

Attachment C
180 Howard Street Supplemental Information

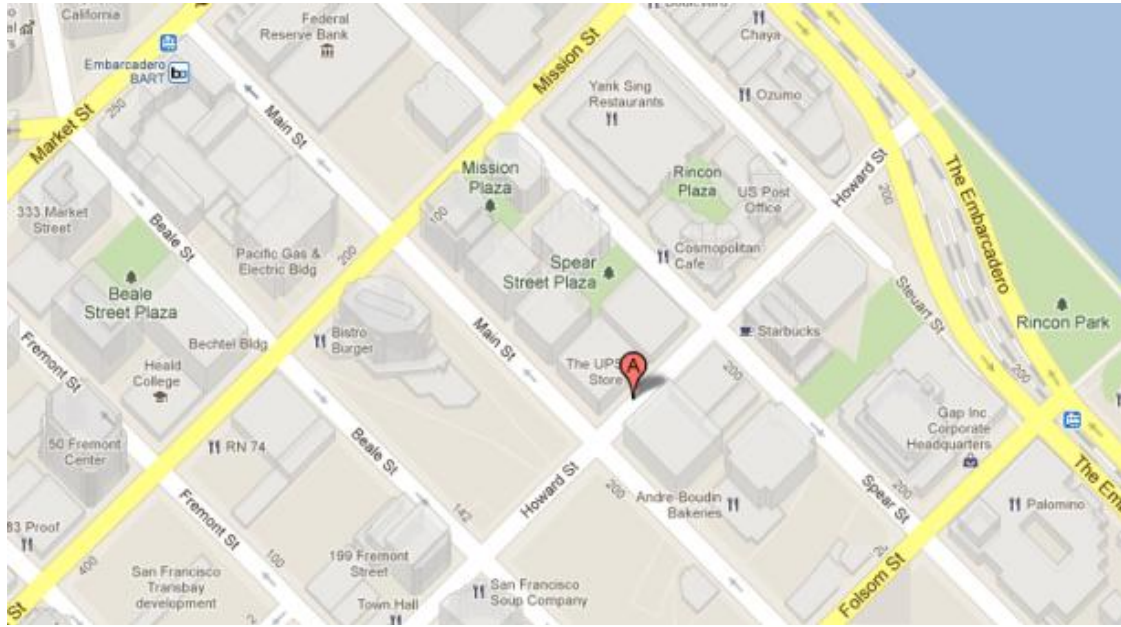
The State Bar of California

**Request for Proposal for Leasing, Property Management
& Construction Management Services**

C-1: 180 Howard Street At-a-Glance

Postal Address	180 Howard Street
Year Constructed	1978
Owner	The State Bar of California
Zoning	C-3-O Downtown Office District
Site Area	0.4346 acre (18,933 sf).
Site Borders	Howard Street to the southeast; Main Street to the southwest; 160 Spear (with pedestrian alley) to the northwest; 188 Spear (formerly 120 Howard) (with pedestrian alley) to the northeast.
Gross Building Area	229,099 sf
Gross Measured Area	222,725 sf
Rentable Area for Leasing	207,593 rsf
Number of Floors	13, numbered Ground and 1-12
State Bar Occupied	122,746 rsf (full floors 4-10; partial floor 3; partial Ground)
Retail Tenant Occupied	3,731 rsf (4 tenants)
Office Tenant Occupied	30,921 rsf (1 full floor tenant on floor 1; 4 tenants on floor 3)
2011 Rent Income	\$890,000 (from current tenant occupied space)
Vacant Retail Space	1,351 rsf (1 vacant space on G)
Vacant Office Space	48,844 rsf (full floors 2, 11 and 12)
Parking	None

C-2: Map of 180 Howard Street and Vicinity



C-3: Measurements by Floor (Square Feet)

