES	OFFICE (GENERAL)	N	3,823	0	\$8,958	12	2/1/2007	1/31/2011	1/31/2015
		4929001	395 TAYLOR BOULEVARD	PLEASANT HILL	OFFICE (GENERAL)	N	3,587	0	\$7,000	11	12/1/2000	7/31/2007	7/31/2010
		5046001	1001 W CUTTING BOULEVARD	RICHMOND	LABORATORY OFFICE (GENERAL)	N	0	52,878	\$197,550	0	1/1/2002	6/30/2009	12/31/2011
							13,503	0	\$49,387	99	1/1/2002	6/30/2009	12/31/2011

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
		5106002	1003 W CUTTING BOULEVARD	RICHMOND	LABORATORY	N	0	20,321	\$310,048	21	9/1/2007	2/29/2012	8/31/2017
		2670001	2720 TAYLOR STREET	SAN FRANCISCO	OFFICE (GENERAL)	N	25,525	0	\$55,127	106	6/1/2005	5/31/2015	5/31/2015
		2746001	2025 GATEWAY PLACE	SAN JOSE	OFFICE (FIELD)	N	10,736	0	\$21,472	32	7/1/2003	6/30/2007	6/30/2011
	LEASED Sum						60,574	73,227	\$655,181	293			
	STATE OWNED	4702078	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	2,937	\$0	0			
		4702146	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	45,005	0	\$0	0			
		4703081	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	133,048	0	\$0	0			
		4703106	350 MCALLISTER AVENUE	SAN FRANCISCO	STORAGE	Y	0	600	\$0	0			
	STATE OWNED Sum						178,053	3,537	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							6,800	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							178,053	3,537					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							184,853	3,537					
<b>JUSTICE, DEPT OF TOTAL</b>							238,627	76,764	\$655,181	293			
<b>LANDS COMMISSION, STATE</b>	LEASED	5265001	750 ALFRED NOBEL DRIVE	HERCULES	OFFICE (FIELD)	Y	4,933	0	\$9,866	19	4/1/2004	3/31/2008	3/31/2012
		855001	725 ALFRED NOBEL DRIVE	HERCULES	OFFICE (GENERAL)	Y	4,745	0	\$7,950	23	7/1/1994	6/30/1997	6/30/2004
	LEASED Sum						9,678	0	\$17,816	42			
<b>CONSOLIDATABLE LEASED TOTAL</b>							9,678	0					
<b>LANDS COMMISSION, STATE TOTAL</b>							9,678	0	\$17,816	42			
<b>LAW REVISION COMMISSION, CALIF</b>	LEASED	1943001	4000 MIDDLEFIELD ROAD	PALO ALTO	OFFICE (GENERAL)	Y	1,280	0	\$2,501	4	7/1/2006	7/1/2006	6/30/2009
	LEASED Sum						1,280	0	\$2,501	4			
<b>CONSOLIDATABLE LEASED TOTAL</b>							1,280	0					
<b>LAW REVISION COMMISSION, CALIF TOTAL</b>							1,280	0	\$2,501	4			
<b>MENTAL HEALTH, DEPT OF</b>	STATE OWNED	4702030	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,443	0	\$0	0	(blank)	(blank)	(blank)
	STATE OWNED Sum						1,443	0	\$0	0			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							1,443	0					
<b>MENTAL HEALTH, DEPT OF TOTAL</b>							1,443	0	\$0	0			
<b>MILITARY, DEPT OF</b>	LEASED	829001	1525 WEST WINTON	HAYWARD	OFFICE (GENERAL)	N	64	0	\$0	0	7/1/1968	7/1/1968	6/30/2014
					WAREHOUSE	N	0	37,782	\$0	0	7/1/1968	7/1/1968	6/30/2014
	LEASED Sum						64	37,782	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							0	0					
<b>MILITARY, DEPT OF TOTAL</b>							64	37,782	\$0	0			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
MOTOR VEHICLES, DEPT OF	LEASED	831001	1314 W WINTON AVENUE	HAYWARD	OFFICE (GENERAL)	Y	2,500	0	\$3,650	12	5/1/1997	4/30/2000	4/30/2008
