

## **Project Origins and History**

In 2016, Governor Jerry Brown and the Legislature approved the Capitol Annex Project with a simple goal: Replace the old, unsafe East Annex building with a modern public space to enhance the public's ability to participate safely and readily in state government.

The old East Annex was constructed in 1952, predating modern accessibility standards, technological advances and other requirements. The building developed numerous deficiencies that compromised access and safety. A cost-benefit analysis determined that renovation alone would not resolve these issues. The most affordable solution was to build a new public space.

With bipartisan support, the Legislature and Gov. Brown authorized the construction of a new Annex by approving Senate Bill 836 in 2016. Additional bills governing and funding the project have been passed by subsequent Legislatures and signed by Gov. Brown or Gov. Gavin Newsom.

The new Annex will serve as a public space with additional committee hearing rooms and communal areas where constituents may engage and partake in the legislative process. The building will serve an estimated 2 million people, including tourists and school children, who visit every year to speak with elected officials, advocate for causes and attend events. The Governor and Lieutenant Governor and their staffs will also work out of the new Annex.

## FAQ

### **When will the Capitol Annex be completed?**

The Annex building is expected to be completed by Fall 2027.

### **What is the status of the project?**

The building is 50% complete as of December 2025.

### **What is the actual cost of the Annex project to date?**

As of December 2025, \$573.8 million has been spent.

### **What factors have affected project costs and how are they being addressed?**

Litigation brought the project to a halt multiple times since the legal process began in 2021. While all outstanding litigation was resolved by January 2025, the total fiscal impact of the construction stoppages is difficult to quantify.

The COVID-19 era had the most significant effect on spending. While fluctuations in major construction projects are normal and were anticipated, the construction industry experienced a 10% increase in yearly costs for materials and labor as a result of COVID-19 compared to the historic average of 3%.

The Legislature remains committed to avoid the use of bond funding to pay for the Annex, which will save taxpayers hundreds of millions of dollars in potential interest over the next three decades.

The Owner's Representative will produce an updated fiscal outlook in early 2026 – considering litigation costs, pandemic-era supply chain issues, inflation and the cost of delays – while working toward the Fall 2027 completion date.

**Are there project cost overruns?**

The Owner's Representative will produce a fiscal outlook in early 2026 – taking into account litigation costs, pandemic-era supply chain issues, inflation and the cost of delays – while working toward the Fall 2027 completion date.

**What is the status of the proposed new Visitor's Center?**

As a result of litigation, and to prevent additional delays to the Annex Project, the construction of the Visitor's Center was paused, and no construction of the Visitor's Center at the West Steps occurred.

**What is the cost of the security measures added after the January 6, 2021, events at the U.S. Capitol?**

Additional security measures are expected to cost \$64 million. This expense does not include the cost of corridors, which are a basic security feature for elected officials, law enforcement and staff. These corridors exist in the Swing Space, as well as in the old Annex building. The public will have access to every member office, hearing room and conference room.

**Who are the partners managing this project for the Joint Rules Committee?**

- Turner Construction Company is our Construction Manager.
- Skidmore, Owings & Merrill (SOM) is our Project Architect.
- Gilbane Building Company is our Owner's Representative.

**A new Owner's Representative is overseeing the Project. Why?**

In 2026, the Joint Rules Committee partnered with Gilbane Building Company as the new Owner's Representative for the Capitol Annex Project. Gilbane has expertise in government construction projects, including working with the Legislature through the construction and move into the Swing Space building.

The contract with the former Owner's Representative, MOCA Systems, Inc., ended in 2025. Selected in 2018, MOCA had prior experience managing State Capitol remodel projects in other states. That experience was helpful in guiding the Legislature and the architects through the early conceptual and design phases of

this project. As the project is now in the construction phase, Gilbane will manage the construction and oversee the move back into the Annex building.

**Why are non-disclosure agreements (NDAs) used in construction projects?**

NDAs are necessary agreements commonly used in construction projects to maintain public safety by ensuring security information remains confidential. Portions of the design and construction involve sensitive information that could compromise the high-level security of the Capitol building. Common practice is to sign confidentiality agreements or NDAs for public works projects. For example, courthouses, airports, and other high profile government buildings often do not release sensitive building information. Also, details such as bid pricing could provide an unfair competitive advantage to others. Legislators leading the project provided a public update in December 2025 and will continue updates for the duration of the project.

**Why was the project's granite cut in Italy?**

Cutting the granite in Italy was the most affordable option that still enabled the use of California granite. The granite was sourced from a quarry in Raymond, CA in Madera County. Construction managers received bids from domestic and international fabricators, as updated publicly in June 2024. The most expensive options came from the United States. Domestic bids would have delayed the project, resulting in increased costs.

**Will space be available for journalists in the new Annex?**

The Legislature is committed to providing press bays to ensure that credentialed journalists may view legislative proceedings.

**How are trees in Capitol Park being protected during construction?**

The Legislature and project teams took extraordinary measures, including an extensive plan to protect the trees in Capitol Park. This includes preserving historic trees and their roots, providing an on-site nursery, relocating trees, and hiring two arborists to assess and monitor tree health. Some of the relocated trees will be transplanted back into Capitol Park after construction. To date, out

of 43 palm trees transplanted, one did not survive. The tree plan specifies replacement in-kind.