



## **Request for Information (RFI) 2018-002**

**Wanted to Lease**

**July 25, 2018**

**WANTED TO LEASE**  
BY COVERED CALIFORNIA, SACRAMENTO REGION

Covered California is looking for approximately **175,000 to 185,000** net usable square footage (nust) Class A office building space in the greater Sacramento, CA region. Covered California is looking for a lease that **includes a purchase option**, with a preference for **build-to-suit** spaces.

Buildings submitted must:

- Be Asbestos Hazard-free upon occupancy;
- Accommodate Covered California plans, specifications, seismic safety, Americans with Disabilities Act (ADA) and applicable codes (California Building Code & Title 24);
- Located in an area with expansion potential;
- Include free or cost-effective parking options;
- Be close to the downtown Sacramento area (no greater than 20 minutes by car);
- Be close to public transportation;
- Have a project completion timeline on or two months prior to April 30, 2022;
- Encourage Disabled Veterans Business Enterprise requirements;
- Covered California will, where cost effective, give preference to those Class A office buildings which demonstrate LEED or Energy Star compliance. Please refer to <http://energystar.gov> for further details.

PERSONS AUTHORIZED TO REPRESENT SUCH PROPERTIES **MUST** RESPOND TO THE CONTACT PERSON (KELLY LONG) BY EMAIL BY THE RESPONSE DATE WITH:

- COMPLETED REQUEST FOR INFORMATION (RFI) - ATTACHMENT 1
- PROPERTY ADDRESS
- PROPERTY MAP

**RFI 2018-002 (Project #2022)**

City: Greater Sacramento Area

County: Sacramento, Yolo

Agency: Covered California

Type of Space: Class A Office Building, Built to Suit Preferred, with purchase option

Parking Spaces: Approximately 500

Boundaries: A Class A office building located within the greater Sacramento area.

Contact: Kelly Long

Phone: 916-228-8295

Email Address: [Kelly.Long@covered.ca.gov](mailto:Kelly.Long@covered.ca.gov)

Response Date: **August 7, 2018**

**RFI 2018-002: Attachment 1**

	Sample	Property 1	Property 2	Property 3	Property 4
<b>PROJECT AREA / REGION</b>	Downtown				
<b>DEVELOPER</b>	XYZ				
<b>CROSS STREET</b>	A St and B St.				
<b>TOTAL SQUARE FOOTAGE</b>	±200,000 SF 20,000 SF Floor Plates				
<b>ZONING</b>	Office, Mixed Use Residential, Commercial				
<b>PROPOSED BUILDING HEIGHT</b>	11 story office tower				
<b>PROJECT SCHEDULE</b>	30 months				
<b>PROPOSED ASKING RATE</b>	\$0.00 – \$0.00 per NUSF plus electricity				
<b>TI ALLOWANCE</b>	\$75.00 per USF				
<b>BUILD TO SUIT (YES/NO)</b>	Yes				
<b>PURCHASE OPTION (YES/NO)</b>	Yes				
<b>EXPANSION POTENTIAL (YES/NO)</b>	Yes				