		1778002	7677 OAKPORT STREET	OAKLAND	OFFICE (FIELD)	N	11,707	0	\$24,479	36	12/1/2008	11/30/2012	11/30/2016
		4574001	303 HEGENBERGER ROAD	OAKLAND	OFFICE (GENERAL)	Y	10,547	0	\$22,447	55	1/1/1998	12/31/2001	12/31/2009
		3603001	1910 N BROADWAY	WALNUT CREEK	OFFICE (FIELD)	N	6,035	0	\$22,769	38	12/1/1998	11/30/2011	11/30/2011
		2021001	1399 BUCHANAN ROAD	PITTSBURG	OFFICE (FIELD)	N	7,075	0	\$11,883	20	4/1/2001	3/31/2005	3/31/2011
		2681002	FIVE THOMAS MELLON CIRCLE	SAN FRANCISCO	OFFICE (GENERAL)	Y	3,443	0	\$7,324	18	4/1/2004	3/31/2008	3/31/2012
		5207001	90 GREAT OAKS BOULEVARD	SAN JOSE	OFFICE (FIELD)	Y	6,617	0	\$11,249	28	7/1/2003	6/30/2007	6/30/2011
		4950001	6984 CHESTNUT STREET	GILROY	OFFICE (FIELD)	N	9,295	0	\$22,401	15	6/1/2001	11/30/2013	5/31/2018
		317001	430 DARRYL DRIVE	CAMPBELL	OFFICE (GENERAL)	Y	14,441	0	\$43,773	90	9/1/2002	8/31/2006	8/31/2010
			LEASED Sum						71,660	0	\$169,975	312	
	STATE OWNED	0	4287 CENTRAL AVENUE	FREMONT	OFFICE (FIELD)								
		6300 W LAS POSITAS BLVD	PLEASANTON	OFFICE (FIELD)		8,119	0						
		501 85TH AVENUE	OAKLAND	OFFICE (FIELD)		15,124	0						
		1	5300 CLAREMONT AVENUE	OAKLAND	OFFICE (FIELD)	N	24,200	0	\$0	0			
		4287 CENTRAL AVENUE	FREMONT	OFFICE (FIELD)	N	8,770	0	\$0	0				
		150 JACKSON STREET	HAYWARD	OFFICE (FIELD)	N	10,057	0	\$0	0				
		2070 DIAMOND BLVD	CONCORD	OFFICE (FIELD)		11,404	0						
		6400 MANILA AVENUE	EL CERRITO	OFFICE (FIELD)	N	11,158	0	\$0	0				
		1377 FELL STREET	SAN FRANCISCO	OFFICE (FIELD)	N	23,140	0	\$0	0				
		1500 SULLIVAN AVENUE	DALY CITY	OFFICE (FIELD)									
	425 N AMPHLETT BLVD	SAN MATEO	OFFICE (FIELD)		9,985	0							
	300 BREWSTER AVE	REDWOOD CITY	OFFICE (FIELD)	N	10,630	0	\$0	0					
	1500 SULLIVAN AVENUE	DALY CITY	OFFICE (FIELD)	N	9,437	0	\$0	0					
	180 MARTINVALE LN	SAN JOSE	OFFICE (FIELD)		9,209	0							
	600 NORTH SANTA CRUZ AVE	LOS GATOS	OFFICE (FIELD)	N	8,372	0	\$0	0					
	595 SHOWERS DR	MOUNTAIN VIEW	OFFICE (FIELD)	N	6,610	0	\$0	0					
	3665 FLORA VISTA AVENUE	SANTA CLARA	OFFICE (FIELD)	N	13,658	0	\$0	0					
	111 W ALMA AVENUE	SAN JOSE	OFFICE (FIELD)	N	18,284	0	\$0	0					
	STATE OWNED Sum						198,157	0	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>													
								37,548	0				

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							0	0					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>								37,548	0				
<b>MOTOR VEHICLES, DEPT OF TOTAL</b>							269,817	0	\$169,975	312			
<b>PARKS &amp; RECREATION, DEPT OF</b>	STATE OWNED		15751 TESLA RD	LIVERMORE	OFFICE (FIELD)		4,000	0					
					STORAGE		0	96					
			15751 TESLA	LIVERMORE	OFFICE (FIELD)		700	0					
			96 MITCHELL CANYON RD.	WALNUT CREEK	OFFICE (FIELD)		1,965	0					
			1801 GRIFFITH	SAN FRANCISCO	STORAGE		0	4,125					
			1150 CARROLL AVE	SAN FRANCISCO	OFFICE (FIELD)		600	0					
			HUNTERS PNT.EXP.WAY	SAN FRANCISCO	OFFICE (GENERAL)	Y	320	0					
		0	HWY 1 AT 16TH STREET	MONTARA	STORAGE		0	1,800					
			9000 PORTOLA ST.PARK RD.	LA HONDA	STORAGE		0	80					
			404 WATERLANE	PESCADERO	OFFICE (FIELD)		1,120	0					
