



Austin, Texas Capitol Renewal

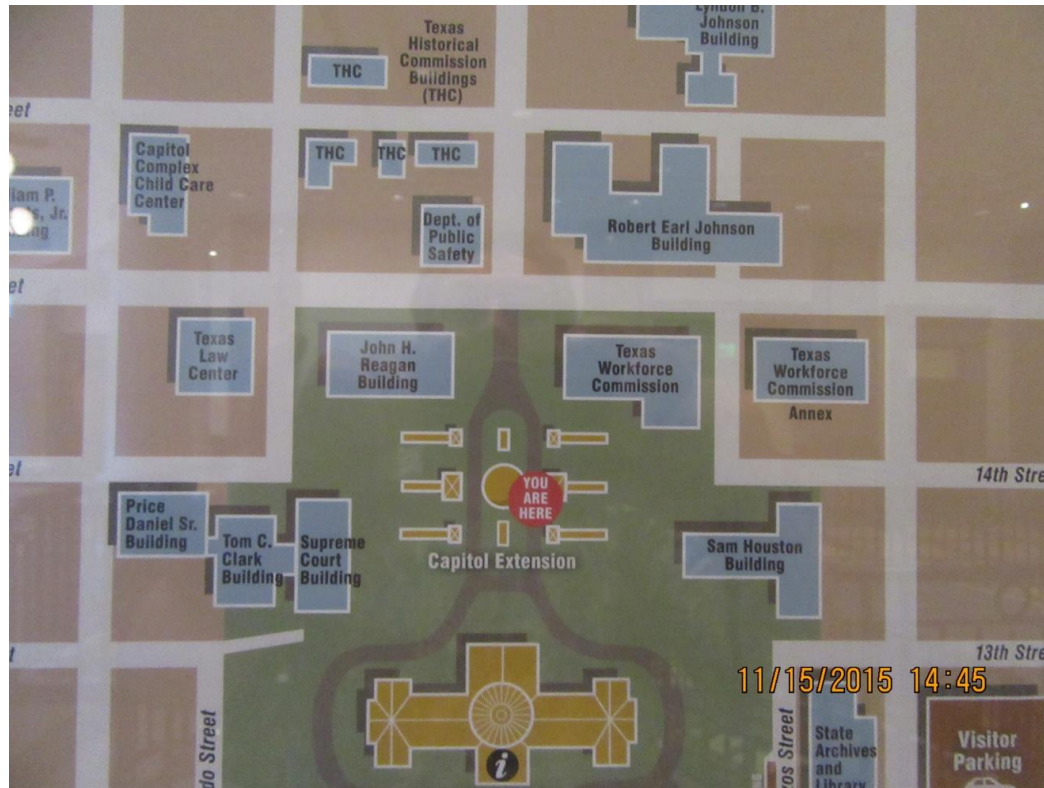
Observations from my visit of November 15-16, 2015
Assemblyman Ken Cooley

Learning from the Austin initiative to update
and maintain their Capitol as a 21st century
working seat of government.



Austin, Texas: An 1800's Capitol with 21st Century Demands

Completed in 1888, the Texas Capitol building reflected great pride on its state but despite the beauty of its historic elements, the campus it is part of had suffered from the passage of time and was not well-adapted to the contemporary needs of an efficient and productive government.



Seeking 21st Century productivity while maintaining vital collegiality, Texas re-envisioned their Capitol campus to fit in new, modern legislative offices, hearing rooms and other modern working areas with easy and all-weather access to the 1888 Capitol working spaces and historic Chambers.



Expanded View of Texas Capitol Campus Area

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Re-Visioning Lessons Learned

Many Issues Forced the Facilities Conversations

Texas Conducted an Extensive “Current Situation Analysis”

Among Key Considerations Were:

