

A photograph of the California State Capitol building at dusk, featuring a large dome and classical architecture. The image is overlaid with a blue tint and two horizontal yellow lines. The text "CAPITOL ANNEX BRIEFING" is centered in white, bold, sans-serif font between the lines.

CAPITOL ANNEX BRIEFING

California Department of General Services

BRIEFING OUTLINE

- **Annex at a Glance**
- **Examples of Building Deficiencies**
- **Benefits of a Modern Annex**
- **The Road to the Present**
- **Next Steps**
- **Relocation Strategies**

Annex at a Glance

1952

Construction Ended on the Annex:
Designed and Built for a Part-Time
Legislature

303,000

Approx. Total Gross Square Feet
(365,000 with Garage): This is
Significantly Undersized

1.5 – 2 Million

Estimated Annual Attendance,
Including Tens of Thousands of
Schoolchildren

9

Months that the Legislature is in
Session Annually

Shared Occupancy

Shared by the Governor, Lt.
Governor and Administration Staff

Significant Risks/Issues

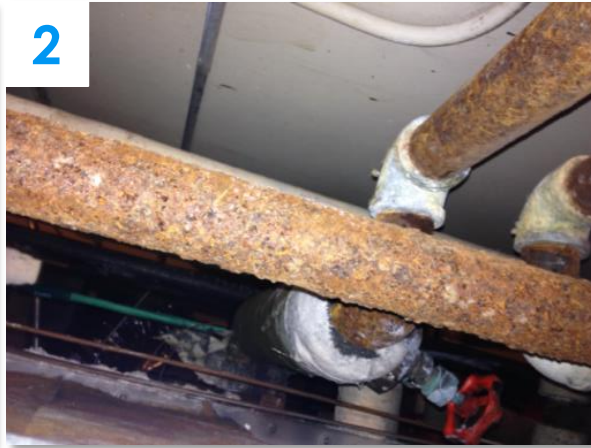
- 65 Years Without Renovation or Systems Replacement (+/- 25 Year Design Life)
- Hazardous Building Materials Common During Annex Construction
- Fire Safety Concerns (Age/Work Performed)
- Lack of Americans with Disabilities Act Access and Accommodations
- Deteriorating Sewer/Drain Lines, Corroded Galvanized Pipes, Electrical Wiring Issues, and HVAC Ductwork Deterioration.
- Overcrowding – substandard Space Use, Inefficiencies, and Not Designed for Full-Time Legislature
- Extensive Code Deficiencies/Lack of Efficiencies

Examples of Building Deficiencies

1



2



3



4



5



6





BENEFITS OF A MODERN ANNEX

- Increased Safety and Security.
- **Intentional Design:**
 - Member Interactions.
 - Public Access (Field Trips).
 - Public Encounters.
 - Hearing Room Sizes/Adjacencies.
 - Office Layouts/Sizes.
- Improved Communications, IT, Data, etc.
- Appropriate Accessibility (ADA).
- Opportunity to Build a Sustainable Building

THE ROAD TO THE PRESENT

Capitol Annex Project

- Concern Over the Building
- Ongoing “Bandaiding”
- Swing Space Limitations
- 2015/16 Proposed Solutions
- Capitol Park Potential Impacts

2015/16 PROPOSED SOLUTIONS

Renovate
Annex and
New LOB



“Three
Building
Solution”

Capitol Annex Project

SUGGESTED NEXT STEPS

- **Establish Governance**
 - Define Roles/Communication Protocols
 - Define Decision Making Roles
- **Project Definition**
 - Macro Programming
 - Stakeholder Engagement
 - Security Analysis
 - Exploratory Studies
 - Swing Space Analysis/Timelines

RELOCATION STRATEGIES

Explore Relocation Strategies to Inform Project Definition/Vet Project Alternatives

UNDERSTANDING SPACE NEEDS

- Use programming to identify minimum space needs

VETTING CONSTRAINTS

- Identify Legislature's comfort with limiting factors, if any. Examples include:
 - Overall time away
 - "Box Move" vs. "Tenant Improvements"
 - Cost constraints
 - Acceptable distance from Capitol

IDENTIFYING AVAILABLE SPACE

- Review of space options. This includes:
 - Potential lease space
 - Construction of permanent or temporary space
 - Establishing a move timeline for costing model

RELOCATE



CONCLUDING REMARKS

- We at DGS are excited to see the Annex Project bring the People's House into the modern era.
- We are looking forward to working with this committee, the Governor's Office and the Department of Finance to execute the project and give California a State Capitol that is *designed* to support and enhance the important work occurring within.
- We are happy to provide any counsel and advice as may be needed to assist this committee related to the project.