

To: Representative Marc Rhoades
Senator Carolyn McGinn
Senator Dwayne Umbarger

From: Dennis Taylor
Secretary of Administration

Date: April 17, 2012

re: Docking Building Status Report

This will respond to the request of the House Appropriations and Joint Building Committees for a status report on the Docking State Office Building.

As I indicated in testimony before both committees earlier in the 2012 Session, I have assigned the Director of the Office of Facilities and Property Management, Mark McGivern, and his staff with the task of developing recommendations for Docking within the context of a study I have requested of the office space within the Capitol Complex.

The objective of the above study is to produce a plan that ensures a competitive real estate leasing environment by balancing the following considerations:

1. Maximization of effective and efficient use of State-owned office space.
2. Maintenance of reasonable lease rates for state agencies.
3. Minimization of overall State operating and investment costs.

I have asked for a First Draft Options Report that in the development of options, at a minimum, takes into consideration one or more of the following:

1. Docking SOB Tower dismantling and Rebuilding of Bottom 3 floors
2. Docking Sale and Leaseback
3. Docking Gutting and Reconstruction
4. Docking Renovation
5. Docking Phased Reconstruction

I would expect to offer possible recommendations for consideration shortly thereafter. I would expect any recommendations to take into account the logistics associated with their implementation.

I expect to receive a draft of the above study by June 2012. Depending on whether I provide the Team with additional questions, following receipt and review of the draft study and the length of time required for the Team to answer any such questions, I would expect to finalize a report based on the study sometime in August or September.

Thank you for the opportunity to address this request and to provide this information.