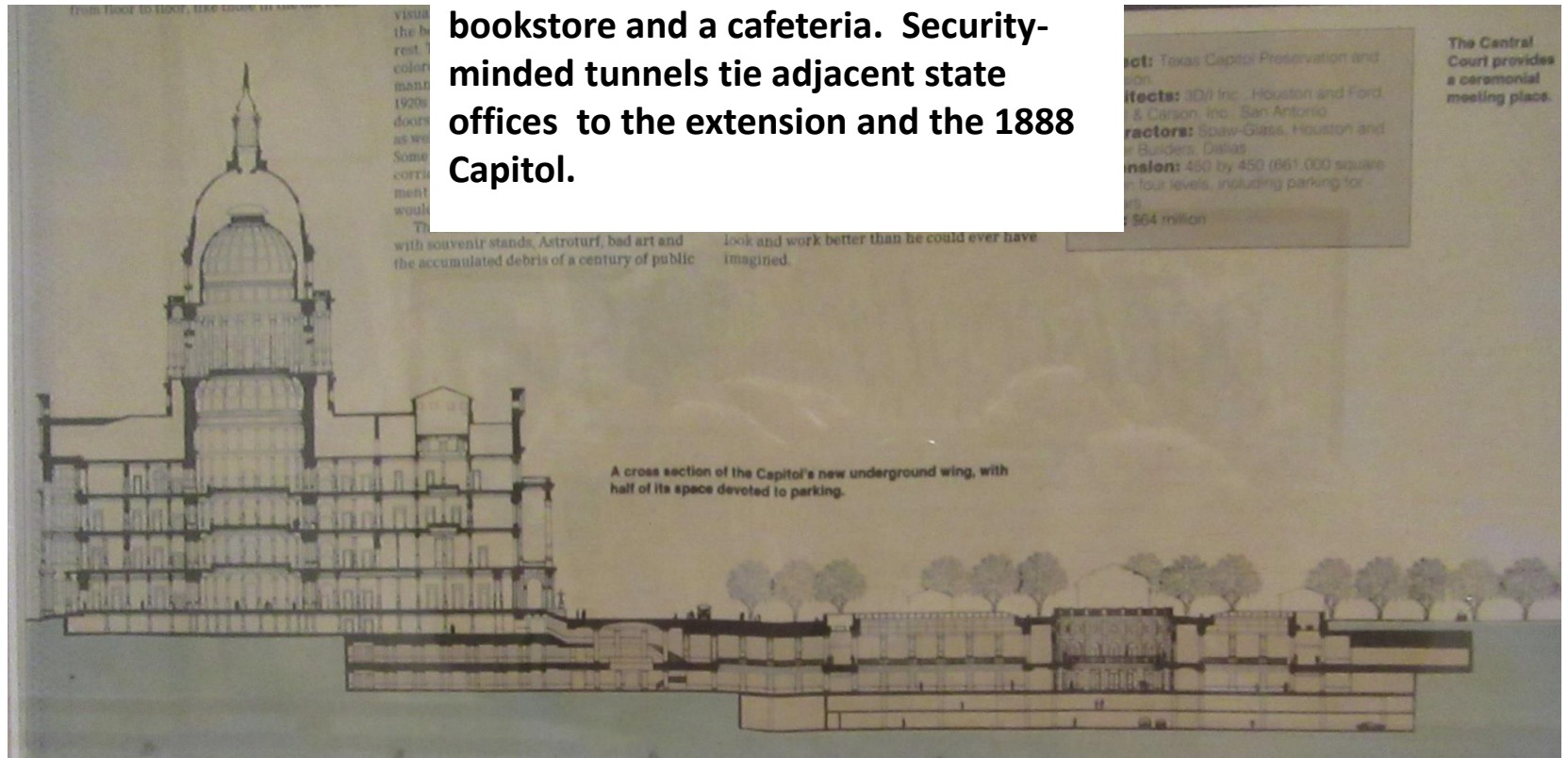
- **Overcrowding** (4x design capacity) led to substandard space use, inefficiencies and interference with work flow and with essential safe evacuation plans/exits.
- **Extensive code deficiencies** related to old wiring, construction techniques.
- **Re-examination of Safety basics:** Spotty fire detection and alarm systems.
- **Critical Structures Review** revealed instances of key structural elements not sufficiently shielded from fire damage.
- **Fire Progression Hazards:** Severe fire containment deficiencies in working spaces, ceilings and similar areas impaired structure's ability to block the spread of fire and keep it from critical areas.
- **Due Care Exam:** To what degree had structural and building admin changes compromised safe egress of common day population loads.
- **Red Flags:** Repeated violations of structural integrity caused by building modifications.
- **Facility inefficiencies** tied to loading and unloading of supplies and cargo at a loading dock not well-suited to the array and frequency of modern supply and livery activity.
- **Lack of updated Americans With Disabilities Act access** and reasonable accommodation design elements appropriate for California's seat of government.
- **Estimated hourly BTU loss** of 1,000,000 BTU's due to antiquated energy cooling systems and window design and age-associated deficiencies.
- **Deteriorated water, sewer and drain lines**
- Water intrusion structural damage from leaks and water entry into the structure.



