

Attachment B - Retention Score Documentation

#	State-Owned, DGS-Controlled, State Office Building	Building Vitals								Analysis							Total Points	Current DGS Recommendation	
		Year Built	Building City	Bond Payoff	Gross Sq Ft	Net Sq Ft	FCA Rank	FY 2018-19 DGS Rates	Escalated FCA Costs	*Approximate Value (Sale)	Building Condition	Building Capacity	Program Requirements	Regional Space Needs	Ability to Maintain	Debt Service			Commercial Space
1	Leo J. Trombatore Building (Caltrans D3)	2010	Marysville	Caltrans	225,368	168,466	48	5.89	\$3,607,846	\$45,543,740	8%	Large	Generic/Constit	Single Tenant	Moderate	N/A	Not	5	Eventual Transfer
2	Wadie P. Deddeh State Office Bldg (Caltrans D11)	2006	San Diego	Apr 2031	284,440	246,837	45	4.28	\$12,512,037	\$71,395,417	18%	Large	Generic/Constit	Single Tenant	Moderate	Yes (>5 Years)	Available	20	Eventual Transfer
3	4th District Court of Appeal Building	1999	San Diego	Oct 2022	42,000	42,000	28	JCC pays	\$3,754,104	\$4,594,406	82%	Small	Specialized/Constit	Single Tenant	Moderate	Yes (<5 Years)	Available	38	Eventual Transfer
4	Elihu M. Harris Building	1998	Oakland	Apr 2023	879,983	543,102	39	3.67	\$34,918,319	\$404,956,949	9%	Large	Generic/Constit	Multi-Tenant	Difficult	Yes (<5 Years)	Not	14	Cannot Sell (Bond)
5	Mission Valley State Building	1999	San Diego	Apr 2027	250,000	216,893	36	2.71	\$15,120,988	\$62,393,315	24%	Large	Generic/Constit	Multi-Tenant	Moderate	Yes (>5 Years)	Available	23	Cannot Sell (Bond)
6	California Tower	1972/96	Riverside	Oct 2024	164,260	130,340	22	5.44	\$23,375,834	\$35,309,620	66%	Large	Generic/Constit	Multi-Tenant	Difficult	Yes (>5 Years)	Available	41.5	Cannot Sell (Bond)
7	Santa Ana State Building	1976	Santa Ana	None	130,010	103,750	5	2.12	\$26,465,963	\$29,193,058	91%	Large	Generic/Constit	Multi-Tenant	Moderate	No (None)	Available	33	Already Surplused
8	Governor Edmund G. "Pat" Brown Building (CPUC)	1984	San Francisco	None	383,503	217,497	17	2.12	\$61,540,600	\$253,906,572	24%	Large	Generic/Constit	Single Tenant	Difficult	No (None)	Not	8.5	Retain
9	Earl Warren Building	1922	San Francisco	Dec 2021	234,000	158,271	38	4.37	\$19,021,499	\$163,013,929	12%	Large	Generic/Constit	Single Tenant	Difficult	Yes (<5 Years)	Not	11	Retain
10	Ronald Reagan Building	1991	Los Angeles	None	942,214	573,242	19	2.12	\$106,609,896	\$456,837,706	23%	Large	Generic/Constit	Multi-Tenant	Difficult	No (None)	Not	11.5	Retain
11	Hiram W. Johnson State Office Building	1998	San Francisco	Dec 2021	884,500	712,694	40	4.37	\$39,967,955	\$540,477,356	7%	Large	Generic/Constit	Multi-Tenant	Difficult	Yes (<5 Years)	Not	14	Retain
12	Van Nuys State Building	1984	Van Nuys	None	147,495	109,113	20	2.12	\$15,458,905	\$66,906,953	23%	Large	Generic/Constit	Multi-Tenant	Moderate	No (None)	Available	18	Retain
13	Junipero Serra Building	1914/99	Los Angeles	Oct 2019	519,101	331,131	31	3.18	\$37,328,836	\$274,843,650	14%	Large	Generic/Constit	Multi-Tenant	Difficult	Yes (<5 Years)	Available	24	Surplus
14	Hugh Burns State Building	1960	Fresno	None	174,600	127,490	11	2.12	\$34,745,141	\$16,910,365	205%	Large	Generic/Constit	Multi-Tenant	Difficult	No (None)	Not	26.5	Surplus
15	Red Bluff State Building	1969	Red Bluff	None	25,165	20,885	13	2.12	\$3,177,643	\$4,540,591	70%	Small	Generic	Single Tenant	Moderate	No (None)	Not	28.5	Surplus
16	Redding State Building	1963	Redding	None	24,000	19,371	8	2.12	\$3,735,444	\$4,847,043	77%	Small	Specialized/Constit	Multi-Tenant	Moderate	No (None)	Not	28.5	Surplus
17	San Diego State Building (Downtown)	1963	San Diego	None	171,700	123,226	10	2.12	\$21,755,157	\$43,261,613	50%	Large	Generic/Constit	Multi-Tenant	Difficult	No (None)	Available	36.5	Surplus
18	Stockton State Building	1964	Stockton	None	62,850	43,269	2	2.12	\$18,019,034	\$8,289,854	217%	Small	Generic/Constit	Multi-Tenant	Moderate	No (None)	Available	40	Surplus
19	Alfred E. Alquist Building	1980	San Jose	None	108,561	91,513	26	2.12	\$10,792,695	\$26,864,103	40%	Small	Generic/Constit	Multi-Tenant	Moderate	No (None)	Available	40	Surplus
20	Justice Joseph A. Rattigan Building	1983	Santa Rosa	None	97,377	73,014	21	2.12	\$8,960,973	\$16,753,943	53%	Small	Generic/Constit	Multi-Tenant	Moderate	No (None)	Available	40	Surplus
21	Fresno State Building (DWR)	1967	Fresno	None	38,600	30,187	9	2.12	\$6,216,001	\$5,609,772	111%	Small	Generic	Multi-Tenant	Moderate	No (None)	Available	41.5	Surplus