			1500 CLOVERDALE ROAD	PESCADERO	OFFICE (FIELD)		506	0					
					STORAGE			80					
			NEW YEARS CREEK ROAD	PESCADERO	OFFICE (FIELD)		400	0					
			NEW YEARS CREEK RD.	PESCADERO	STORAGE		0	1,456					
			KELLY AVENUE	HALF MOON BAY	OFFICE (GENERAL)	Y	3,066	0					
			HIGGINS-PURISMA RD.	HALF MOON BAY	STORAGE		0	1,789					
	STATE OWNED Sum						12,677	9,426	\$0	0			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							3,386	9,426					
<b>PARKS &amp; RECREATION, DEPT OF TOTAL</b>							12,677	9,426	\$0	0			
<b>PERSONNEL BOARD, STATE</b>	STATE OWNED	4702145	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	574	0	\$0	0			
	STATE OWNED Sum						574	0	\$0	0			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							574	0					
<b>PERSONNEL BOARD, STATE TOTAL</b>							574	0	\$0	0			
<b>PILOT COMMISSIONERS, CA BOARD OF</b>	LEASED	5152001	PIER 9	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,280	0	\$5,227	2	6/15/2002	6/1/2006	5/31/2007
	LEASED Sum						2,280	0	\$5,227	2			
<b>CONSOLIDATABLE LEASED TOTAL</b>							2,280	0					
<b>PILOT COMMISSIONERS, CA BOARD OF TOTAL</b>							2,280	0	\$5,227	2			
<b>PUBLIC DEFENDER, STATE</b>	LEASED	4377001	221 MAIN STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	19,343	0	\$51,848	60	1/1/1995	12/31/2008	12/31/2011
		2732002	101 HOWARD STREET	SAN FRANCISCO	STORAGE	Y	0	344	\$430	0	1/1/2009	12/31/2009	12/31/2011

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
	LEASED Sum						19,343	344	\$52,278	60			
<b>CONSOLIDATABLE LEASED TOTAL</b>							19,343	344					
<b>PUBLIC DEFENDER, STATE TOTAL</b>							19,343	344	\$52,278	60			
<b>PUBLIC EMPLOYMENT RELATIONS BOARD</b>	LEASED	1793003	1330 BROADWAY	OAKLAND	OFFICE (GENERAL)	Y	3,227	0	\$8,948	8	8/1/2002	8/1/2006	7/31/2012
	LEASED Sum						3,227	0	\$8,948	8			
<b>CONSOLIDATABLE LEASED TOTAL</b>							3,227	0					
<b>PUBLIC EMPLOYMENT RELATIONS BOARD TOTAL</b>							3,227	0	\$8,948	8			
<b>PUBLIC HEALTH, CA DEPT OF</b>	LEASED	491001	350 90TH STREET	DALY CITY	OFFICE (GENERAL)	Y	7,120	0	\$16,660	41	1/1/2003	12/31/2008	12/31/2010
	LEASED Sum						7,120	0	\$16,660	41			
	STATE OWNED		850 MARINA BAY PARKWAY	RICHMOND	LABORATORY								
			850 MARINA BAY PARKWAY	RICHMOND	LABORATORY		0	160,000					
		2760071	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	13,428	0	\$0	0			
	STATE OWNED Sum						13,428	160,000	\$0	0			
<b>CONSOLIDATABLE LEASED TOTAL</b>							7,120	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							13,428	0					
<b>CONSOLIDATABLE TOTAL (LEASED + STATE-OWNED)</b>							20,548	0					
<b>PUBLIC HEALTH, CA DEPT OF TOTAL</b>							20,548	160,000	\$0	0			
<b>PUBLIC UTILITIES COMMISSION</b>	LEASED	1788006	1970 BROADWAY	OAKLAND	OFFICE (GENERAL)	Y	2,371	0	\$6,283	11	1/1/2009	12/31/2009	12/31/2011
	LEASED Sum						2,371	0	\$6,283	11			
	STATE OWNED	2674001	505 VAN NESS AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	196,421	0	\$0	1,153			
		2674002	505 VAN NESS AVENUE	SAN FRANCISCO	STORAGE	Y	0	6,669	\$0	0			
	STATE OWNED Sum						196,421	6,669	\$0	1,153			