Dallas Morning News, Sunday March 14, 1993

On the north side of the State Capitol, beneath the old parking lot, stretches a new \$64 million wing that is larger than the Capitol itself, and that faithfully repeats many of its proportions and details. "Everything we did has some analogous element in the Capitol," explains Norman Hoover of 3D/1 of Houston, architects for the extension. "We didn't copy, but we did try to reinterpret the interiors in contemporary terms."

The Texas Capitol's 1993 extension contains 661,000 feet of space, twice the amount of the Capitol, divided equally between offices and a parking garage for 681 cars. There are 16 committee rooms, an auditorium, a bookstore and a cafeteria. Security-minded tunnels tie adjacent state offices to the extension and the 1888 Capitol.





The Austin Effort Preserved Texas Capitol Sightlines



Viewing Capitol from Capitol Extension Side



Another View From Capitol Extension

New Design Elements Echo the Older



Rotunda View 1888



Rotunda View 1993 Extension



Rotunda View 1993 Extension

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Re-Visioning Lessons Learned



Rotunda View 1993 Extension

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Pedestrian Gallery Rotunda Tying 1888 Capitol to the New 1993 Wing

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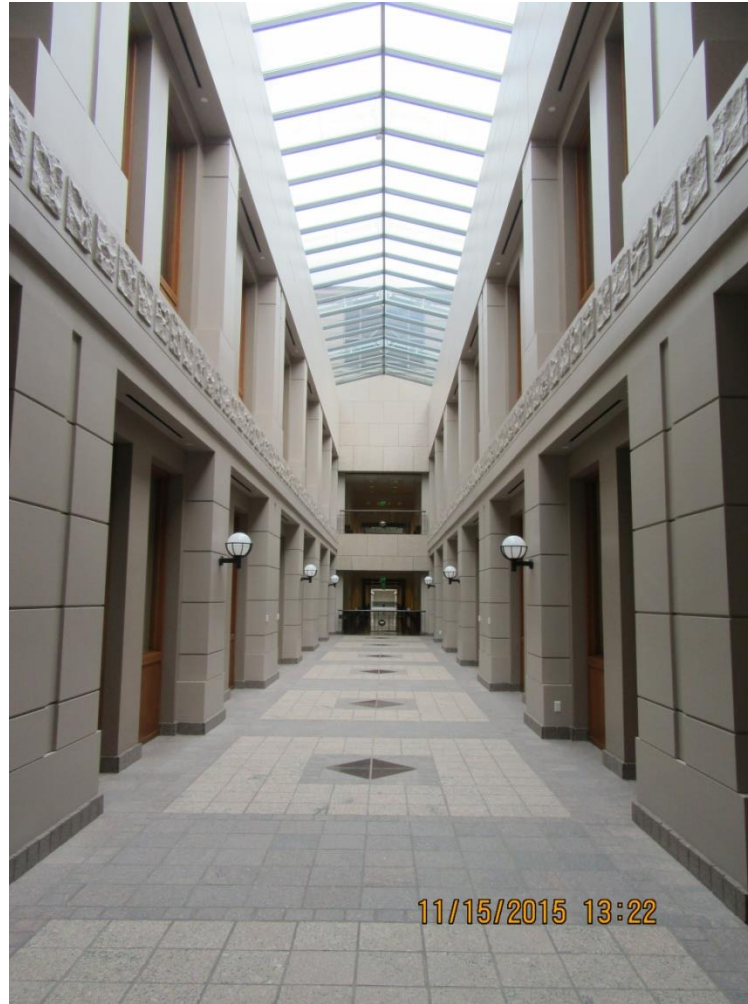
Triangular Rooftop Glazing in 1888 Capitol



