

CalSTRS Headquarters Facts

Member Benefits

- Expands member outreach with Member Service Center, counseling offices, training rooms
- Increases staff productivity with green work features
- Consolidates operations from three buildings into one
- Offers state-of-the-art technology
- Provides a valuable asset that will last decades

Building Details

- 13-story office tower atop two floors of public space
- 409,000 gross square feet includes member reception, meeting, counseling training, conference, storage, work rooms
- More than 1,250 work stations
- Teachers' Retirement Board meeting room
- Five-level parking structure, about 1,000 spaces
- 126 open-air public parking spaces

Regional Benefits

- Revives the Sacramento riverfront in West Sacramento
- Is a cornerstone development in an Enterprise Zone
- Improves pedestrian access to the River Walk
- Preserves native oaks
- Increases demand for local suppliers, service providers

Project Costs & Savings

- The \$266 million final project cost includes design, project management, construction, furnishings, technology, land for expansion
- \$13.2 million saved by:
 - » "Team build" approach, brought parties together from beginning to end
 - » Bidding construction components in phases speeded construction

Timeline

- Move in scheduled for late June – July 2009
- Topping off of steel skeleton, summer 2007
- Construction began, fall 2006

Environmental Features

- 40% less water usage through low-flow water fixtures, high-efficiency irrigation, water-efficient native landscaping
- About 12% less energy use than comparable conventional buildings
- Minimizes heat generation through reflective roof and sidewalk material, covered parking, shade-producing landscape
- 90% of occupants receive natural lighting