<b>CONSOLIDATABLE LEASED TOTAL</b>							2,371	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							196,421	6,669					
<b>CONSOLIDATBLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>							198,792	6,669					
<b>PUBLIC UTILITIES COMMISSION TOTAL</b>							198,792	6,669	\$6,283	1,164			
<b>REAL ESTATE, DEPT OF</b>	STATE OWNED	4702032	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	9,100	0	\$0	0			
	STATE OWNED Sum						9,100	0	\$0	0			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>							9,100	0					
<b>REAL ESTATE, DEPT OF TOTAL</b>							9,100	0	\$0	0			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
REHABILITATION, DEPT OF	LEASED	612002	39155 LIBERTY STREET	FREMONT	OFFICE (GENERAL)	Y	4,771	0	\$13,359	15	12/1/1994	7/31/2005	7/31/2009	
		1085001	3311 PACIFIC AVENUE	LIVERMORE	OFFICE (GENERAL)	Y	240	0	\$225	1	1/1/1995	5/31/2004	11/30/2008	
		225001	1936 UNIVERSITY AVENUE	BERKELEY	OFFICE (GENERAL)	Y	5,001	0	\$14,753	14	6/1/1994	8/31/2005	8/31/2007	
		62001	3656 DELTA FAIR BOULEVARD	ANTIOCH	OFFICE (GENERAL)	Y	3,697	0	\$7,089	14	4/1/1997	3/31/2006	3/31/2009	
		4970001	1485 ENEA COURT	CONCORD	OFFICE (GENERAL)	Y	8,131	0	\$15,885	31	1/1/2006	12/31/2009	12/31/2013	
		5106001	1003 W CUTTING BOULEVARD	RICHMOND	OFFICE (GENERAL)	Y	5,201	0	\$17,830	17	6/1/2002	5/31/2006	5/31/2010	
		2706003	301 HOWARD STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	12,181	0	\$34,352	60	6/1/2004	7/31/2008	5/31/2012	
		4572002	1065 E HILLSDALE BLVD	FOSTER CITY	OFFICE (GENERAL)	Y	5,347	0	\$13,663	20	9/1/2004	8/31/2008	8/31/2011	
		1483001	800 MENLO AVENUE	MENLO PARK	OFFICE (GENERAL)	Y	1,880	0	\$6,520	21	8/1/2006	7/31/2009	7/31/2013	
		4088004	801 TRAEGER AVENUE	SAN BRUNO	OFFICE (GENERAL)	Y	1,843	0	\$4,727	11	7/1/2007	7/1/2007	9/30/2007	
		4696001	7872 EIGLEBERRY STREET	GILROY	OFFICE (GENERAL)	Y	2,477	0	\$6,131	7	1/1/2000	12/31/2003	12/31/2009	
		2763001	1333 PIEDMONT ROAD	SAN JOSE	OFFICE (FIELD)	Y	3,515	0	\$8,630	16	5/1/2005	4/30/2009	4/30/2010	
		LEASED Sum						54,284	0	\$143,164	227			
		STATE OWNED	4702034	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)								
			4702079	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	7,576	0	\$0	0			
		4702080	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	147	\$0	0				
		2674004	505 VAN NESS AVENUE	SAN FRANCISCO	STORAGE	Y	0	270	\$0	0				
		2760030	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	11,024	0	\$0	61				
	STATE OWNED Sum						18,600	417	\$0	61				
CONSOLIDATABLE LEASED TOTAL								54,284	0					
CONSOLIDATABLE STATE-OWNED TOTAL								18,600	417					
CONSOLIDATABLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)								72,884	417					
REHABILITATION, DEPT OF TOTAL								72,884	417	\$143,164	288			
SAN FRANCISCO BAY CONSERV & DEVELOP COMM	LEASED	4826001	50 CALIFORNIA STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	19,032	0	\$83,609	35	4/1/2000	3/31/2010	3/31/2011	
	LEASED Sum						19,032	0	\$83,609	35				
CONSOLIDATABLE LEASED TOTAL								19,032	0					
SAN FRANCISCO BAY CONSERV & DEVELOP COMM TOTAL								19,032	0	\$83,609	35			