Echoes of the 1888 Rooftop Design in the New Wing's Low-Profile Light Galleries



Extension and 1888 Capitol Proximity



New Light Galleries Viewed From Below

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Re-Visioning Lessons Learned

For Improved Function, New Wing Offers Updated Hearing Rooms Plus a New Legislative Auditorium Space



Legislative Conference Center



Legislative Conference Center



Many Updated Hearing Rooms Convenient to Member and Committee Office Spaces



New Hearing Room



New Small Hearing Room



Many Committee Offices Were Centralized Near Member Offices, Hearing Rooms



Government Transparency & Operations Committee

The New Wing Has Echoes of the Old



Contemporary Interpretations



Attractive and Imposing Galleries



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Oak Wainscoting



Distinctive Finishes



Modern Functionality, Historic Elegance

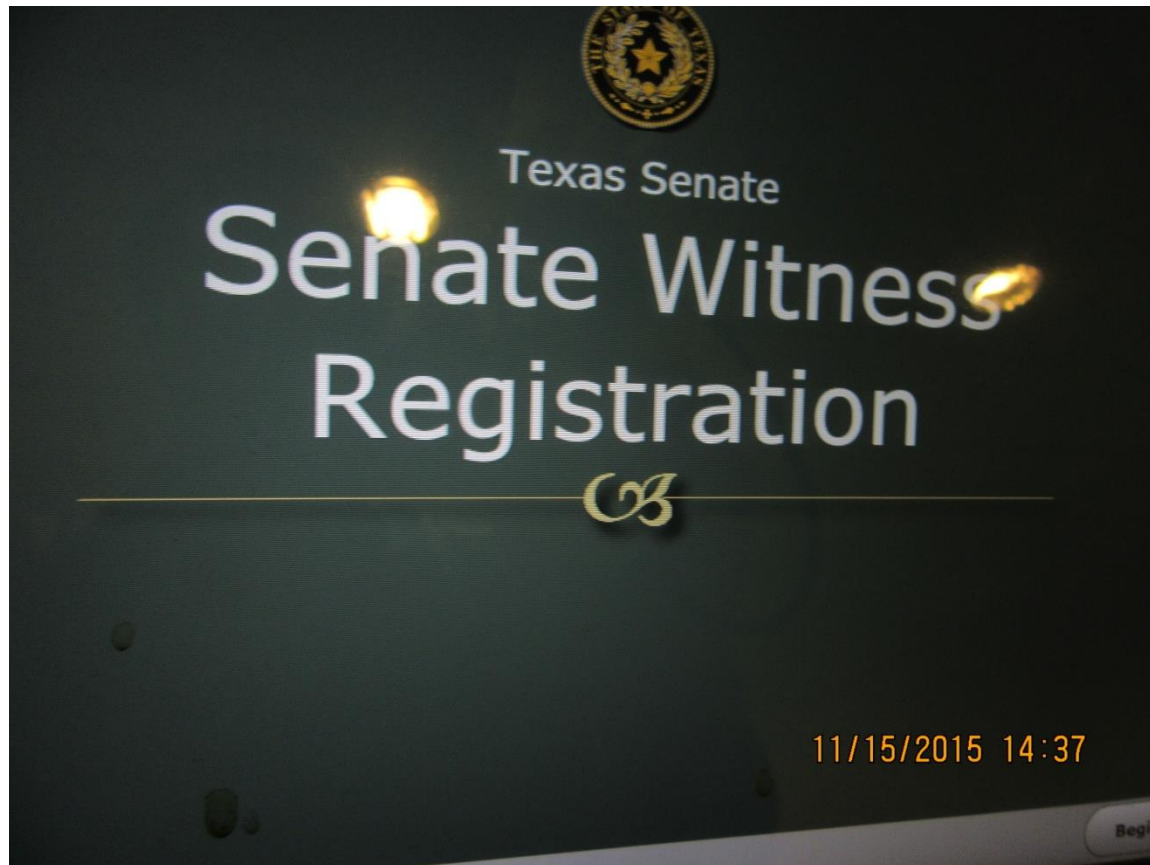


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Handsome Public Areas

Texas Uses Technology as Part of Its Public Participation







Witness Sign-In Kiosks In Former Telephone Bays

Attractive Member Suites Integrate Updated Technology & Practice





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Essential Functions are in Dedicated, Technology-Connected Spaces Leaving Public Access Ways and Corridors Clear



