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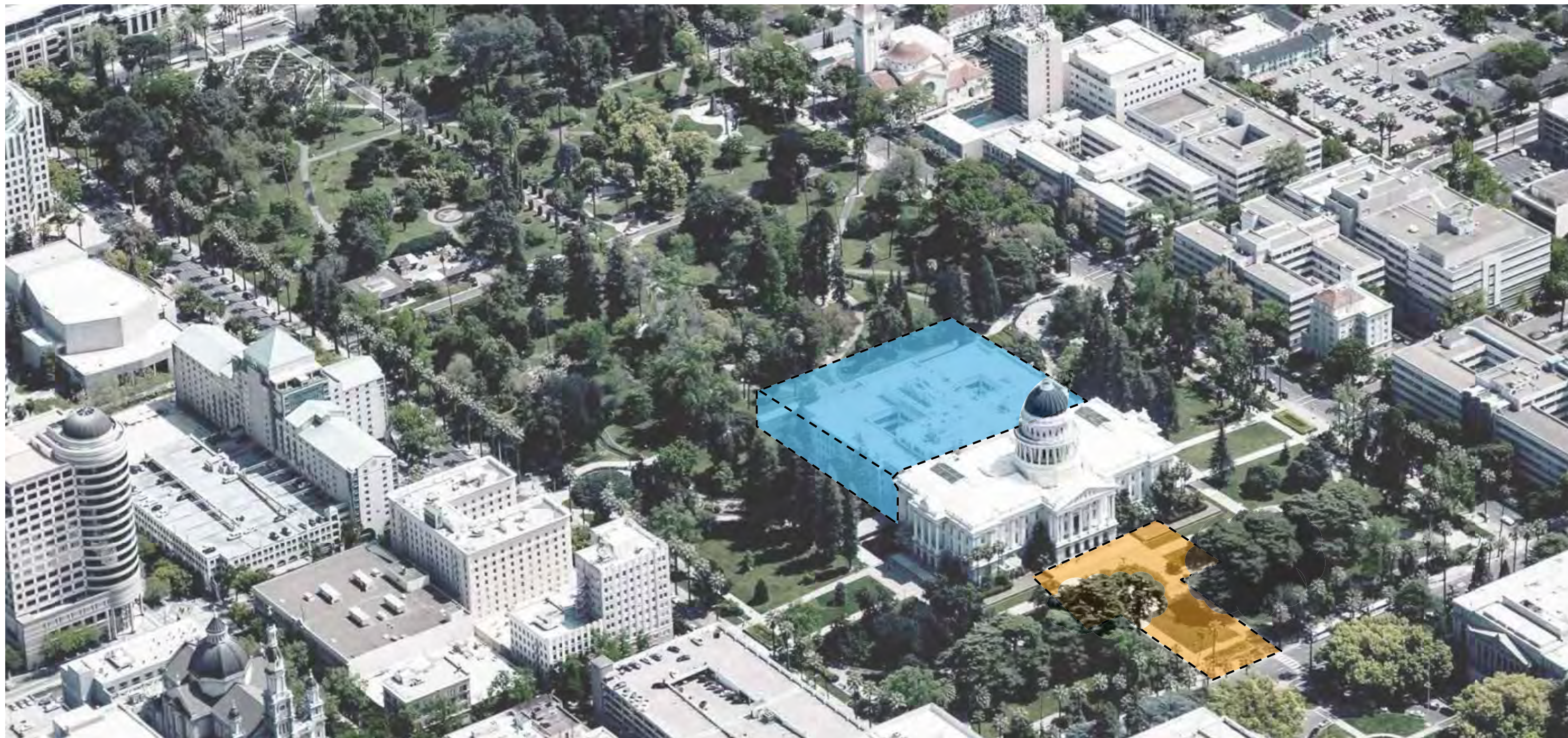
## AGENDA

September 9, 2020  
1:00 p.m.  
State Capitol, Assembly Chamber

**Informational Hearing**  
**Subject: State Capitol Annex Project**

1. Welcome and Opening Remarks – Assemblymember Ken Cooley, Chair  
Senator William W. Monning, Vice Chair
2. Introduction of Management, Design, and Construction Teams
3. Presentation of Annex Project
  - MOCA
  - SOM | Skidmore, Owings & Merrill
  - Turner Construction
  - Mark Cavagnero Associates
  - Plant Construction
4. Questions from the Committee
5. Public Comment
6. Additional Questions and Closing Remarks





# STATE OF CALIFORNIA NEW CAPITOL ANNEX BUILDING & VISITOR CENTER

JOINT RULES COMMITTEE OF THE LEGISLATURE OF THE STATE OF CALIFORNIA

JRC PRESENTATION  
SEPTEMBER 9TH, 2020



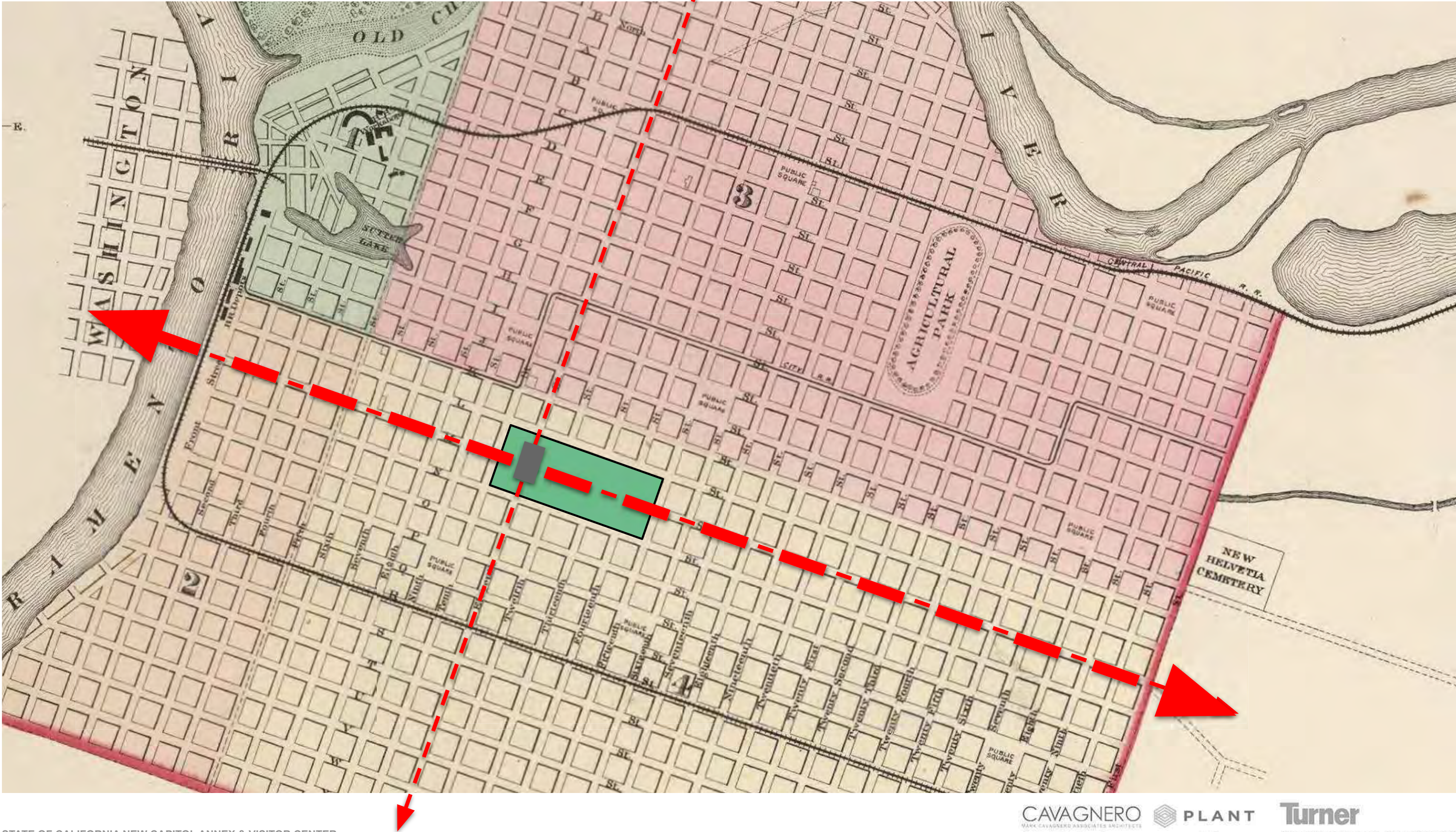
## AGENDA

- 1. PROJECT SIGNIFICANCE & HISTORY**
- 2. PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.) - PRINCIPLES**
- 3. SITE CONSIDERATIONS & OPPORTUNITIES**
- 4. NEW VISITOR CENTER**
  - **IMPACTS ON THE NEW CAPITOL ANNEX**
- 5. NEW CAPITOL ANNEX CONCEPTS**
  - **CONCEPTS OVERVIEW: SIMILARITIES & DIFFERENCES**
- 6. BUDGET & SCHEDULE MANAGEMENT STRATEGY**



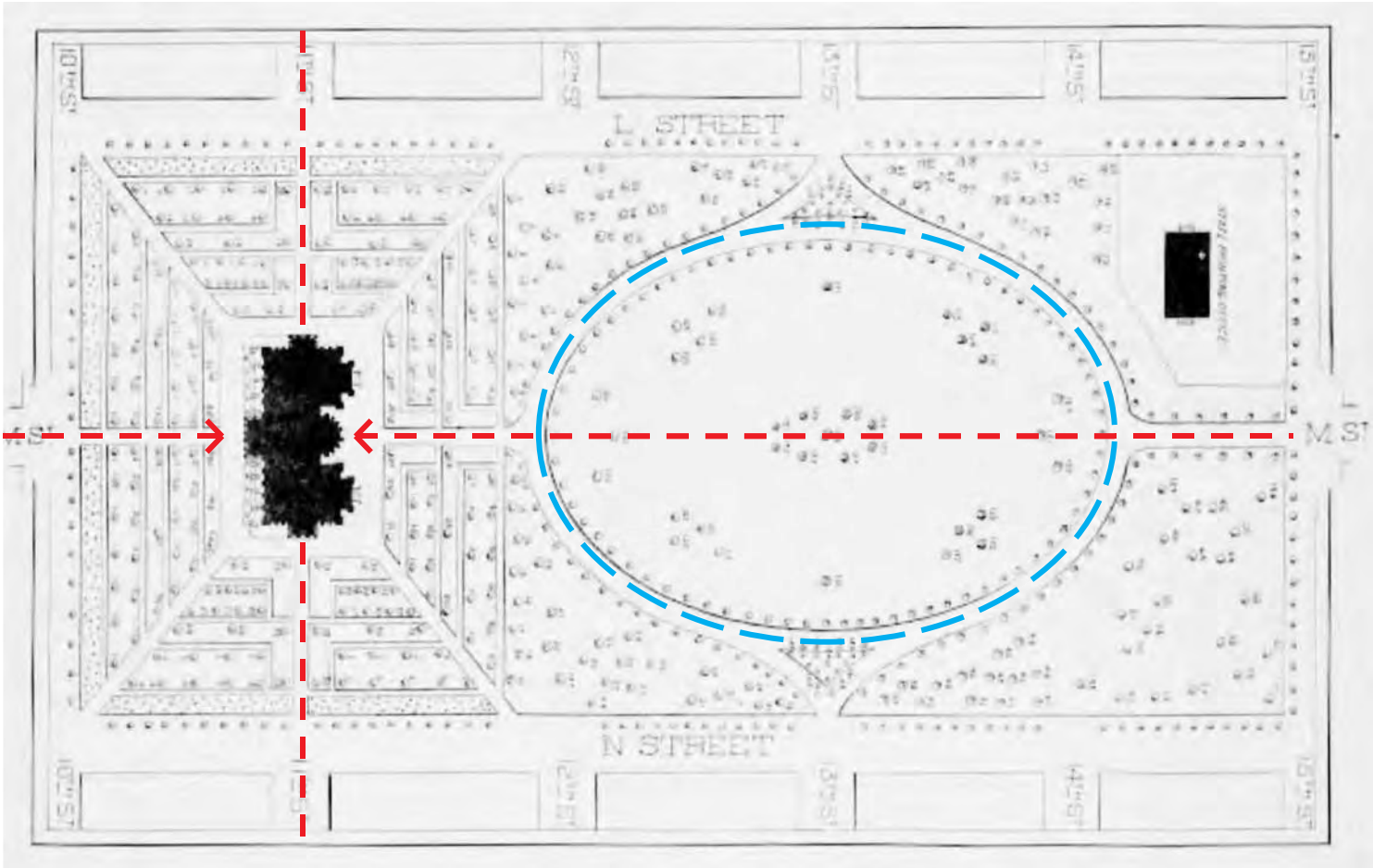
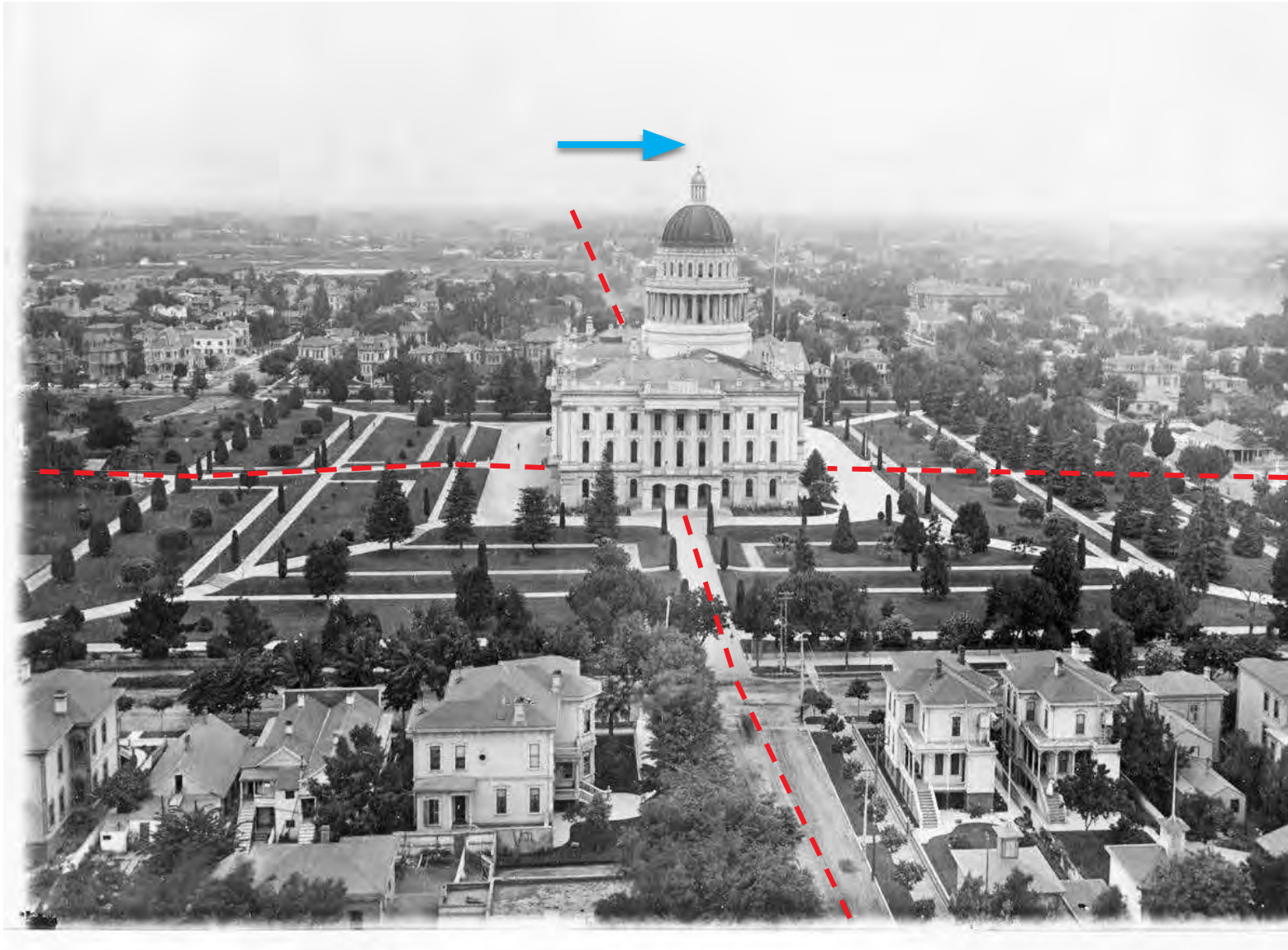
PROJECT SIGNIFICANCE & HISTORY

HISTORICAL CONTEXT : SACRAMENTO MAP 1874





PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : 1870 - 1890



1890 NORTH VIEW  
*Elevated From the Public Realm*

ORIGINAL PLAN  
*Park Setting*



PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : 1890 - 1952



1900  
*Carriage Access*



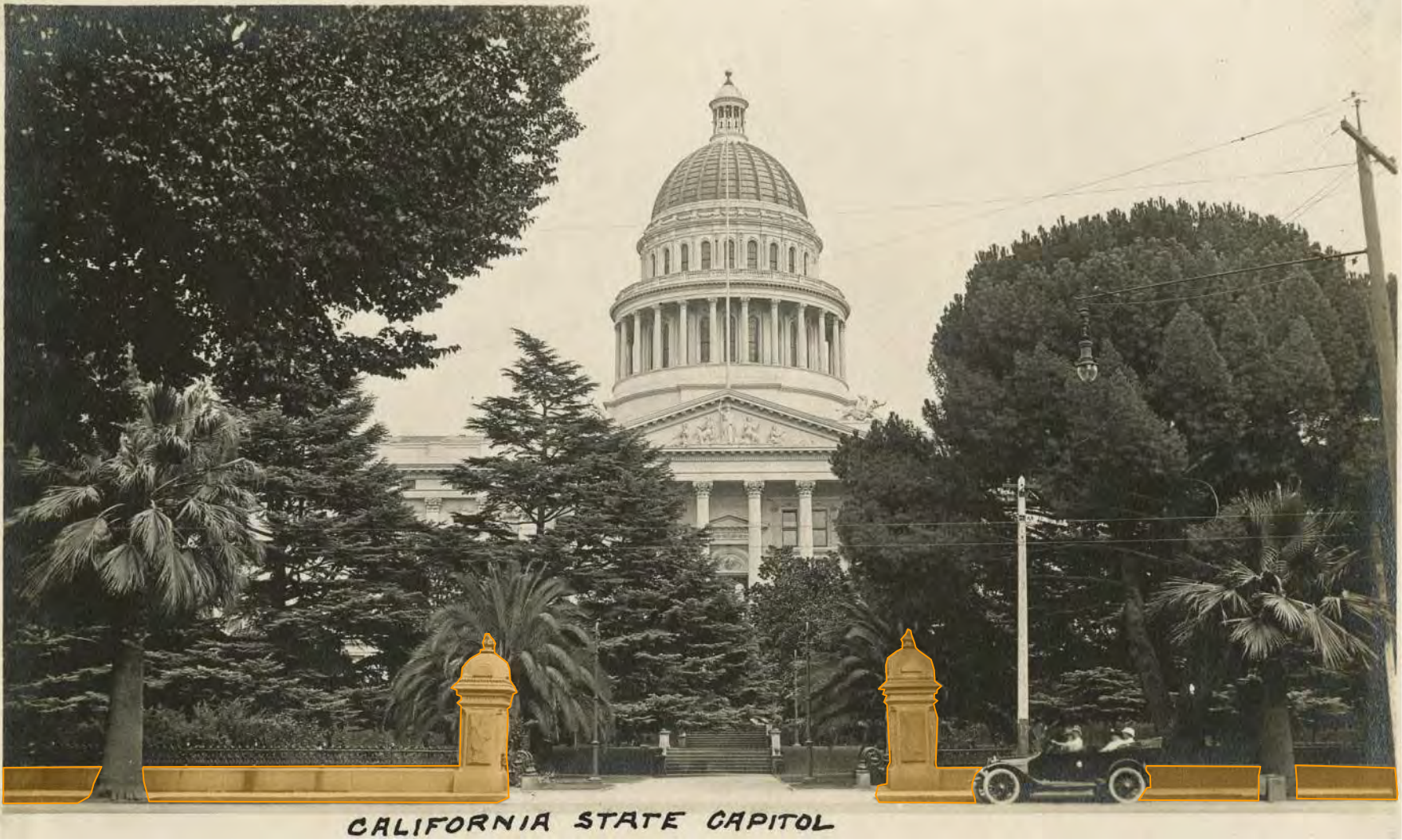
1946  
*Automobile Access*



1952  
*Expanded Plazas & Fire-truck Access*



PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : 1915 - 1924



1915 WEST VIEW FROM 10<sup>TH</sup> STREET  
*Clear Park Threshold*



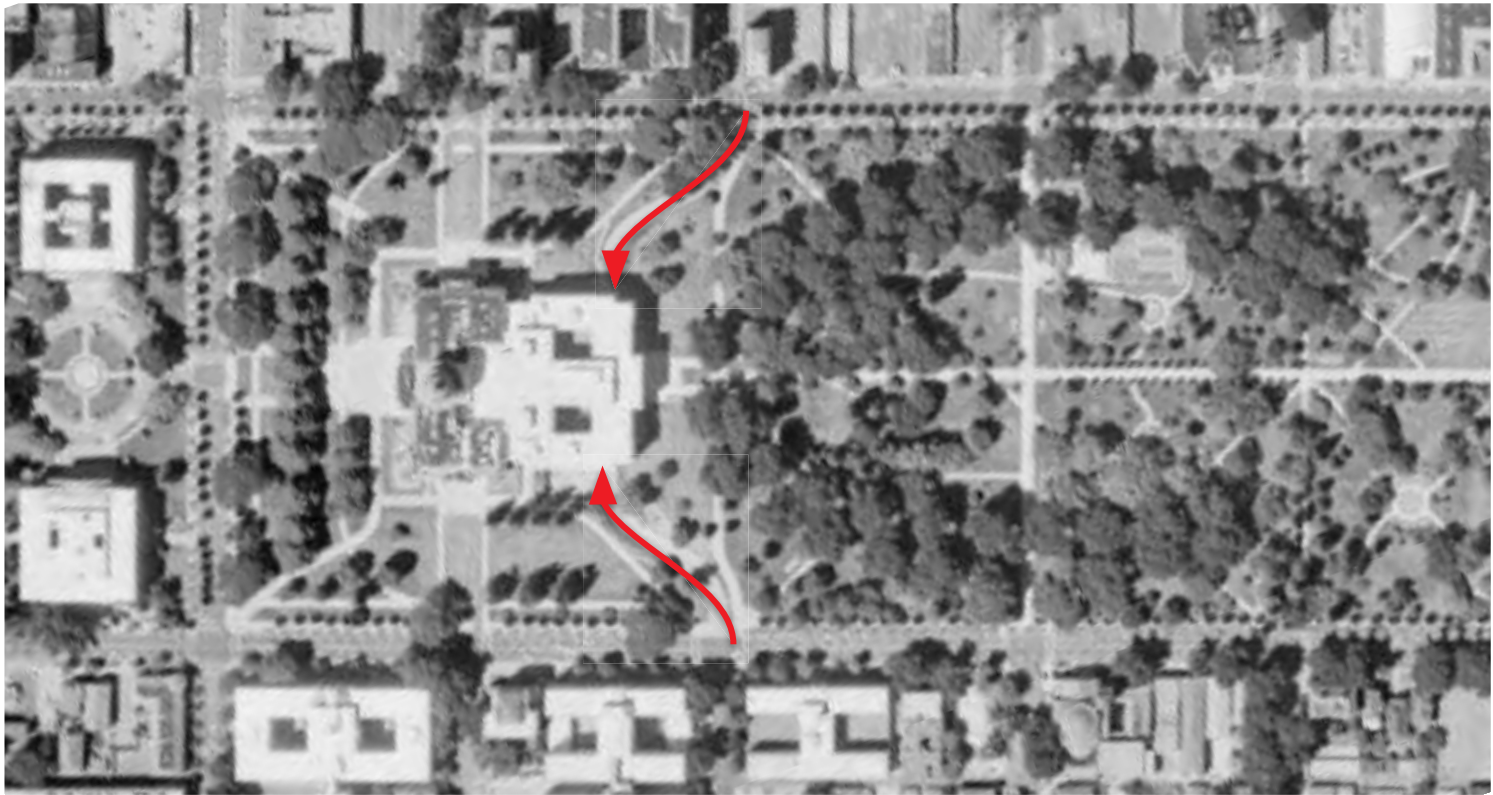
1924 NORTH EAST VIEW  
*Strong Context of Mature Plantings*



PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : 1949 - 1952



1952 CAPITOL ANNEX BUILDING  
*Demolished Apse and Impacted Dome Views*



1952 CAPITOL GROUNDS  
*New Vehicular Ramps*



PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : *TODAY*



STATE OF CALIFORNIA NEW CAPITOL ANNEX & VISITOR CENTER  
JRC PRESENTATION | SEPTEMBER, 2020




CAPITOL ANNEX 2017 PLANNING STUDY  
DEFICIENCIES

**CALIFORNIA STATE CAPITOL ANNEX PROJECT**

PLANNING STUDY DECEMBER 2017

This report has been prepared by CSHQA, Inc. for the Joint Committee on Rules to assist the legislature in accordance with SB 836 (Chapter 31) Statutes of 2016



One stick is weak while many sticks are strong. We are stronger together.

**California's new Capitol Annex** should convey to visitors California's positive, hope-filled outlook, founded upon the deliberative Democracy which unfolds there, by welcoming all Californians, engaging all Californians, safeguarding the future of all Californians, and demonstrating healthful, accessible, and sustainable designs, while preserving the beauty and vistas of California's legacy Capitol Park and inviting all its guests to explore and take pride in one of the most energy-efficient capitol buildings in the nation.

*—Assemblymember Ken Cooley, Chair, Joint Committee on Rules*

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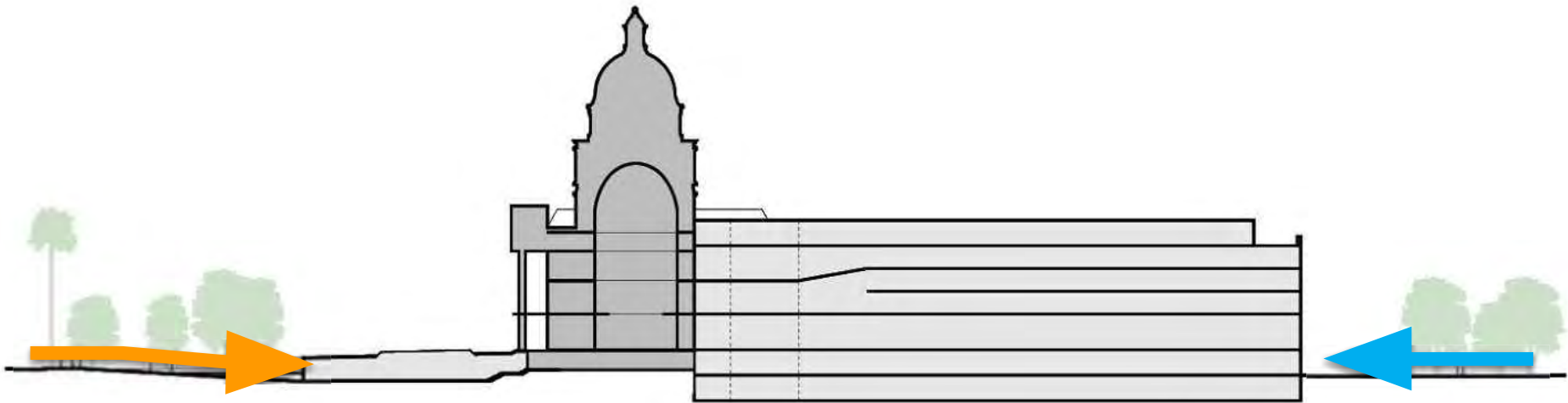
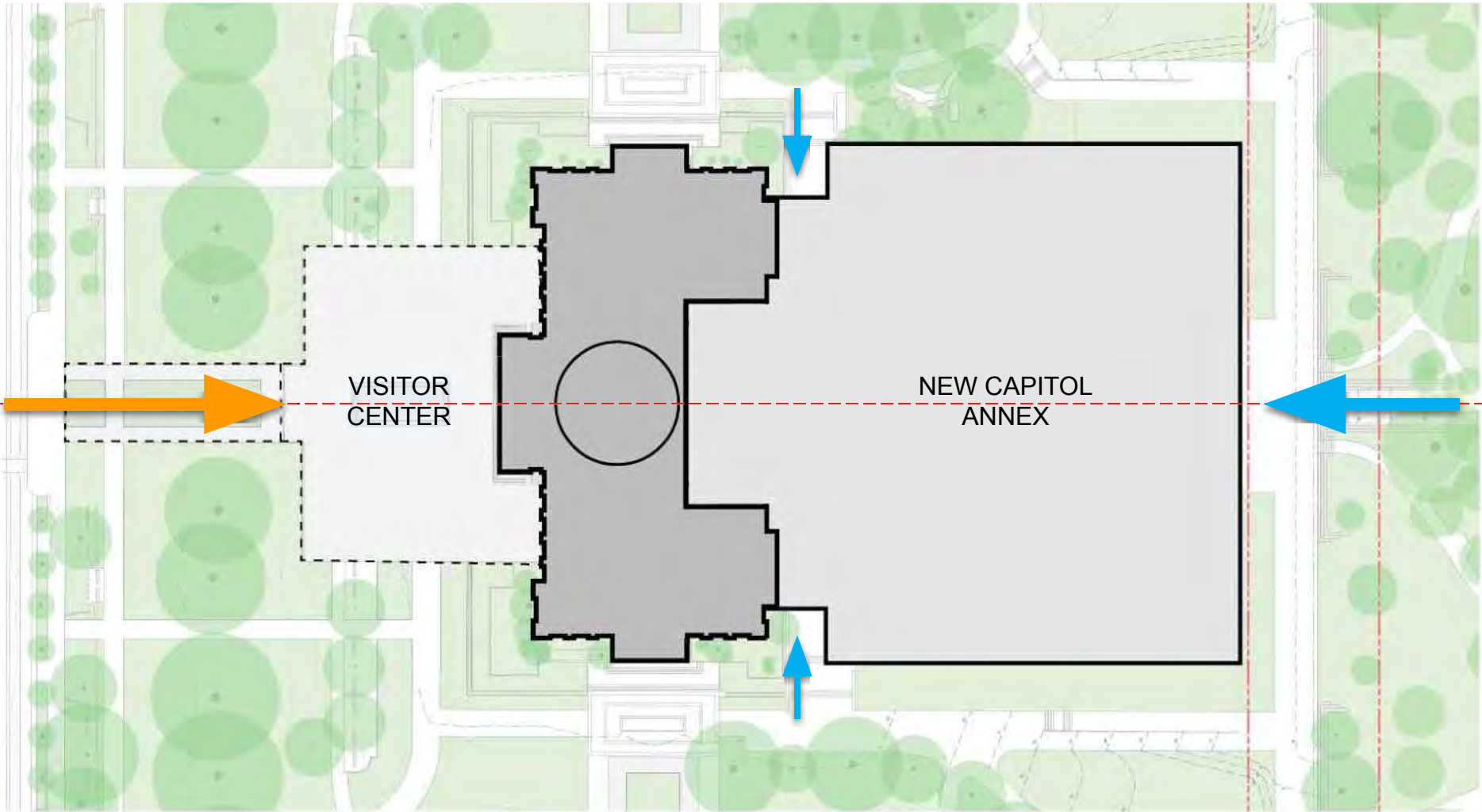
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019