SECRETARY OF STATE	STATE OWNED	4703082	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	6,065	0	\$0	0				
	STATE OWNED Sum						6,065	0	\$0	0				
CONSOLIDATABLE STATE-OWNED TOTAL								6,065	0					
SECRETARY OF STATE TOTAL								6,065	0	\$0	0			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
SENATE	STATE OWNED	4702127	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)									
		4702154	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	6,103	0	\$0	0				
		4703090	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	1,115	0	\$0	0				
		4703122	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,470	0	\$0	0				
		2760004	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	2,200	0	\$0	12				
		2760055	100 PASEO DE SAN ANTONIO	SAN JOSE	OFFICE (GENERAL)	Y	1,170	0	\$0	0				
		STATE OWNED Sum						13,058	0	\$0	12			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>								13,058	0					
<b>SENATE TOTAL</b>								13,058	0	\$0	12			
SIXTH DISTRICT COURT OF APPEAL	LEASED	2749002	333 W SANTA CLARA STREET	SAN JOSE	OFFICE (GENERAL)	N	29,601	0	\$95,771	57	10/1/1998	9/30/2007	9/30/2011	
		2749003	333 W SANTA CLARA STREET	SAN JOSE	OFFICE (GENERAL)	N	1,819	0	\$10,224	5	2/1/2002	6/30/2006	1/31/2012	
		LEASED Sum					31,420	0	\$105,995	62				
	<b>CONSOLIDATABLE LEASED TOTAL</b>								0	0				
<b>SIXTH DISTRICT COURT OF APPEAL TOTAL</b>								31,420	0	\$105,995	62			
SOCIAL SERVICES, DEPT OF	LEASED	2585001	851 TRAEGER AVENUE	SAN BRUNO	OFFICE (GENERAL)	Y	8,746	0	\$24,399	48	7/1/1995	6/30/2005	6/30/2007	
		4088002	801 TRAEGER AVENUE	SAN BRUNO	OFFICE (FIELD)	Y	5,491	0	\$15,319	19	5/1/1995	6/30/2005	6/30/2007	
		5794001	2580 N FIRST STREET	SAN JOSE	OFFICE (GENERAL)	Y	1,507	0	\$5,258	7	5/1/2007	4/30/2011	1/8/2015	
		5794002	2580 N FIRST STREET	SAN JOSE	OFFICE (GENERAL)	Y	6,132	0	\$23,711	30	5/1/2007	4/30/2011	1/8/2015	
		5794003	2580 N FIRST STREET	SAN JOSE	OFFICE (GENERAL)	Y	8,086	0	\$25,094	34	5/1/2007	4/30/2011	1/8/2015	
		LEASED Sum					29,962	0	\$93,780	138				
		STATE OWNED	4702035	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	6,728	0	\$0	0			
			4702036	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	5,570	0	\$0	0			
			4702037	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	9,467	0	\$0	0			
			4702043	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,321	0	\$0	0			
			4702089	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,952	0	\$0	0			
			4702105	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	5,338	0	\$0	0			
			4702124	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	1,387	0	\$0	0			
			47020157	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	20,377	0	\$0	0			
			47020159	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	31,483	0	\$0	0			
	STATE OWNED Sum						83,623	0	\$0	0				
<b>CONSOLIDATABLE LEASED TOTAL</b>								29,962	0					
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>								31,483	0					
<b>CONSOLIDATABLE TOTAL (Consolidatable Leased + Consolidatable State-Owned)</b>								61,445	0					
