

California Department of General Services, Real Estate Leasing and Planning Section  
 Submittals from the Request for Information (Board of Equalization Consolidation Project)

Map ID*	Project Name	Address	Geographic Coordinates	Geographic Coordinates	Current Ownership Information	Company/Broker	Total Square Footage	Existing Improvements	Current Zoning	Entitlements	Expansion Capability	CEQA	Transit	Floodplain(s)	Hazardous Materials or Site Contaminants	Environmental Issues/Habitat Protection	Assessment District	Existing bonds or public infrastructure obligations	Building(s) Height	Utility Connections	Project Schedule	Additional Information
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\*Note: The Map ID letters are used solely to show the location of the property on the map. The sites submitted are not ranked or otherwise prioritized and the letters are only used to help the reader locate the sites on the map.

A	Natomas Gateway West	Interstate 5 & San Juan Road, Sacramento, CA	38.63231,-121.522501	<a href="#">Map</a>	Natomas Gateway West, LLC (Pappas Investments)	Cornish and Carey Commercial	750,000 SF	Vacant	EC-50 PUD Office/Employment Center	Complies with Zoning	Future expansion to include adjoining vacant lot to the north			Regional Transit Bus Stop at Duckhorn and San Juan. Proposed RT Light Rail State 1.5 miles to the east (San Juan and Truxel)	Zone AE	None	None	Yes	None	Low Rise	Yes		LEED Gold
B	Depot Park	Siena Ave. and Midway Street, Sacramento, CA	38.516852,-121.393604	<a href="#">Map</a>	U.S. National Leasing, LLC and its affiliate U.S. National Depot Lands	Jones Lang LaSalle	25 Acres	Vacant	M-2-SPD	Planning Comm. approval	Yes	Approved		Transit connects Depot Park with the Power Inn Light Rail Station	Zone X	None	None	Depot Park Property Business Improvement District	None	TBD	All utilities including fiber telecommunications, water, electricity, gas and sanitary sewer can be made available.	26 mo.	Ground Lease until 2049; option to purchase
C	River District Campus	801 Richards Blvd., Sacramento, CA	38.596095,-121.489906	<a href="#">Map</a>	River District Campus, LLC	River District Campus, LLC	TBD 3.5 acre site	None	OB-PUD-SPD	Special Use permit to construct a 810 sq. ft. building	Yes. Expansion possible through a consortium of neighboring property owners	CEQA documents complied during the entitlement process		Regional Transit "Green" Line	None	None	River District Property Owners Business Improvement District	The total annual cost are under \$10,000. Included in this cost are charges include Flood Zone Capital Assessments, Library Taxes, City Lightening and Landscaping District and River District PBID Assessment	Floor plates can range in size 50,000-76,000 sq. ft.	Presently on site. SMUD for electricity, PG & E for gas. City of Sacramento for water and sewer	27-30 months from lease execution		
D	CSU Sacramento	3001 Ramona Ave., Sacramento, CA	38.546428,-121.413217	<a href="#">Map</a>	CSU Sacramento	Collier International	TBD	Vacant Land	M2-Heavy Industrial Zone	None	Additional vacant land surrounds the site	None		The Power Inn Light Rail Station is 1/4 mile from the northern edge of the property	Site is not within the 100 year floodplain	Needs further investigation	Needs further investigation	Located along the Power Inn Corridor, and within the proposed Sacramento Center for Innovation specific plan	None	TBD	Not available	TBD	
E	West El Camino and Interstate 80	West El Camino Ave. and Interstate 80, Sacramento, CA	38.615596,-121.531985	<a href="#">Map</a>	Mr. Ray Enos, President, Downtown Ford	NAI Aguer Havelock	Site is 20.4 acres. Proposed project is 690,000 gross sq. ft.	Vacant land	C-2			In 2005 the site received a negative declaration from the City Planning Dept and approval for development		Site supported by South Natomas Transportation Management Association and Regional Transit	FEMA AE Flood Zone			Reassessment District II Bonds existing on the property		Two eight story buildings. Parking ratio 3.8 spaces/1,000 sq. ft.	Electricity, sewer, and water		
F	2020 Gateway	2020 West El Camino Ave., Sacramento, CA	38.612478,-121.508296	<a href="#">Map</a>	Bannon Investors; John Kelly	NAI Aguer Havelock	180,000 SF Available existing, plus 560,000 entitled across I-5	12 Floors; 320,000 building	Office		Additional 4 Acres	Unknown		Bus Stop	Zone AE			None		12 Story	Yes		LEED Gold
G	Delta Shores	Merlone Geier Partners/Gary Muljat	38.465418,-121.493812	<a href="#">Map</a>	M&H Realty Partners	MerloneGeier Partners	147 Acres	Vacant	PUD	Approved PUD	Yes	Approved	Future LR/Bus	Zone X	None	All req. completed or in the process	None	None	Optional	Yes	24-36 mo.	Could accelerate schedule	
H	West End	7th/8th Street & N,O, and P Streets, Sacramento, CA	38.575608,-121.499278	<a href="#">Map</a>	State of CA	CADA	1,000,000 SF +	EDD building, parking, and warehouse	Office	EIR completed	Yes	Approved	Next to Light Rail and Bus Stops		Minimal risk, Asbestos/Lead Paint	None		Unknown	High Rise	Yes	3.5-5 years		
I	Granite Regional Park	Ramona Ave and Power Inn Road, Sacramento, CA	38.54256,-121.400557	<a href="#">Map</a>	City of Sac will transfer to Granite Park Partners per existing agreement	Separovich/Domich & Panattoni	28.2 Acres	Vacant	OB-SWR-PUD	Shovel Ready	Yes	Approved	Sac RT	Outside of Flood area defined by FEMA	None	None	None	None	Optional	Yes	24 mo.	LEED Gold	