## PRINCIPLES

- 1. Inclusive & Welcoming**
- 2. Secure, Safe & Accessible**
- 3. Access to All**
- 4. Dignity & Symbolism**
- 5. One Building**
- 6. Adjacency to Everything**
- 7. Functional**

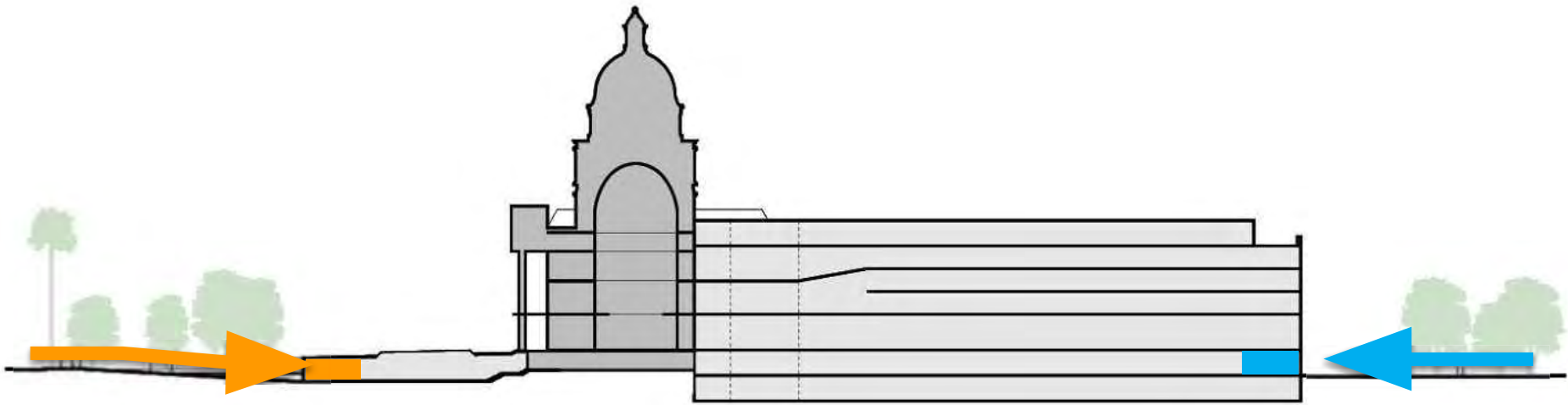
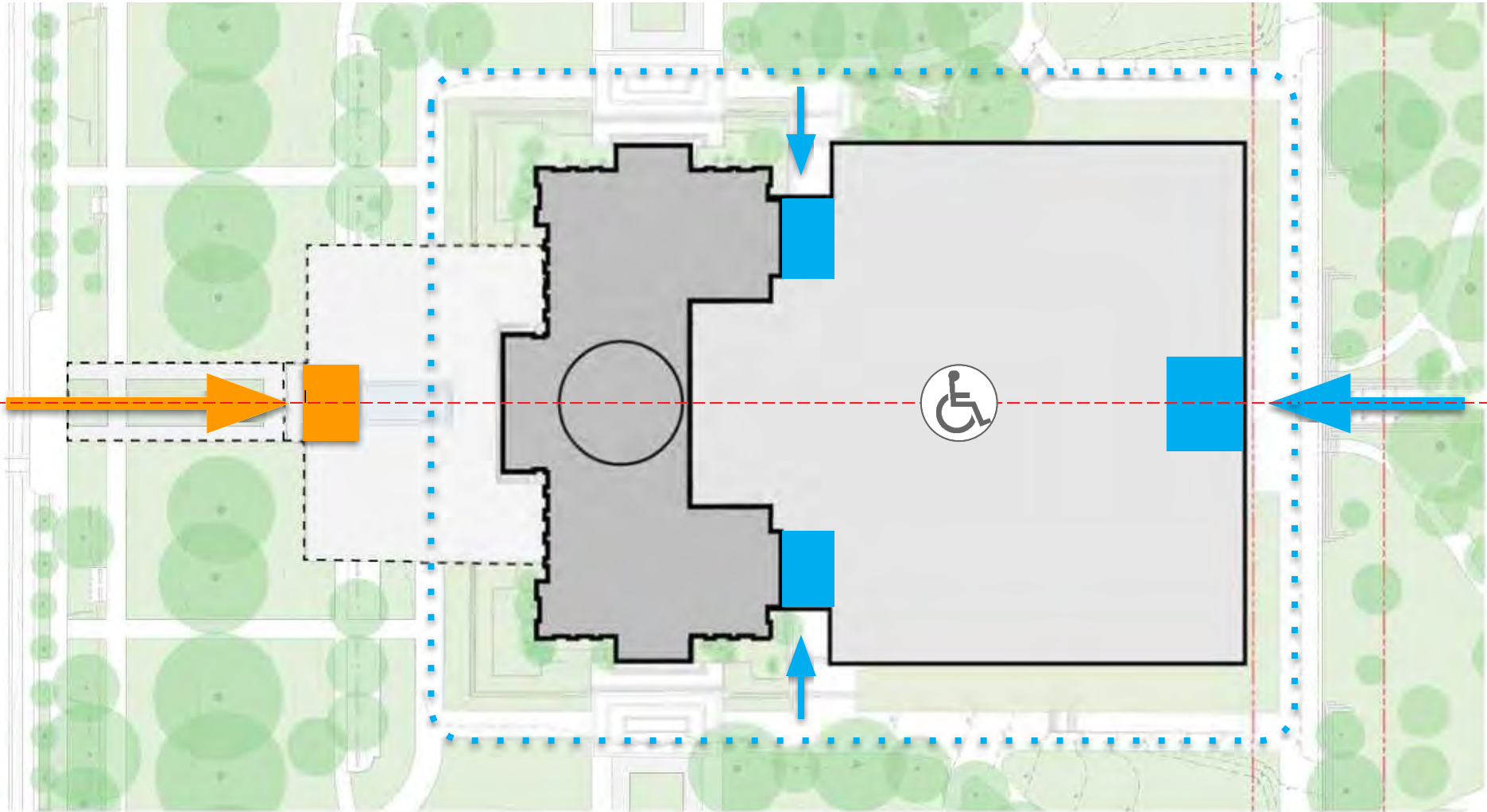


PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
INCLUSIVE & WELCOMING





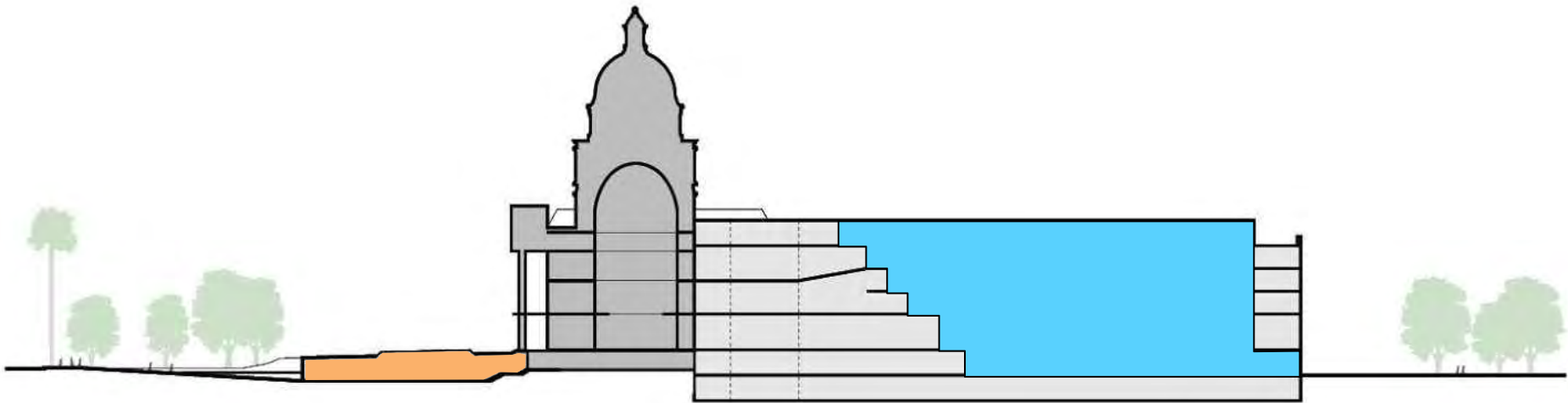
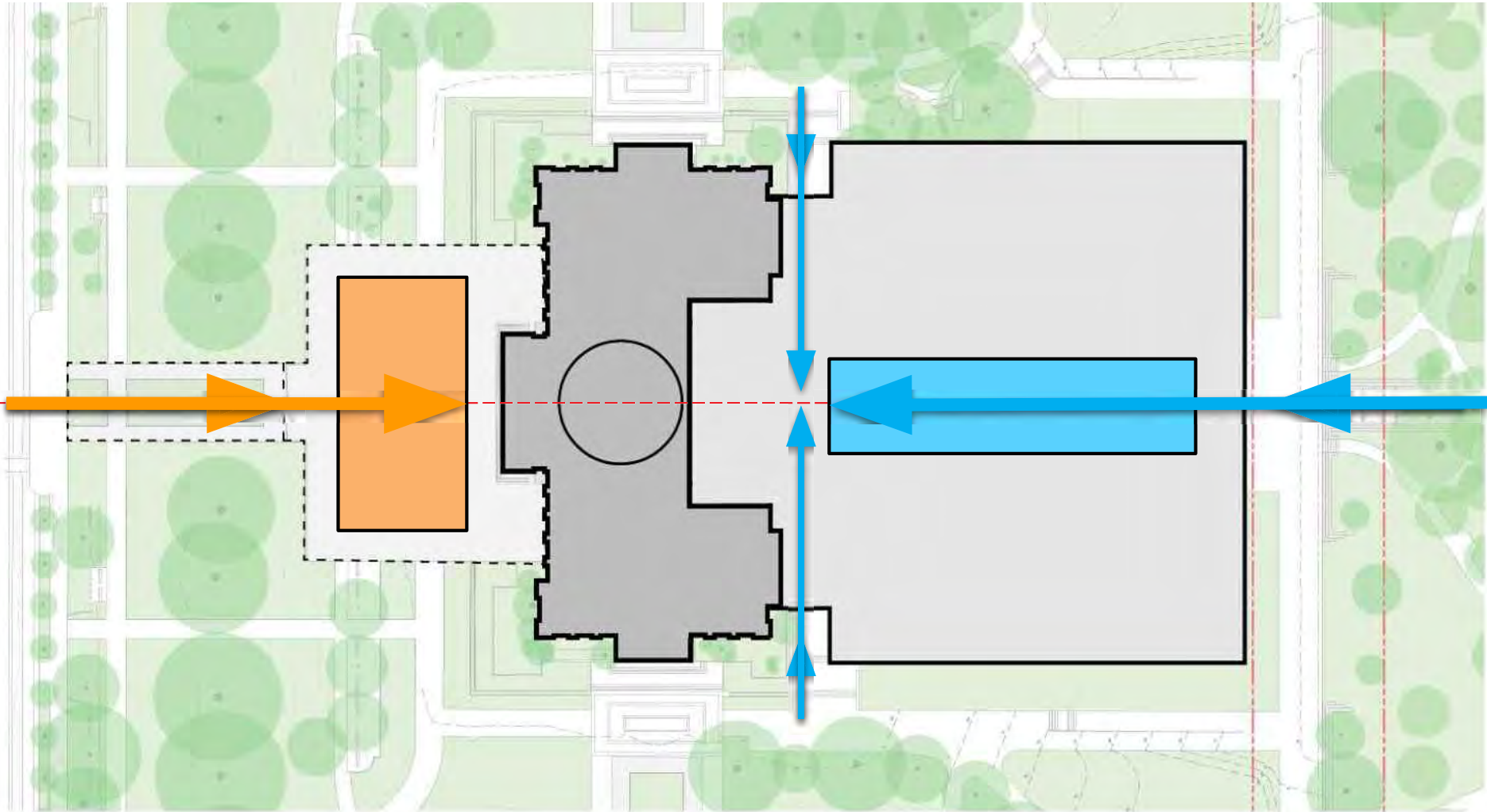
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
SAFE, SECURE & ACCESSIBLE





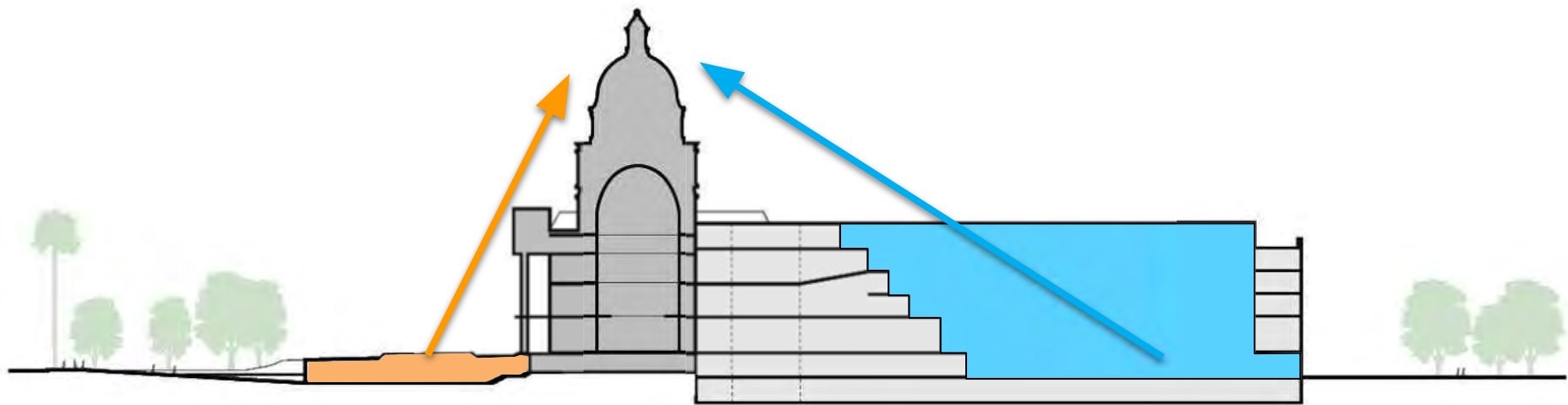
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES

ACCESS TO ALL





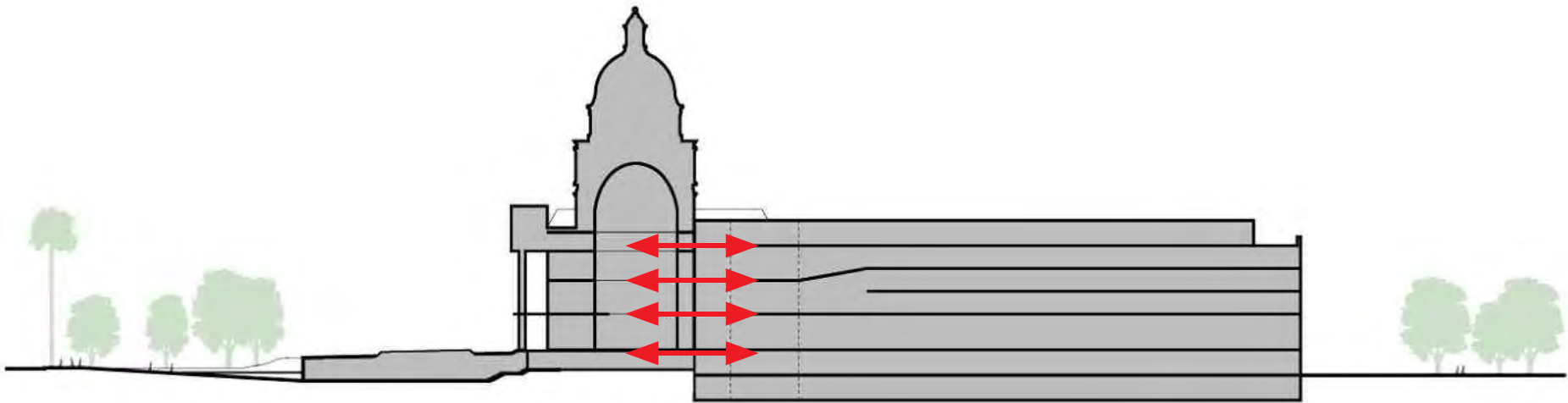
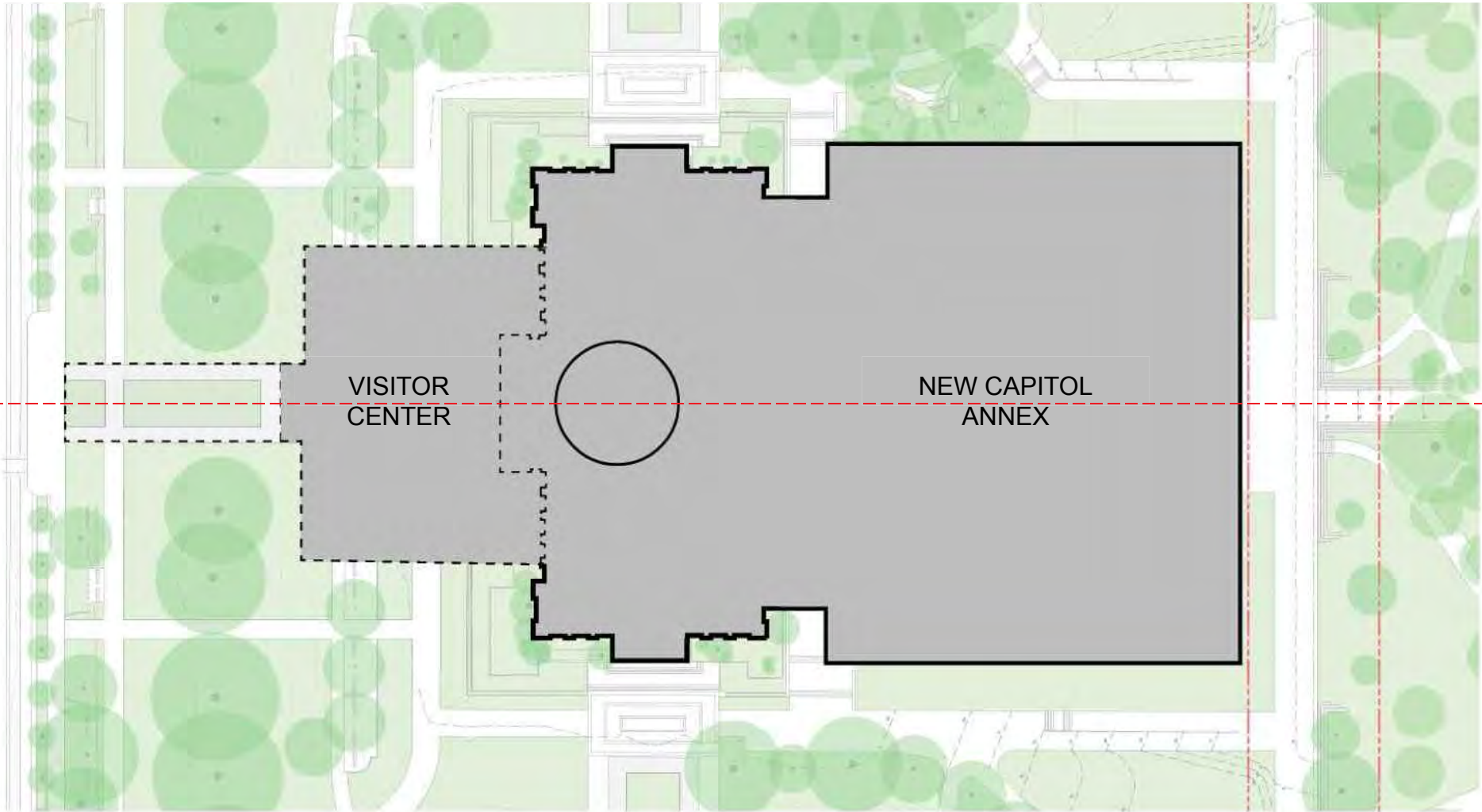
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
DIGNITY & SYMBOLISM





PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES

**ONE BUILDING - TO FUNCTION AS ONE BUILDING**

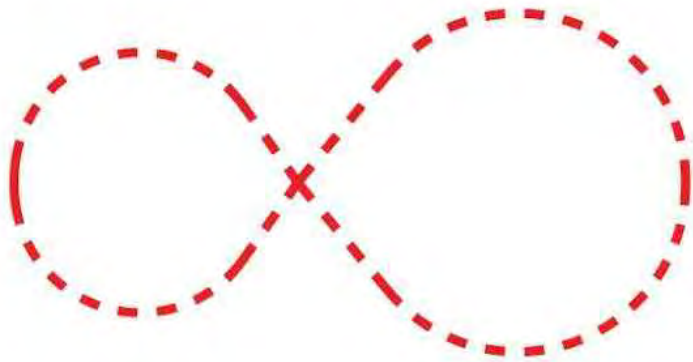
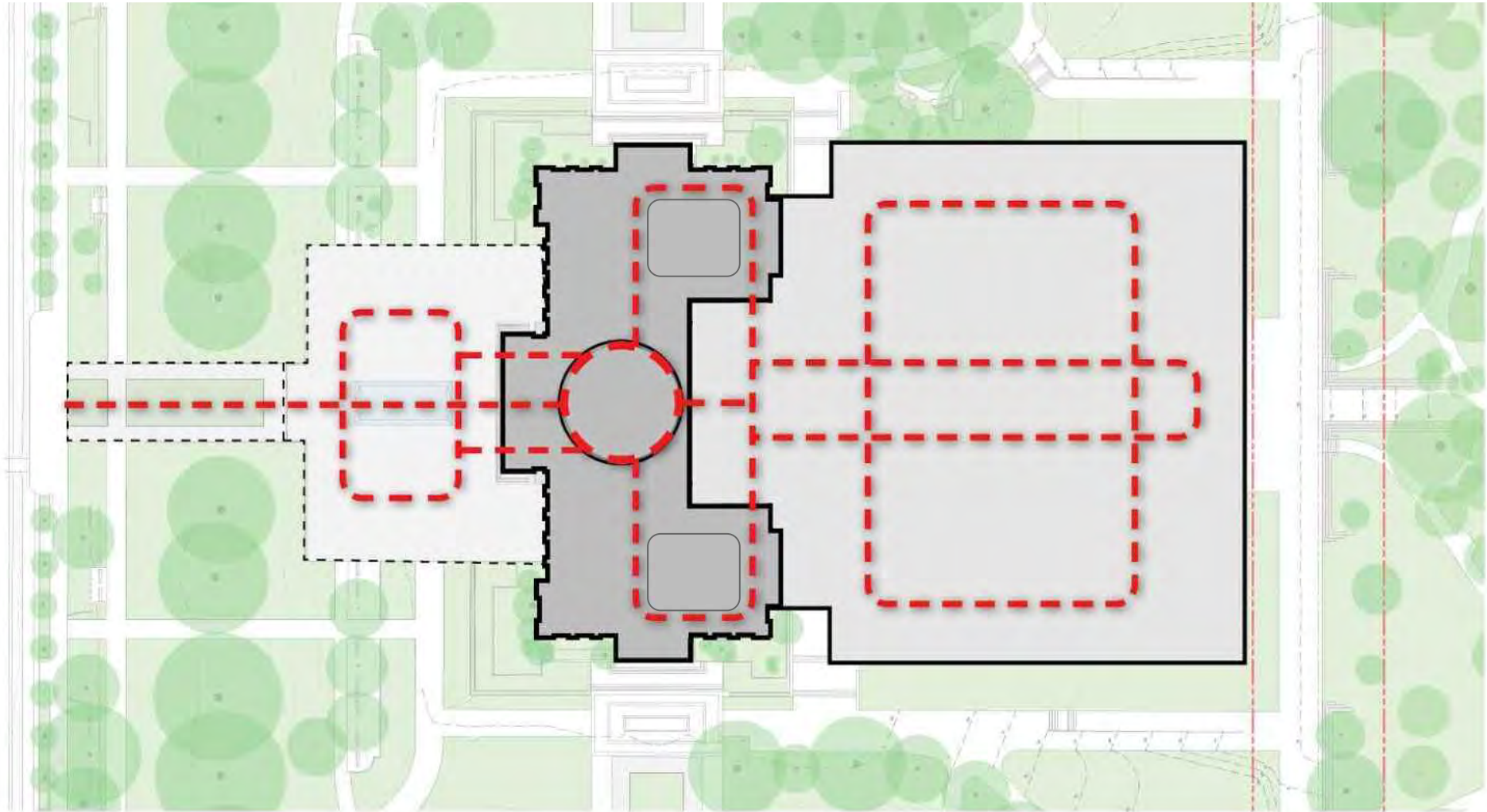




PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES

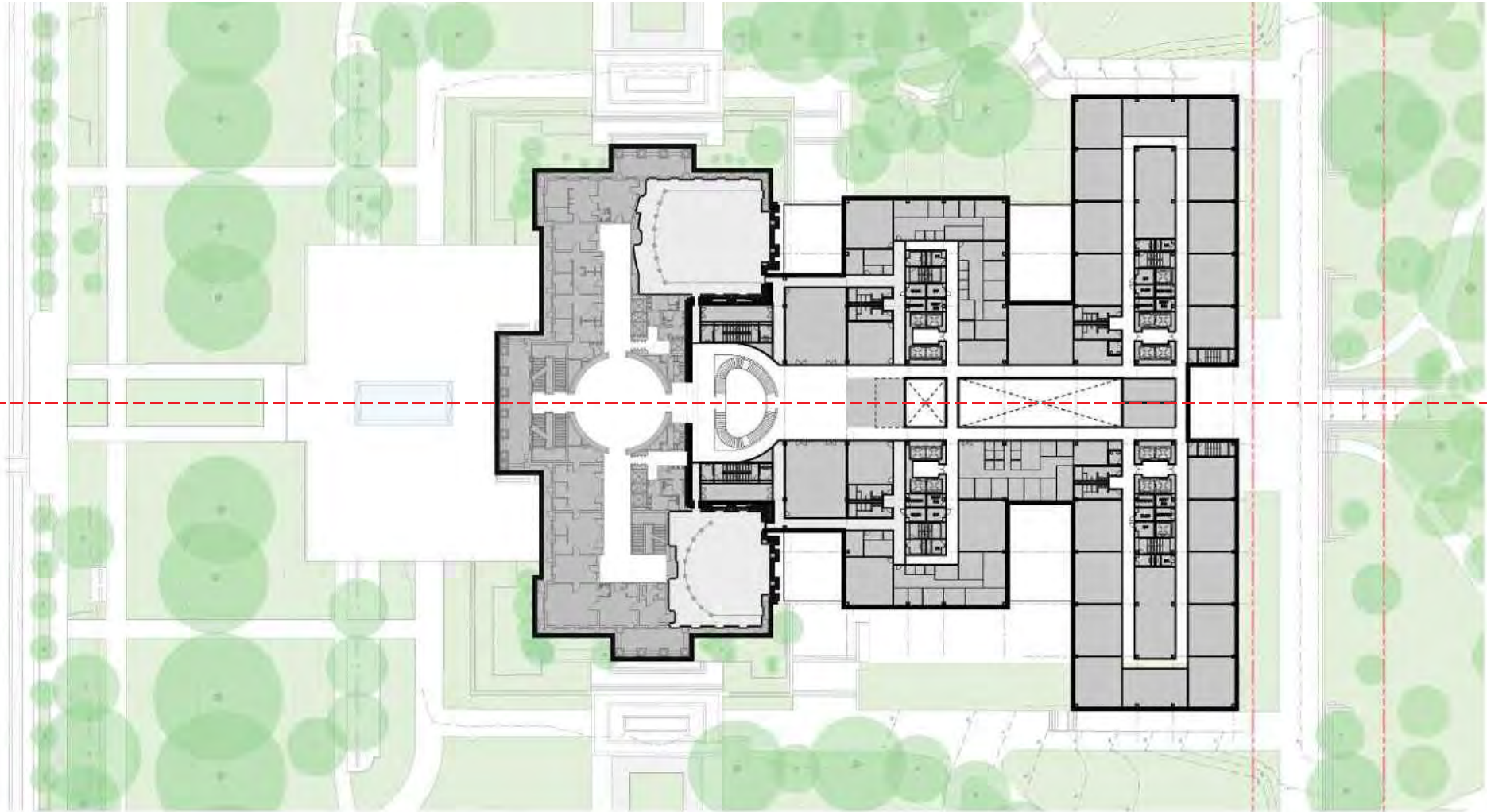
**“ADJACENCY TO EVERYTHING” - FACILITATES A PRODUCTIVE WORKDAY**

**EVERYTHING**

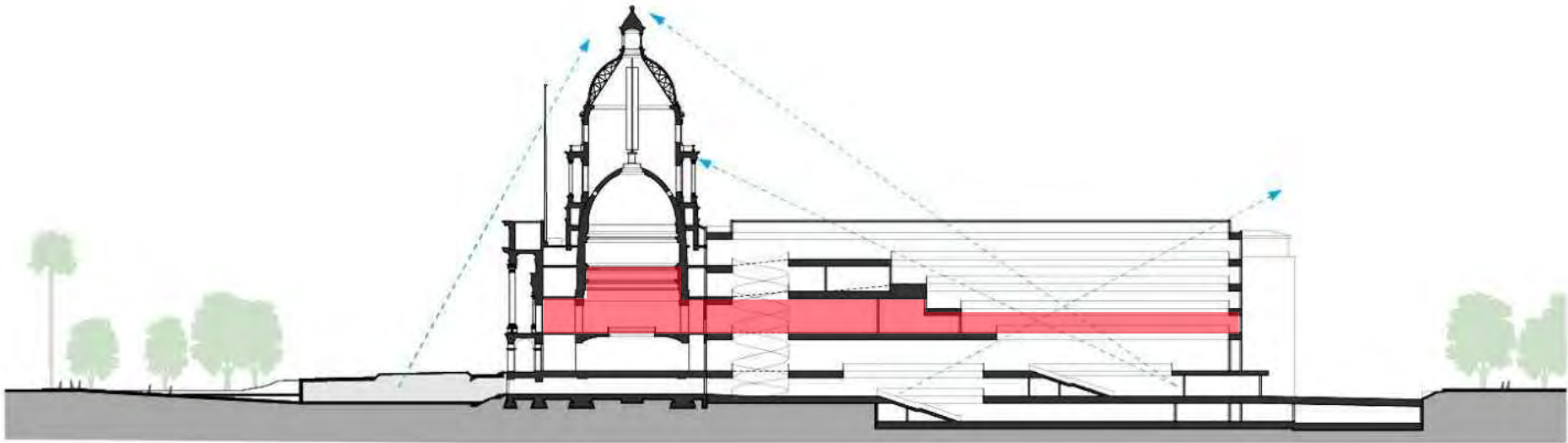




PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
FUNCTIONAL

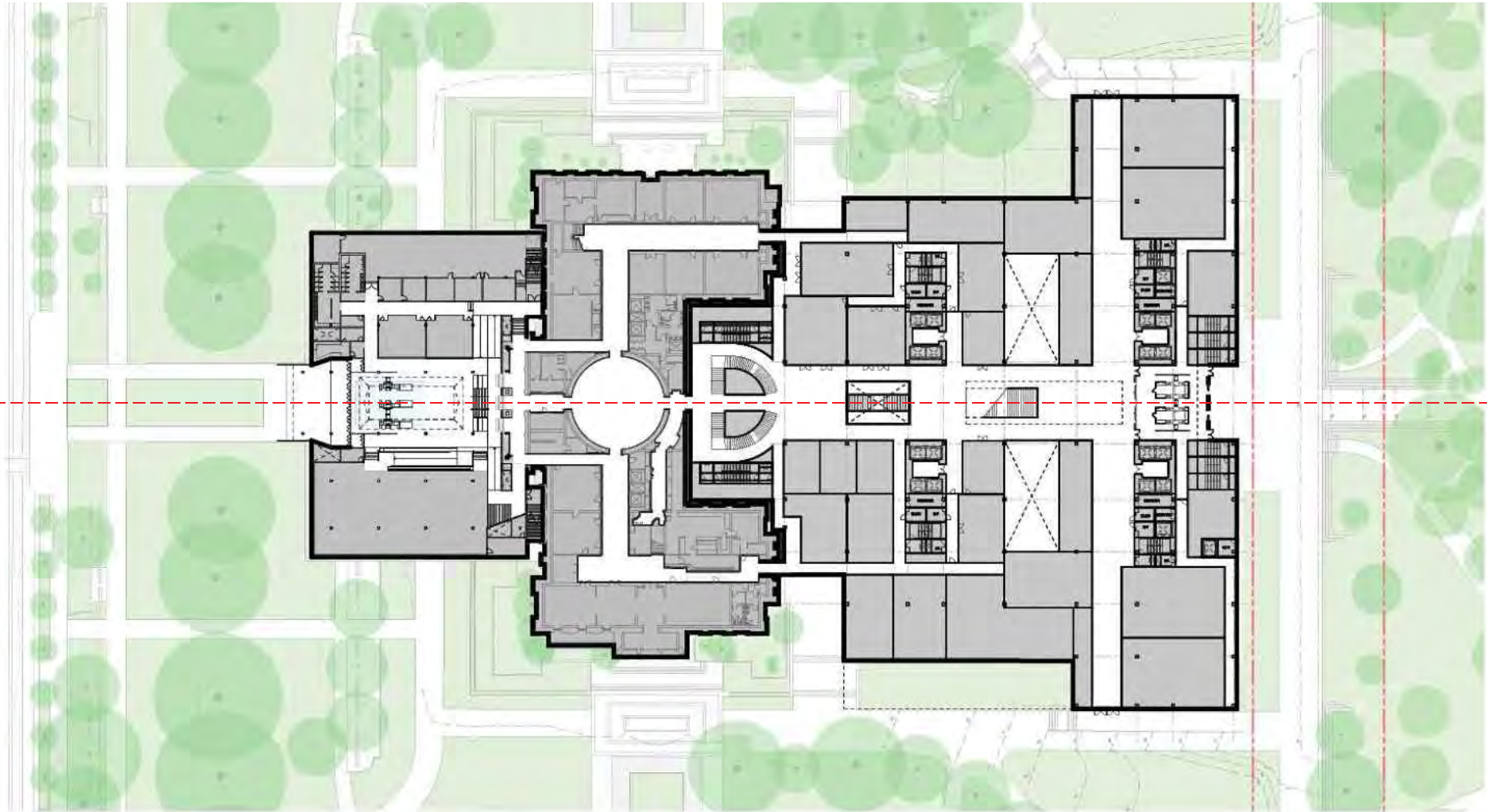


LEVEL 2

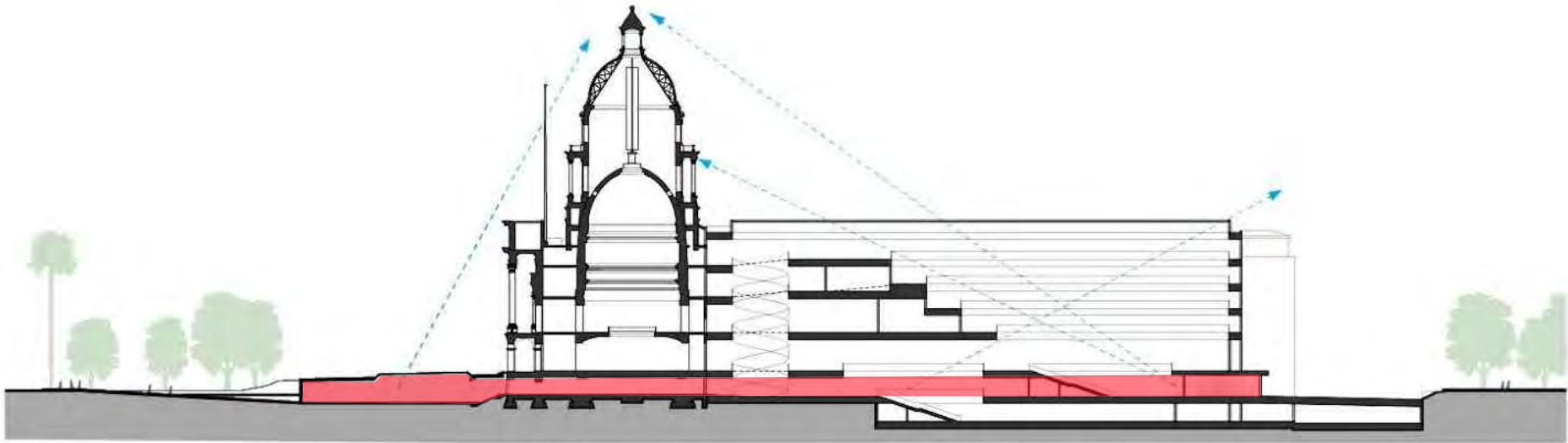




PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
FUNCTIONAL



GARDEN LEVEL





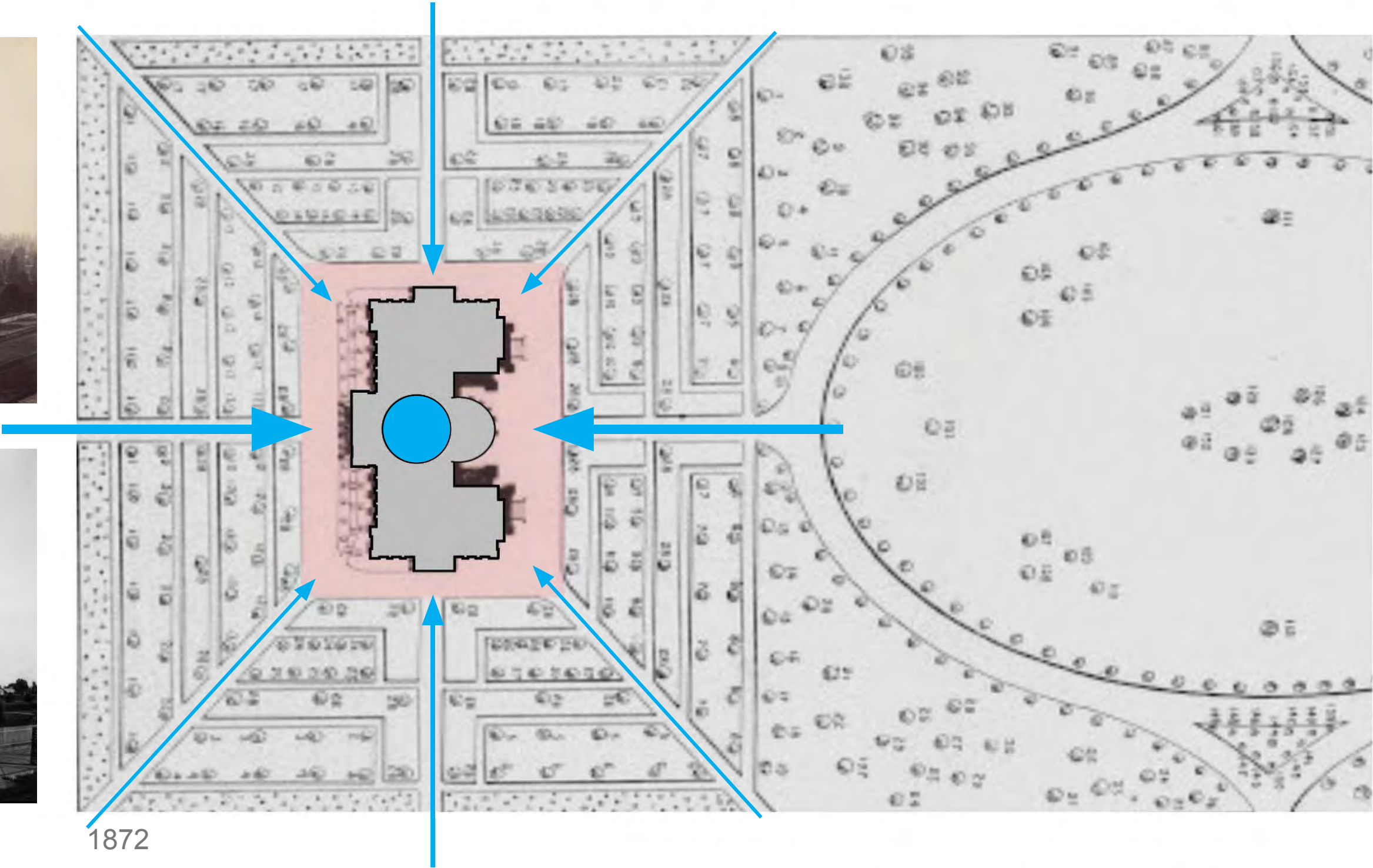
# **SITE CONSIDERATIONS & OPPORTUNITIES**



SITE CONSIDERATIONS & OPPORTUNITIES  
ELEVATED FROM THE PUBLIC REALM - VIEWS TO THE DOME



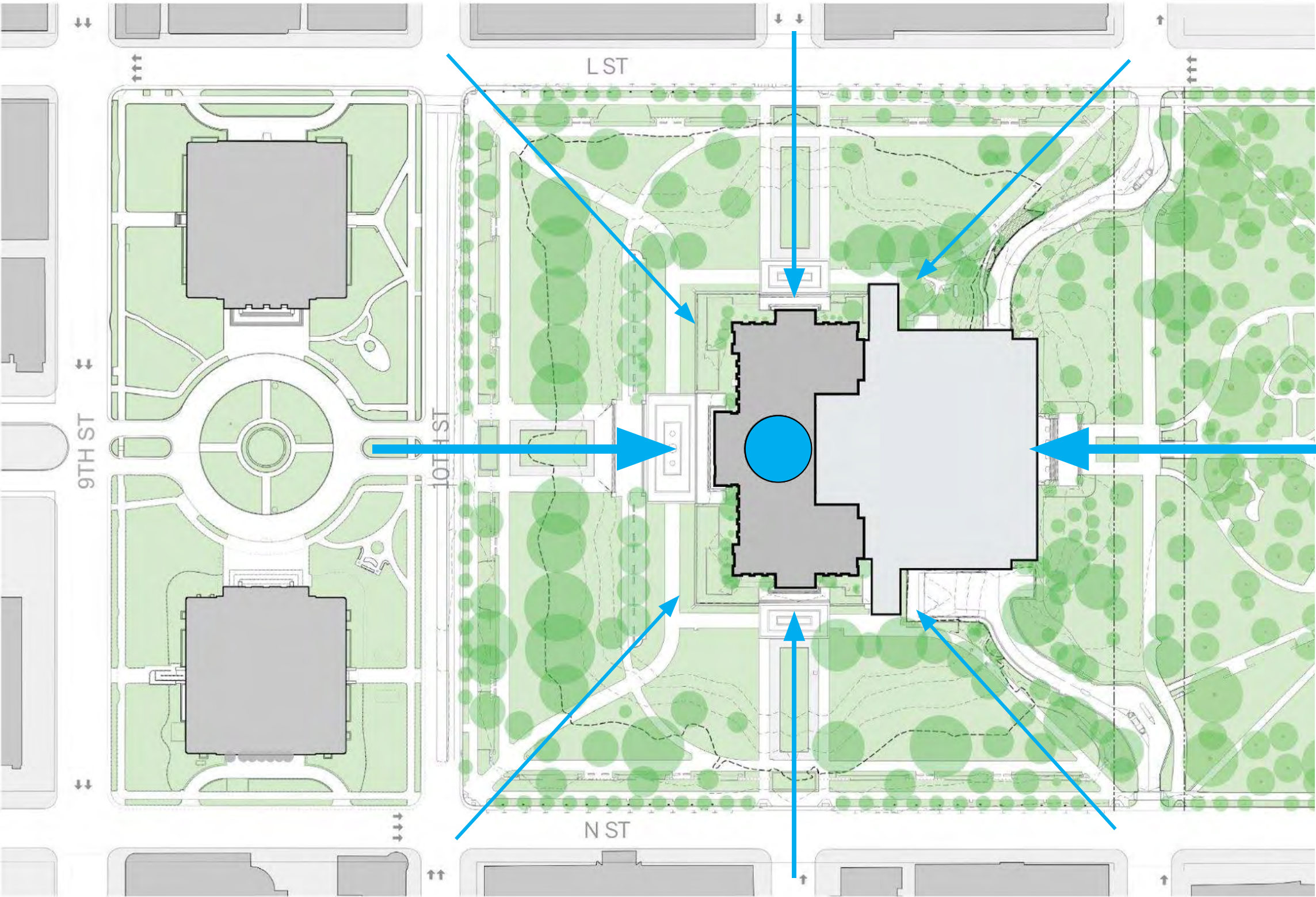
1860 -1870



1872

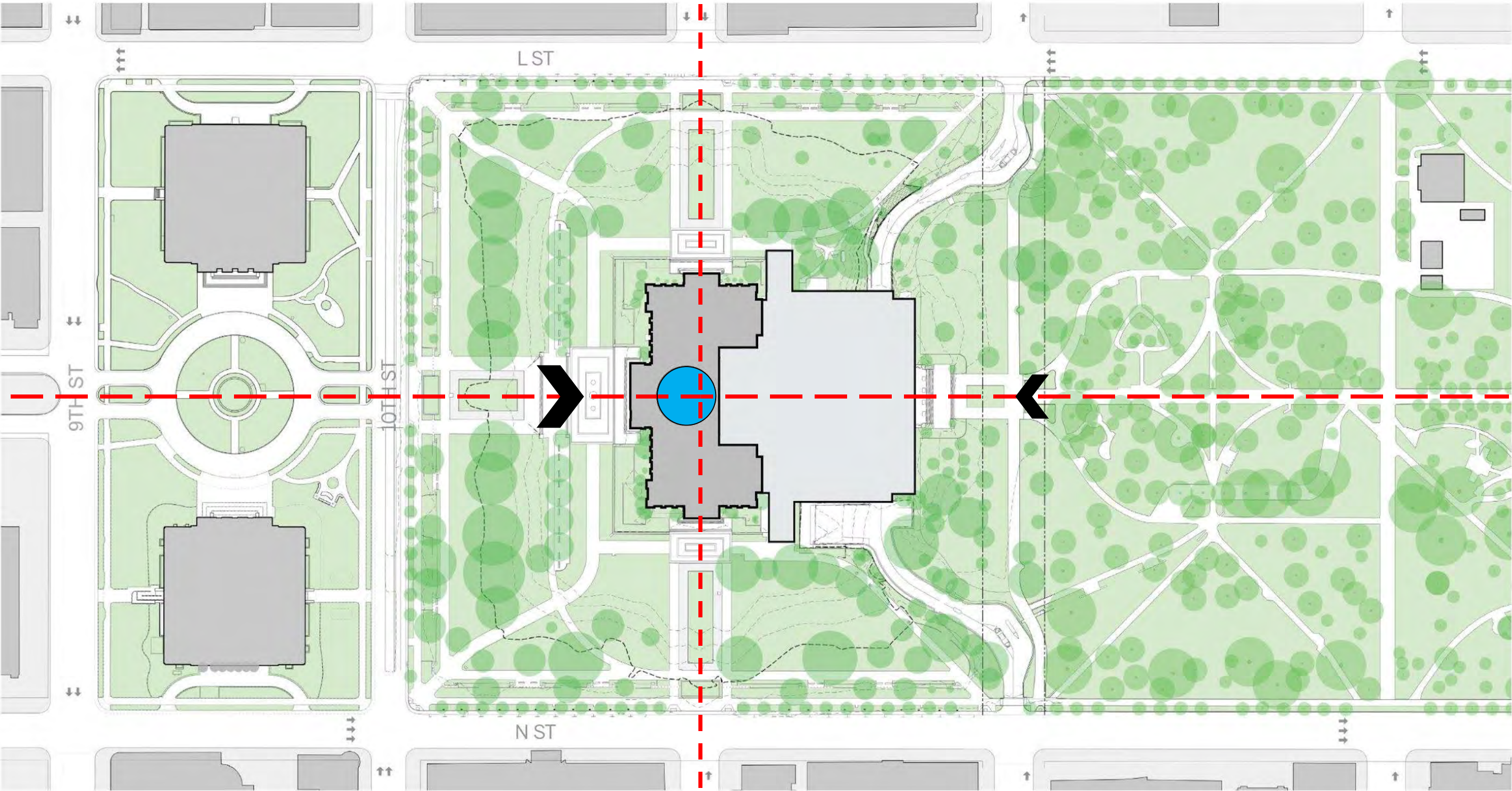


SITE CONSIDERATIONS & OPPORTUNITIES  
VIEWS TO THE DOME



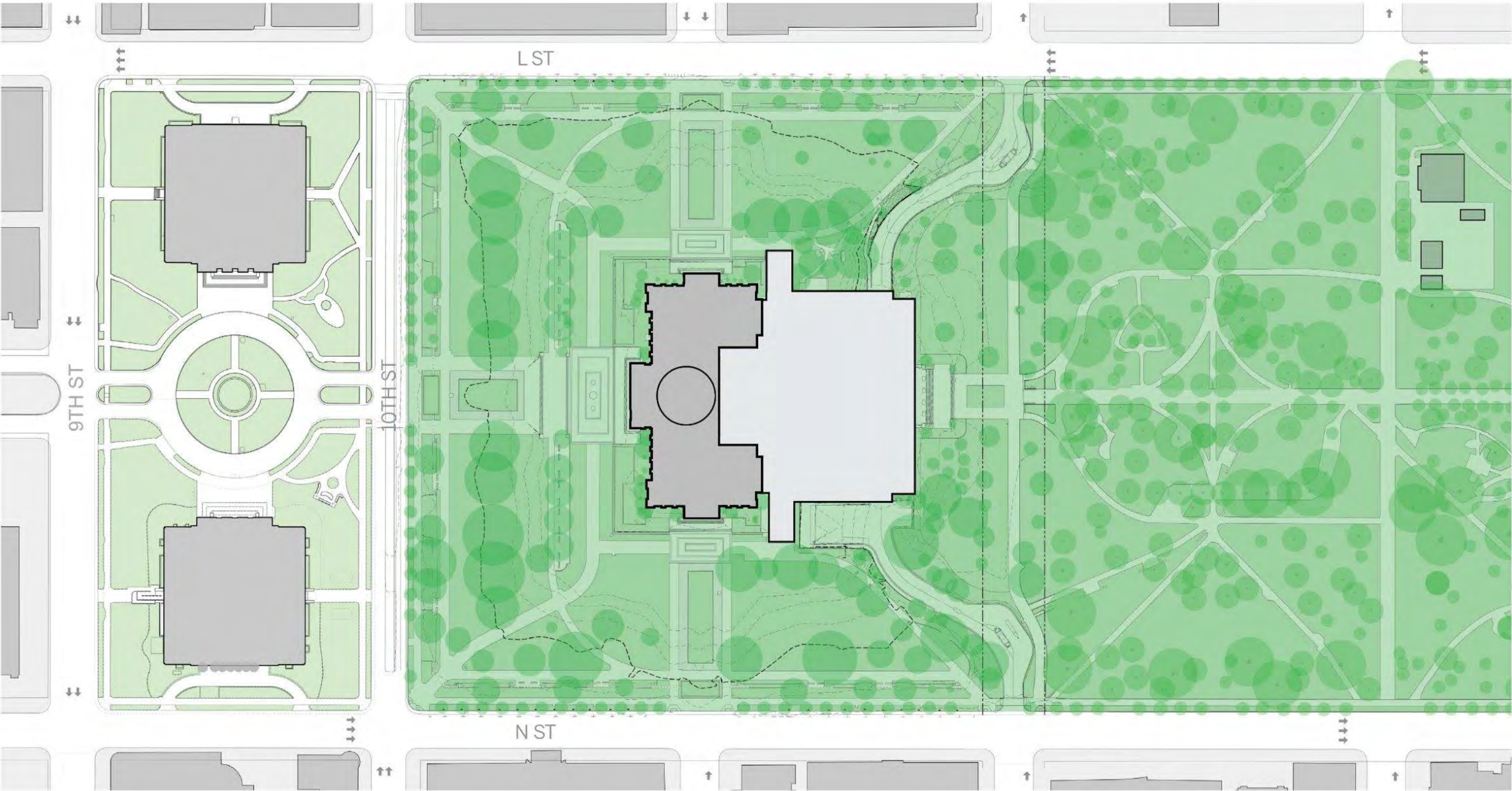


SITE CONSIDERATIONS & OPPORTUNITIES  
 AXIS - WEST & EAST ENTRIES





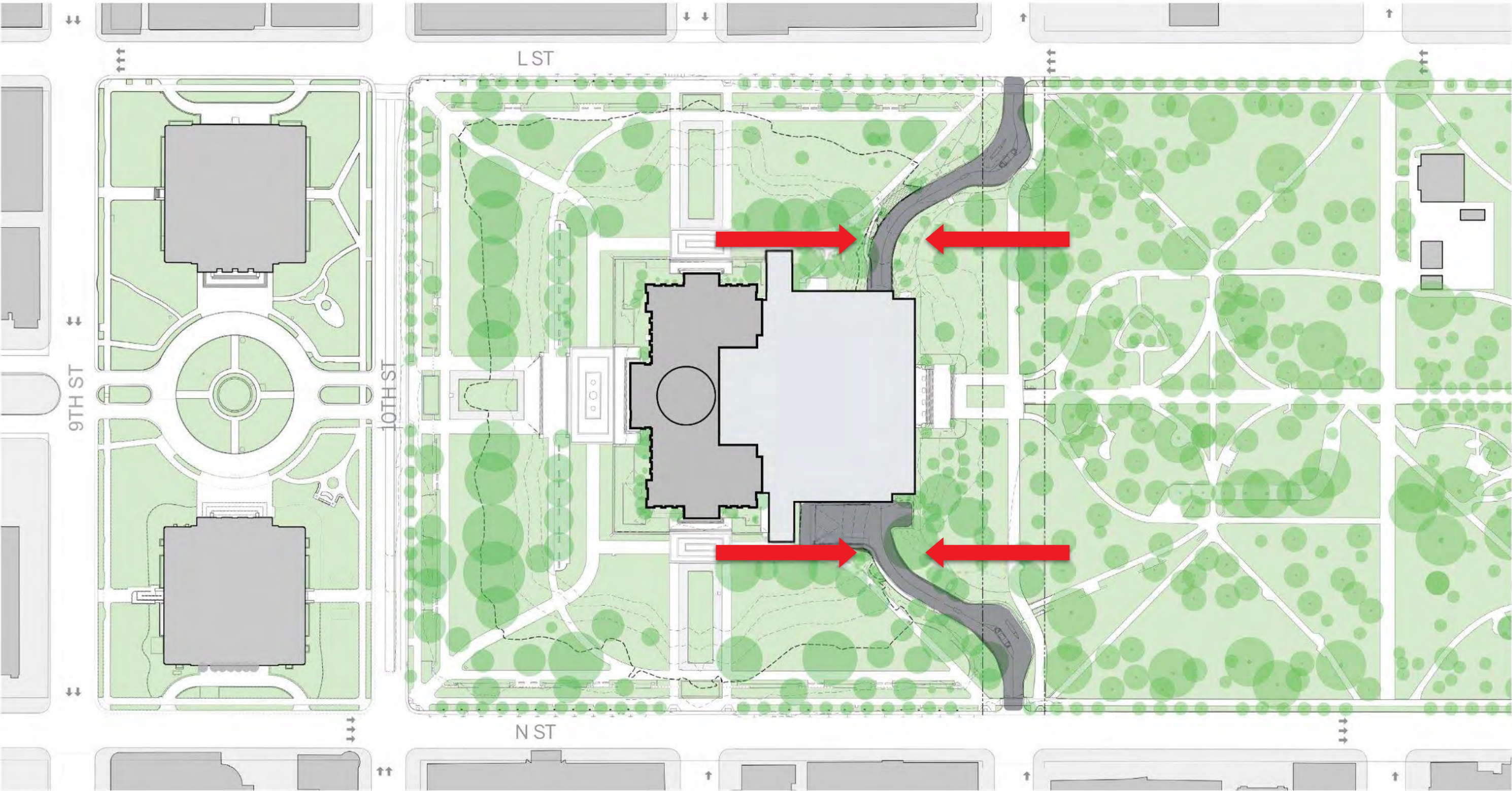
SITE CONSIDERATIONS & OPPORTUNITIES  
PARK SETTING





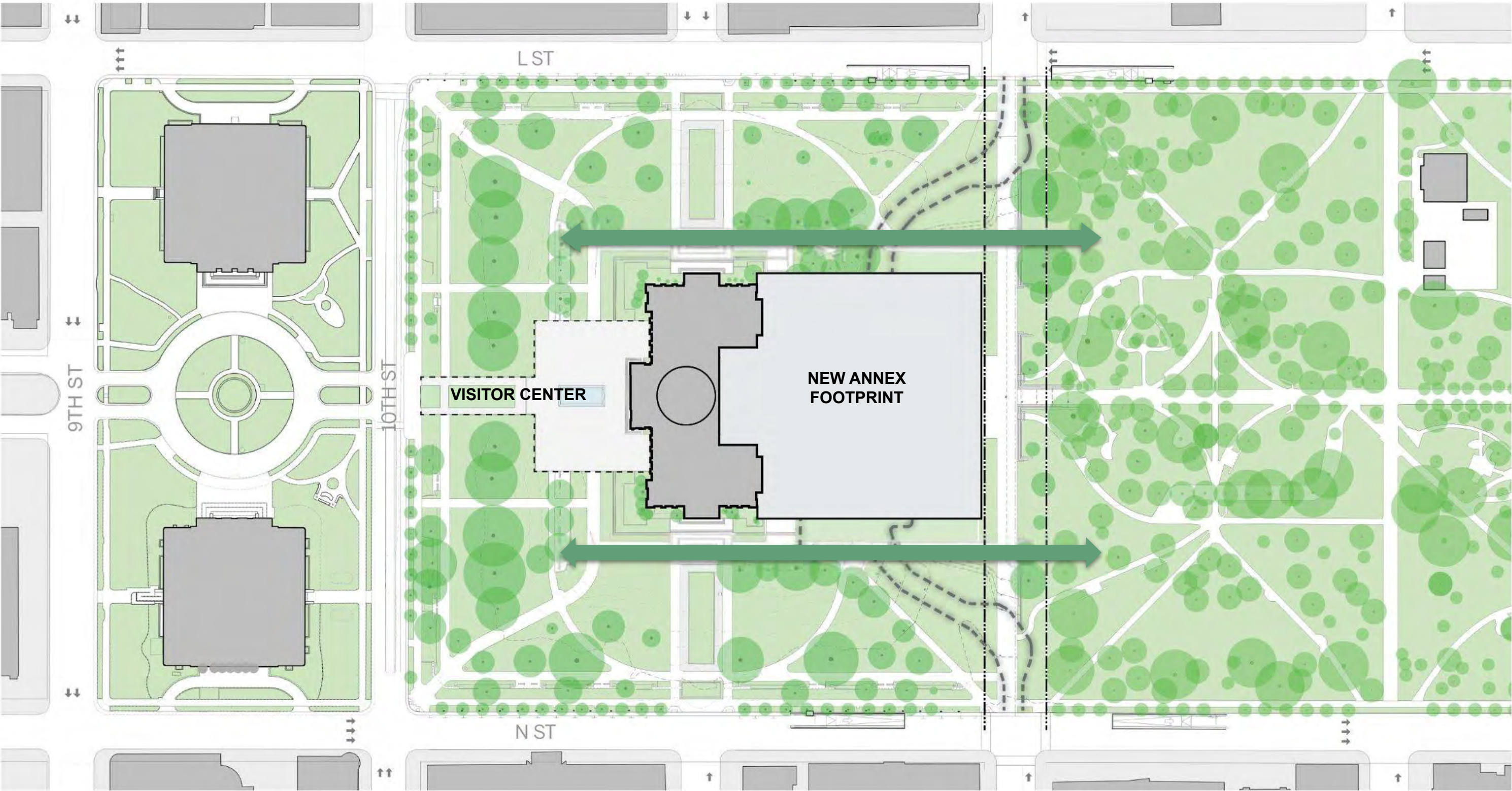
SITE CONSIDERATIONS & OPPORTUNITIES

EXISTING RAMPS



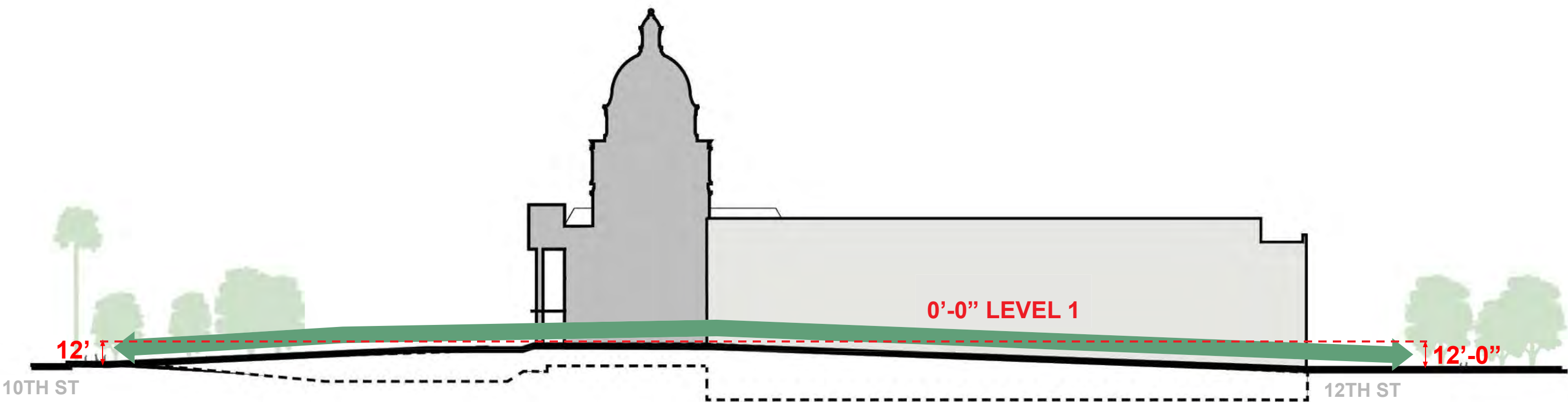
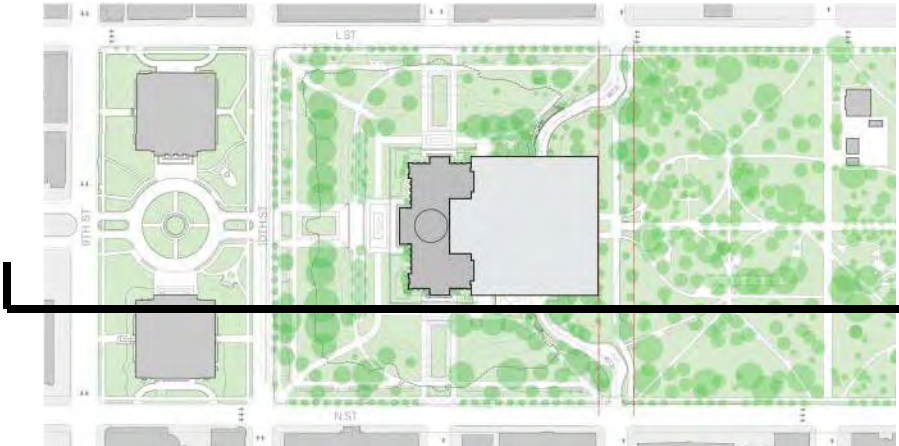


