

# STATE BOARD OF EQUALIZATION MEETING

November 15-17, 2011

## Expended and Projected Costs

BOE Headquarters Building

450 N Street

as of 10/24/2011

| BUILDING COST  |                           | REMEDIATION AND MODERNIZATION COSTS              |                     |
|--|---------------------------|--|---------------------|
| PMIB Loan  | \$81,000,000 <sup>1</sup> | <b>Expended Costs</b>                            |                     |
| Accrued interest and administrative fees<br>(as of 09/23/2011) | 10,667,000                | DGS Remediation to Date                          | \$19,353,589        |
|  |                           | BOE Remediation FYs 07/08, 08/09, 09/10          | 8,277,212           |
|  |                           | Curtain Wall Project                             | 15,500,000          |
|  |                           | Carpet and Paint                                 | 1,634,586           |
|  |                           | <b>Total Costs to Date</b>                       | <b>\$44,765,387</b> |
|  |                           | <b>Projected Costs</b>                           |                     |
|  |                           | DGS Remediation Costs                            | \$2,764,579         |
|  |                           | BOE Remediation Costs FY 10/11                   | 1,480,000           |
|  |                           | Carpet and Paint Remediation                     | 401,815             |
|  |                           | Stantec Repairs Hard Costs                       | 7,829,500           |
|  |                           | Stantec Repairs Estimated Soft Costs             | 2,200,000           |
|  |                           | Elevator Modernization                           | 2,100,000           |
|  |                           | Elevator Infrastructure                          | 200,000             |
|  |                           | <b>Total Projected Costs</b>                     | <b>\$16,975,894</b> |
| <hr/> <b>TOTAL OWED ON BOE HQ Building</b>                     |                           | <b>TOTAL REMEDIATION AND MODERNIZATION COSTS</b> | <b>\$61,741,281</b> |
|  | <b>\$91,667,000</b>       |  |                     |

<sup>1</sup>Note: DGS entered into a lease purchase agreement with CalPERS in 1993. In 2006, DGS exercised its option to accelerate its lease purchase and on January 17, 2007 DGS received a PMIB loan of \$81,001,600. Title transferred to DGS on February 1, 2007 in which CalPERS received \$80,675,843 for the sale of 450 N Street.

<sup>2</sup> Includes soft costs and a 7% contingency.

<sup>3</sup> Includes a \$15,000, or 1.233%, reduction on \$1.2 million ARF transfer for DGS's ARF Recovery Plan.

<sup>4</sup> Includes Priority 1, 2, and 3 repairs as outlined in Stantec's May 19, 2009 report pages V and VI. Estimate updated by DGS in meeting of 1/11/10 to account for items being completed in other projects.

<sup>5</sup> Email from DGS 10/1/2009.