

# STATE OFFICE BUILDING **REPLACEMENT**

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## DEVELOP A PLAN

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- 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
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## WHY DOES THE SOB NEED TO BE REPLACED?

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- 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
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## OPTIONS FOR VACATING THE SOB

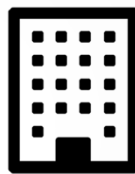
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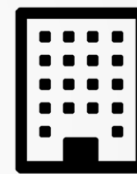
Leased Space  
50-years  
**\$399M**



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**

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## 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

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	AmEx BUILDING	NEW BUILDING	
Building Purchase	\$30M	\$120M	<b>AMEx BUILDING COST BREAKDOWN</b>
Building Renovation Phase I & II	\$47.5M	\$0	
<b>Total</b>	<b>\$77.5M</b>	<b>\$120M</b>	
<b>AGRICULTURE BUILDING</b>			
Building Purchase	\$0M	\$28M	Current SOB houses 700 employees
Building Renovation Phase II	\$10.8M	\$0M	
<b>Total</b>	<b>\$10.8M</b>	<b>\$28M</b>	
<b>DTS RELOCATION</b>			
Building Purchase	\$0M	\$85M*	AmEx Building can house over 1,500 employees at full capacity
Building Renovation Phase II	\$2.1M	\$0M	
<b>Total</b>	<b>\$2.1M</b>	<b>\$85M</b>	
<b>RETIRED LEASES</b>			
Building Purchase	\$0M	\$97.5M	* Does not include DTS moving expense
Building Renovation Phase III	\$17M	\$0M	
<b>Total</b>	<b>\$17M</b>	<b>\$97.5M</b>	
<b>Total Cost</b>	<b>\$107.4M</b>	<b>\$330.5M</b>	



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## BACKUP PLAN IF FUNDING IS NOT AVAILABLE FOR NEW NORTH CAPITOL HILL BUILDING

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

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## SCHEDULE

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June 1  
2019

January 15  
2020

August 30  
2020

December 30  
2020

AmEx Building Purchased  
State agency master plan  
(18 months)  
Capitol Hill programming  
(9 months)  
AmEx Design Phase I  
(3 months)  
AmEx Design Phase II  
(6 months)

Create DHA Arts & Artifacts  
Storage in SOB  
AmEx Phase I Construction  
(move 400 SOB  
employees)  
Reduce parking congestion  
on Capitol Hill

Relocate UDAF to AmEx  
Building

AmEx Phase II  
Construction  
(move balance of SOB  
employees)  
Move DTS Main Frame

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



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## FUTURE PLANS

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



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## WE NEED APPROVAL FOR

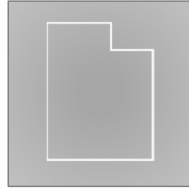
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American Express Building  
property purchase  
**\$30M**

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**