Floor	Gross Measured Area	Major Vertical Penetration	Building Common Area	Floor Common Area	Tenant Usable Area	*Rentable Sq Ft for Leasing
Ground	14,929	886	4,288	1,063	8,693	9,619
1	17,390	1,195	0	1,662	14,550	16,565
2	17,390	1,178	0	1,520	14,692	16,583
3	17,390	1,184	0	1,505	14,700	16,576
4	17,390	1,195	0	2,126	13,259	16,565
5	17,390	1,195	0	1,950	14,244	16,565
6	17,390	1,195	0	1,760	14,436	16,565
7	17,390	1,195	0	1,766	14,430	16,565
8	17,390	1,178	0	2,033	14,178	16,583
9	17,390	1,180	0	1,703	14,507	16,581
10	17,390	1,195	0	1,896	14,299	16,565
11	17,390	1,178	0	1,443	14,769	16,583
12	16,506	1,178	0	1,443	13,885	15,678
Total:	222,725	15,132	4,288	21,870	180,642	207,593

* BOMA calculations of rentable/usable ratios (factoring in floor and building common areas) are not included in this chart but were used to determine Rentable Square Feet for Leasing.

C-4: Current Occupancy Status by Floor & Occupant (Rentable Square Feet)

Floor	Occupant	RSF
Ground	Retail Tenant # 1	975
Ground	Retail Tenant # 2	703
Ground	Retail Tenant # 3	685
Ground	Retail Tenant # 4	1,368
Ground	Retail VACANT	1,351
Ground	State Bar	4,537
1	Office Tenant #1	16,565
2	VACANT	16,583
3	Office Tenant #2	6,180
3	Office Tenant #3	3,817
3	Office Tenant #4	2,896
3	Office Tenant #5	1,463
3	State Bar	2,220
4	State Bar	16,565
5	State Bar	16,565
6	State Bar	16,565
7	State Bar	16,565
8	State Bar	16,583
9	State Bar	16,581
10	State Bar	16,565
11	VACANT	16,583
12	VACANT	15,678
	TOTAL:	207,593

C-5: Current Occupancy Status by Floor (Rentable Square Feet)

Floor	State Bar Occupied	Retail Tenant Occupied	Office Tenant Occupied	Retail Vacant	Office Vacant	Total RSF
Ground	4,537	3,731	0	1,351	0	9,619
1	0	0	16,565		0	16,565
2	0	0	0		16,583	16,583
3	2,220	0	14,356		0	16,576
4	16,565	0	0		0	16,565
5	16,565	0	0		0	16,565
6	16,565	0	0		0	16,565
7	16,565	0	0		0	16,565
8	16,583	0	0		0	16,583
9	16,581	0	0		0	16,581
10	16,565	0	0		0	16,565
11	0	0	0		16,583	16,583
12	0	0	0		15,678	15,678
Total:	122,746	3,731	30,921	1,351	48,844	207,593
% of Total Space:	59%	2%	15%	1%	23%	100%

C-6: Likely Occupancy Status at Contract Commencement

For the purpose of this RFP, Vendor should assume that the State Bar will retain and build-out the currently vacant 11th and 12th floors for its own use by programs that may be relocated from the State Bar’s Los Angeles office. The State Bar will relinquish its small suite on the 3rd floor, and make that 3rd floor suite and the currently vacant 2nd floor available for leasing to third-party tenants. Therefore, upon commencement of the contract with Vendor, the allocation of space will likely shift as noted in the table below. Actual occupancy will not yet have changed, as the State Bar will not build out new space for itself until commencement of the contract.

Floor	State Bar Occupied	Retail Tenant Occupied	Office Tenant Occupied	Retail Tenant Vacant	Office Tenant Vacant	Total RSF
Ground	4,537	3,731	0	1,351	0	9,619
1	0	0	16,565	0	0	16,565
2	0	0	0	0	16,583	16,583
3	0	0	14,356	0	2,220	16,576
4	16,565	0	0	0	0	16,565
5	16,565	0	0	0	0	16,565
6	16,565	0	0	0	0	16,565
7	16,565	0	0	0	0	16,565
8	16,583	0	0	0	0	16,583
9	16,581	0	0	0	0	16,581
10	16,565	0	0	0	0	16,565
11	16,583	0	0	0	0	16,583
12	15,678	0	0	0	0	15,678
Total:	152,787	3,731	30,921	1,351	18,803	207,593
% of Total Space:	73%	2%	15%	1%	9%	100%

Note: The State Bar intends to fund the Tenant Improvements for any vacant space leased to third-party tenants.