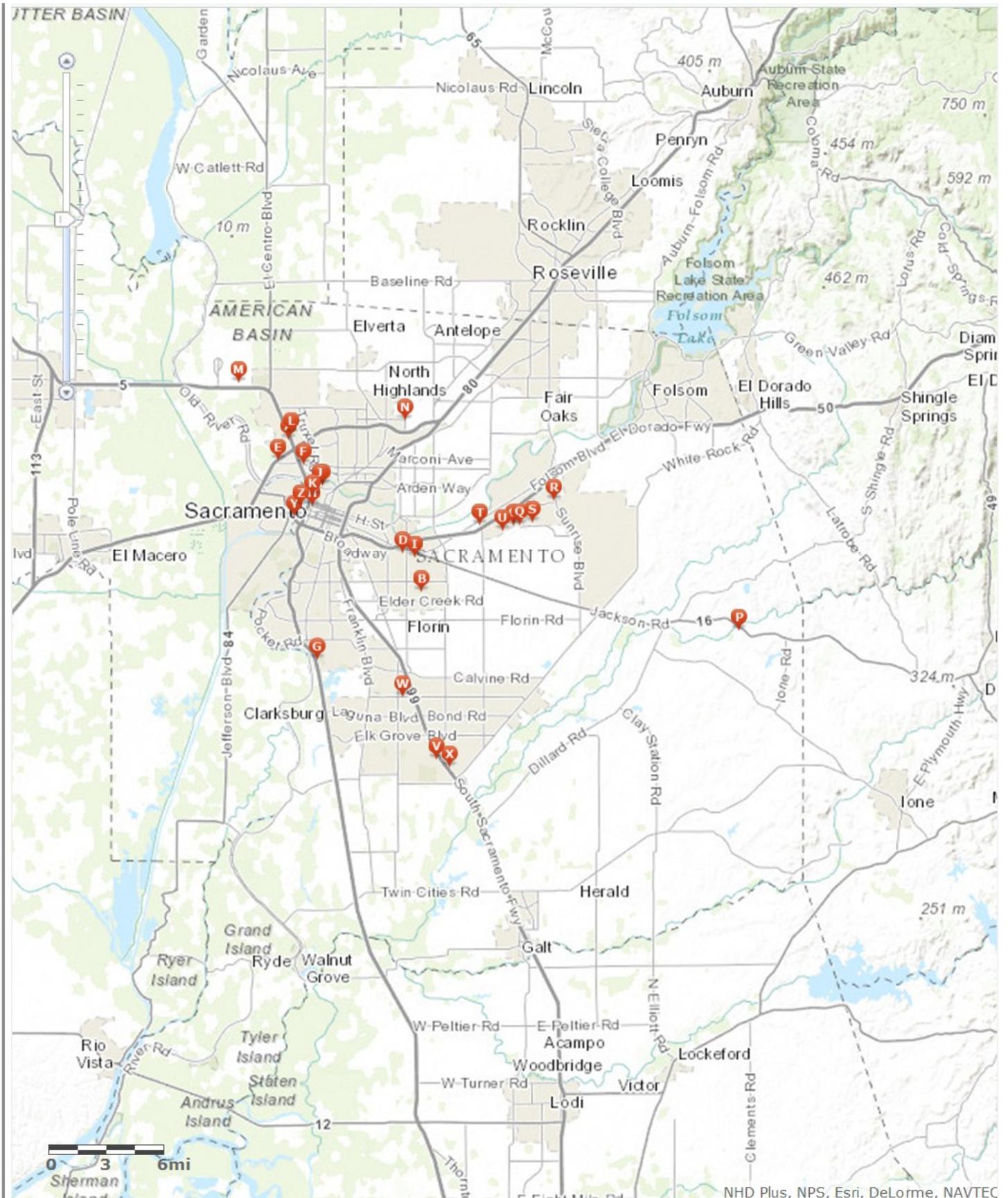
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J	Township 9	601 Richards Blvd., Sacramento, CA	38.597032,-121.492701	<a href="#">Map</a>	Capitol Station 65, LLC	Capitol Station 65, LLC & Capretta Properties Inc.	7.5 Acres	Vacant	OB-PUD-SPD	Shovel Ready	Yes; up to 1.2 million SF.	Certified in August 2007.	Sac RT; Light Rail stop	Zone X	None	None	River District Property and Business Improvement District	None	High Rise	Yes	24 mo.	
K	Rail Yard	H Street and 7th Street, Sacramento, CA	38.589534,-121.499439	<a href="#">Map</a>	IA Sacramento Holdings, LLC. Downtown Railyard Ventures, LLC (DRV) is currently under contract to acquire the site	Downtown Railyard Venture, LLC	201 acres	Vacant	Multiple Office zones	Approved	Yes; up to 4.2 million SF.	Approved	Sac RT; Light Rail stop;Amtrak	Zone X	The site has existing soil and ground water contamination that has been remiated.	None	None	None	Low Rise 1-5 Story and High Rise	Yes	28-34 mo.	
L	Natomas Crossing	Arena Blvd. & Interstate 5 (South East of Interchange), Sacramento, CA	38.635847,-121.520483	<a href="#">Map</a>	Alleghany Properties LLC	Alleghany Properties LLC	37.4 total acres	Vacant	EC-50 PUD Office/Emploment Center	Approved PUD	8 Acres	Approved	Sac RT	Zone AE	Phase 1 and 2 revealed non known contaminates.	None	None	Minimal Bonds	Low to Mid Rise	Yes	Completion of the project would require 18 months.	Owner will Sell the parcel.
<b>Sacramento County</b>																						
M	Metro Gateway Center	North Side of Interstate 5 (adjacent to Sacramento International Airport), Sacramento, CA	38.67499,-121.569729	<a href="#">Map</a>	Gus C and Julie M. Gianulias Family Revocable Trust and the Jack Sioukas Revocable Trust	Sioukas/Core Commercial	192 Acres	Site does not have any existing buildings	Zoned to accommodate state uses	All necessary entitlements are in place	Site can accommodate over 2,500,000 sq. ft.	Approved	Future LR/Bus	Site is with the Natomas Basin which is currently under a de facto building moratorium.	None	None	Metro Air Park Property Owners Association	Mello-Roos issued in 2004 and 2007. The bonds has 21 years remaining	TBD	Utility connections readily available and are located in Metro Parkway which splits through the center of the site	A99 Designation is required by FEMA	