Explanations:

- FCA Rank:** this denotes the overall ranking of the building amongst DGS' statewide portfolio. The lower the number, the better the condition of the building relative to other DGS buildings.
- Escalated FCA Costs:** escalated and updated costs identified during the 2015 HOK study to get the building into generally operable condition. The FCA costs are based upon visual inspections and are considered "unscoped" (not fully developed) when originally identified.
- Approximate Sale Value:** estimates are based upon comparable sales data of similarly situated properties based upon the gross square footage, specific to the subject building's location. Factors included location, timing of recording, size, property age, amenities, certifications such as LEED or energy efficiency, parking, etc. An average of the cost per foot was used to determine the approximate sale value. All stated values are estimates based on market conditions at a point in time.
- Building Condition:** the building condition is defined as a percentage (FCA costs / approximate sale value). Buildings with a condition 40% or higher were assigned 15 points.
- Building Capacity:** the building capacity is defined in terms of the building's net square footage. Buildings less than 100k sf are considered small and were assigned 7 points.
- Program Requirements:** DGS reviewed existing program information and attempted to characterize tenant space as either "Specialized," "Generic," or "Constituent Need." Buildings that were generic were assigned 3 points, and those that were generally generic were assigned 1.5 points.
- Regional Space Needs:** buildings where there is only a single tenant are more difficult to move to leased space, even temporarily. Multi-tenant buildings were therefore assigned 3 points.
- Ability to Maintain:** DGS classified its buildings as either "easy," "moderate," or "difficult," to maintain. Difficult buildings were assigned 7 points, and moderate buildings were assigned 3.5 points.\
- Debt Service:** buildings with any bond debt were categorized as "> 5 years" or "< 5 years." assigned 5 and 2.5 points, respectively. However, buildings with bond debt 2023 or beyond were considered non-saleable for the purposes of this analysis.
- Commercial Space:** if there is currently available commercial space in a building's local market sufficient for the state's needs, a building was assigned 10 points.