C-7: Major Building Services

Staffing is sufficient for current occupancy level (76%)

FT = Full Time

FTE = Full Time Equivalent

ENGINEERING

Vendor:

Able Engineering

Staff:

1 FT Chief Engineer

1 FT Journeyman Engineer

Hours:

Monday to Friday, 7:00 a.m. to 5:00 p.m.

JANITORIAL

Vendor:

Able Building Maintenance

Staff:

0.75 FTE Day Porter Janitor

1 FT Evening Supervisor

3.5 FTE Evening Janitors

Hours:

Day Porter: Monday to Friday, 9:00 a.m. to 3:00 p.m.

Evening: Monday to Friday, 5:00 p.m. to 1:00 a.m.

SECURITY

Vendor:

Universal Protection Services

Staff:

1 FT Account Manager

1 FT Supervising Guard

3.2 FTE Guards

Hours:

Monday to Friday, 6:30 a.m. to 7:00 p.m.

Saturday, 9:00 a.m. to 5:00 p.m.

C-8: Required Capital Improvements

Since purchasing 180 Howard Street in 1996, the Bar has maintained it in good condition through continuous routine maintenance, and occasional major improvements such as a seismic retrofit, completed in 2006. As the building is now 33 years old, additional improvements to its structure and systems are necessary, due to normal aging, weathering, wear and tear, and technical obsolescence. The Bar has identified and allocated funds for the capital improvement projects listed below. It is the Bar's intention that these projects be scheduled for 2012.

Reference #	Estimated Cost (\$)	Description
1	1,400,000	Masonry and window frame repairs/waterproofing. Exterior window gaskets and window frame-to-masonry wall sealant joints are deteriorated due to weather and age.
2	330,000	Roof replacement. The roof is original to the building and is deteriorated due to weather and age.
3	300,000	HVAC – air handling system overhaul. The vane axial fans are original to the building and require major overhaul, or replacement with a fan wall.
4	270,000	HVAC - boilers and cooling towers overhaul/replacement. The two natural gas boilers are original to the building and nearing the end of useful life. Cooling towers require rehabilitation.
5	290,000	HVAC - Water chillers' condensate pans replacement. Condensate pans are original to the building and are deteriorated due to weather and age.
6	130,000	3rd floor restroom upgrade. Current condition does not meet latest ADA guidelines. This is a discretionary upgrade, as there have been no 3 rd floor office space renovations that would trigger mandatory code upgrades for the restrooms.
7	550,000	Emergency generator replacement (\$250k), fuel pump system installation (\$300k). Emergency generator is original to the building and is near end of useful life. In addition, the generator must be manually filled with diesel fuel that is hauled up to the roof, in violation of new city regulations. The current generator is grandfathered in, but the new generator will require a fuel pump and piping system to pump fuel up from a ground floor tank through the building core.
8	1,300,000	Elevator modernization. The elevators are original to the building. Though maintained in safe working order, replacement of controllers, drive systems and doors is recommended.
	4,570,000	TOTAL

C-9: 120 Howard Street Building Expansion

Shorenstein Properties is building a four-story addition to the existing eight-story structure at 120 Howard Street, the building adjacent to 180 Howard. The building is being re-named 188 Spear Street. Construction is scheduled to be complete in mid-2012. Disruptions due to construction have been minimal.

C-10: New Transbay Terminal

In August 2010 the city broke ground on the new Transbay Terminal. The neighborhood around 180 Howard Street will be significantly improved when the project is complete in 2015. Disruptions due to construction have been minimal.