N	McClellan Park	Kilzer Ave, Dudley Blvd. Forcum Ave. and Nelson Street, McClellan, CA	38.646246,-121.409215	<a href="#">Map</a>	McClellan Business Park, LLC	McClellan Park		None	South McClellan District-Office Park Zoning	No existing entitlements	There is 54 acres of land available immediately east and north east of the project		Sacramento County filled a Notice of Determination on December 13, 2002 for McClellan Park	McClellan Park Transportation Management Association (carpool, vanpool, transit subsidy, shuttle to light rail station etc.	None	None	1-3 story buildings. Parking ratio 4/1000	Water, Sewer, Gas, Electric are present	Project timeline 25-32 months			
O	Mather Commerce Center	Mather Blvd. and Macready Ave., Mather, CA	38.566975,-121.305177	<a href="#">Map</a>	County of Sacramento	County of Sacramento/Jackson Properties	305 acres	14 enclosed and unenclosed structures on the site that will be demolished	Mather Field Special Planning Area-public or quasi-public use	Sacramento County Board of Supervisors approval is needed for project entitlements, environmental documents and construction permits	45 acres of additional land if need	Approved programmatic environmental documentation	Site is 1.5 miles from the Mather Field/Mills Light Rail Station	Low Risk for Flooding	Some of the existing structures are known to have contained hazardous materials decades ago				Three stories, 14 ft floor to ceiling	Sewer, water, storm, electrical, telephone and lighting	Tenant occupancy 4/4/2016	Project architect Dreyfuss and Blackford completed the Cal ISO HQ and Cal EMA HQ. Project will seek LEED Silver
P	Cosumnes River Land	15000 Highway 16, Rancho Murieta, CA	38.488389,-121.087457	<a href="#">Map</a>	Murieta Industrial Park, LLC	Cosumnes River Land	39 Acres: 750,000 SF	Minor Ag buildings	A-2 (PD)		200,000 SF					Phase I	None		TBD	Yes	24-36 mo.	
Q	Mather Commerce Center	Armstrong Ave. and Debellevue St., Mather, CA	38.567948,-121.300038	<a href="#">Map</a>	McCuen Properties, Fulcrum Properties	Mather Development Partners	20 acres	Vacant	MP-SPA	Shovel Ready	30 Acres	Approved	Sac RT	Zone X	Phase 1 study can be provided upon request.	None	None	None	Mid Rise	Yes	20 mo.	LEED Gold, State Lessor
<b>City of Rancho Cordova</b>																						
R	Evergreen Zinfandel at Capital Center	Sunrise Blvd & International Drive, Rancho Cordova, CA	38.585973,-121.267304	<a href="#">Map</a>	White Rock & Kilgore, LLC, Kilgore & White Rock, LLC and Sharon Stone, Mid Valley Development, Inc, Parcel 4, LLC	Evergreen Company/Jones Lang LaSalle	750,000 SF	Vacant	Office Professional Mixed Use (OPMU)	Complies with Zoning;Desing Review required	±160,000 SF	Approved	Shuttle to Light Rail and Sac RT	Zone X	Three parcels have been remediated and awaiting final Certification of Clearance from the State of California	None	None	None	4 Mid Rise Buildings	Yes	Project completion 3/4/2017	