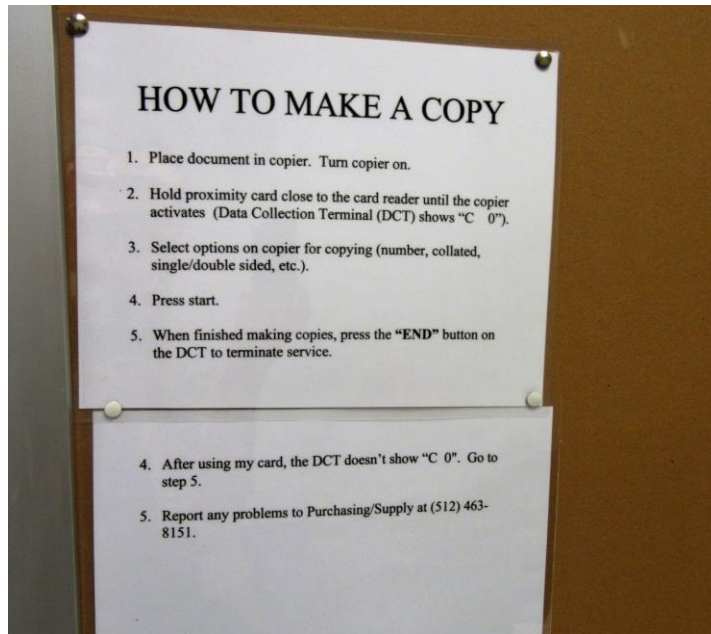
Senate Copying Center



Many Purpose-built House Copying Rooms



The House Copy Rooms Are Accessible, Simple to Use and Sited for Convenience



Shared Work Spaces are Tech-adapted

Secured Entry is Typical Complex-wide



Extension Access Halls





Controlled Access Tunnel System



Austin Capitol Initiative Lessons

- As seen in Texas, Good Plan Has Certain Hallmarks:
 - Thoughtful design can produce a harmonious, updated Capitol complex that is popularly embraced as a gift and legacy to the future.
 - Legislative branch design can be shaped by building’s status as home to a public, collegial, participatory democratic institution, while updated for current workplace practice and tools and honoring aesthetic integration with historic Capitol.
 - A stable, aptly designed building that facilitates government and symbolic function in a graceful and efficient way well-adapted to contemporary needs and technology to function as premier seat of California participatory democracy for the foreseeable future
 - Greater Efficiency within work settings that are designed to accommodate current and foreseeable functions.
 - A purposeful secure design can reduce “fortress” feel at odds with open government.
 - A safe setting for the conduct of the state's public work as well as for visitors present to participate in government, as tourists, and as school groups.
 - Specifically, can what Capitol offers tourist and school group visitors be improved?
 - Support building and its public functions with a wide array of functional and technologically-adapted services.

Other Austin Initiative Lessons

- Flexible processes helps timeline absorb impact of unforeseen obstacles, delays or disputes.
- Post-Murrah Federal Building, secure design can be built in; affecting design, siting vis-à-vis traffic proximity, visibility.
- Important Takeaway: Sooner started, greater capacity to adjust to delays.
- What are the people-related moving parts and how is project staged to facilitate Government operations.
 - As a practicality, project planning will account for when Legislature is in session to minimize conflict.
 - Plan must also accommodate staff employee work needs during project.

Final Thoughts: Systematizing a California Capitol Architectural Program

- An architectural program is a tabulation of space needs based on projected future population and support requirements, as determined from past trends.
- Such analysis supports an orderly plan for the efficient development of the project facility in the future.
- Such a program helps establish goals by alternative proposals can be weighed so ensuing decisions are consistent with these goals.
- Vital to the process are measurable, relevant facts about the operations, staffing and space requirements currently used by the Legislative and Executive branches of government.
- The planning process will support weighing concepts and differing design solutions that offer an improved, functional work environment, preservation of the all-important sense of a publicly accessible seat of democratic government, all in accord with contemporary standards.
- An outcome is specific proposed programming of future Legislative and Executive Branch needs, quantified into a program of area requirements in square feet.