SITE CONSIDERATIONS & OPPORTUNITIES  
CONNECT THE PARK



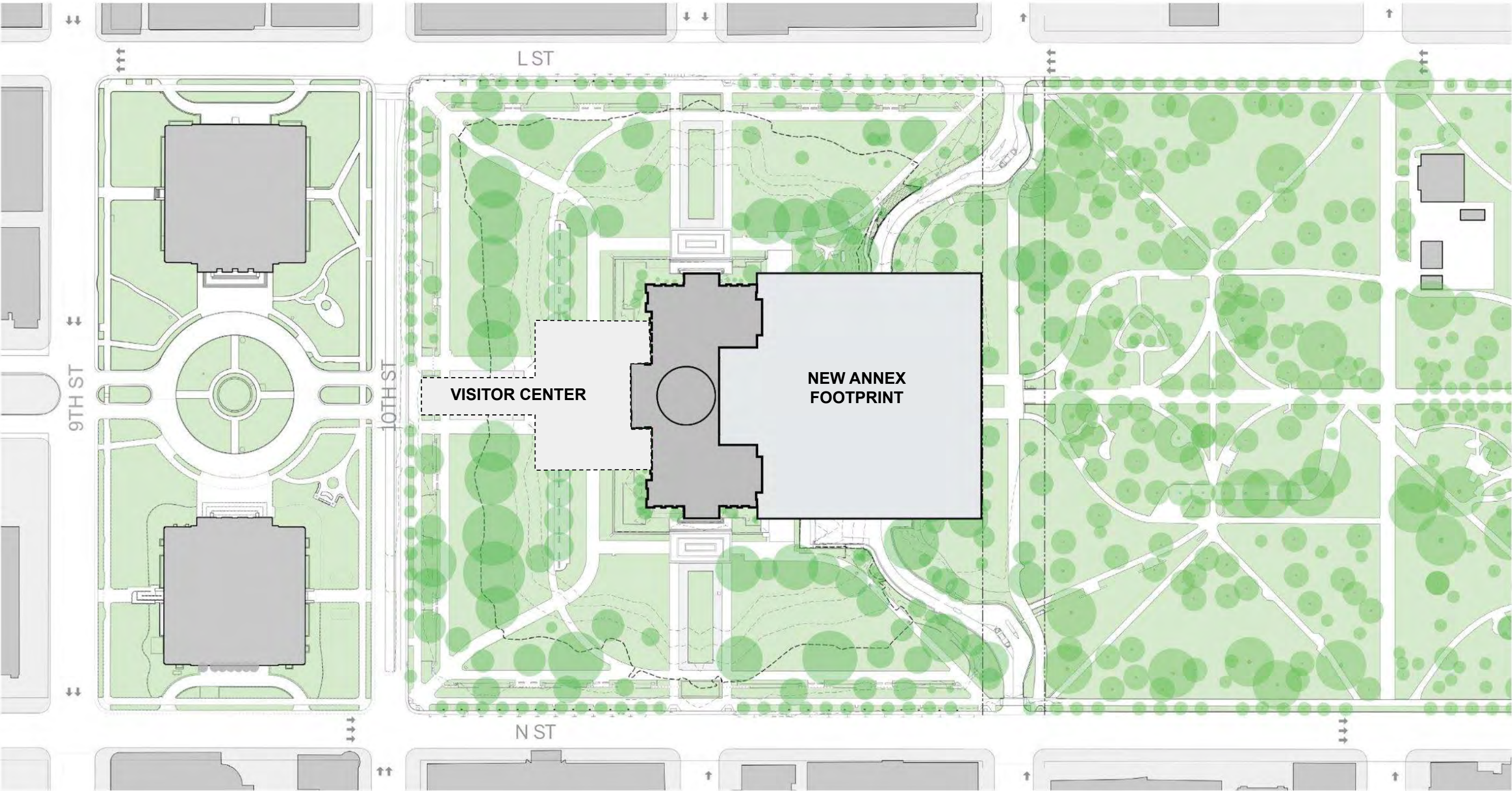


SITE CONSIDERATIONS & OPPORTUNITIES  
TOPOGRAPHY & UNIVERSAL ACCESS



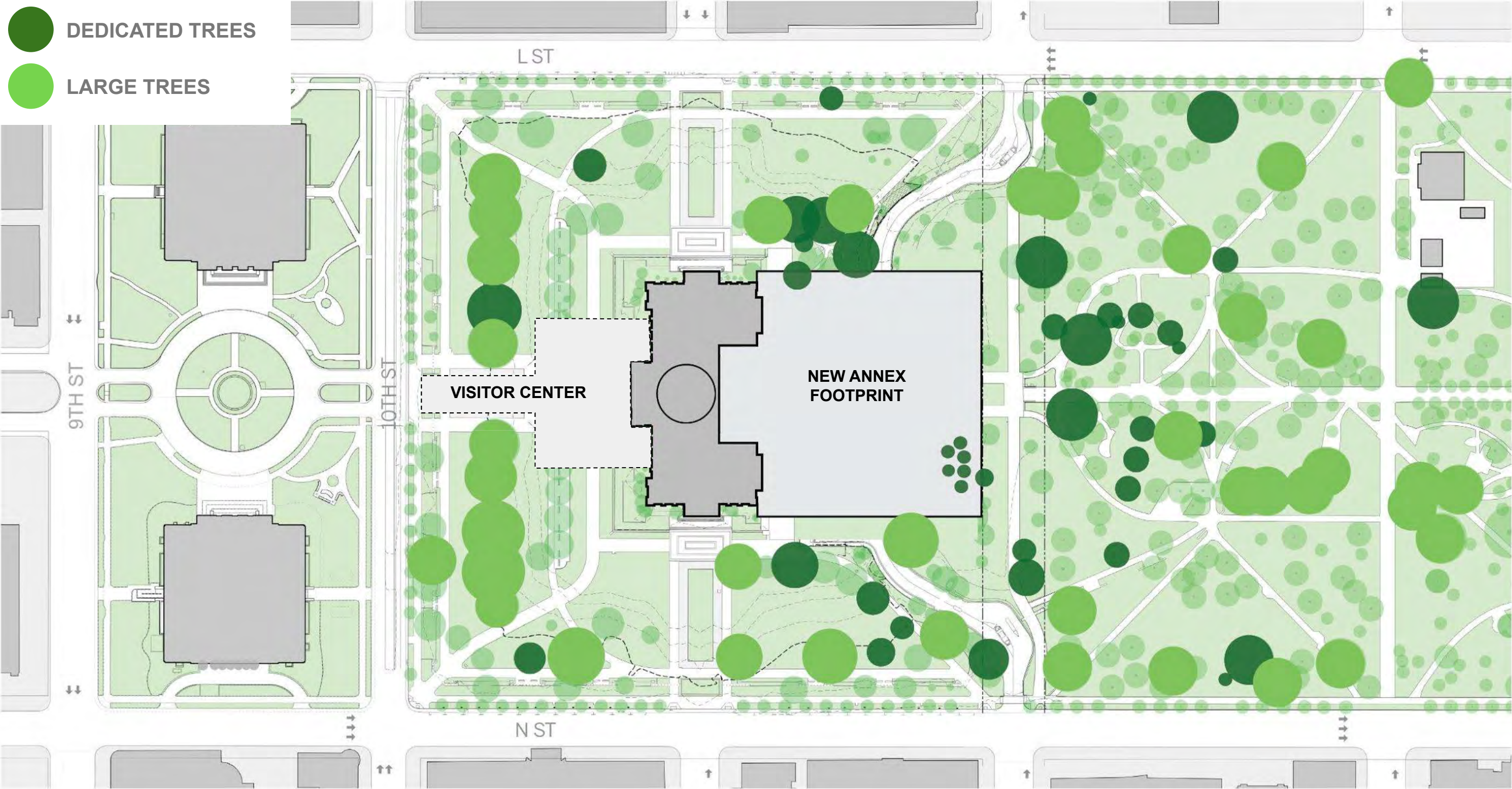


SITE CONSIDERATIONS & OPPORTUNITIES  
PARK SETTING & IMPORTANCE OF TREES



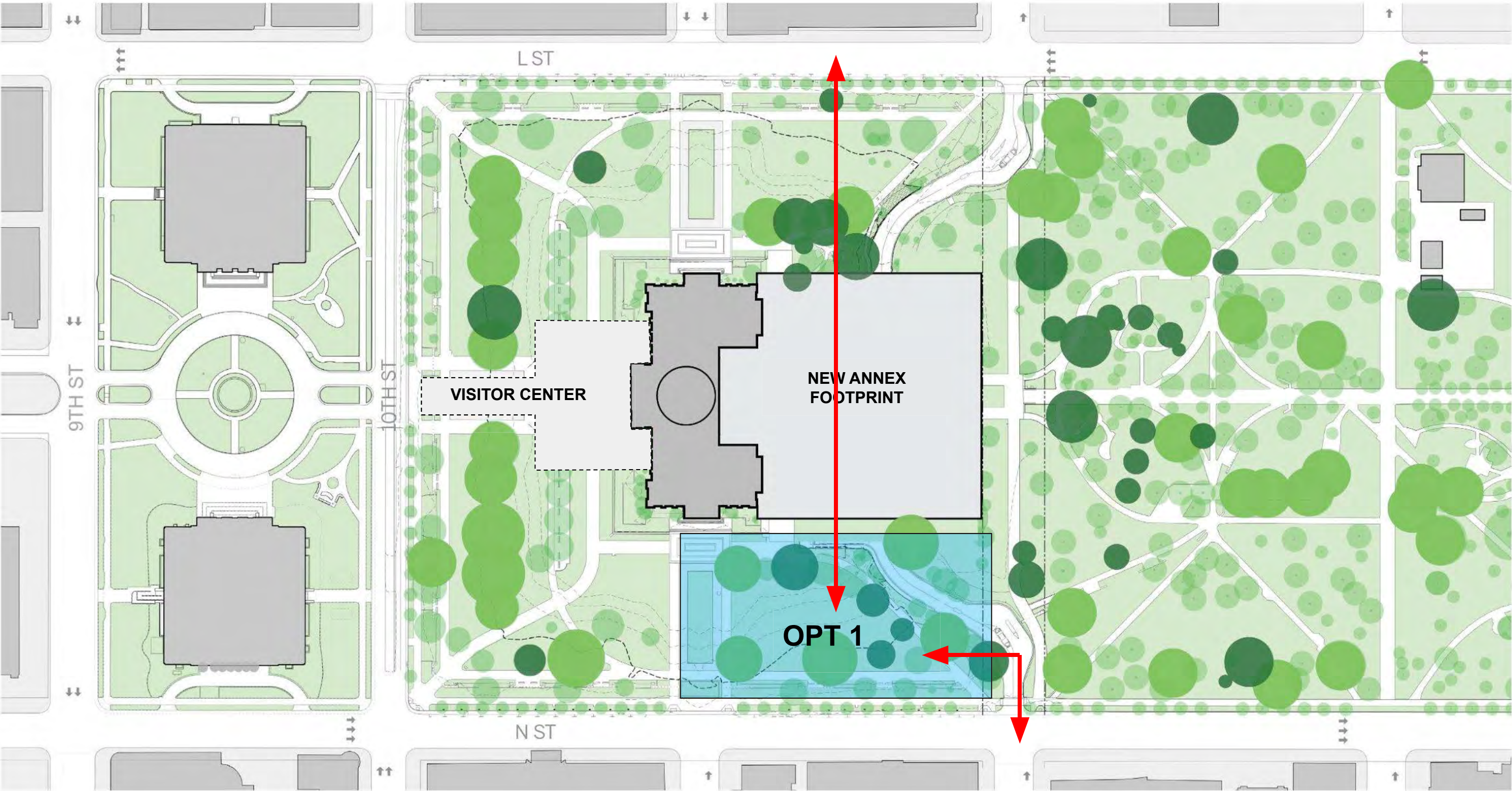


SITE CONSIDERATIONS & OPPORTUNITIES  
LARGE & DEDICATED TREES



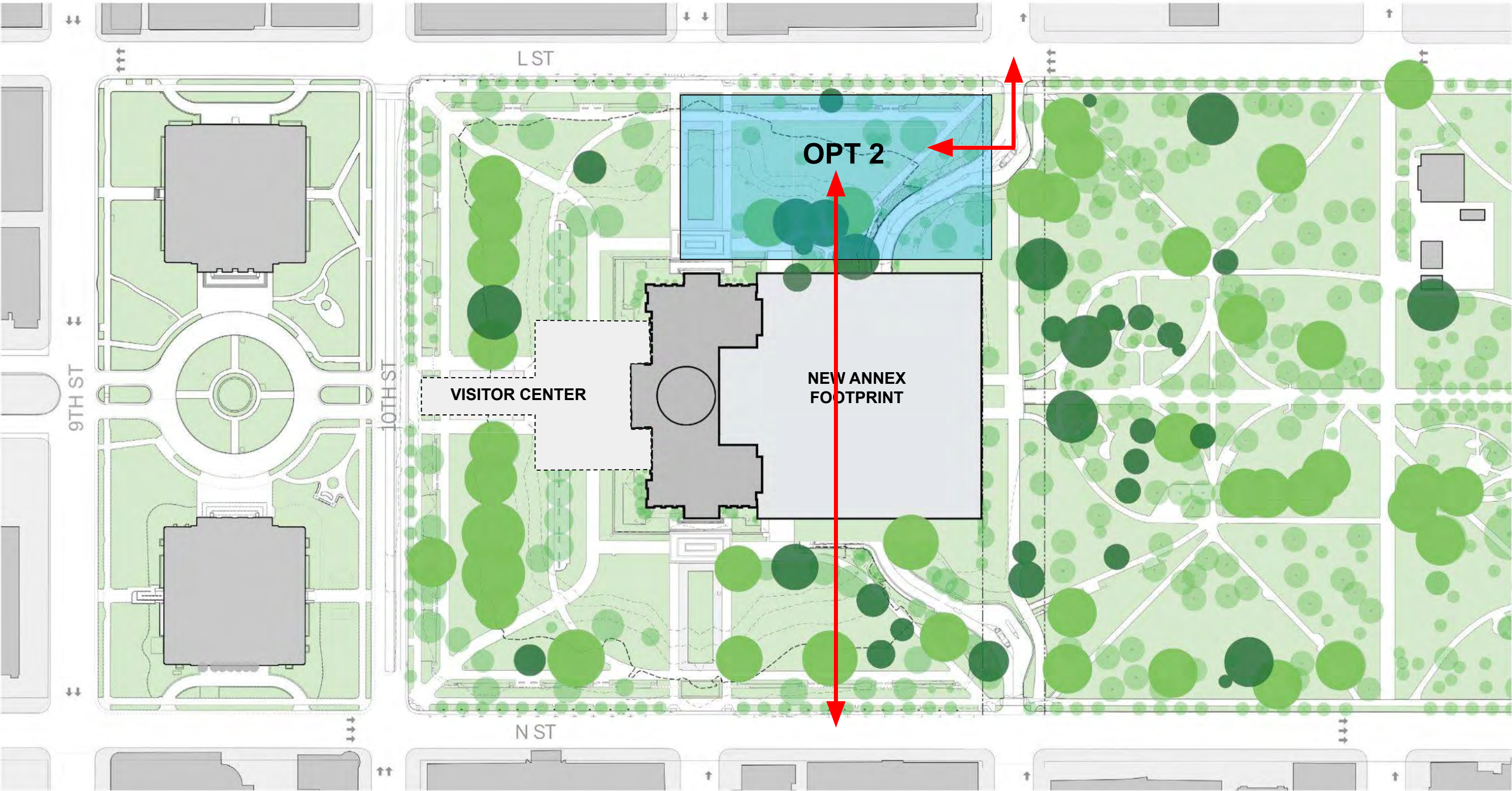


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - IMPACT ON TREES



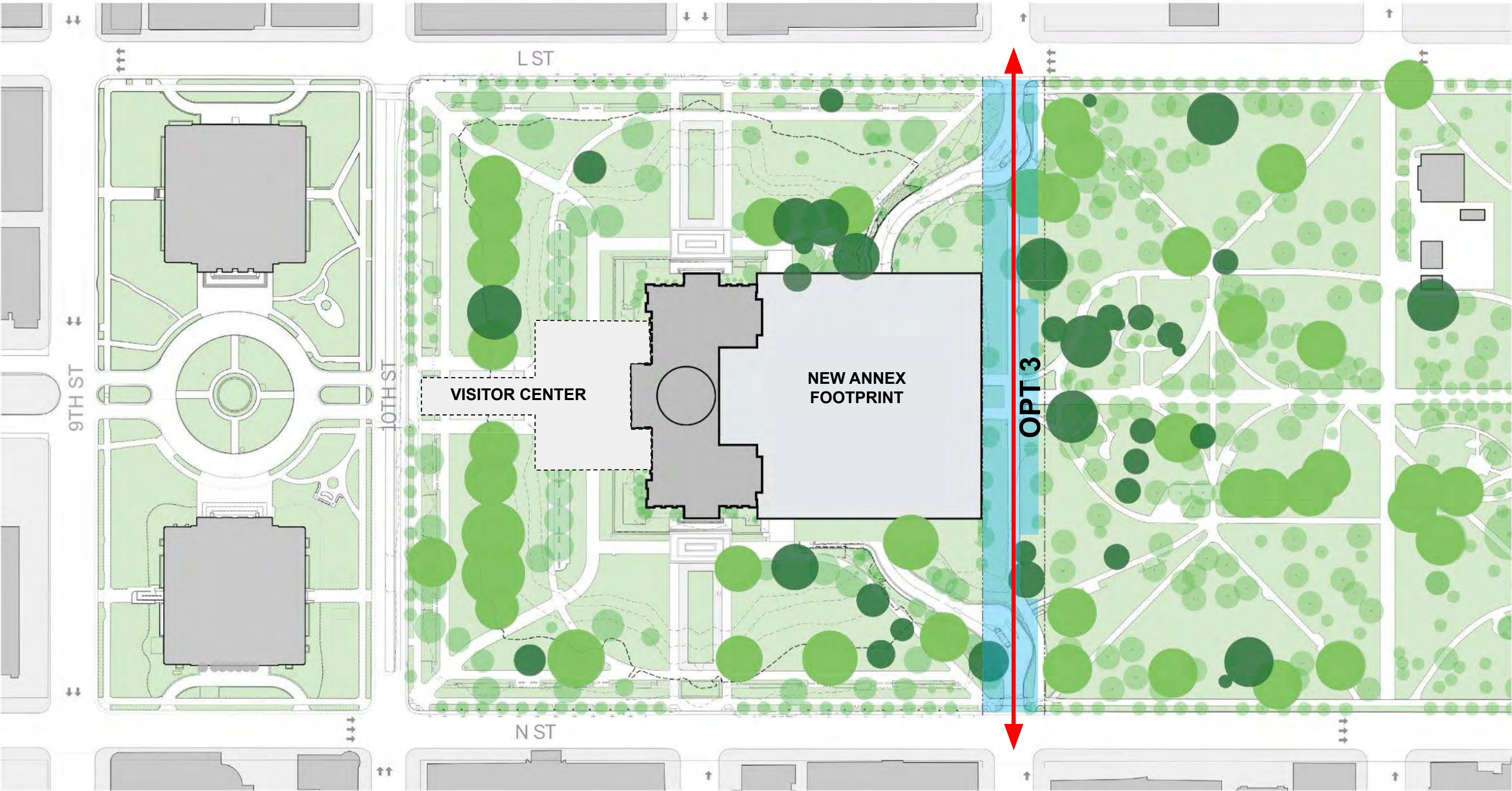


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - IMPACT ON TREES



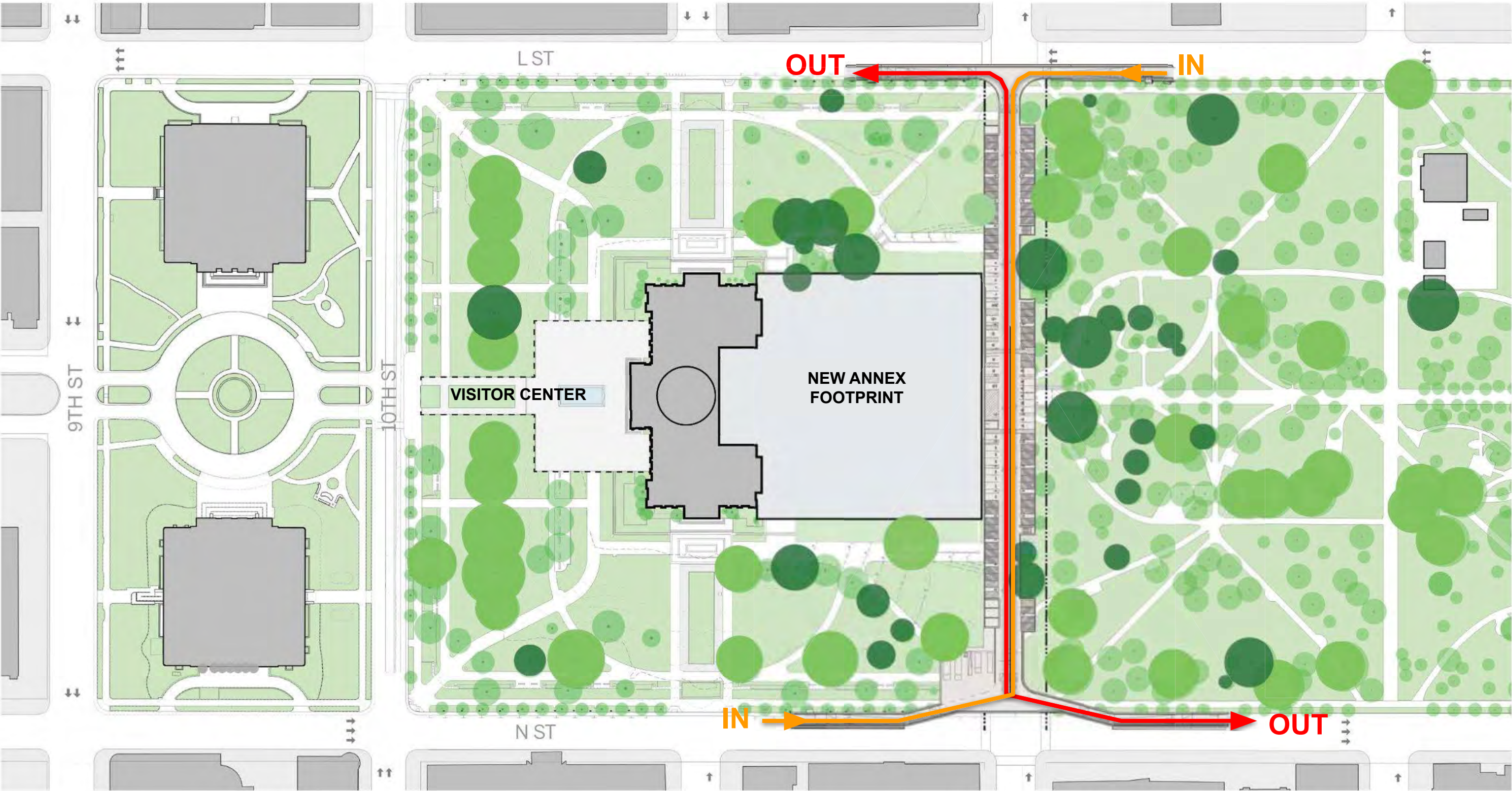


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - IMPACT ON TREES



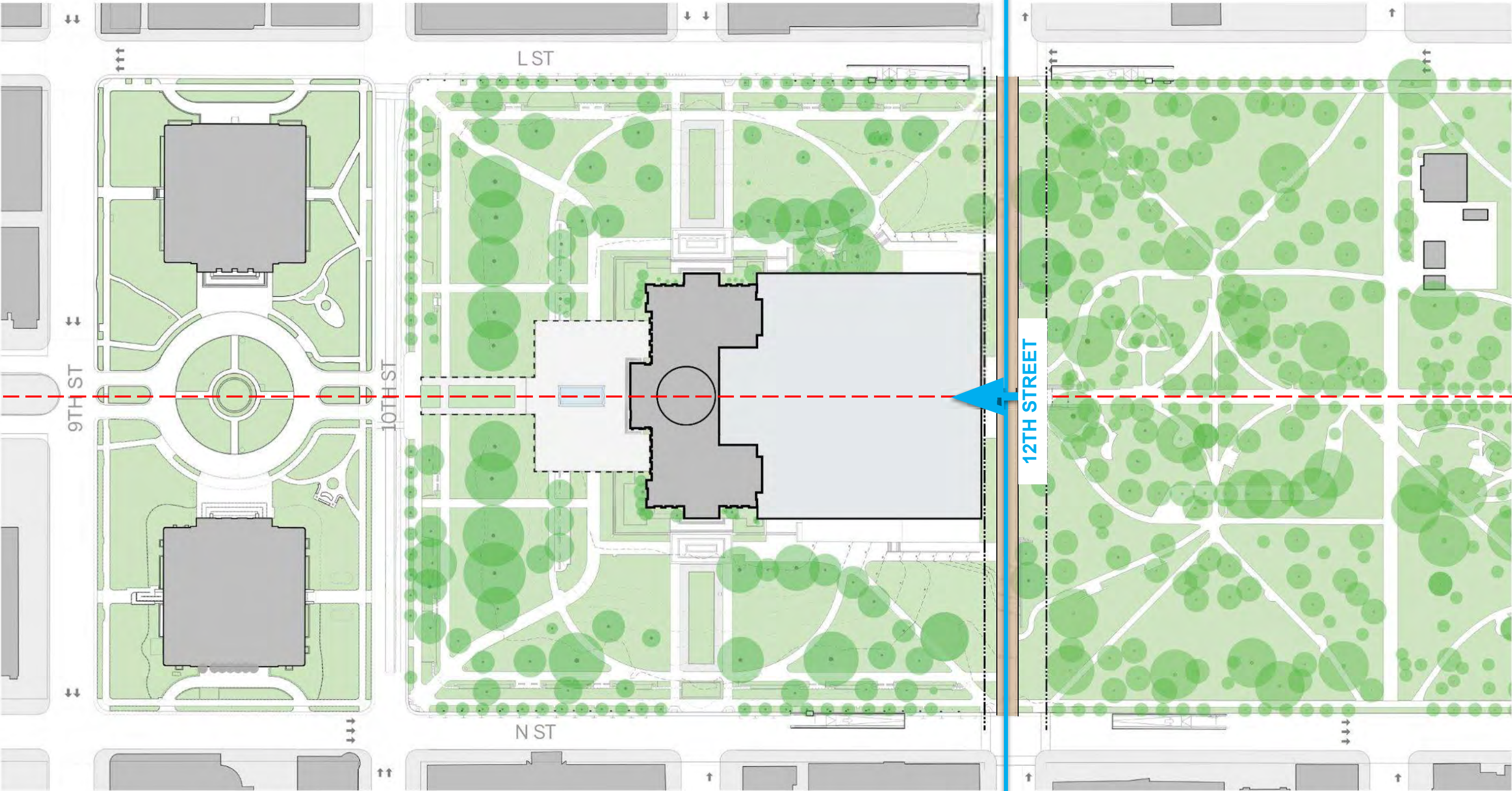


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - ACCESS & EGRESS





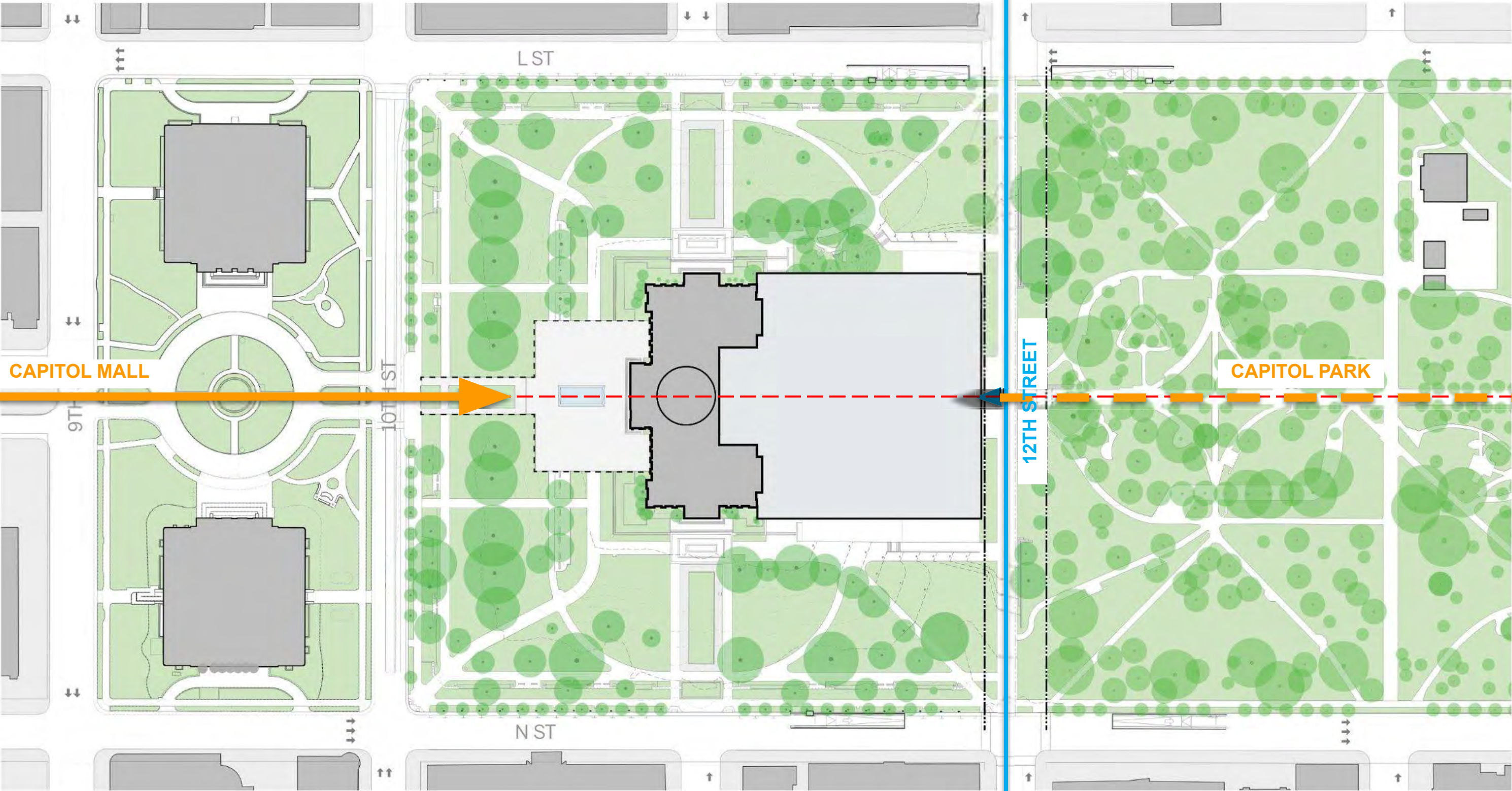
SITE CONSIDERATIONS & OPPORTUNITIES  
VISITOR ACCESS - 12TH STREET PROMENADE





SITE CONSIDERATIONS & OPPORTUNITIES

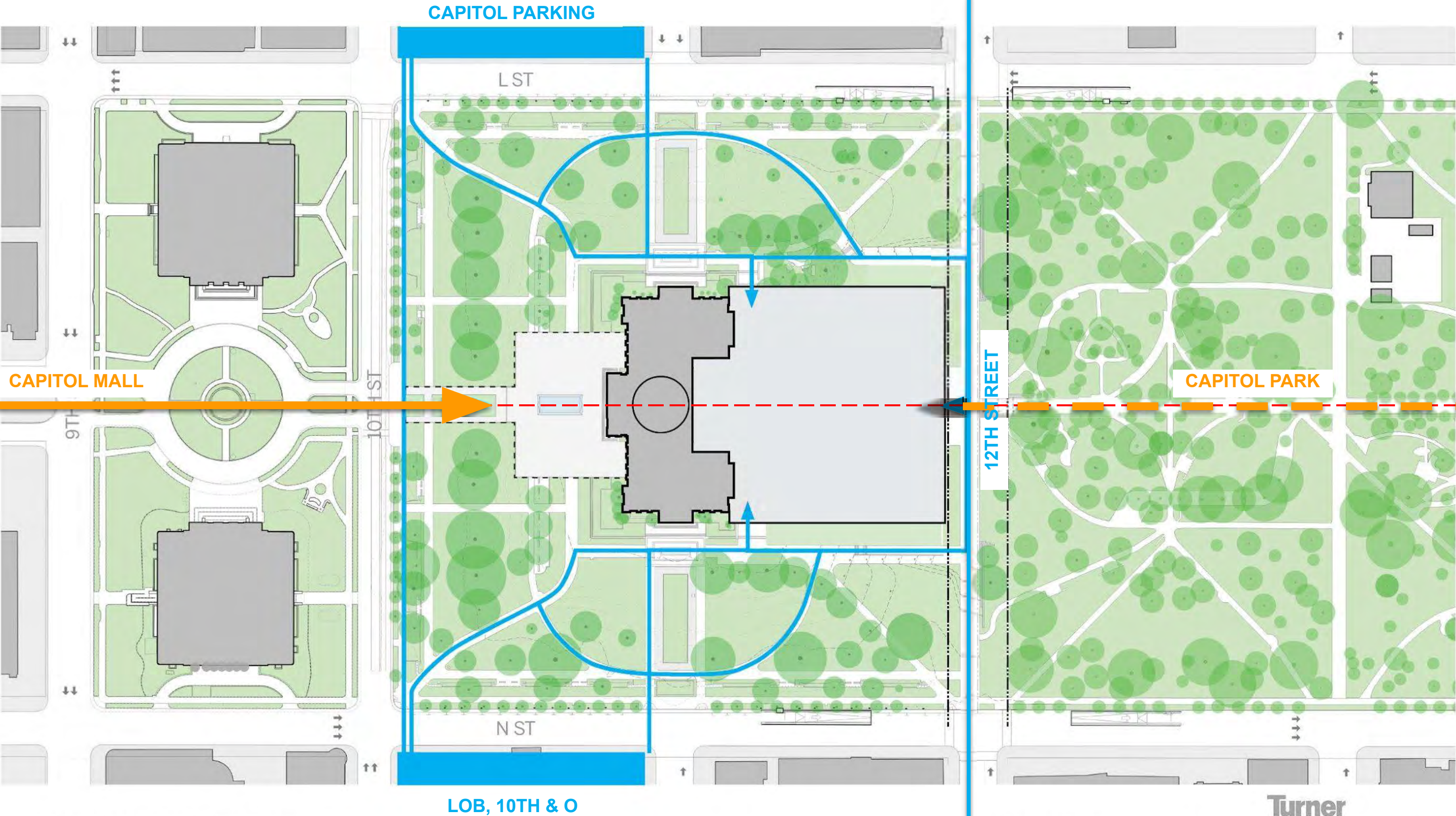
VISITOR ACCESS





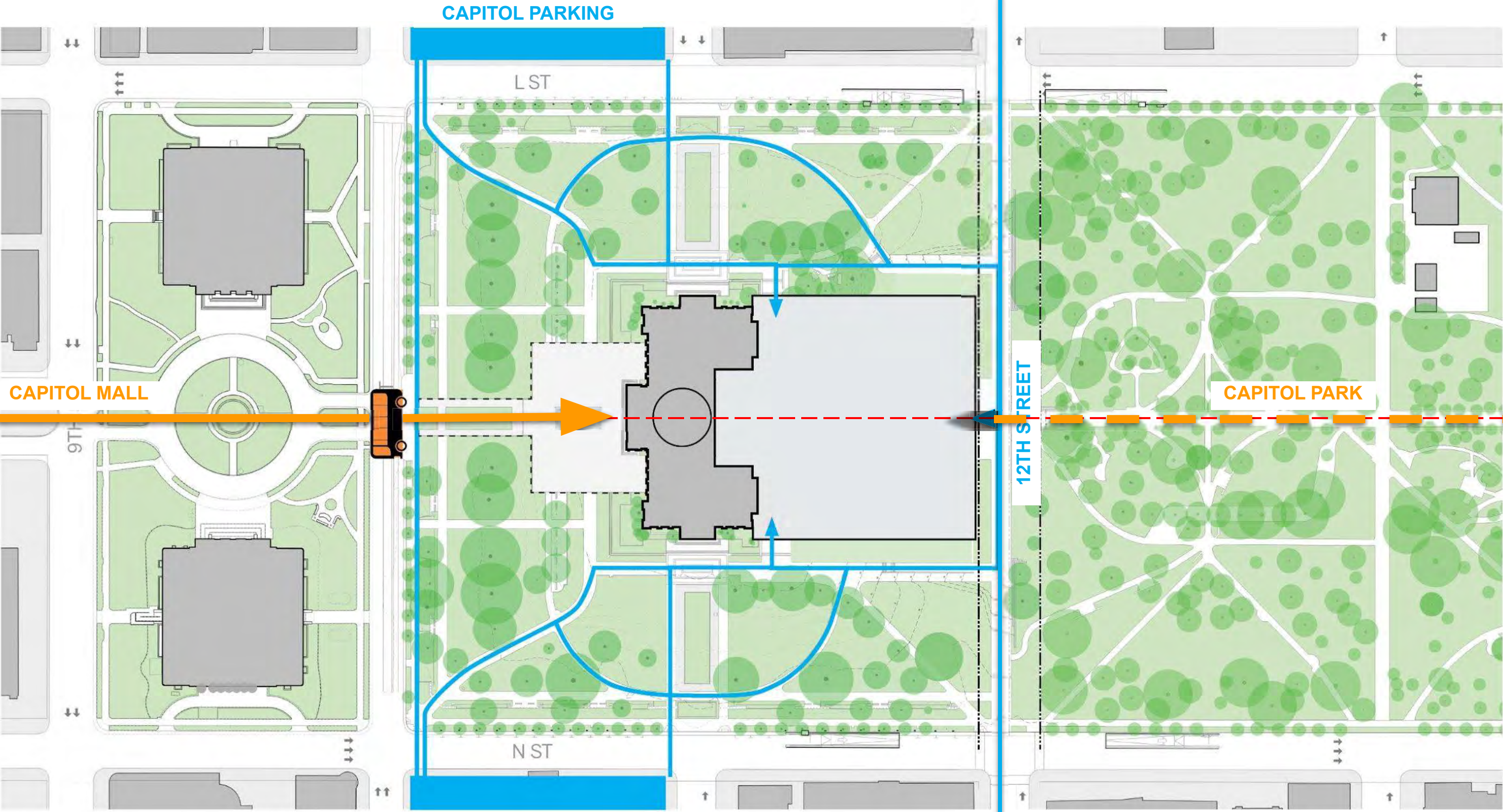
SITE CONSIDERATIONS & OPPORTUNITIES

VISITOR ACCESS





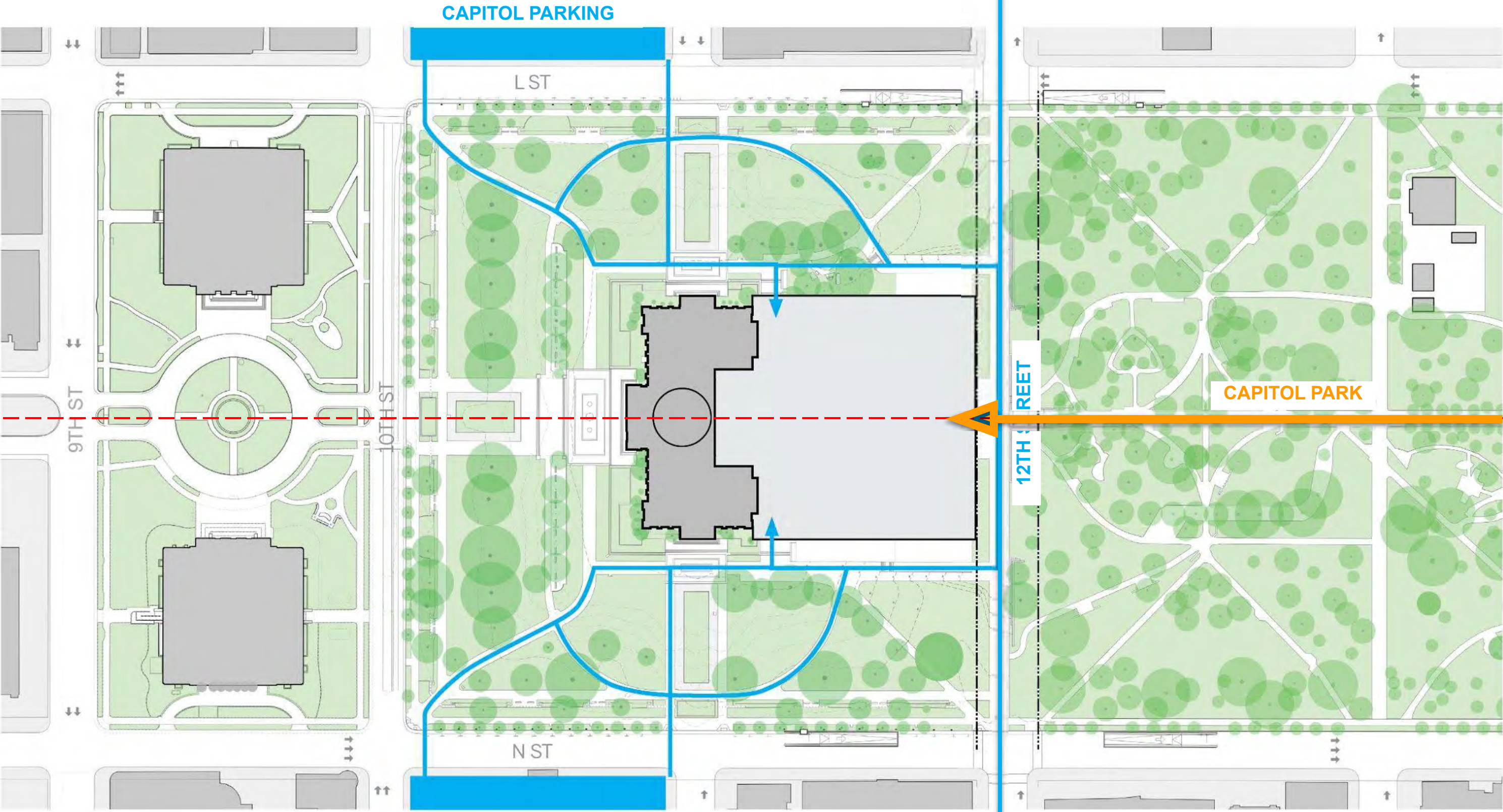
SITE CONSIDERATIONS & OPPORTUNITIES  
TOUR BUS DROP-OFF



LOB, 10TH & O



SITE CONSIDERATIONS & OPPORTUNITIES  
TOUR BUS DROP-OFF - NO VISITOR CENTER

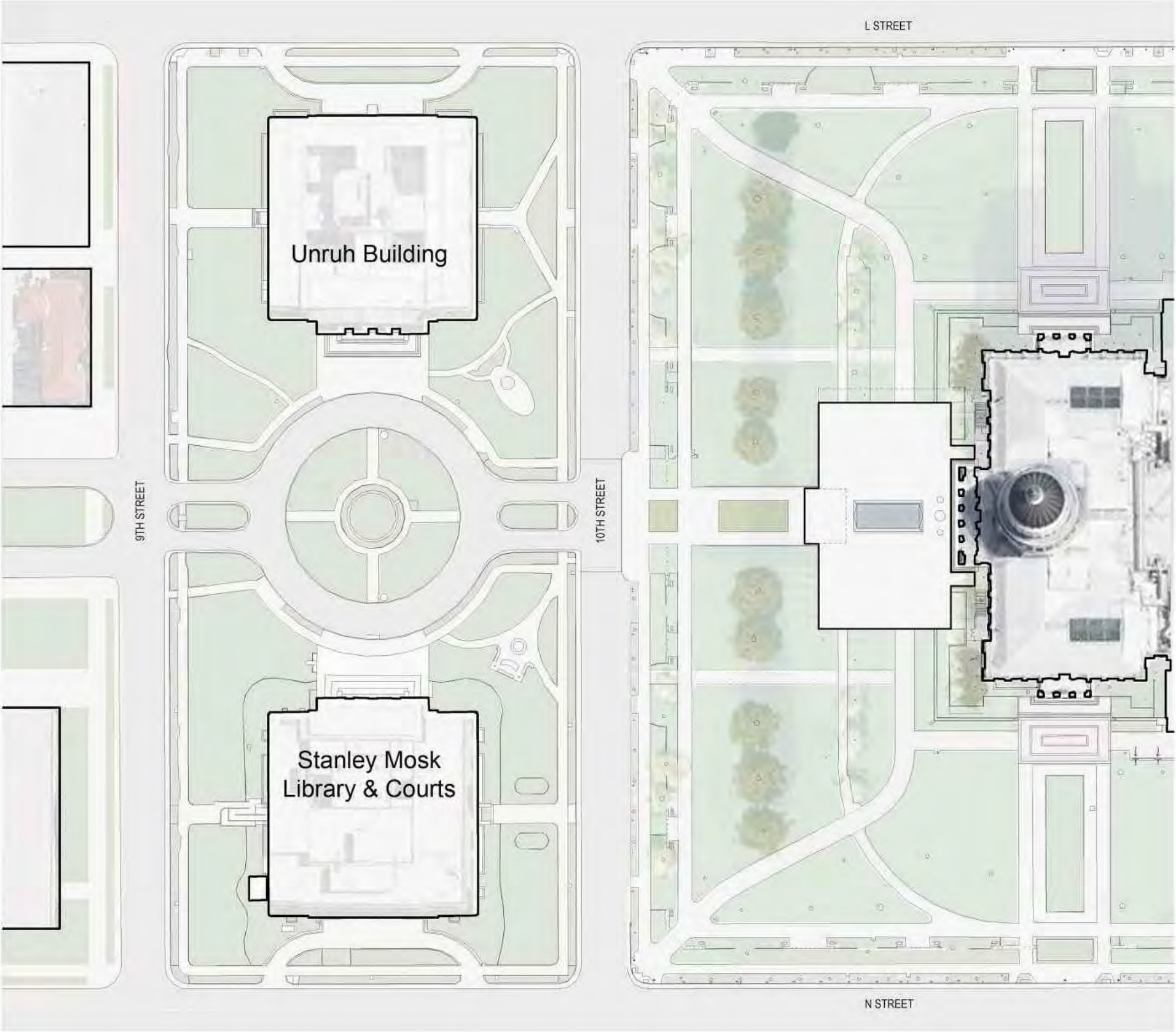




**NEW VISITOR CENTER**

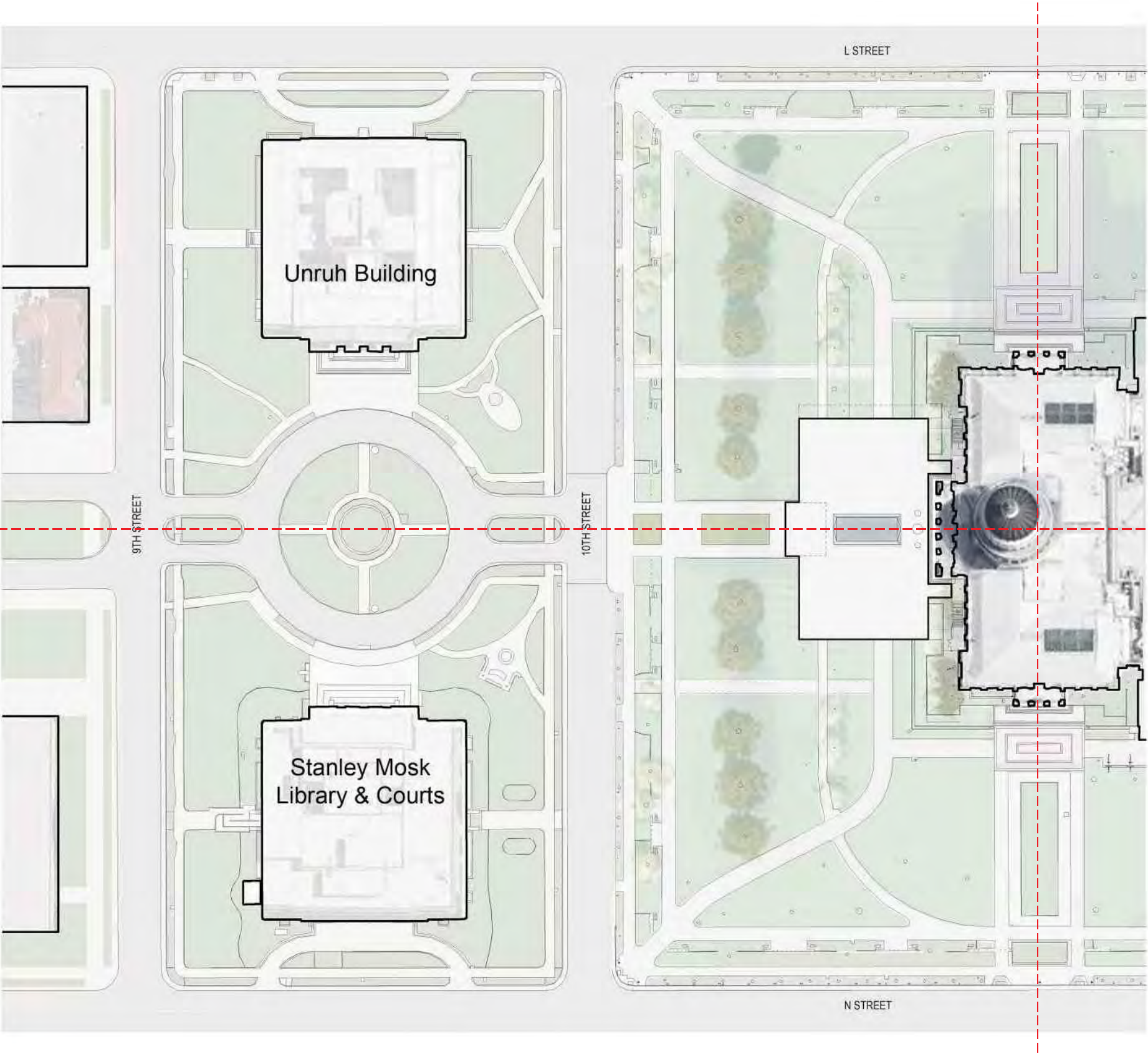


VISITOR CENTER  
SITE PLAN



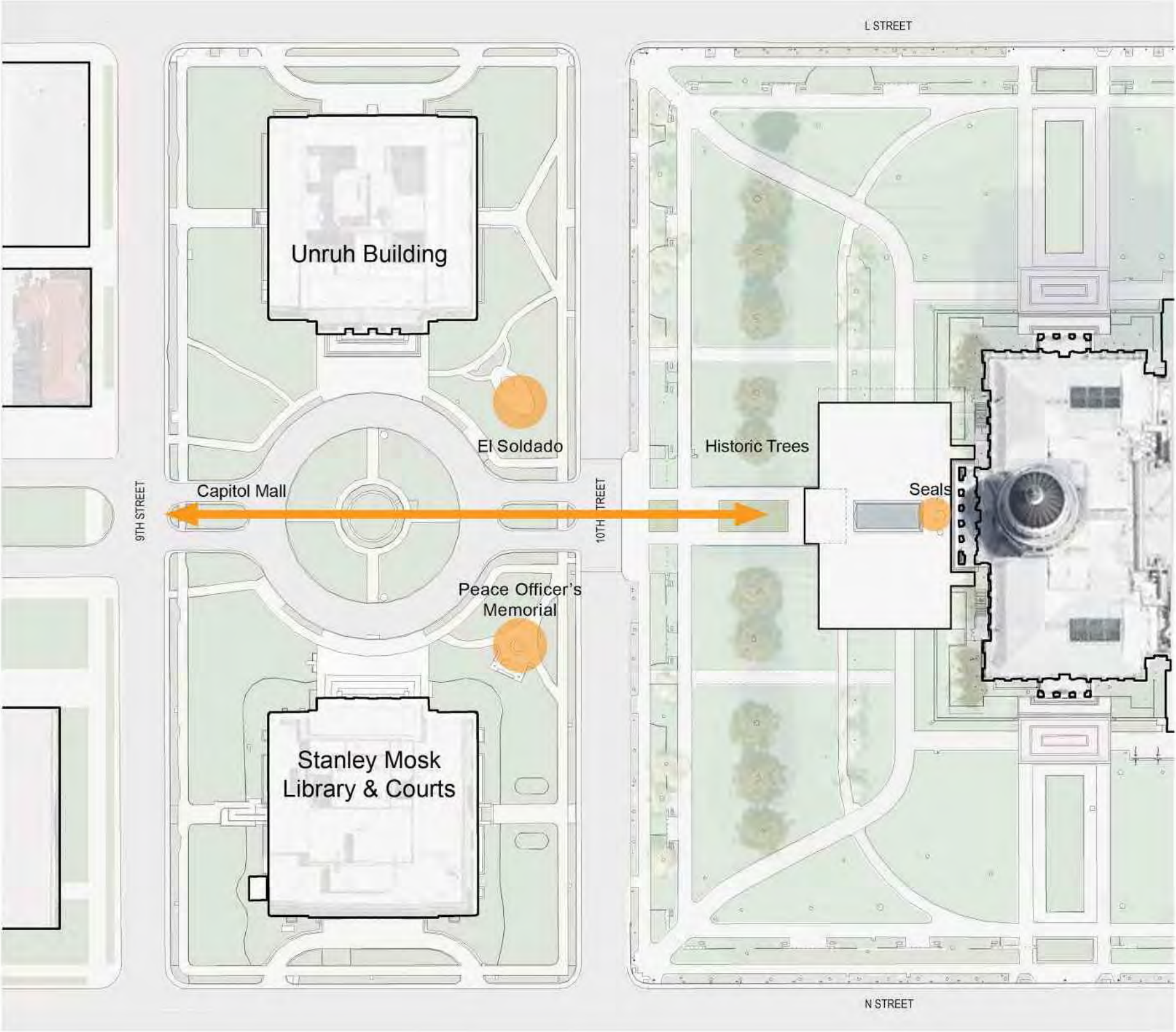


VISITOR CENTER  
SITE PLAN



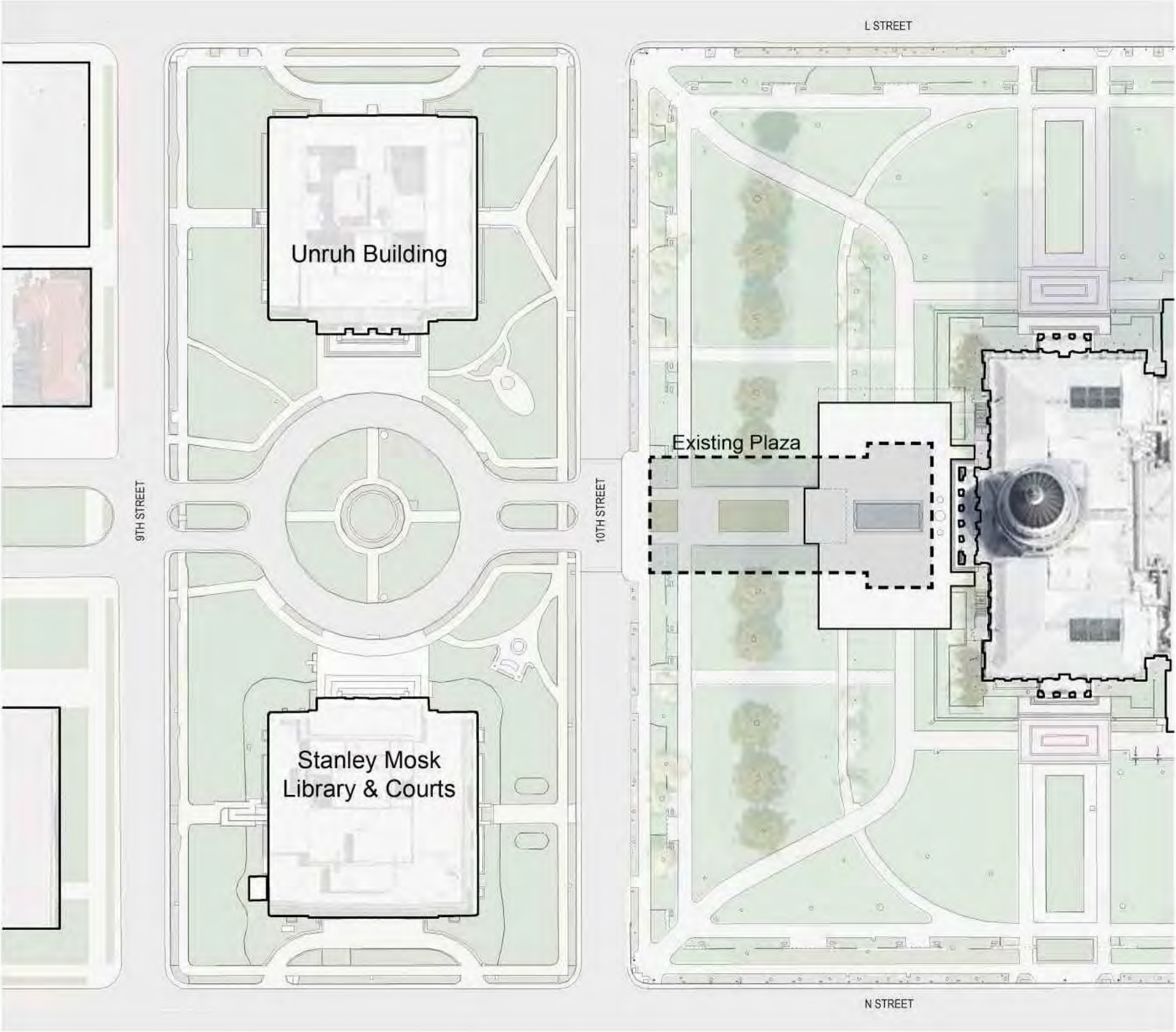


VISITOR CENTER  
SITE PLAN: CONSIDERATIONS



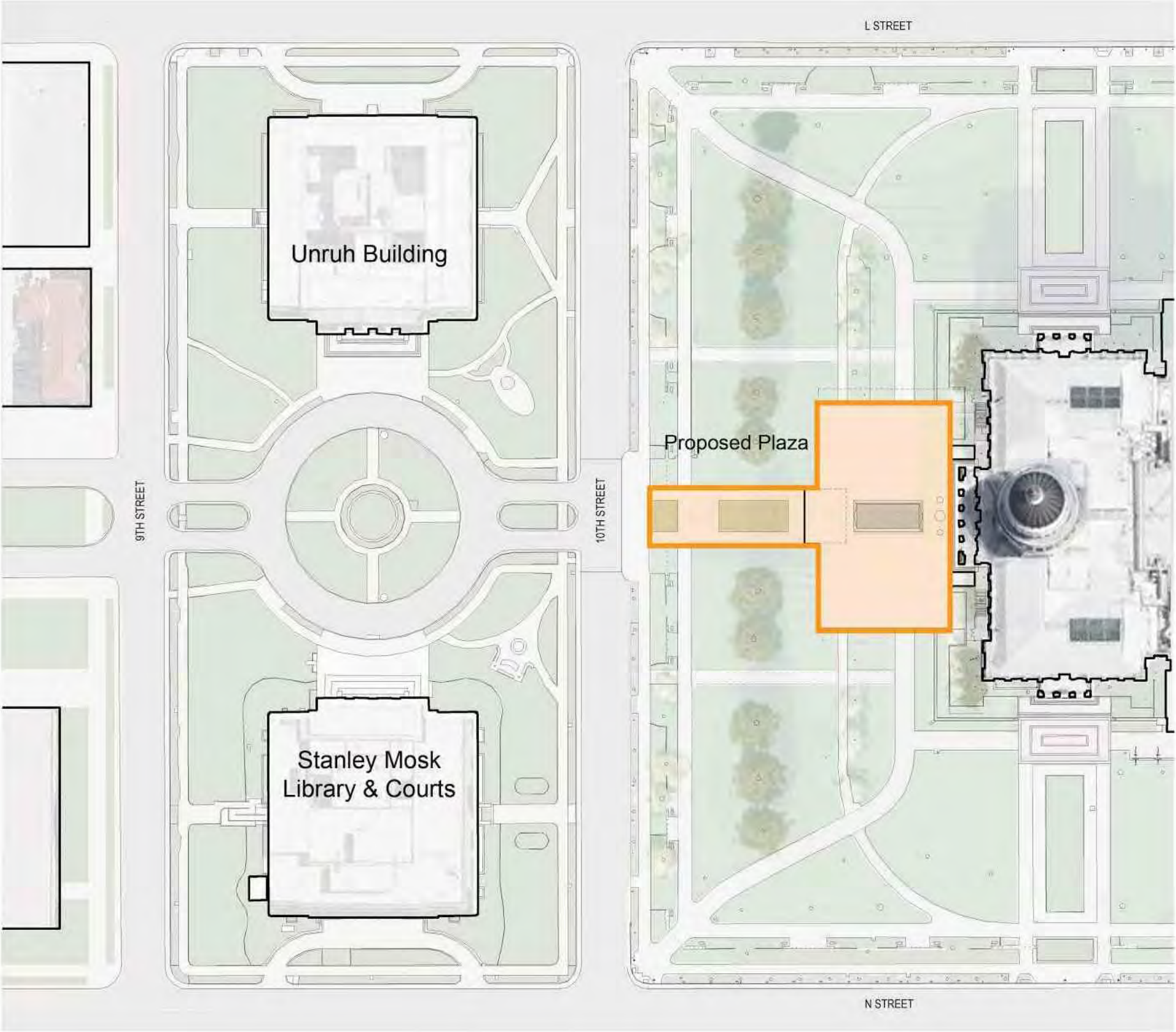


VISITOR CENTER  
SITE PLAN: CONSIDERATIONS



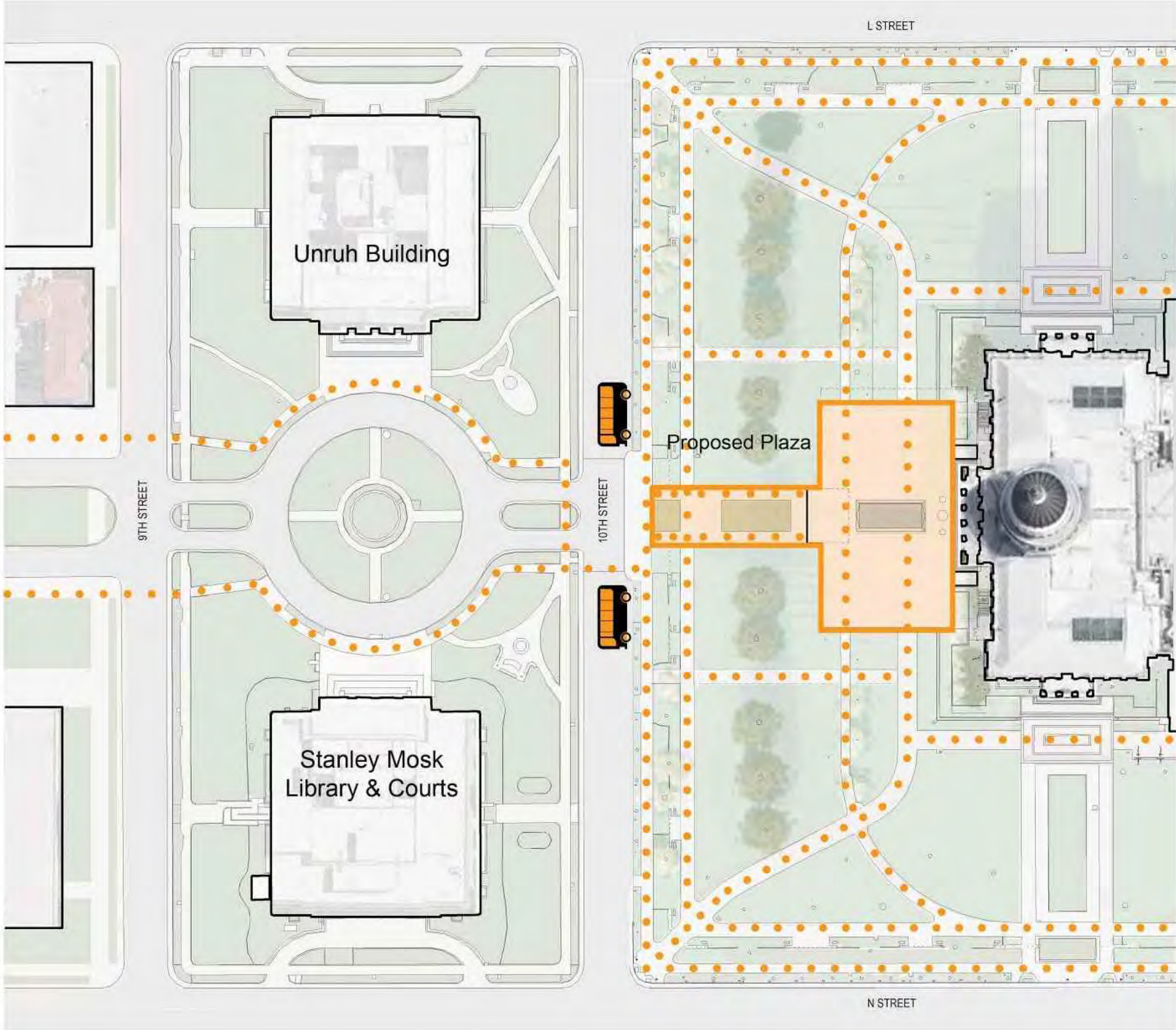


VISITOR CENTER  
SITE PLAN: CONSIDERATIONS





VISITOR CENTER  
SITE PLAN: CIRCULATION