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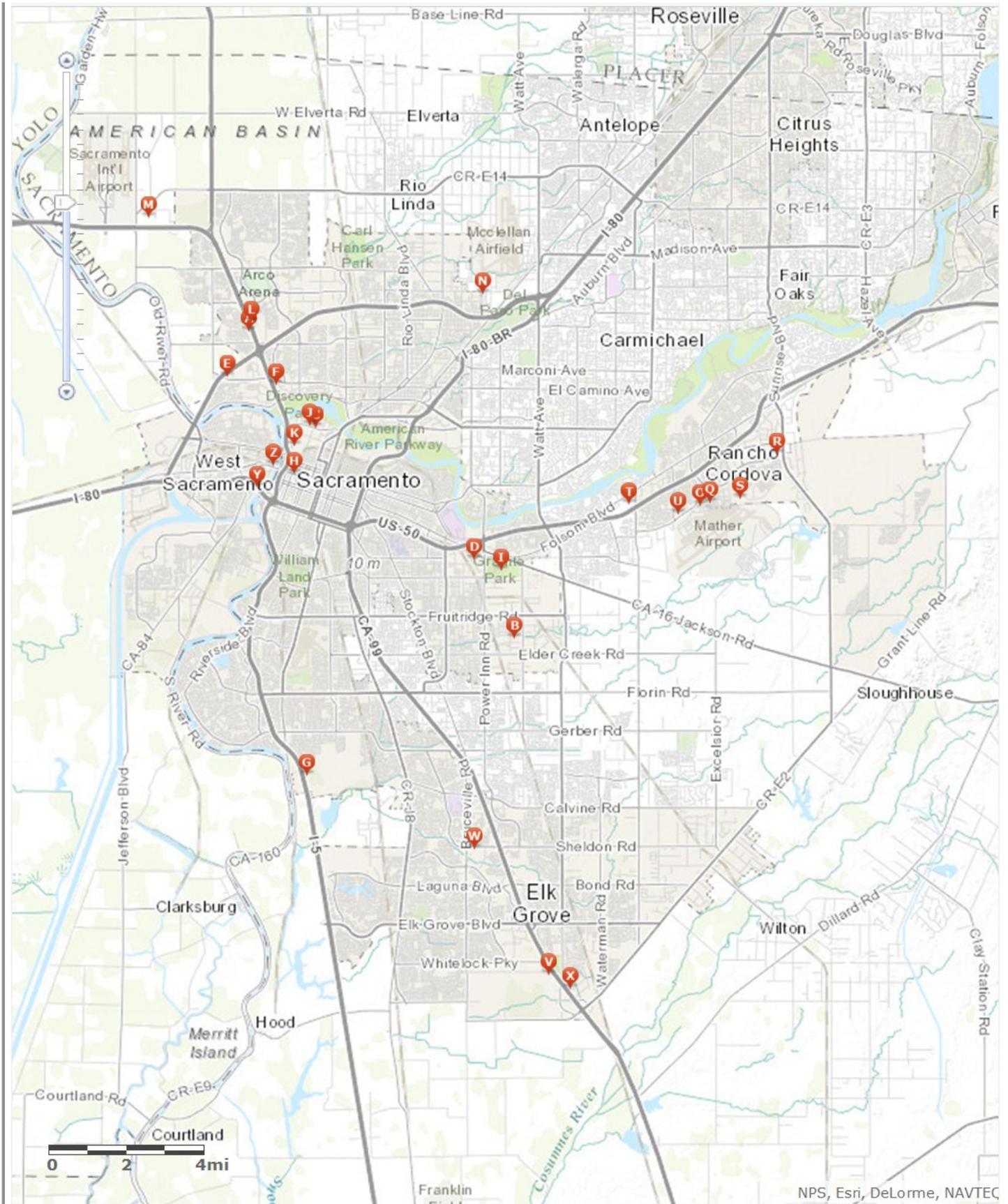
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S	Stone Creek	Bear Hollow Drive and North Mather Blvd., Rancho Cordova, CA	38.569542,-121.286294	<a href="#">Map</a>	Elliot Homes Inc.	Cornish and Carey Commercial		None. Site is unimproved parcels	BP (Business Professional)	No additional entitlements needed for the construction of 2-3 story buildings	Total acreage provided can meet up to 1.1 million square feet assuming 2 story buildings	To be confirmed	City shuttle to nearby retail city	Zone X	None	None	To be confirmed	None	2-3 story office building in a campus environment	Presently in the street	Lease Execution to Occupancy 12 months	Current owners have experience working with the State. DCA-Bureau of Automotive Repair and CA Dept. of Toxic Substances Control
T	Bradshaw Landing	NWC Bradshaw Ave. & Hwy 50, Sacramento, CA	38.56716,-121.339381	<a href="#">Map</a>	Bradshaw Landing, LLC c/o Sywest Development, San Rafael, CA	Voit	25-30 Acres; 750,000 SF	Existing Drive-In Movie Theatre	Mix of LC, TC, M2	750,000 SF	4 additional parcels	Compliant	Next to Light Rail and Bus Stops		None	None	None	None	Low Rise 1-5 Story	Yes		
U	Old Placerville Road	Systems Parkway, East of Rooter Road, Rancho Cordova, CA	38.563389,-121.315418	<a href="#">Map</a>	DB Fite Properties, et. al.	Fite Development	15.5 & 12.9 Acres (separated by street)	Vacant	OPMU/OIM U	Zoning only	Yes	None	Sac RT	Zone A	None	None	None		TBD	Yes	36-48 mo.	State Lessor
<b>City of Elk Grove</b>																						
V	Lands of Hardesty and Jacobi	Parcel #1 10176 West Stockton Blvd./8686 Poppy Ridge Road Parcel #2 Kammerer Road Parcel #3 8499 Kammerer Road	Parcel #1 38.390043,-121.378069 Parcel #3 38.375375,-121.393647	<a href="#">Map 1</a>	Parcel#1 Joseph Hardesty Parcel#2 Jacobi Elk Grove Ranch Parcel#3 Hardesty G/P Family 1995	Cornish and Carey Commercial	±330 acres (Assemblage of 3 parcels)	Water wells and agricultural structures on all three parcels	Agricultural (Ag-80)	City is currently working on the Southeast Policy Area Master Plan which will designate the area as an employment center land use.	Yes. Exact square footage TBD	City is currently preparing a Draft EIR for the Southeast Policy Area for an Office Campus/Commercial Land Use.	