<b>SOCIAL SERVICES, DEPT OF TOTAL</b>								113,585	0	\$93,780	138			

**APPENDIX 1B**  
**MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)**  
**Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
SPACE ASSIGNED TO FEDERAL GOVERNMENT	STATE OWNED	10004584	1600 HOLLOWAY AVENUE	SAN FRANCISCO	LABORATORY	N	0	573	\$744	0	1/5/2004	1/5/2015	1/5/2015
	STATE OWNED Sum						0	573	\$744	0			
CONSOLIDATABLE STATE-OWNED TOTAL							0	573					
SPACE ASSIGNED TO FEDERAL GOVERNMENT TOTAL							0	573	\$744	0			
SPACE ASSIGNED TO LOCAL GOVERNMENT	STATE OWNED	555	745 FRANKLIN STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	3,080	0	\$4,954	0	12/1/2003	12/1/2003	11/30/2005
	STATE OWNED Sum						3,080	0	\$4,954	0			
CONSOLIDATABLE STATE-OWNED TOTAL							3,080	0					
SPACE ASSIGNED TO LOCAL GOVERNMENT TOTAL							3,080	0	\$4,954	0			
SUPREME COURT OF CALIFORNIA	STATE OWNED	4703083	350 MCALLISTER AVENUE	SAN FRANCISCO	OFFICE (GENERAL)	Y	95,777	0	\$0	0			
	STATE OWNED	4703109	350 MCALLISTER AVENUE	SAN FRANCISCO	STORAGE	Y	0	2,378	\$0	0			
	STATE OWNED Sum						95,777	2,378	\$0	0			
CONSOLIDATABLE STATE-OWNED TOTAL							95,777	2,378					
SUPREME COURT OF CALIFORNIA TOTAL							95,777	2,378	\$0	0			
TECHNOLOGY SERVICES, DEPARTMENT OF	STATE OWNED	4702136	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	70	0	\$0	0			
	STATE OWNED Sum						70	0	\$0	0			
CONSOLIDATABLE STATE-OWNED TOTAL							70	0					
TECHNOLOGY SERVICES, DEPARTMENT OF TOTAL							70	0	\$0	0			
TOXIC SUBSTANCES CONTROL, DEPT OF	LEASED	221004	700 HEINZ AVENUE	BERKELEY	LABORATORY	N	0	27,151	\$76,846	0	2/1/2004	1/31/2014	1/31/2016
					OFFICE (GENERAL)	N	47,439	0	\$136,616	170	2/1/2004	1/31/2014	1/31/2016
		233001	2848 SEVENTH STREET	BERKELEY	WAREHOUSE	N	0	7,347	\$8,517	0	5/1/1995	9/30/2009	9/30/2010
	LEASED Sum						47,439	34,498	\$221,979	170			
CONSOLIDATABLE LEASED TOTAL							0	0					
TOXIC SUBSTANCES CONTROL, DEPT OF TOTAL							47,439	34,498	\$221,979	170			
TRANSPORTATION, DEPT OF	LEASED	2699001	595 MARKET STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	14,823	0	\$56,720	57	8/1/1993	1/31/2009	7/31/2009
		2699002	595 MARKET STREET	SAN FRANCISCO	STORAGE	Y	0	140	\$238	0	2/1/1996	2/1/1996	6/30/1999
		2699003	595 MARKET STREET	SAN FRANCISCO	OFFICE (GENERAL)	Y	2,027		\$7,054	7	2/1/2003	1/31/2007	1/31/2011
		LEASED Sum					16,850	140	\$64,012	64			

**APPENDIX 1B  
MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)  
Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date	
	STATE OWNED		111 GRAND AVENUE	OAKLAND	OFFICE (FIELD)									
			600 LEWELLING BOULEVARD	SAN LEANDRO	OFFICE (FIELD)		3,072	0						
					OFFICE (GENERAL)	Y	2,080	0						
			21195 CENTER STREET	HAYWARD	OFFICE (GENERAL)	Y	1,386	0						
					STORAGE			5,376						
			1993 MARINA BLVD.	SAN LEANDRO	STORAGE		0	17,300						
			1112 29TH AVE	OAKLAND	OFFICE (FIELD)		2,400							
					STORAGE		0	18,228						
					WAREHOUSE		0	12,200						
			10500 FOOTHILL BLVD.	OAKLAND	OFFICE (GENERAL)	Y	1,200	0						