## VISITOR CENTER SITE AXONOMETRIC - LOOKING NORTH



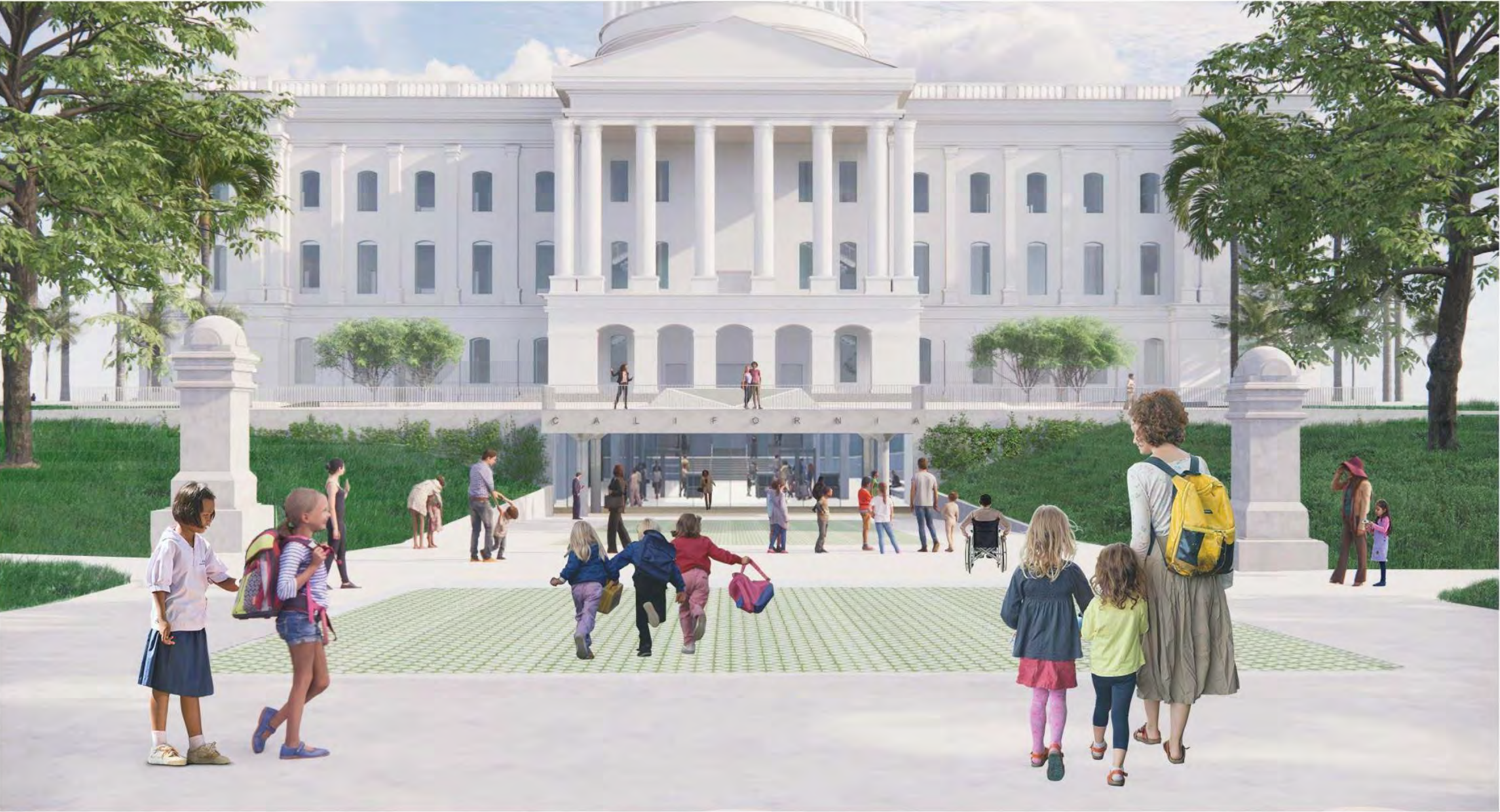


VISITOR CENTER  
ELEVATION PERSPECTIVE FROM STREET





VISITOR CENTER  
ELEVATION PERSPECTIVE



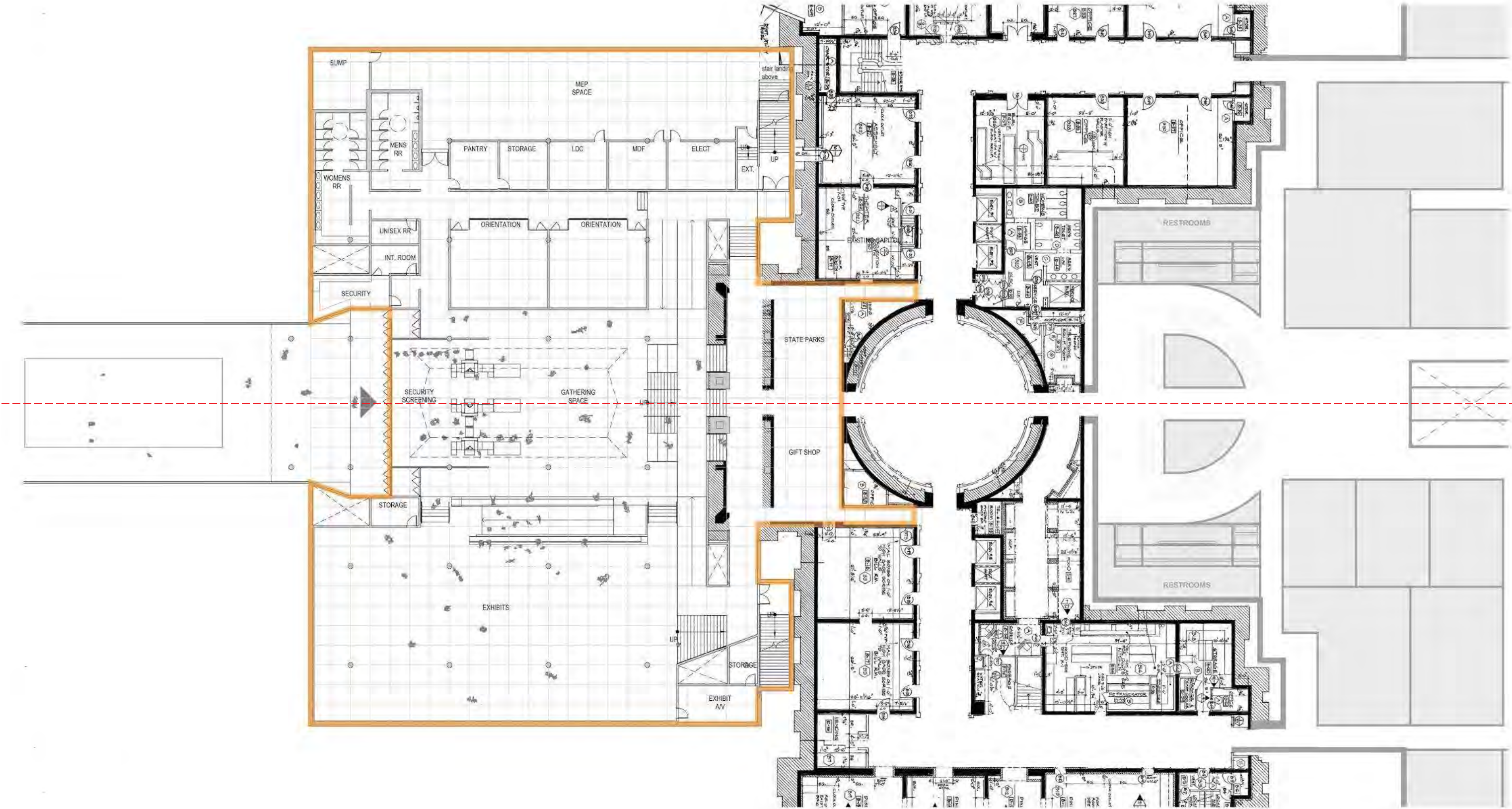


VISITOR CENTER  
MAIN ENTRY





VISITOR CENTER  
FLOOR PLAN





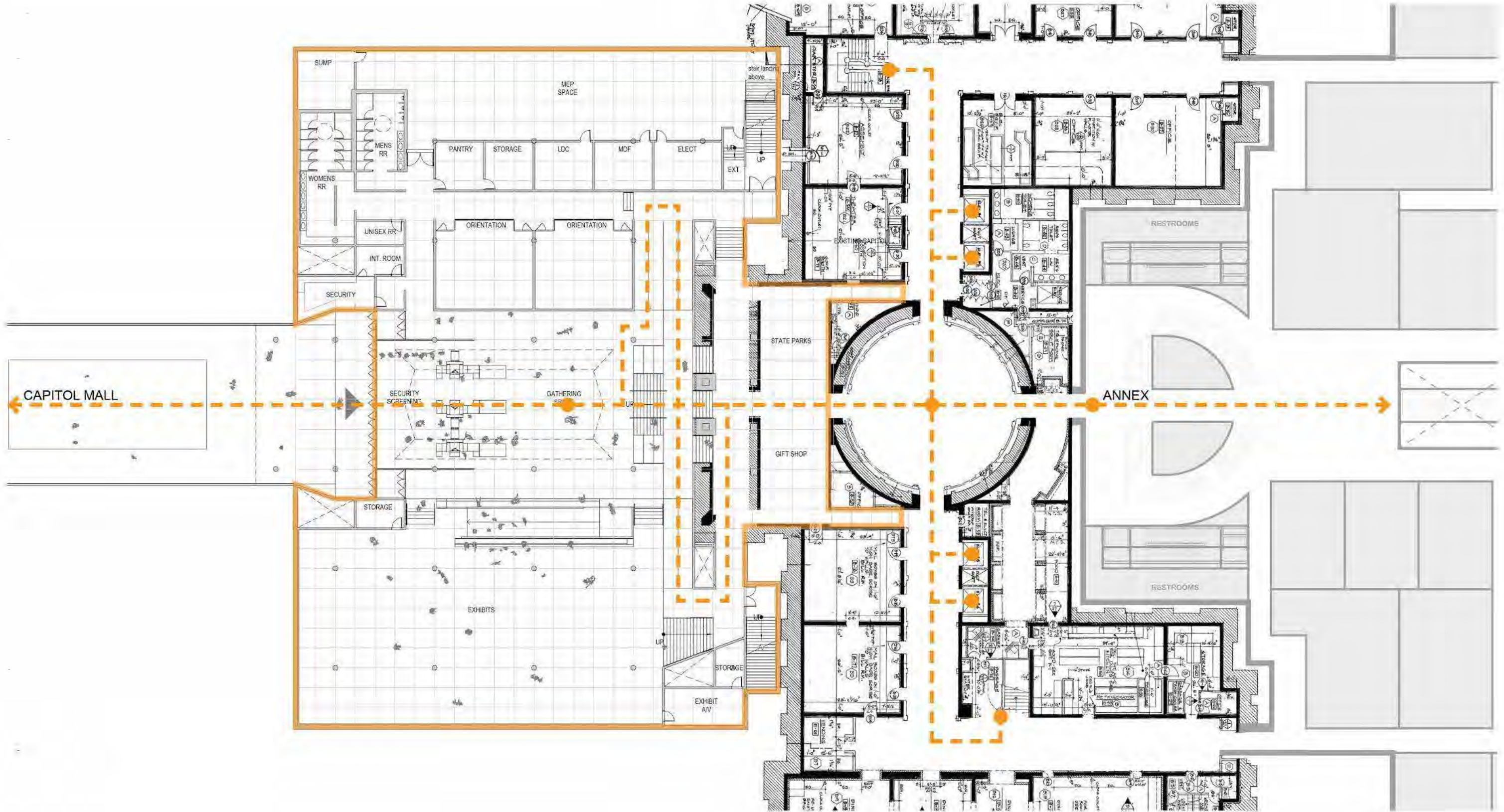
This architectural floor plan depicts the West Wing of a building, likely a government or institutional structure. The plan is oriented with Capitol Mall to the left, indicated by a dashed orange arrow. A prominent orange dashed line traces a path through the wing, starting from the mall, passing through a security screening area, a gathering space, and a large exhibit area, before heading towards the right. Key rooms and areas include:

- Capitol Mall:** Located on the far left, with an arrow pointing into the building.
- Security Screening:** A designated area for security checks, marked with a blue arrow.
- Gathering Space:** A central open area for public or official gatherings.
- Exhibits:** A large area at the bottom of the plan, outlined in orange, intended for displaying exhibits.
- Orientation:** Two rooms labeled "ORIENTATION" located above the gathering space.
- Support Spaces:** Various utility and service rooms including a SUMP, MEN'S RR, WOMEN'S RR, UNISEX RR, INT. ROOM, SECURITY, PANTRY, STORAGE, LDC, MCF, ELECT, and MEP SPACE.
- Staircases:** Multiple staircases are shown, with labels like "UP", "DOWN", and "stair landing above".
- Adjacent Areas:** To the right of the West Wing are areas labeled "STATE PARKS" and "GIFT SHOP". Further right, a series of rooms are labeled "RESTROOMS".

The plan uses standard architectural symbols for doors, windows, stairs, and furniture. The orange dashed line highlights the primary circulation route through the exhibit and gathering areas.

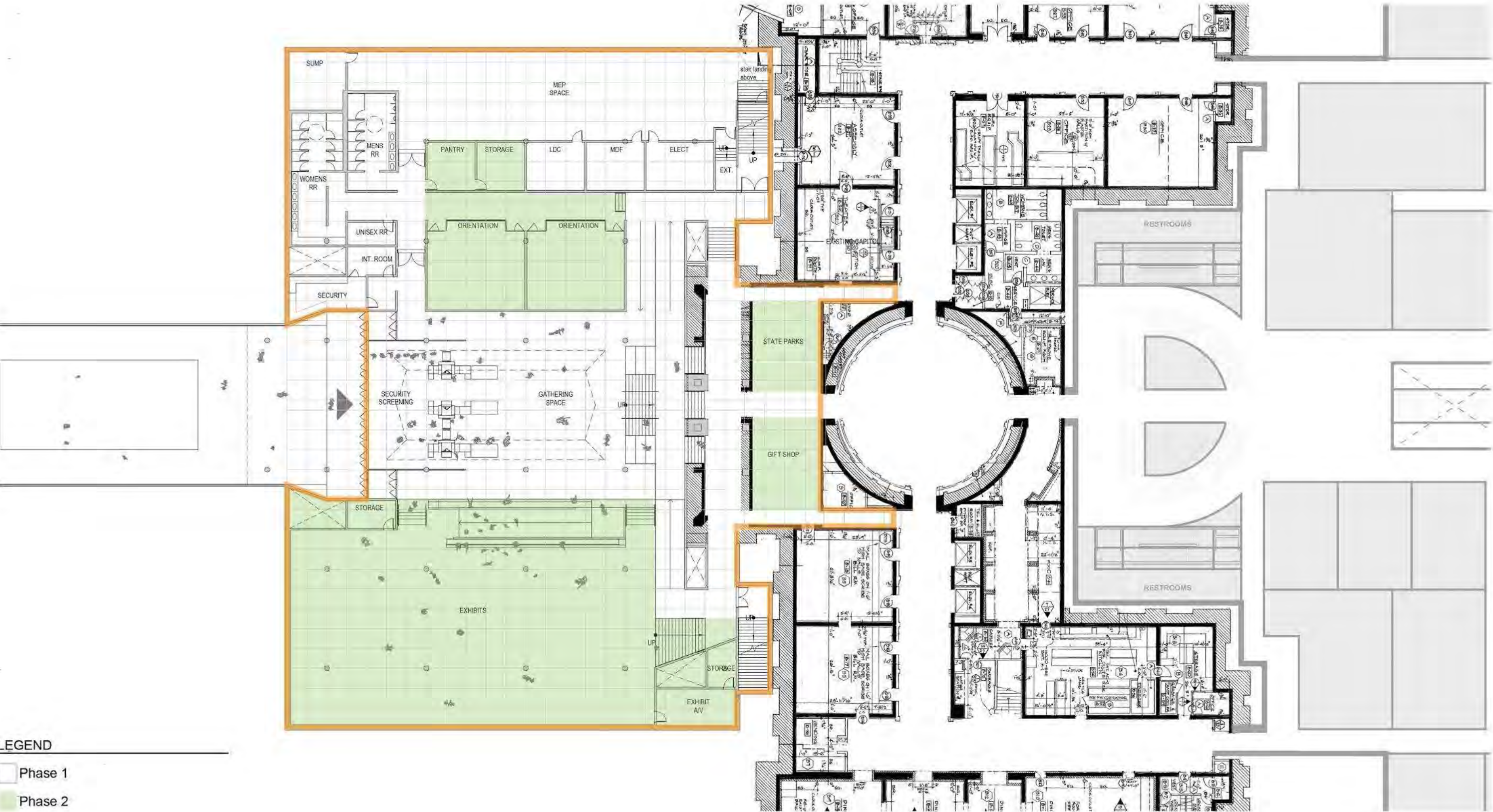


VISITOR CENTER  
FLOOR PLAN - THROUGH CIRCULATION



