STATE OFFICE BUILDING REPLACEMENT

DEVELOP A PLAN

- Meet needs of UDAF, DHA, and SOB agencies
- Increase space utilization statewide (master plan)
- Decrease traffic on Capitol Hill
- Increase public access to art and artifacts
- Increase use of public transportation
- Increase telework & AWS to decrease commutes
WHY DOES THE SOB NEED TO BE REPLACED?

- Complete Capitol Hill master plan
- It’s 60 years old
- It fails to meet current seismic requirements
- It’s not equipped with a fire suppression system
- Its space is inefficiently utilized due to column spacing
- It contributes to the parking and congestion problem on Capitol Hill

OPTIONS FOR VACATING THE SOB

Leased Space
50-years
$399M

Renovate 8 Existing Buildings
(Fragmented agencies with no master plan)
$142M

New Building
$120M
(Off Capitol Hill)

AmEx Building
(Purchase, phase I & II renovation, UDAF, and DTS Data Center)
$30M purchase
$60.4M renovate
$90.4M total
PURCHASE & RENOVATE

AMEX BUILDING

WHY CHOOSE THE AMEX BUILDING

- Lowest cost option
- Relocate the DTS data center and Department of Agriculture
- Reduce parking congestion
- Provides ability to master plan state agencies
- Retire existing leases that will save the State approximately $4M per year
- Create state government center

- Future transit access
- Centrally located and reduce commutes
- Better customer access
- More appealing and more efficient space for state employees
- Land bank
- Well taken care of property
### AmEx Building Cost Breakdown

<table>
<thead>
<tr>
<th></th>
<th>AmEx Building</th>
<th>New Building</th>
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</thead>
<tbody>
<tr>
<td>Building Purchase</td>
<td>$30M</td>
<td>$120M</td>
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<tr>
<td>Building Renovation Phase I &amp; II</td>
<td>$47.5M</td>
<td>$0</td>
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<td>Total</td>
<td>$77.5M</td>
<td>$120M</td>
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</table>

**Agriculture Building**

<table>
<thead>
<tr>
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<th>AmEx Building</th>
<th>New Building</th>
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<tbody>
<tr>
<td>Building Purchase</td>
<td>$0M</td>
<td>$28M</td>
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<tr>
<td>Building Renovation Phase II</td>
<td>$10.8M</td>
<td>$0M</td>
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<tr>
<td>Total</td>
<td>$10.8M</td>
<td>$28M</td>
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</table>

**DTS Relocation**

<table>
<thead>
<tr>
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<th>AmEx Building</th>
<th>New Building</th>
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</thead>
<tbody>
<tr>
<td>Building Purchase</td>
<td>$0M</td>
<td>$85M*</td>
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<tr>
<td>Building Renovation Phase II</td>
<td>$2.1M</td>
<td>$0M</td>
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<tr>
<td>Total</td>
<td>$2.1M</td>
<td>$85M</td>
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**Retired Leases**

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<th>AmEx Building</th>
<th>New Building</th>
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</thead>
<tbody>
<tr>
<td>Building Purchase</td>
<td>$0M</td>
<td>$97.5M</td>
</tr>
<tr>
<td>Building Renovation Phase III</td>
<td>$17M</td>
<td>$0M</td>
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<tr>
<td>Total</td>
<td>$17M</td>
<td>$97.5M</td>
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</table>

**Total Cost**

- **AmEx Building**: $107.4M
- **New Building**: $330.5M

*Does not include DTS moving expense*

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### Backup Plan if Funding is Not Available for New North Capitol Hill Building

- Demo existing State Office Building
- Landscape site
- Renovate DTS Data Center for arts and artifacts collection storage

*Current SOB houses 700 employees*

*AmEx Building can house over 1,500 employees at full capacity*
### Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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</thead>
<tbody>
<tr>
<td>June 1 2019</td>
<td>AmEx Building Purchased</td>
</tr>
<tr>
<td></td>
<td>State agency master plan (18 months)</td>
</tr>
<tr>
<td></td>
<td>Capitol Hill programming (9 months)</td>
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<tr>
<td></td>
<td>AmEx Design Phase I (3 months)</td>
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<tr>
<td></td>
<td>AmEx Design Phase II (6 months)</td>
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<tr>
<td>January 15 2020</td>
<td>Create DHA Arts &amp; Artifacts Storage in SOB</td>
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<tr>
<td></td>
<td>AmEx Phase I Construction (move 400 SOB employees)</td>
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<tr>
<td></td>
<td>Reduce parking congestion on Capitol Hill</td>
</tr>
<tr>
<td>August 30 2020</td>
<td>Relocate UDAF to AmEx Building</td>
</tr>
<tr>
<td>December 30 2020</td>
<td>AmEx Phase II Construction (move balance of SOB employees)</td>
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<tr>
<td></td>
<td>Move DTS Main Frame</td>
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</table>

*Phase I & II work completed for less than $95M*

### Future Plans

- AmEx Phase III Construction (retire leases)
- Renovate DTS Data Center for DHA Arts and Artifacts Storage
- Construct New North State Capitol Building
WE NEED APPROVAL FOR

American Express Building
property purchase
$30M
Phase I & II design
$4M
Phase I renovation
(relocated 400 SOB employees)
$19M

State Agency Space
Utilization Master Plan
$2M

Capitol Hill Programming
including Heritage & Arts
$1M

$56M TOTAL