# Decision on Design Development Phase of Proposed New Facility



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#### Where We Have Been

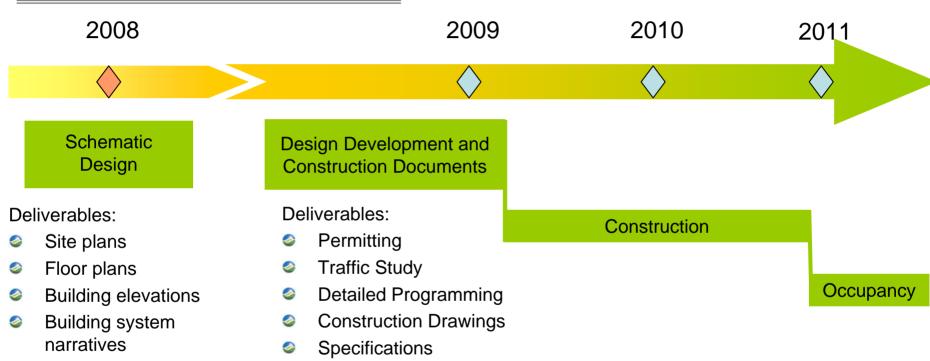
Together with the Board of Governors, we have reviewed real estate options for security, cost, and reliability to determine best long term solution

- Real estate feasibility study July 2006 July 2007
  - Purchasing current buildings and additional buildings to meet needs
  - Continuing to lease making required capital improvements
  - Build on currently owned Iron Point property
- Determined that building on Iron Point best meets long term needs
- Schematic design for Iron Point Facility July 2007 Jan 2008



### Where We Are In The Process

**Conclusion of Schematic Design** 



- Building programming
- "Opinion of Probable Cost" estimate



# **Design Principles**

Along with the Board, we established several guiding principles to be used in the building design

- High Level of Security
- Community Context
- Cost Efficiency
- Productive Work Environment
- Utilitarian (but State-of-the-Art)
- Green Building



### **Application of the Design Principles**

Through application of standards, interviews with employees and ISO management, the Design Principles were translated into a conceptual building design

Principle	Application
High level of security	<ul> <li>Separation of public and private space</li> <li>Three separate building wings around a centralized hub</li> <li>Clearly defined setbacks</li> </ul>
Community context	<ul> <li>Minimize impact of site usage on neighbors</li> <li>Utilize existing landscape</li> <li>Use the natural contours of the land</li> </ul>
Cost efficiency	<ul> <li>Total cost of ownership</li> <li>Scaleable design</li> </ul>



# **Application of the Design Principles**

Principle	Application	
Productive work environment	<ul> <li>Access to views and daylight</li> <li>Provide a physical work environment that supports collaboration</li> </ul>	
Utilitarian, but State- of-the-Art	Modern yet practical building Every space designed to meet a programmed function	
Green building	<ul> <li>Highest LEED rating possible</li> <li>Water conservation through low flow fixtures and water reuse</li> <li>Energy conservation through efficient systems and renewable power</li> </ul>	



# **Preliminary Cost Estimates**

During the conceptual design phase we developed a preliminary estimate from design development to move-in

<u>ltem</u>			<u>Cost</u>
Design Development and Construction Documents		Approx.	\$ 10 M
Construction		Approx.	\$115 M
Other Owner Costs		Approx.	<u>\$ 25 M</u>
	TOTAL	Approx.	\$150 M



#### **Next Steps**

- Board of Governors approval to move forward on design development
- Start design development
  - Retain a third party Security consultant to perform a peer review of the current design
  - Implement a program management plan
  - Submit Development Application to the City of Folsom
  - Develop options associated with achieving LEED goals
- Report to Board of Governors on regular basis