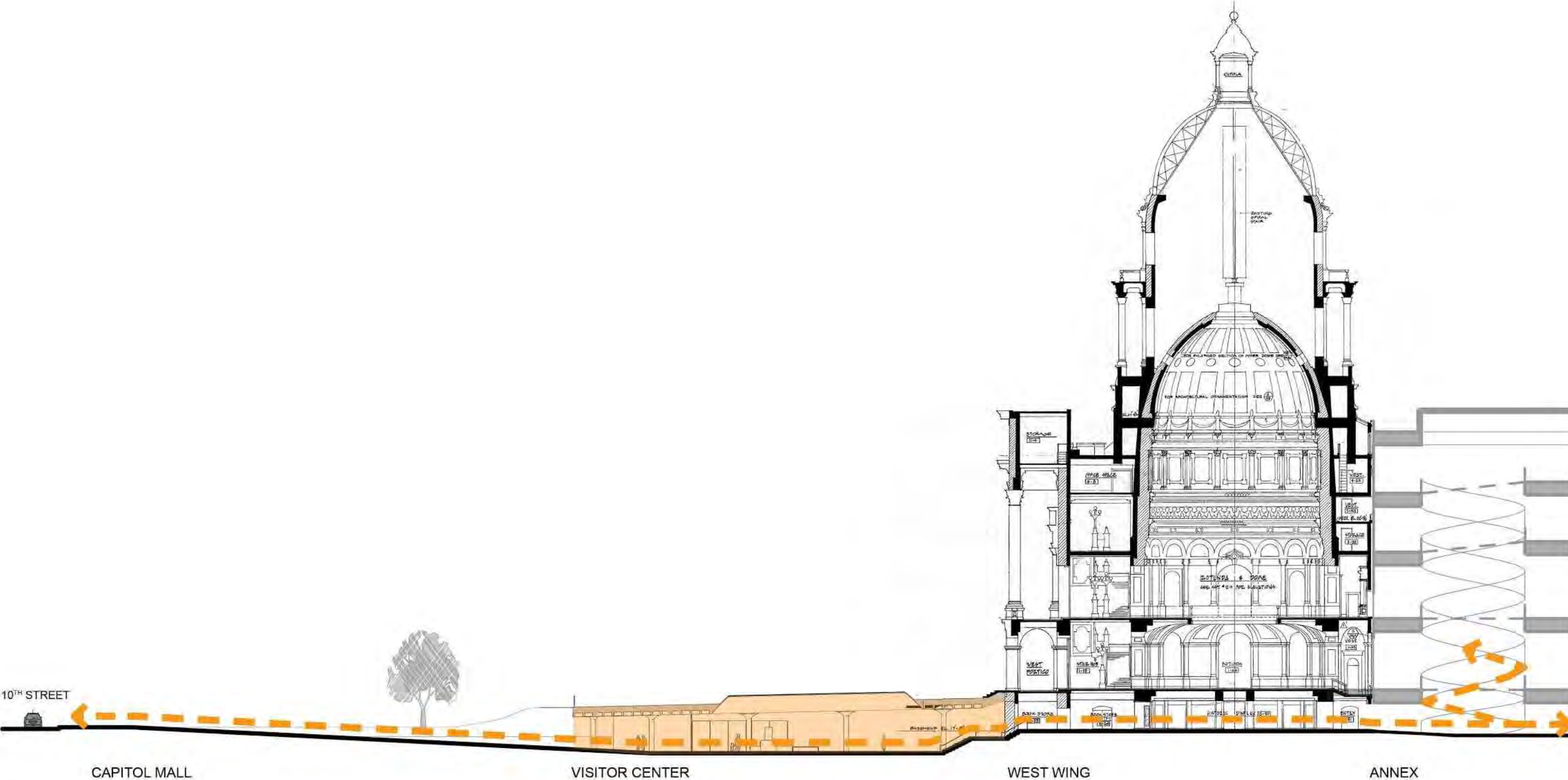


VISITOR CENTER  
FLOOR PLAN - PHASING





VISITOR CENTER  
SECTION





VISITOR CENTER  
QUEUING LOOKING TOWARDS WEST WING





VISITOR CENTER  
QUEUING LOOKING UP TOWARDS DOME





VISITOR CENTER  
EXHIBITS ENTRY LOOKING TOWARDS GATHERING SPACE





VISITOR CENTER  
GATHERING SPACE





VISITOR CENTER  
WEST WING LOOKING TOWARDS ENTRY





VISITOR CENTER  
WEST WING LOOKING TOWARDS ENTRY





**VISITOR CENTER  
IMPACTS ON NEW CAPITOL ANNEX**



## VISITOR CENTER & ANNEX

### Importance of the Visitor Center

Deconflict the Annex by separating the school group, tourist, and visiting public from those who come to the Capitol to work daily. This separation provides for:

- Improved Circulation - Today's Annex arrival area is very congested with tourist and work day activities.
- Improved Student Learning - Current exhibits lack updated content about California and democracy.
- Improved Function - More usable square feet for office functions.





VISITOR CENTER & ANNEX

The Visitor Center Budget is divided into two phases

- 1. The Building Structure: restroom, circulation, security, gathering space and future exhibit spaces
- 2. The Exhibits and supporting construction

Phase	Scope	POS Budget	Current Estimate	Status
Phase One	The Building Structure: Entry, Security, Oversized Restrooms, Gathering Spaces and Future Exhibit Spaces	\$32,210,831.00	\$40,810,600.00	On Hold due to COVID Budget Issues
Phase Two	Orientation Rooms, Exhibit Rooms and Spaces*		\$11,500,000.00*	Unfunded*
	Exhibits and Displays *		\$27,000,000.00*	Unfunded*

\* Estimate is dependent upon decision yet to be made concerning content, presentation format including technology and degree of interactivity desired.



### Implication of having the Visitor Center on Hold

The Annex must absorb all the student groups, tourists and visiting public with the daily working public.

