



A view of the new building at the corner of Third Street and Waterfront Place.

HELLO NEIGHBORS, CalSTRS Is Expanding!

In fall 2019, the California State Teachers' Retirement System will begin efforts to expand its headquarters located on Waterfront Place in West Sacramento.

The expansion will include a new ten-story tower with office and other amenities open to the public including:

- Pedestrian plaza along Third Street
- Child care center
- Meeting spaces
- Cafe

The new building will occupy the current parking lot along Third Street between Waterfront Place and E Street.

What to Expect

CalSTRS has developed a tentative schedule to help you follow the progress as our neighborhood changes.

Mobilization: Late Summer 2019

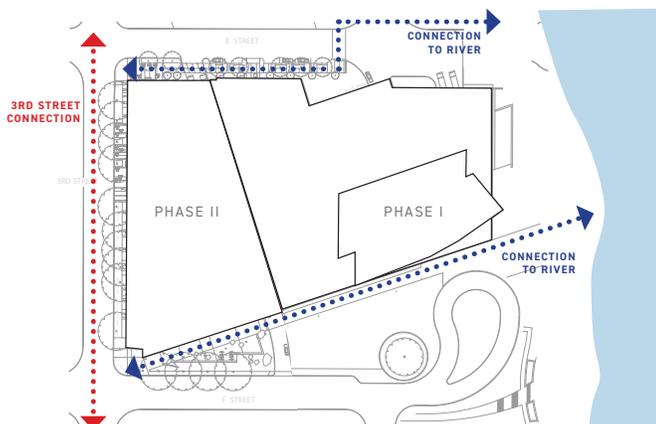
- The general contracting team will begin staging for construction and setting up fencing and security. Materials storage and office trailers will be placed near the building site. Interior garage work will start.
 - Traffic: Street parking on D Street between Second and Third Streets, and Second Street between D and E Streets, will be reserved for construction crew parking needs.

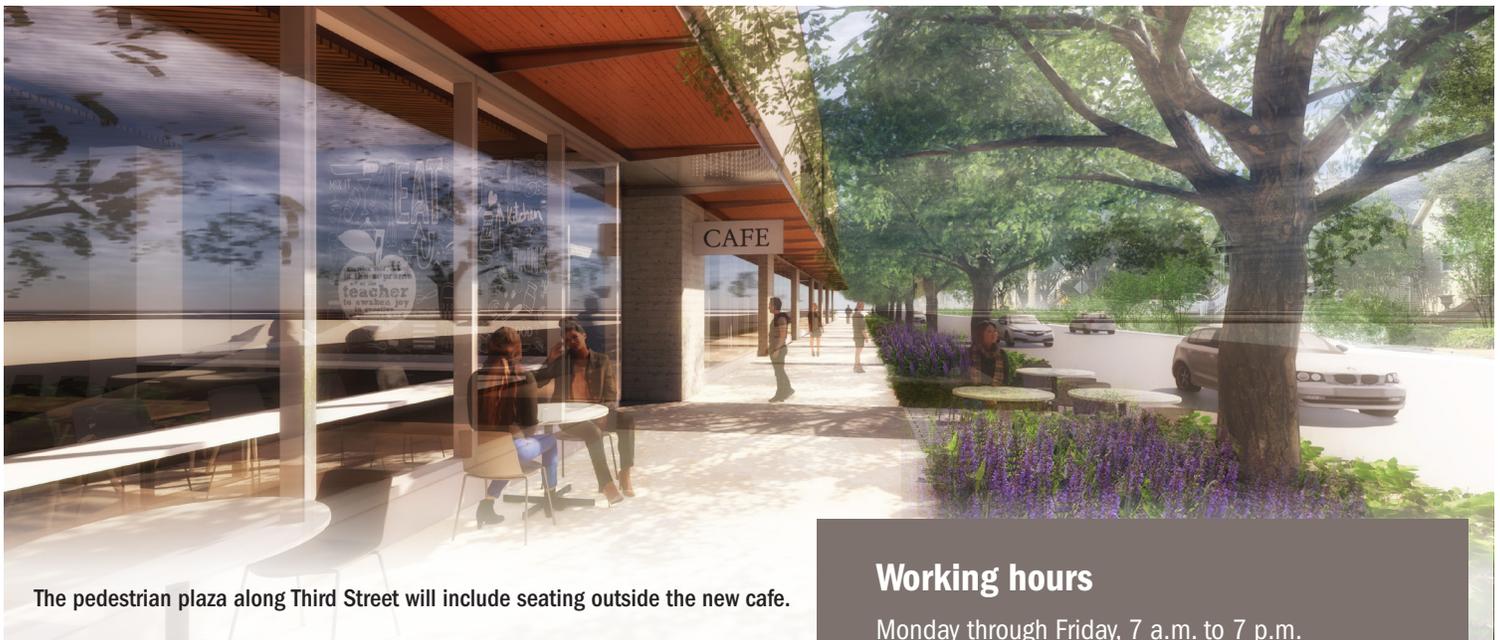
Site/Foundations: Fall 2019

- Tower crane will be set in place. Concrete foundation piles, columns, walls and slabs will be poured. The south entrance to the parking garage will be closed. The construction crew entrance will be located on Third Street between Waterfront Place and E Street.
 - Traffic: Expect more traffic congestion on Third Street and E Street due to the garage entrance/exit closure and increased construction crew activity.

Shell/Building Exterior: Fall 2020

- Exterior components of the building, including walls, roofing, foundations, windows, doors and decorative items will be constructed.
 - Traffic: Expect the height of traffic congestion impacting streets around the site during this time.





The pedestrian plaza along Third Street will include seating outside the new cafe.

Move-In: Spring 2022

- Furnishings, landscaping and signage will be installed and CalSTRS will move into the building. Construction staging will be removed and all parking garage entrances and exits will be fully operational.
- Traffic: There will be minimal impact to traffic during this time.

Details About the Building

The new CalSTRS building was designed to be a consistent, seamless extension of the materials, details and character of the original building at 100 Waterfront Place. There will be 228,652 gross square feet of additional office space and an additional 400 parking spaces.

As with the current headquarters, the new building will reflect CalSTRS’ commitment to the environment, personal health and well-being. CalSTRS will seek multiple certifications as benchmarks for these goals.

The expansion project will be managed by Ridge Capital. DPR Construction will handle the construction. ZGF is the building’s architect.

Project History

When CalSTRS approved the current headquarters building in 2006, the plans included opportunities for future expansion to accommodate a rise in membership and staff growth. After two years of analysis exploring expansion, leasing or the acquisition of a new building, the Teachers’ Retirement Board unanimously voted to expand on-site and explore using tax exempt bond financing to fund the expansion.

Working hours

Monday through Friday, 7 a.m. to 7 p.m.
There may be some exceptions depending upon activity.

Questions?

If you have questions about the construction, please contact Greg Habel with DPR Construction at 916-238-3800.

About CalSTRS

CalSTRS is the largest educator-only pension fund in the world. It provides retirement, disability and survivor benefits to California’s 949,000 public school educators and their families from the state’s 1,740 school districts, county offices of education and community college districts. Additional information about CalSTRS is available at CalSTRS.com.



The new building will include a “bridge” feature that connects to office space in the original CalSTRS building.

