

**Regional Center of Orange County
New Office at 1525 North Tustin Avenue, Santa Ana
January 2011**

Background Information

The Regional Center of Orange County's (RCOC) lease at 801 Civic Center Drive expired on November 30, 2010. RCOC searched for new office locations that met the following criteria:

- Sufficient parking for employees and consumers, including handicapped.
- Bus stop with good egress and ingress to the subject property.
- Good accessibility to freeway.
- Ground floor space of not less than 7,000-10,000 square feet to accommodate reception, resource library for consumers and families, and conferencing for consumer, provider, and regional center meetings.
- Specific attention to be paid to heating, ventilating, air conditioning and age of the building due to the reoccurring problems that RCOC had experienced.

Environmental Information

The building that RCOC selected, 1525 N. Tustin Avenue in Santa Ana, is a new building that received LEED certification for its exceptional green design and construction under the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system for Core and Shell (CS). Nearly 96 percent of all construction waste was recycled and diverted from landfills, equating to more than 1,774 tons of waste, which earned a LEED exemplary performance credit from USGBC; and, more than 21 percent of the materials used in construction contained recycled content.

This building also incorporates the use of low-emitting paints, carpet, adhesives and wood, and recycled content; low-flow faucets and showerheads, waterless urinals and dual-flush toilets, which will save 250,000 gallons, or 44 percent of the water typically used by a building of this type and size; and native plants and drought-resistant plants for landscaping, which will save 262,631 gallons, or 75 percent of the water normally used for landscaping.

The building is also credited with 104 megawatts of Green-e power, which represents 35 percent of the building's predicted annual electrical consumption over a two-year period (more than half of the power to run the building for a full year of operation will come from renewable energy sources). Furthermore, to maximize energy efficiency, 90 percent of the work areas have daylight views, and the roof qualified as a heat island effect reducer through ENERGY STAR compliant roofing.

Financial Information

Commercial office lease rates have declined during the recession. RCOC was fortunate to be leasing during the downturn and benefit from lower rates. In December 2010, the tenant improvements were completed and RCOC moved into its new offices. RCOC also plans to consolidate its Irvine office staff into the 1525 N. Tustin Avenue building in 2011, which will further reduce its overall lease obligations.