Parcel #1 is anticipated to have transit service by the City of Elk Grove's "e-tran" bus system.	The site is not in a Floodplain pursuant to the Sacramento County Flood Insurance Rate Map Panel 319 of 705 dated 8/6/2012	Farm equipment possible including petroleum storage tanks, disposal of farm and residential structures which contain asbestos and lead based paints and disposal of farming products such as hay piles and silage.	Possible inclusion of emergent marsh, drainage ditch, and depression seasonal wetlands	None	Parcels are included in an Elk Grove Unified School District Mellow Roos Assessment	TBD	SMUD and Frontier Communications currently provide service to the parcels	Early 2018	Strong support from the City of Elk Grove
W	Sheldon Farms	Sheldon Road between Bruceville Road and Lewis Stein Road, Elk Grove, CA	38.437052,-121.413431	<a href="#">Map</a>	LBDB Sheldon Rd LLC & Brodovsky Sheldon Rd LLC and Frielander (Survivors) Trust	Hines	85 Acres	Vacant	AG-5	Open Space/AG	Yes	Unknown	Future LR/Bus		None	TBD	None	None	Low Rise 1-5 Story	Yes		
X	Union Park Way	9001 Union Park Way, Elk Grove, CA	38.384812,-121.367029	<a href="#">Map</a>	Bruce and Darlyne Fite Family Trust, et. al.	Fite Development	22.5 Acres	Vacant	MP	Zoning only	Yes	None	EG Transit	Zone A	None	None	None	None	TBD	Yes	36-48 mo.	State Lessor
<b>City of West Sacramento</b>																						
Y	West Sacramento-Bridge District	Mill Street & 5th Street, West Sacramento, CA	38.573845,-121.517286	<a href="#">Map</a>	Smart Growth Investors II, LLC (Fulcrum Property)	Fulcrum, Hines, Cushman and Wakefield	750,000 SF	Vacant; underground utilities	WF, Waterfront	Design Review Approval	Site is approved for over 12 million sq. ft.	Approved	Yolo Bus; Future Street Car to Sac RT	Zone X	None	None	None	Community facilities district assessments for public infrastructure	High Rise	Yes		
Z	Raley's Landing	Tower Bridge Gateway and 3rd Street, West Sacramento, CA	38.581942,-121.510093	<a href="#">Map</a>	Raley's, a CA Corp.	Ridge Capital	4.64 Acres; 600,000 - 800,000 SF of office with 40,000 SF of Retail	Vacant	WF, Waterfront	245,000 SF of office; 45,000 SF of Retail; and multi-family residential	TBD, design	Current entitlements approved in 2006	2017 Streetcar to Sac LR; Yolo RT	Zone X, future 200 year	None	None	None	Infrastructure Improvement Bonds	High Rise	Yes	4.5-5 years	On-site parking, LEED Silver