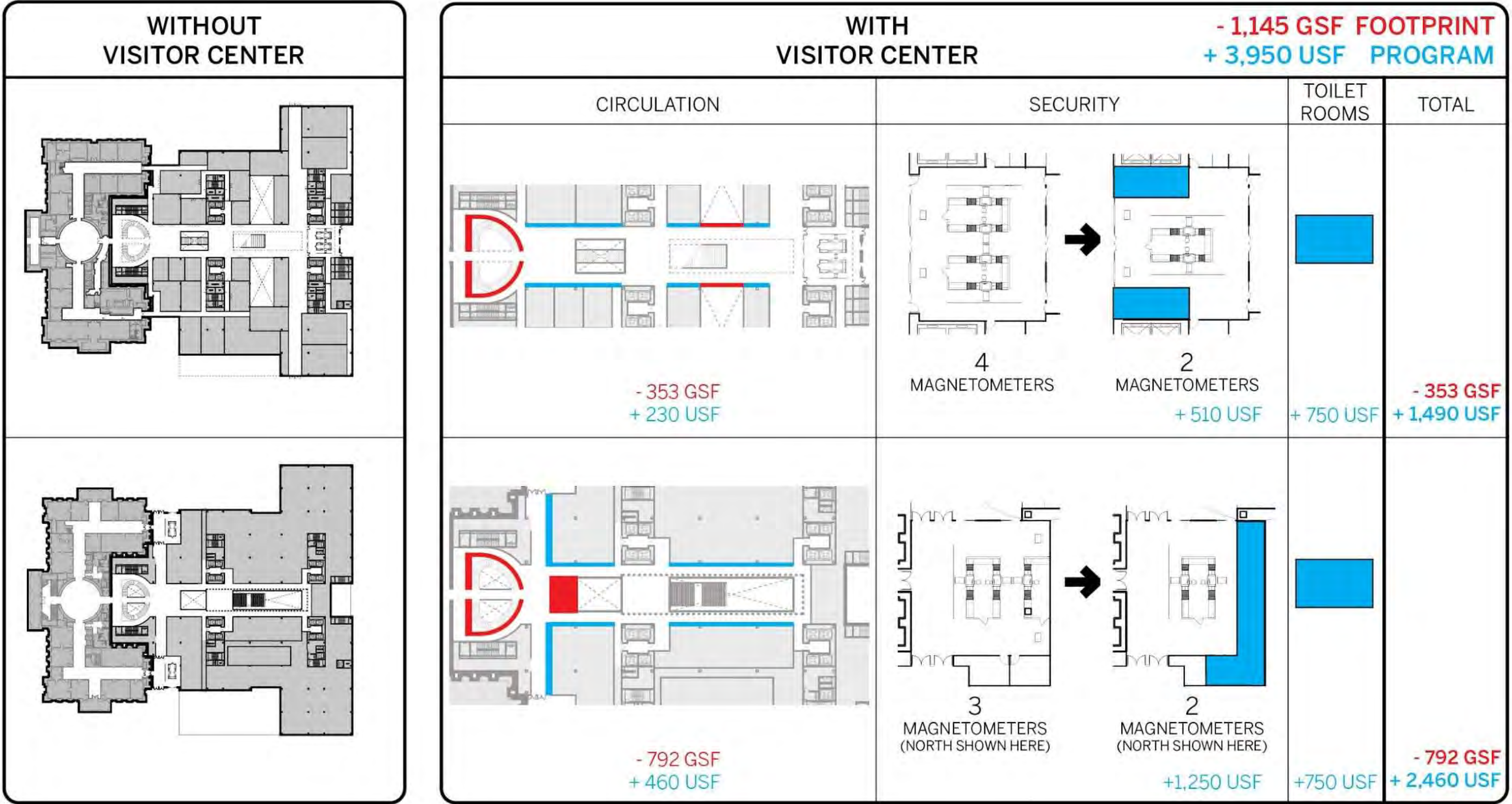
- The east entry will need to be increased, to ease congestion and to allow for large student groups, tourists and visiting public to enter along with the working public.
- Additional restroom space must be provided by the east, north and south entries to provide this needed service to the student groups, tourist and visiting public who have traveled long distances.
- The central circulation of the Annex will need to be increased to accommodate this added load of over 1 Million visitors a year.

### Cost to the Annex of Placing the Visitor Center on Hold

- The Annex must increase by approximately 5,400 sf of space at a cost of \$6,000,000.

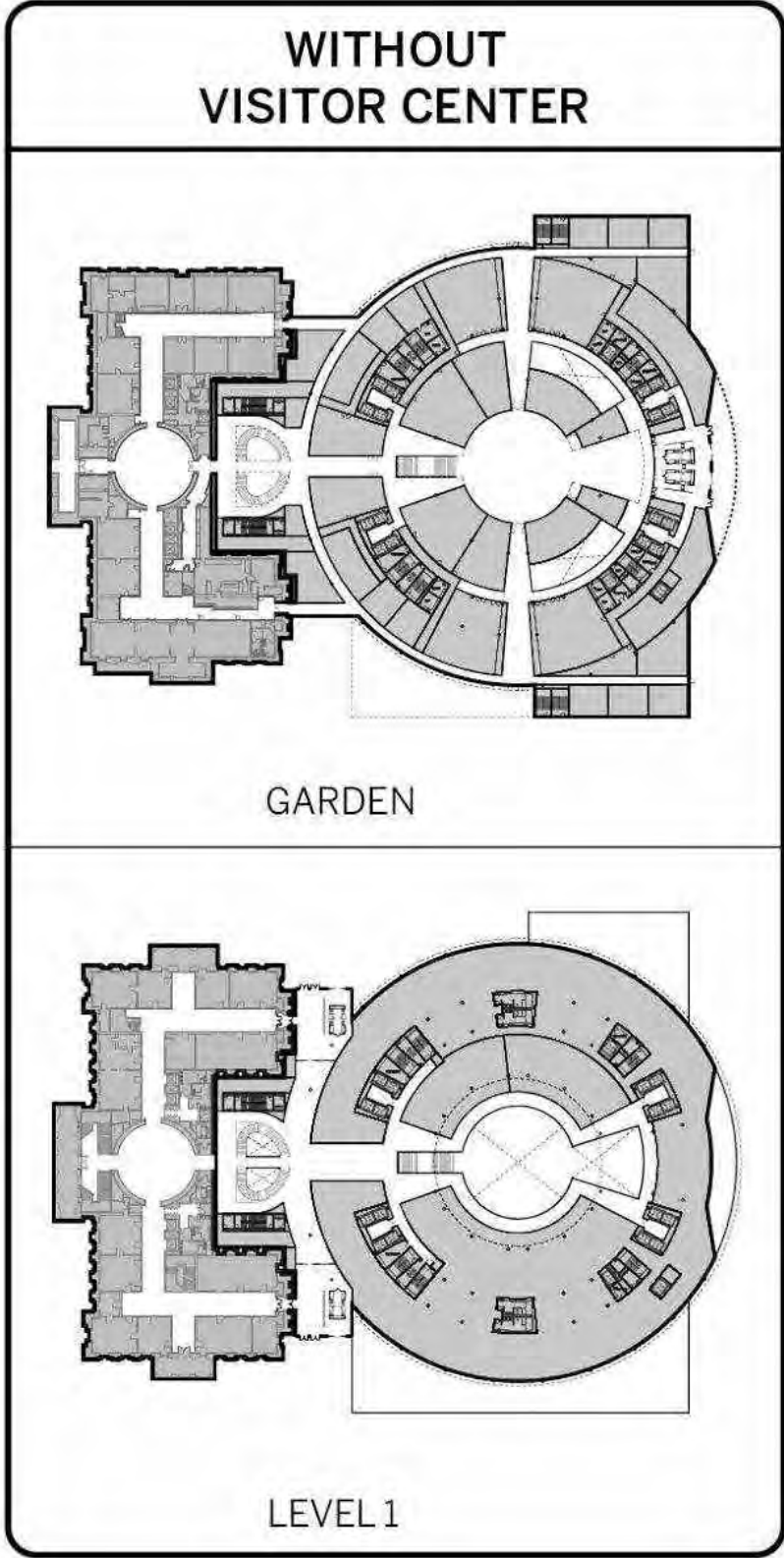


NO VISITOR CENTER IMPLICATIONS  
DOUBLE T





NO VISITOR CENTER IMPLICATIONS  
CIRCLE

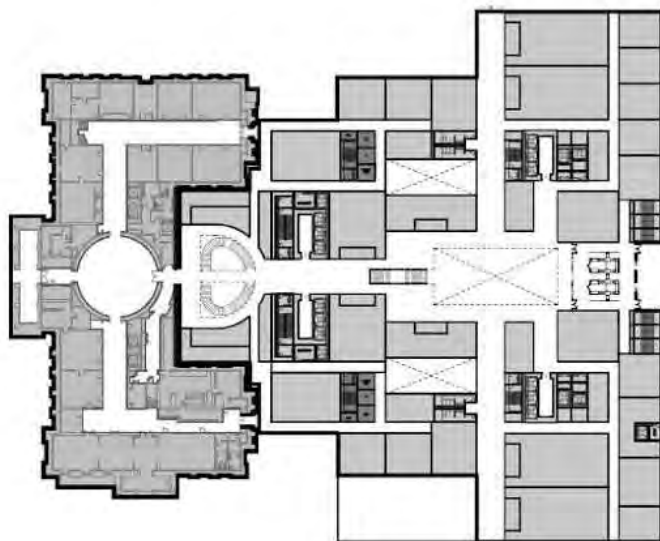


WITH VISITOR CENTER			
- 1,170 GSF FOOTPRINT + 4,050 USF PROGRAM			
CIRCULATION	SECURITY	TOILET ROOMS	TOTAL
<p>- 285 GSF + 0 USF</p>	<p>4 MAGNETOMETERS</p> <p>2 MAGNETOMETERS</p> <p>+ 385 USF</p>	<p>+ 750 USF</p>	<p>- 285 GSF + 1,135 USF</p>
<p>- 285 GSF + 745 USF</p>	<p>3 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>2 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>- 600 GSF + 1,400 USF</p>	<p>+ 750 USF</p>	<p>- 885 GSF + 2,915 USF</p>

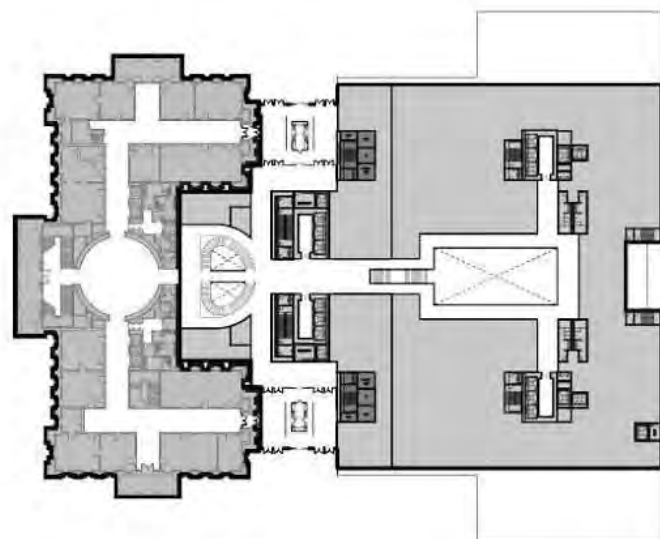


# NO VISITOR CENTER IMPLICATIONS

## SQUARE



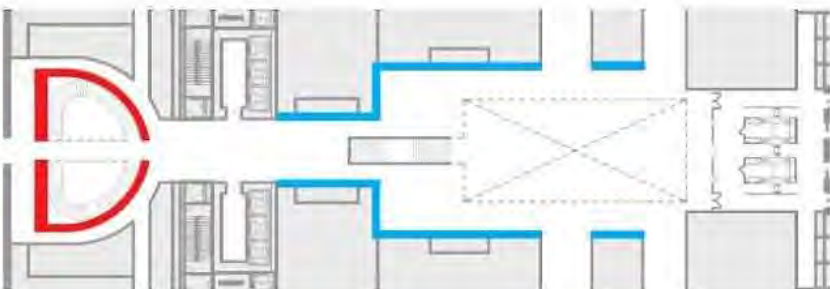
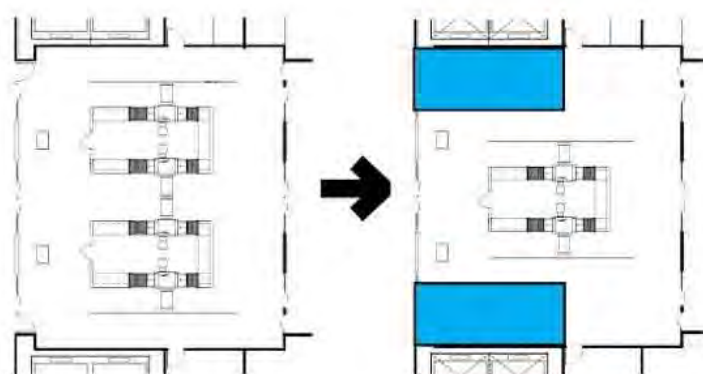


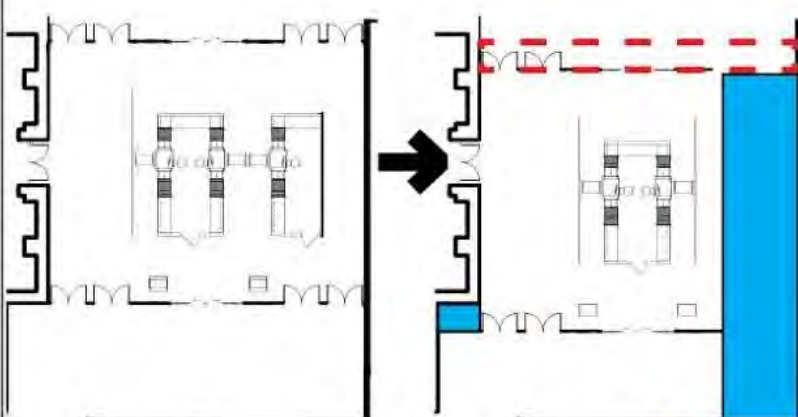

GARDEN



LEVEL 1

WITH  
VISITOR CENTER

- 1,160 GSF FOOTPRINT  
+ 4,025 USF PROGRAM

CIRCULATION	SECURITY	TOILET ROOMS	TOTAL
 <p>- 285 GSF + 290 USF</p>	 <p>4 MAGNETOMETERS</p> <p>2 MAGNETOMETERS</p> <p>+ 510 USF</p>	 <p>+ 750 USF</p>	<p>- 285 GSF + 1,550 USF</p>
 <p>- 285 GSF + 325 USF</p>	 <p>3 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>2 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>- 590 GSF + 1,400 USF</p>	 <p>+ 750 USF</p>	<p>- 875 GSF + 2,475 USF</p>



Annex **Cost Savings** and **Usable SF Gains** if Visitor Center is Built

Double T Option

- **Cost Savings:** 1,145 GSF Approximately \$1,260,000
- + **Usable SF Gain:** 3,950 SF Gained for Legislature (Garden Level) and Executive (First Floor)

Circle Options

- **Cost Savings:** 1,170 GSF Approximately \$1,300,000
- + **Usable SF Gain:** 4,050 SF Gained for Legislature (Garden Level) and Executive (First Floor)

Square Options

- **Cost Savings:** 1,160 GSF Approximately \$1,275,000
- + **Usable SF Gain:** 4,650 SF Gained for Legislature (Garden Level) and Executive (First Floor)



## Request of the Joint Rules Committee

**Direction on moving forward with the Visitor Center or to continue with it on hold.**

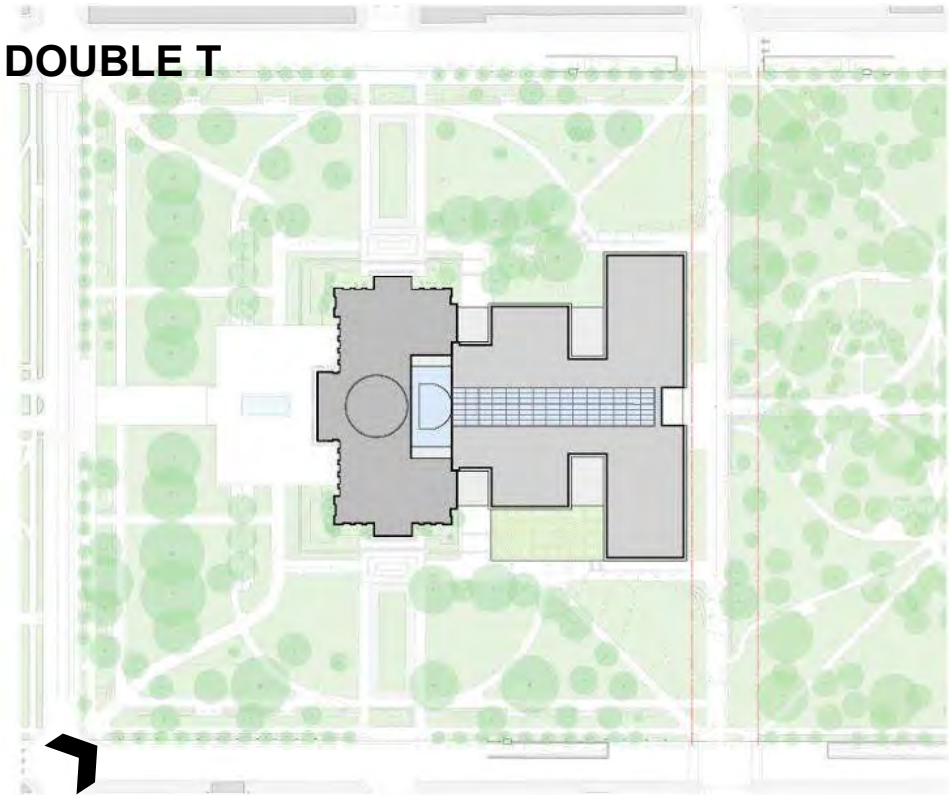


# **NEW CAPITOL ANNEX CONCEPTS**

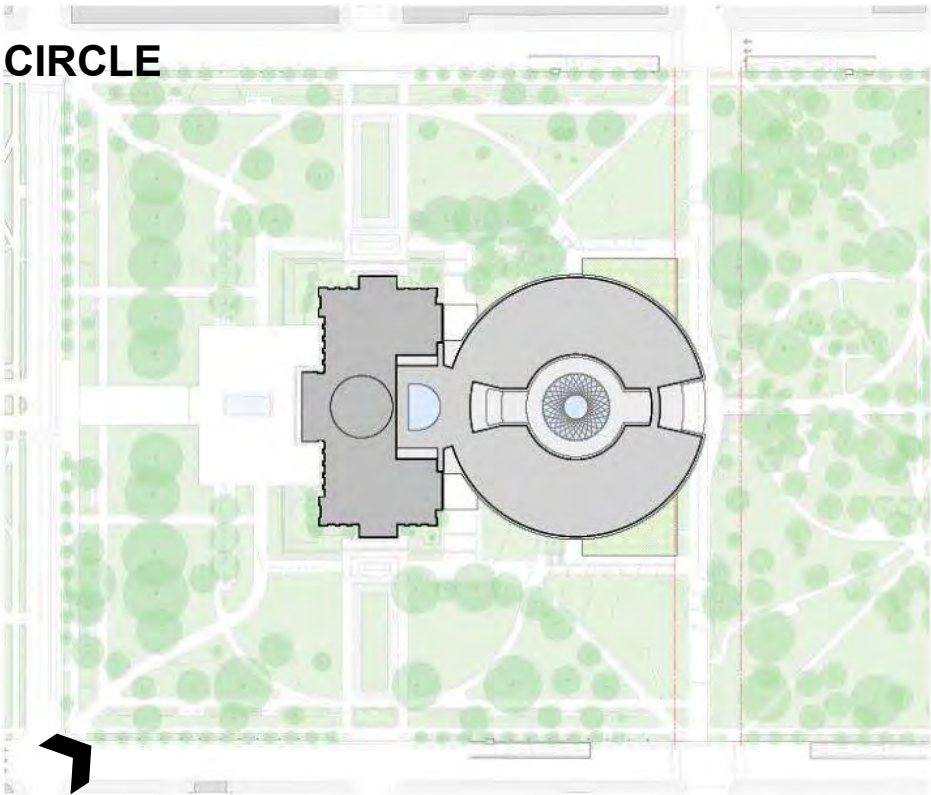


NEW CAPITOL ANNEX  
OVERVIEW

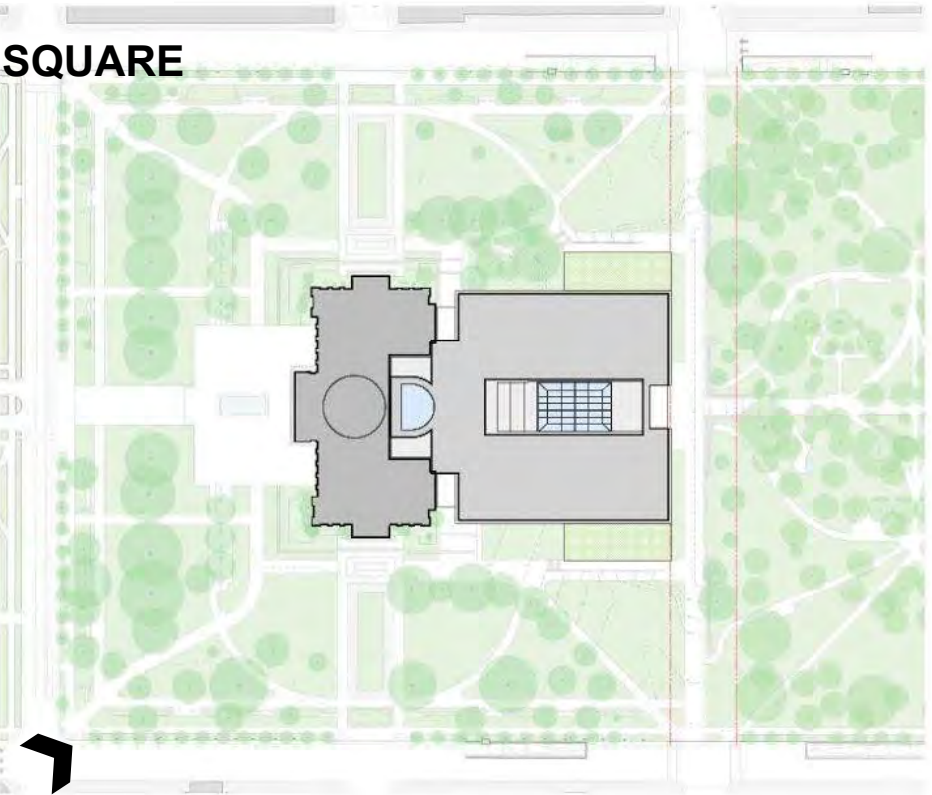
DOUBLE T



CIRCLE

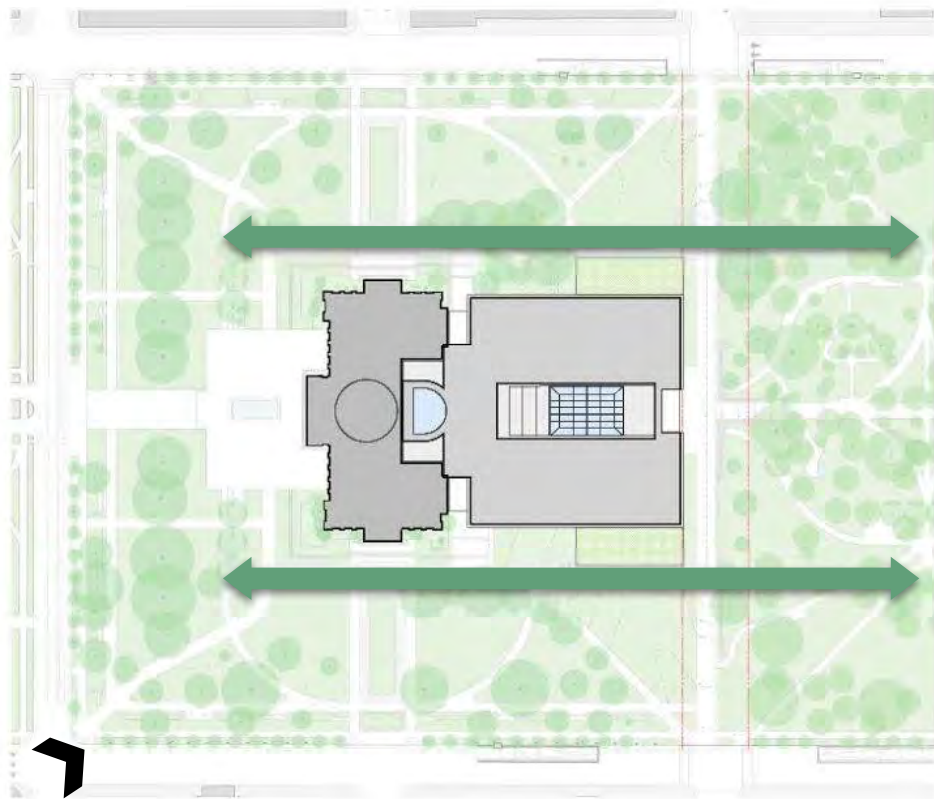
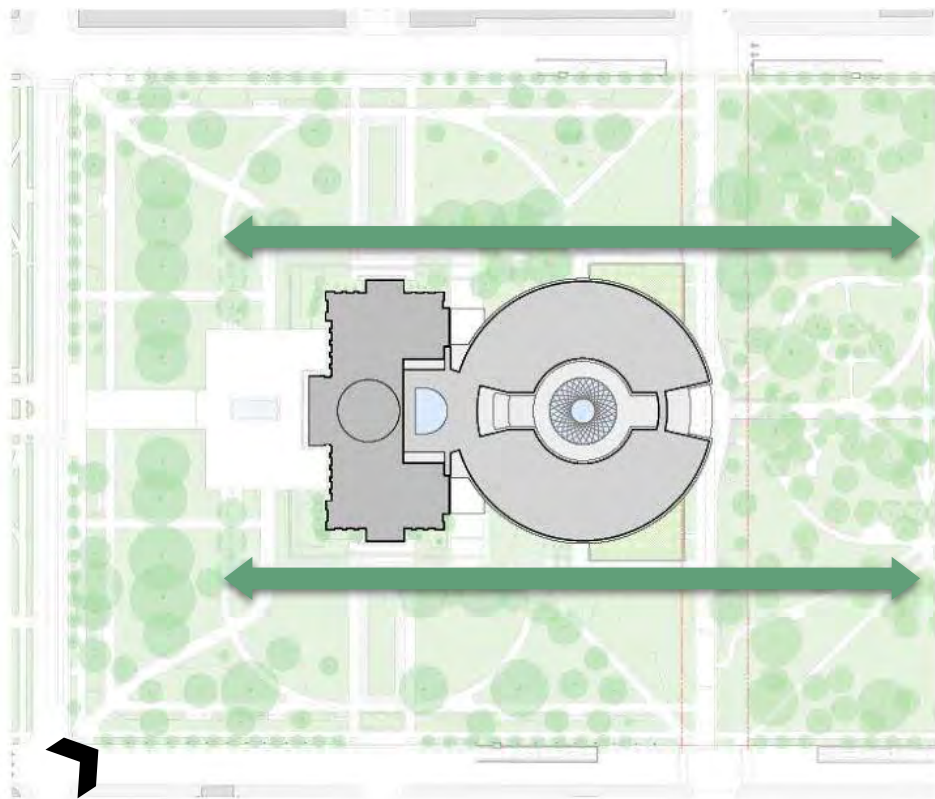
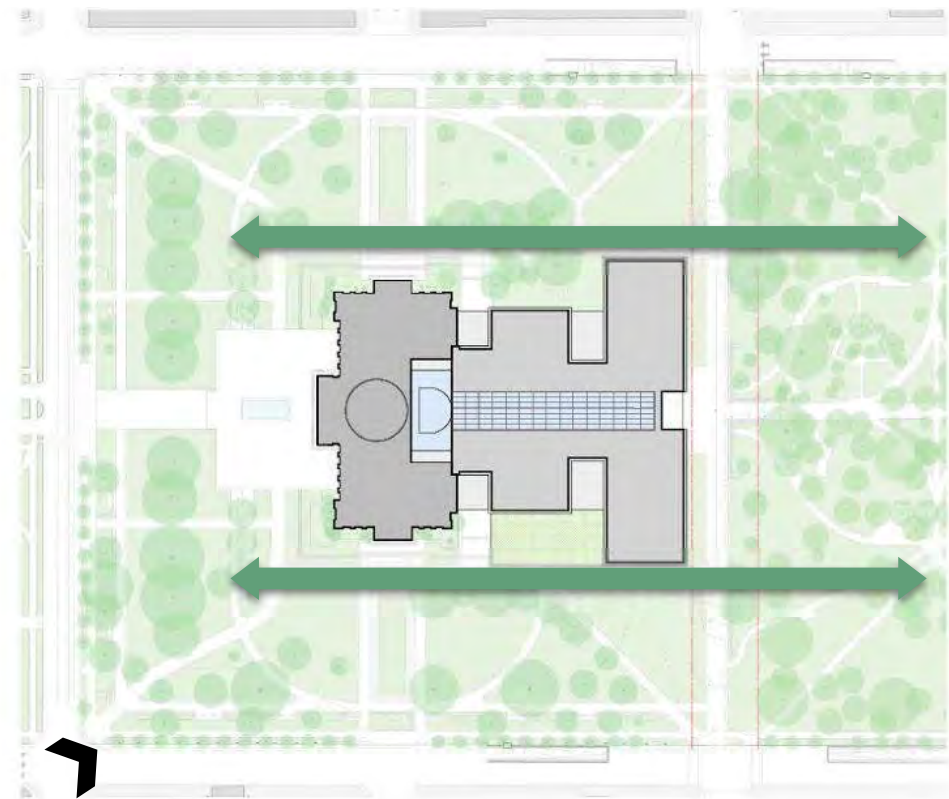