			111 GRAND AVENUE	OAKLAND	OFFICE (GENERAL)	Y	433,977	0	\$0	0				
			2616 NORTH MAIN STREET	WALNUT CREEK	OFFICE (GENERAL)	Y	2,495	0						
			2581 NORTH MAIN STREET	WALNUT CREEK	STORAGE		0	2,184						
			21300 SAN RAMON VALLEY BLV	SAN RAMON	OFFICE (GENERAL)	Y	1,200	0						
			380 FOSTER CITY BLVD	FOSTER CITY	OFFICE (FIELD)		13,165	0						
					STORAGE		0	672						
			2501 EAST BAYSHORE BLVD	REDWOOD CITY	OFFICE (FIELD)		1,148	0						
					STORAGE		0	96						
			2003 CABRILLO HWY	HALF MOON BAY	OFFICE (GENERAL)	Y	2,240	0						
			SKYLINE BLVD.	UNINCORP - SAN MATEO CO	STORAGE		0	2,633						
			500 QUEENS LANE	SAN JOSE	OFFICE (FIELD)		1,120	0						
					OFFICE (GENERAL)	Y	8,684	0						
					STORAGE	Y	0	10,080						
			13500 SKYLINE BLVD	LOS GATOS	OFFICE (FIELD)		1,098	0						
	STATE OWNED Sum						475,265	68,769	\$0	0				
<b>CONSOLIDATABLE LEASED TOTAL</b>														
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>														
							475,265	68,769						
<b>TRANSPORTATION, DEPT OF TOTAL</b>										\$64,012	64			
<b>TREASURER, STATE</b>	STATE OWNED	4702138	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	681	0	\$0	0				
	STATE OWNED Sum						681	0	\$0	0				
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>														
							681	0						
<b>TREASURER, STATE TOTAL</b>										\$0	0			
							681	0						
<b>VETERANS AFFAIRS, DEPT OF</b>	STATE OWNED		68 N. WINCHESTER BLVD	SANTA CLARA	OFFICE (FIELD)		2,642	0		0				
	STATE OWNED Sum						2,642	0		0				
<b>CONSOLIDATBLE STATE-OWNED TOTAL</b>														
							2,642	0						

**APPENDIX 1B**  
**MULTI-TENANT STATE-OWNED / LEASED SPACE (SORTED BY AGENCY)**  
**Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara Counties**

Agency	Ownership Type	Lease Number	Address	City	Space Type	Consolidatable	NSF Office	NSF Other	Monthly Rent	PY(S)	Begin Date	Firm Date	End Date
<b>VETERANS AFFAIRS, DEPT OF TOTAL</b>													
							2,642	0	\$0	0			
<b>WATER RESOURCES CONTROL BOARD, STATE</b>													
	STATE OWNED	4702075	1515 CLAY STREET	OAKLAND	OFFICE (GENERAL)	Y	39,504	0	\$0	0			
		4702101	1515 CLAY STREET	OAKLAND	STORAGE	Y	0	393	\$0	0			
	STATE OWNED Sum						39,504	393	\$0	0			
<b>CONSOLIDATABLE STATE-OWNED TOTAL</b>													
							39,504	393					
<b>WATER RESOURCES CONTROL BOARD, STATE TOTAL</b>													
							39,504	393	\$0	0			
<b>WATER RESOURCES, DEPT OF</b>													
	LEASED	63001	RTE 1 BOX 523	ANTIOCH	OFFICE (GENERAL)	N	440	0	\$329	5	12/1/1975	11/30/1993	11/30/1995
					STORAGE	N	0	720	\$219	0	12/1/1975	11/30/1993	11/30/1995
	LEASED Sum						440	720	\$548	5			
<b>CONSOLIDATABLE LEASED TOTAL</b>													
							0	0					
<b>WATER RESOURCES, DEPT OF TOTAL</b>													
							440	720	\$548	5			
<b>TOTAL - ALL COUNTIES</b>													
<b>Total Leased Sq Ft</b>							1,035,749	243,610					
<b>Total State-Owned Sq Ft</b>							2,225,592	224,035					
<b>Total Consolidatable Sq Ft</b>							2,993,127	66,296					
<b>Grand Total</b>							3,739,833	536,414	\$3,610,055	5,205			