RFI Submittals for the BOE Relocation and Consolidation  
Regional Map



RFI Submittals Map

\*Rancho Murieta Site omitted from this map due to the limitations of the mapping software



**Solicitation 1309-014**

**Wanted to Lease Request for Information (RFI) by the State  
of California**

**Bid designation: Public**

**State of California**

## Bid 1309-014

# Wanted to Lease Request for Information (RFI) by the State of California

Bid Number **1309-014**  
Bid Title **Wanted to Lease Request for Information (RFI) by the State of California**  
Expected Expenditure **\$1.00** (This price is expected - not guaranteed)

Bid Start Date **Sep 26, 2013 12:53:33 PM PDT**  
Bid End Date **Oct 31, 2013 4:30:00 PM PDT**  
Question & Answer End Date **Oct 31, 2013 7:00:00 AM PDT**

Bid Contact **Sharlini Taylor**

**Standard Disclaimer** The State of California advises that prospective bidders periodically check the websites, including but not limited to Bidsync, and/or other state department links for modifications to bid documents. The State of California is not responsible for a prospective bidder's misunderstanding of the bid solicitation or nonresponsive bid due to failure to check these websites for updates or amendments to bid documents, and/or other information regarding the bid solicitations. Failure to periodically check these websites will be at the bidder's sole risk. The information published and/or responded to on these websites is public information. Confidential questions/issues/concerns should be directed to the contact on the ad.

