

BC Southwest Center Scenarios Matrix (11-7-18)

	<u>Scenario 1</u> Lease Site at CSUB for 20 Years (BUOC)	<u>Scenario 2</u> Lease Site for 20 Years in Southwest Bakersfield (ASU)	<u>Scenario 3</u> New Facility Using Chancellors Office Cost Guideline Cost	<u>Scenario 4</u> New Facility with AECOM Cost Formulas Used for Arvin Center	<u>Scenario 5</u> Purchase Existing Facility and Renovate in SW Bakersfield
Site Acquisition	N/A	N/A	\$3,120,638	\$3,120,638	\$3,120,638
Building Acquisition	N/A	N/A	N/A	N/A	\$6,455,295
Soft Costs	Included	Included	\$6,797,476	\$7,690,703	\$6,192,805
Construction Costs	N/A	N/A	\$37,271,047	\$42,168,675	N/A
Reconstruction Costs	N/A	N/A	NA	NA	\$26,650,101
Equipment (Group II)	\$2,317,849	\$2,317,849	\$2,317,849	\$2,317,849	\$2,317,849
Lease Cost for 20 years (Type II)	\$39,693,127	\$33,278,437	N/A	N/A	N/A
Tenant Improvements	Included	Included	N/A	N/A	N/A
Total Project Costs	\$42,010,976	\$35,596,286	\$49,507,010	\$55,297,865	\$44,736,688

Assumptions

All scenarios use 5.5 acres of land. Land cost estimate came from Jeff Andrew @ \$12 per square foot.

All scenarios include an approximately 500 stall parking lot

All scenarios used State Chancellors Office guideline costs for equipment

Scenario 3 used Chancellors Office State construction cost guidelines.

Scenario 4 used \$848.70 per gross square foot as the construction cost. This came from the BC Master Plan as the escalated for Inflation cost per gross square foot for the Arvin Center.

Scenario 5 - Used building purchase costs per square foot came from Jeff Andrew @ \$105 per square foot.

Scenario 5 - Used \$275 per square foot to reconstruct. This was cost for the Antelope Valley Palmdale Center conversion from a grocery store in 2017 plus added 5% for inflation.

Comparison of Leases for Southwest Center (Second Proposals)

Item	Bakersfield University Office Center Proposal	ASU Commercial Proposal - Bolthouse
Site Size	5.5 Acres	5.5 Acres
Building Size	61,457 Gross Square Feet	Approx. 62,000 Gross Square Feet
Monthly Lease Rate Type II Rating (Plus LEED Silver)	\$134,591	\$112,840
Annual Lease Rate Year 1 and 2 Type II Rating (Plus LEED Silver)	\$1,615,090	\$1,354,080
Monthly Lease Rate Type III Rating (Plus LEED Silver)	\$146,882	\$115,097
Annual Lease Rate Year 1 and 2 Type III Rating (Plus LEED Silver)	\$1,762,587	\$1,381,162
Lease Increase per Two Year Cycle	4.50%	4.50%
Included tenant Improvement Allowance	\$40 Per Square Foot	\$40 Per Square Foot/\$2,480,000
Can Base Rate be Adjusted if Full Building is Not Utilized on Day 1	Yes	Yes
Lease Costs Per Square Foot	\$2.39 for Space Used, \$2.14 for Space Not Used	\$1.79 for Space Used, \$1.60 for Space not Used
Parking Size	8 stalls per 1,000 Rentable Square Feet	8 stalls per 1,000 Square Feet/500 Stalls
Building Constructed Using Prevailing Wages	Yes, but not Specifically Disclosed in Proposal	Yes
Construction Duration		12 to 14 Months from Permit Receipt
Construction Completion Date	Start January 2019, Finish December 2019	1/31/2020
Ability to Assign or Sublet	Yes, but with Landlord Approval	Yes, with Landlords Reasonable Consent
Lease Term	20 years	20 Years
Maintenance Responsibility/Costs	Landlord for Repairs/KCCD for Costs	tenant/KCCD
Operating Expense Responsibility	tenant/KCCD, paid to Landlord Plus 4% Management Fee	tenant/KCCD, includes Landscaping, Property Taxes, Insurance, Security and Property Management
Lease Cost Years 1-2 (Type II)	\$1,615,090	\$1,354,080
Lease Cost Years 3-4 (Type II)	\$1,687,769	\$1,415,014
Lease Cost Years 5-6 (Type II)	\$1,763,719	\$1,478,689
Lease Cost Years 7-8 (Type II)	\$1,843,086	\$1,545,230
Lease Cost Years 9-10 (Type II)	\$1,926,025	\$1,614,766
Lease Cost Years 11-12 (Type II)	\$2,012,696	\$1,687,430
Lease Cost Years 13-15 (Type II)	\$2,103,267	\$1,763,364
Lease Cost Years 15-16 (Type II)	\$2,197,914	\$1,842,716
Lease Cost Years 17-18 (Type II)	\$2,296,820	\$1,925,638
Lease Cost Years 19-20 (Type II)	\$2,400,177	\$2,012,292
Total Lease Over 20 Years (Type II)	\$39,693,127	\$33,278,437
Lease Cost Years 1-2 (Type III)	\$1,762,587	\$1,381,162
Lease Cost Years 3-4 (Type III)	\$1,841,903	\$1,443,314
Lease Cost Years 5-6 (Type III)	\$1,924,789	\$1,508,263
Lease Cost Years 7-8 (Type III)	\$2,011,404	\$1,576,135
Lease Cost Years 9-10 (Type III)	\$2,101,917	\$1,647,061
Lease Cost Years 11-12 (Type III)	\$2,196,504	\$1,721,179
Lease Cost Years 13-15 (Type III)	\$2,295,346	\$1,798,632
Lease Cost Years 15-16 (Type III)	\$2,398,637	\$1,879,570
Lease Cost Years 17-18 (Type III)	\$2,506,576	\$1,964,151
Lease Cost Years 19-20 (Type III)	\$2,619,372	\$2,052,538
Total Lease Over 20 Years (Type III)	\$43,318,070	\$33,944,006

Year	FTES	Growth Rate	Fall Semester	
			WSCH	Lecture Space Needed
1	500	7.1%	7500	3548
2	536		8033	3799
3	574		8603	4069
4	614		9214	4358
5	658		9868	4667
6	705		10568	4999
7	755		11319	5354
8	808		12122	5734
9	866		12983	6141
10	927		13905	6577
11	993		14892	7044
12	1063		15949	7544
13	1139		17082	8080
14	1220		18295	8653
15	1306		19594	9268
16	1399		20985	9926
17	1498		22475	10631
18	1605		24070	11385
19	1719		25779	12194
20	1841		27610	13059

