



CAPITOL BANK OF COMMERCE OFFICE BUILDING- SACRAMENTO, CALIFORNIA

CLIENT: RJB Company & Capitol Bank
COMPLETION: 1982

DESCRIPTION: Located a few blocks from the State Capitol, this 18 story, 400,000 square foot office building serves as a "visual gateway" to the Capitol from the west. The prime tenant of the building is the Capitol Bank of Commerce, occupying the first and second floors. The remaining space is occupied by various commercial and professional tenants. Parking for 950 cars is provided. The building combines a unique form of multiple terraces and articulations that provide a high number of corner offices which leasing agents and the client correctly analyzed as desirable for the high percentage of tenants in the legal profession. The design firm agreed to design the building to meet a specified construction cost, even though the building construction budget was low--several millions of dollars less than the estimate for the design developed by an earlier architect on the same site. In addition the owner shared with the contractor millions of dollars in savings resulting from the difference between the guaranteed maximum--set at the reduced budget figure--and the final construction cost.

COST: \$24 million
ROLE: Anthony Lumsden was the Design Architect.
STATUS: Project was built on time and under budget.

A N T H O N Y J L U M S D E N & A S S O C I A T E S