### Description

WANTED TO LEASE  
REQUEST FOR INFORMATION (RFI)  
BY THE STATE OF CALIFORNIA

**This is a Request For Information (RFI) only at this time.** Respondents to this RFI are reminded that DGS must be provided subsequent legislative authority to pursue any facility consolidation project. In addition, the award of any such project to a developer or builder will be advertised and awarded through a competitive process. This RFI is being utilized to provide additional and valuable insight toward the ultimate goal of addressing BOE's facility needs. The information provided through this RFI process will be taken into consideration and will help shape the Administration's deliberative process for developing the implementation strategy for a replacement facility.

The State of California is seeking information on potential sites for approx. 600,000 to 750,000 net usable square feet of office space for the Board of Equalization in the County of Sacramento, or City of West Sacramento.

Buildings and or sites submitted must: 1) Be hazardous material-free upon occupancy; 2) Accommodate state plans, specifications, seismic safety, Americans with Disabilities Act (ADA) and applicable codes (California Building Code & Title 24); 3) Comply with GC Section 15808.1 regarding transit access. 4) Comply with Disabled Veteran Business/ Small Business Enterprise requirements; and 5) Comply with state child care requirements required by GC Section 4560. The State of California will require a minimum of Leadership in Energy and Environmental Design (LEED®) Silver certification for this building. Please include any additional opportunities for your site that would assist the State in meeting the goals identified in Executive order B-18-12 <http://gov.ca.gov/news.php?id=17508> and the Green Building Action Plan [http://gov.ca.gov/docs/Green\\_Building\\_Action\\_Plan\\_B.18.12.pdf](http://gov.ca.gov/docs/Green_Building_Action_Plan_B.18.12.pdf)

Persons authorized to represent such properties must respond to contact person by response date with items listed below by e-mail or in writing to: RESD, Patrick Foster, 707 Third Street · 5<sup>th</sup> Floor · P.O. Box 989052 · West Sacramento, CA 95798-9052.

This is a request for information as to availability of potential lease opportunities at this time.  
City - Sacramento, West Sacramento, Elk Grove, Rancho Cordova  
County – Sacramento, Yolo  
Agency – Board of Equalization  
Type of Space - Office  
Parking Spaces - Total parking spaces would be provided on site (surface and/or structured)

**Deliverables** – Please provide: 1) Address or site location, and map of subject property;  
2) Current ownership information for all parcels comprising the site;  
3) Existing improvements located on the site and identification of improvements that would be demolished;  
4) Current zoning for all parcels comprising the site and any anticipated changes in zoning required to accommodate the project;  
5) Entitlements in place for the site, identify them in as much detail as possible as well as any additional entitlements that would still be needed;  
6) Information on expansion capability of the site, namely its potential to accommodate additional state office space beyond 750,000 net usable square feet

required for the Board of Equalization;

7) Previous and/or current CEQA documents completed or in progress;

8) Proximity to transit and frequency of service;

9) Site location map relative to local floodplain(s);

10) information regarding known hazardous materials or contaminants on site that need to be remediated;

11) Information regarding environmental issues, special species or habitat protection issues associated with the site;

12) Property Business Improvement District information or other assessment district information for your site;

13) Information regarding any existing bonds or public infrastructure obligations associated with your site;

14) If available, information on anticipated building(s) height, floor plate size(s), anticipated column spacing, net and gross square feet of improvements to be constructed;

15) identification of all utility connections, current or to be established;

16) Conceptual project schedule/timeframe from date of lease execution to occupancy – please identify timeframes for CEQA, securing entitlements, design and construction;

17) Any additional information you would like to share on your site and/or improvements envisioned for the site.

Boundaries: County of Sacramento – West Sacramento

Contact – Patrick Foster

Phone – (916) 375-4188

Email Address – Patrick.Foster@DGS.CA.GOV

Fax - (Hard copy must follow if document is not sent by Email)

Response Date – October 31, 2013

## Question and Answers for Bid #1309-014 - Wanted to Lease Request for Information (RFI) by the State of California

### OVERALL BID QUESTIONS

#### Question 1

What is the parking requirement? (Submitted: Oct 11, 2013 2:30:24 PM PDT)

#### Answer

- Parking must be per Code. (Answered: Oct 11, 2013 3:01:08 PM PDT)

Question Deadline: Oct 31, 2013 7:00:00 AM PDT