

# Decision on Design Development Phase of Proposed New Facility



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California ISO  
Your Link to Power

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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*

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- 🌐 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



# Design Principles

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

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-  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*

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Principle	Application
High level of security	<ul style="list-style-type: none"><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 style="list-style-type: none"><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 style="list-style-type: none"><li> Total cost of ownership</li><li> Scaleable design</li></ul>

# Application of the Design Principles

<b>Principle</b>	<b>Application</b>
Productive work environment	<ul style="list-style-type: none"><li>🌐 Access to views and daylight</li><li>🌐 Provide a physical work environment that supports collaboration</li></ul>
Utilitarian, but State-of-the-Art	<ul style="list-style-type: none"><li>🌐 Modern yet practical building</li><li>🌐 Every space designed to meet a programmed function</li></ul>
Green building	<ul style="list-style-type: none"><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*

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

# 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