SQUARE



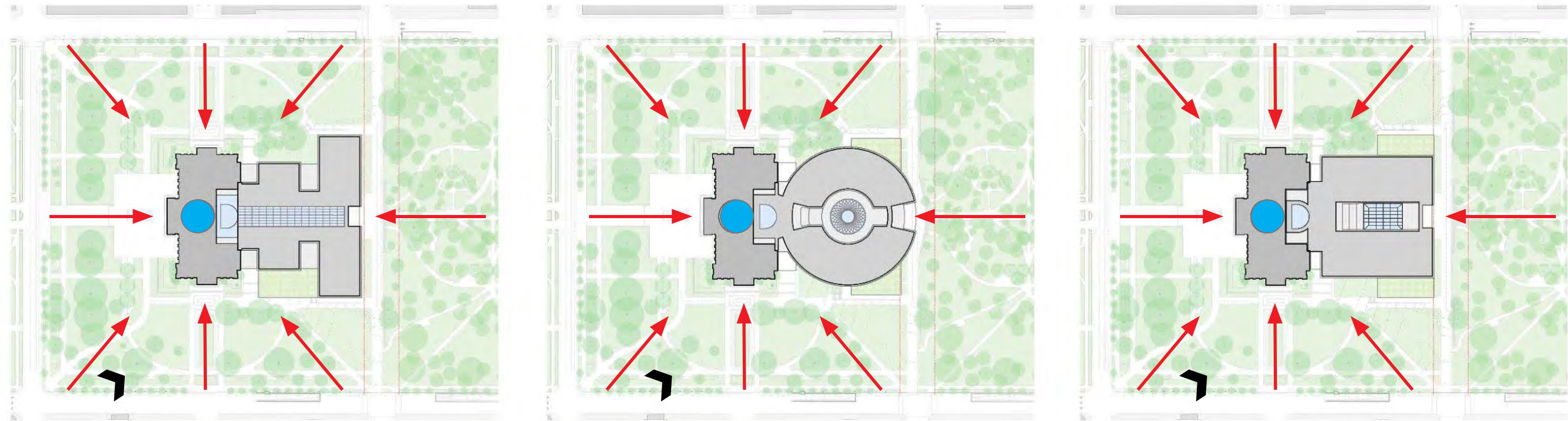


NEW CAPITOL ANNEX  
CONNECTS THE PARK



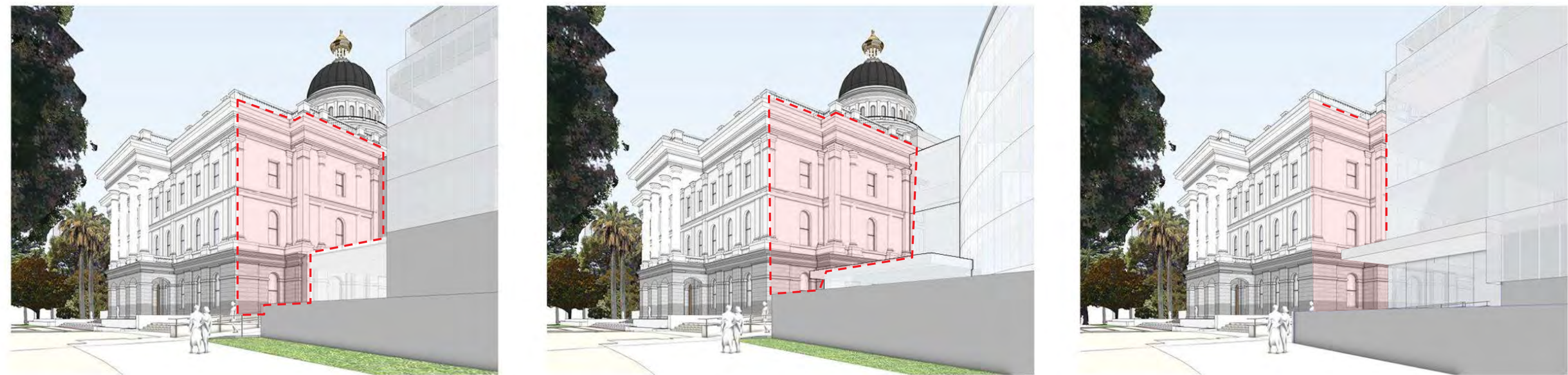
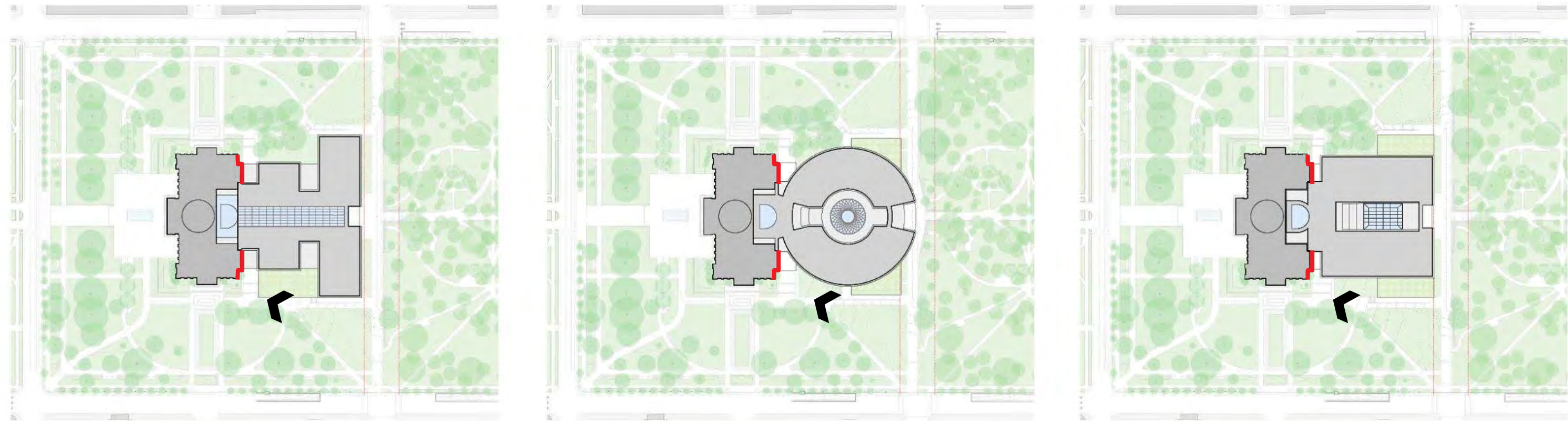


NEW CAPITOL ANNEX  
ENHANCES VIEWS TO THE DOME



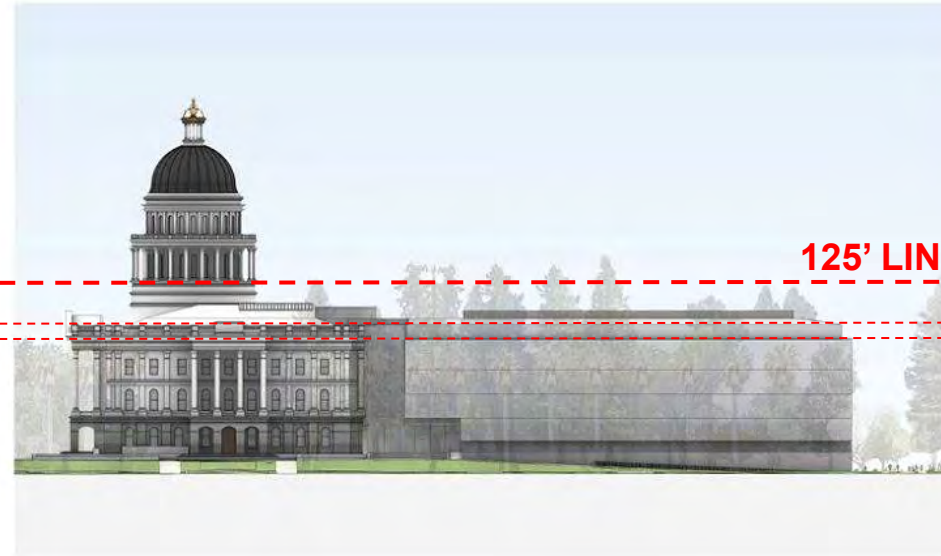
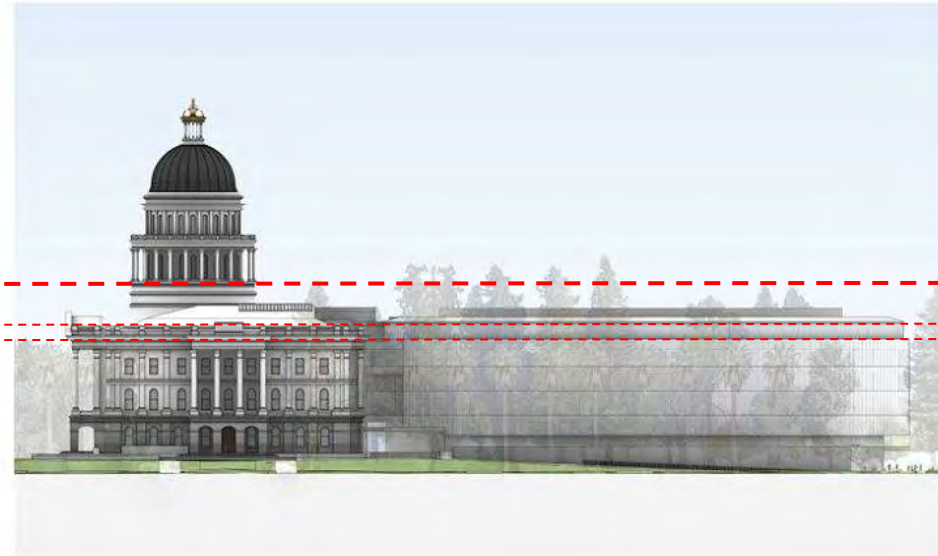
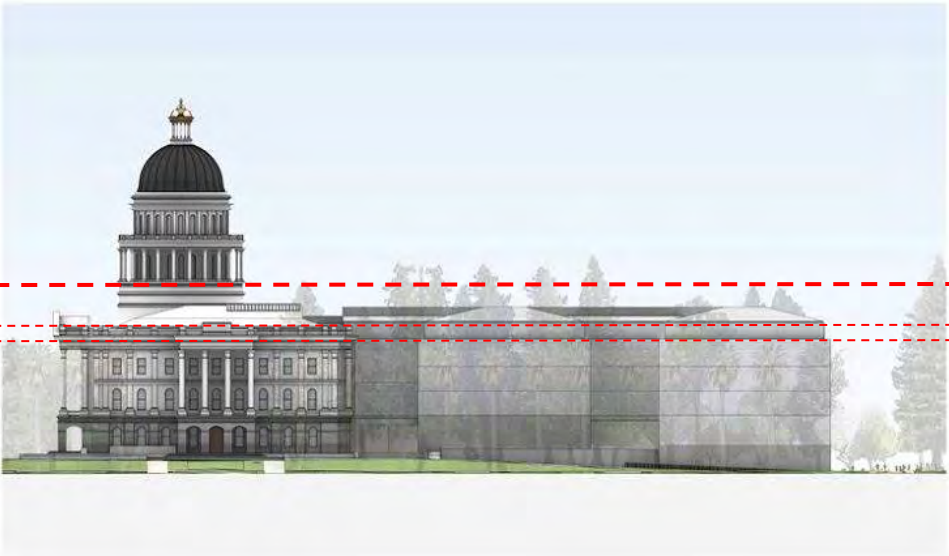
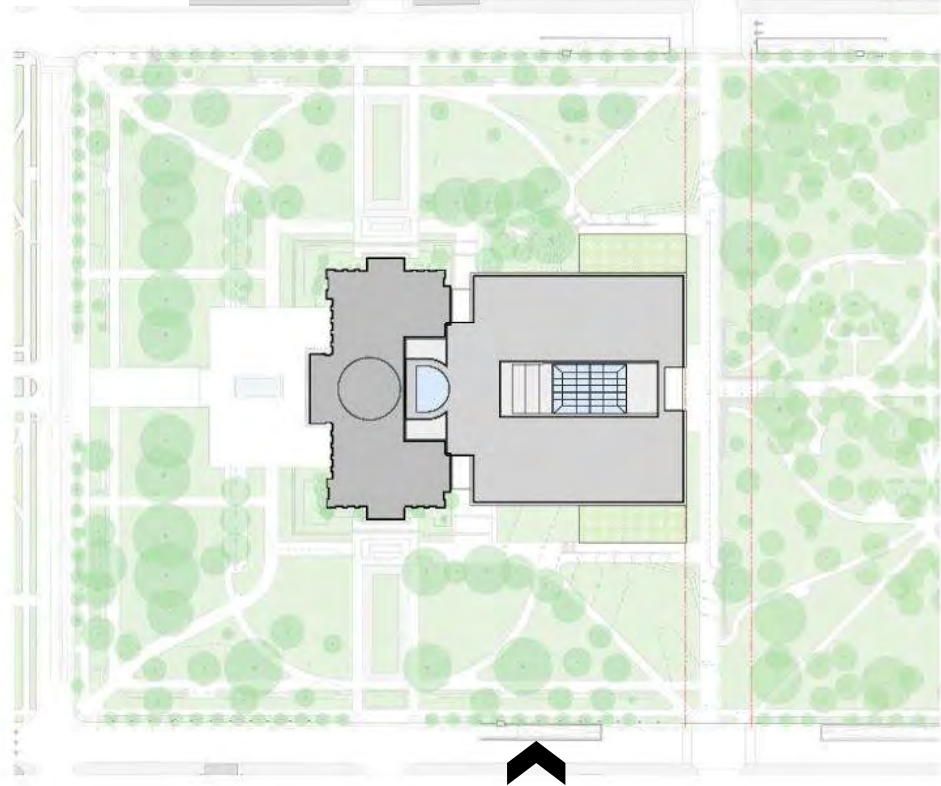
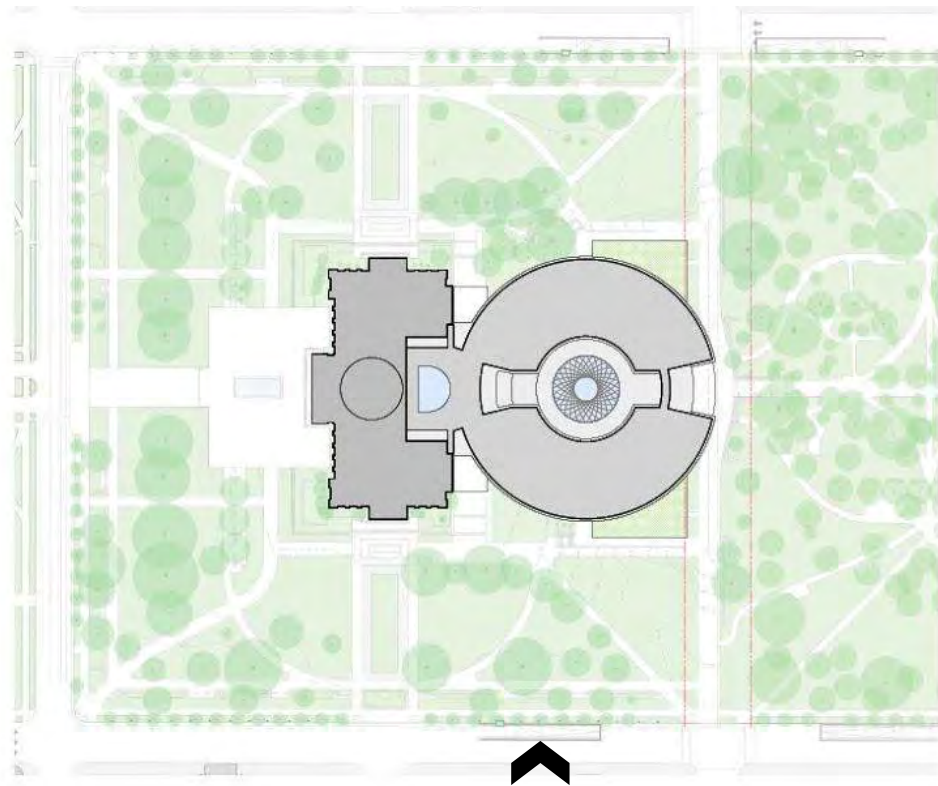
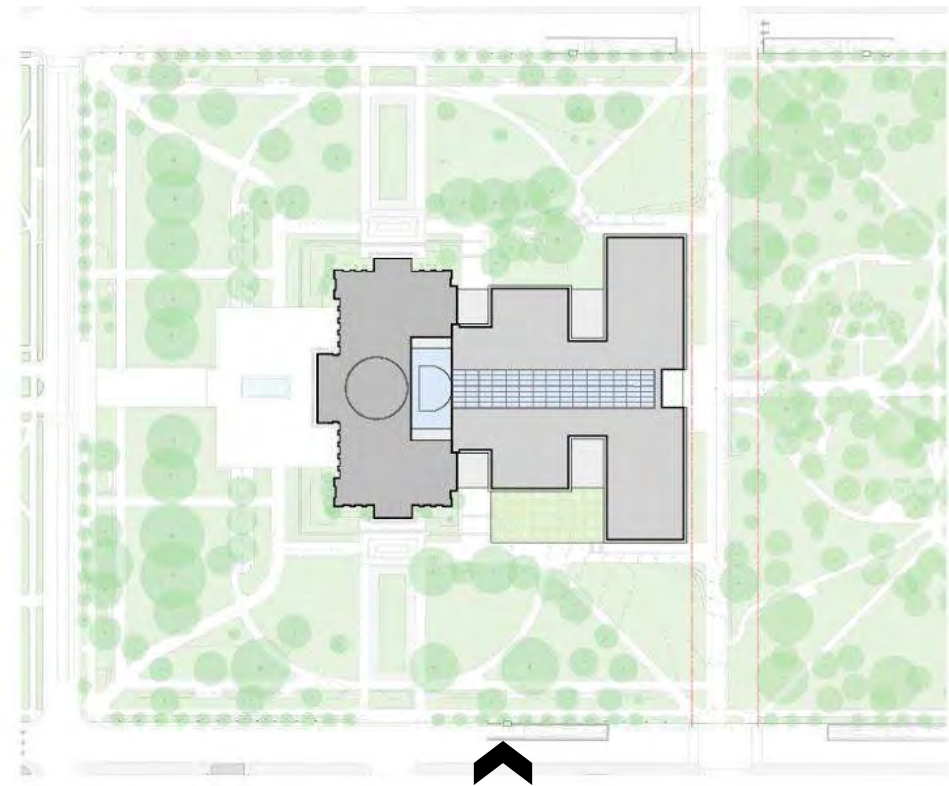


NEW CAPITOL ANNEX  
REVEALS WEST WING EAST FACADE



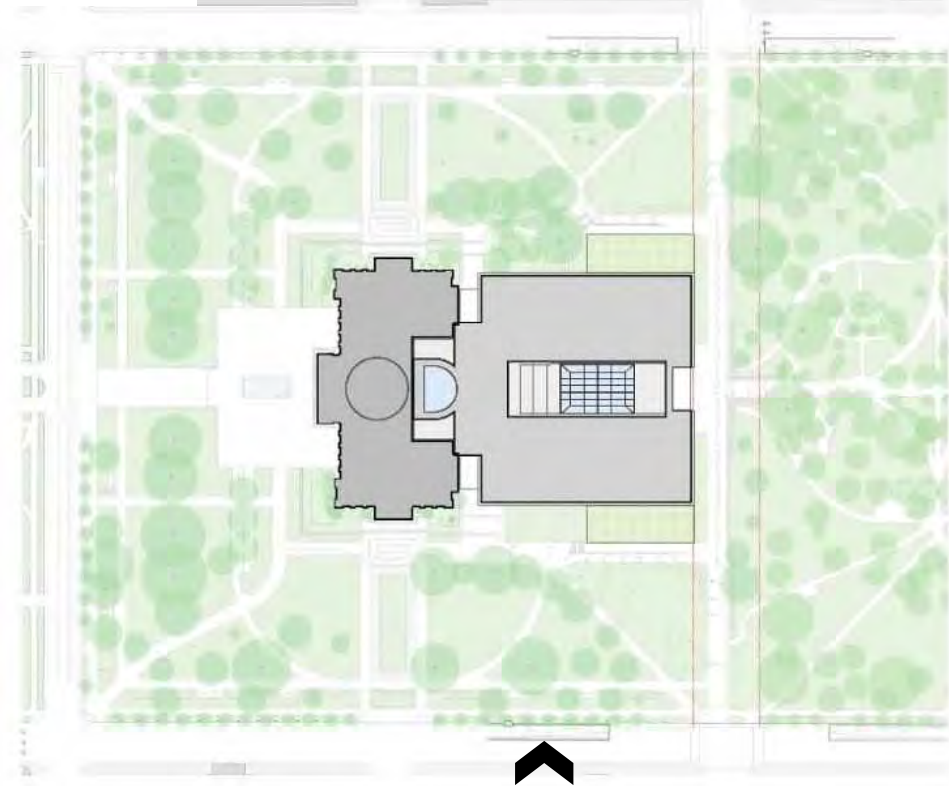
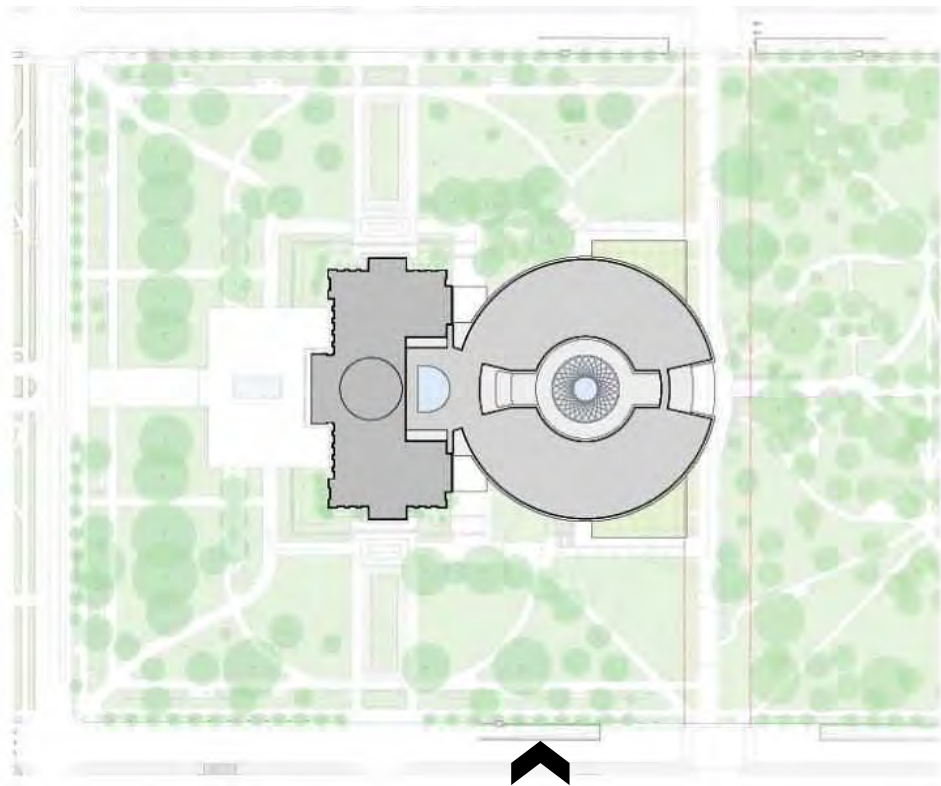
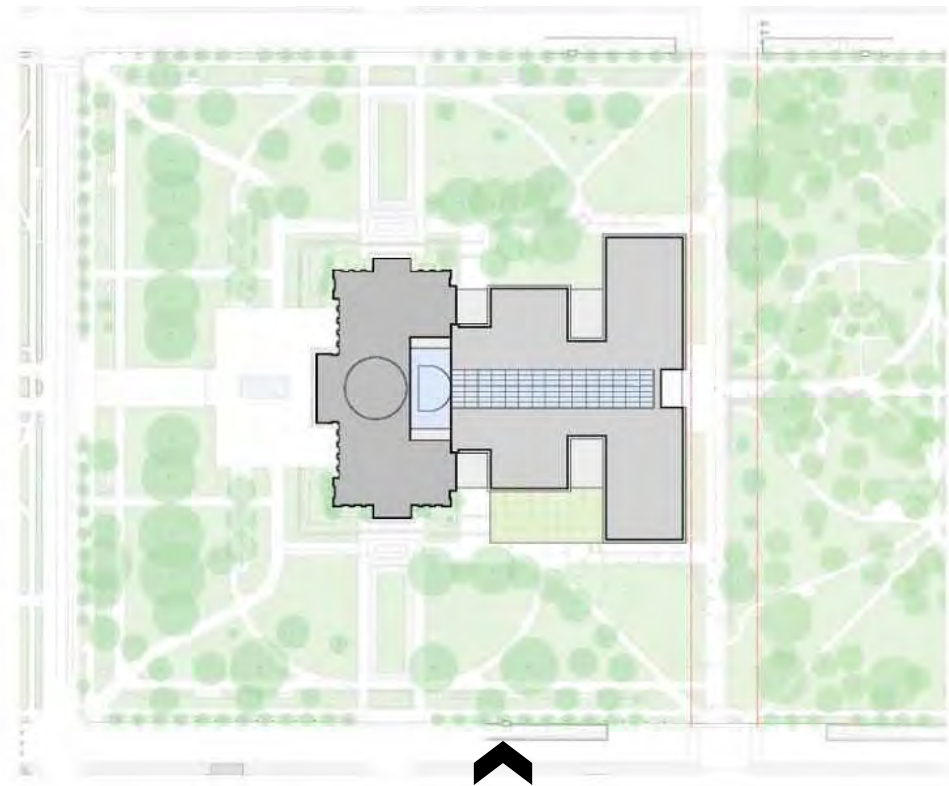


CONCEPT SIMILARITIES & DIFFERENCES  
RESPECTFUL OF WEST WING - *FIRST AMONGST EQUALS*



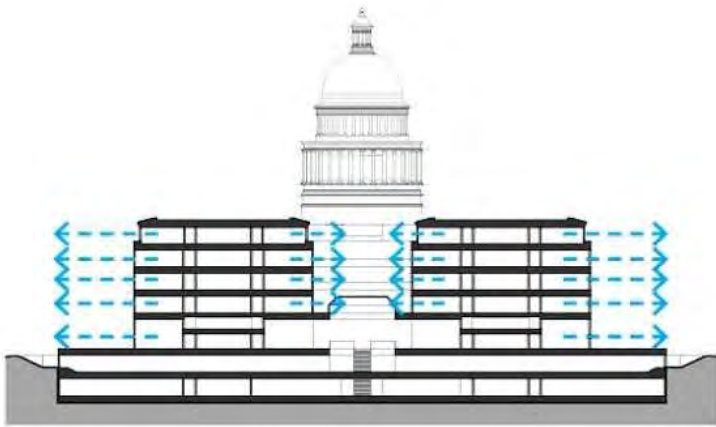
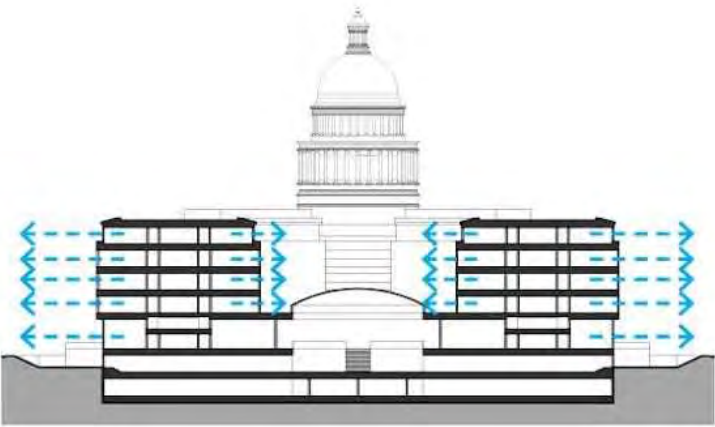
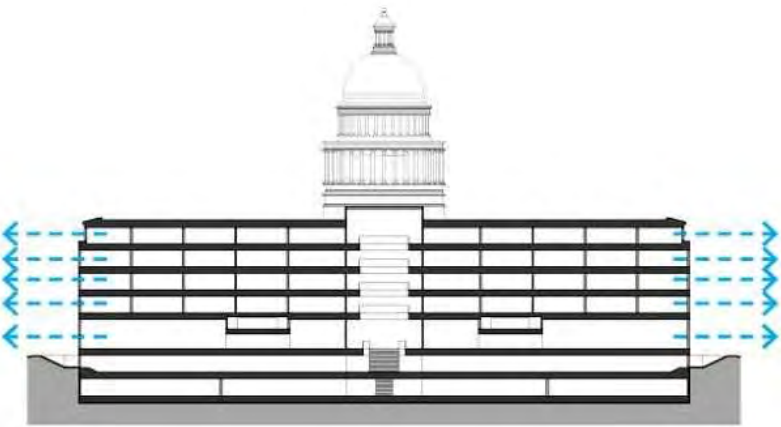
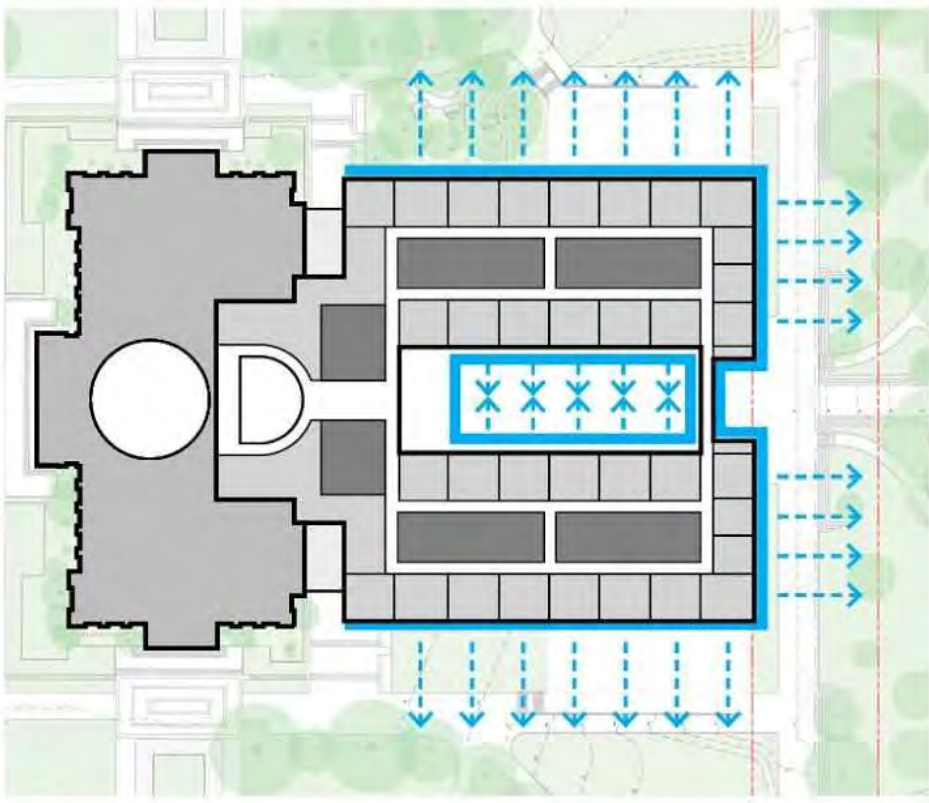
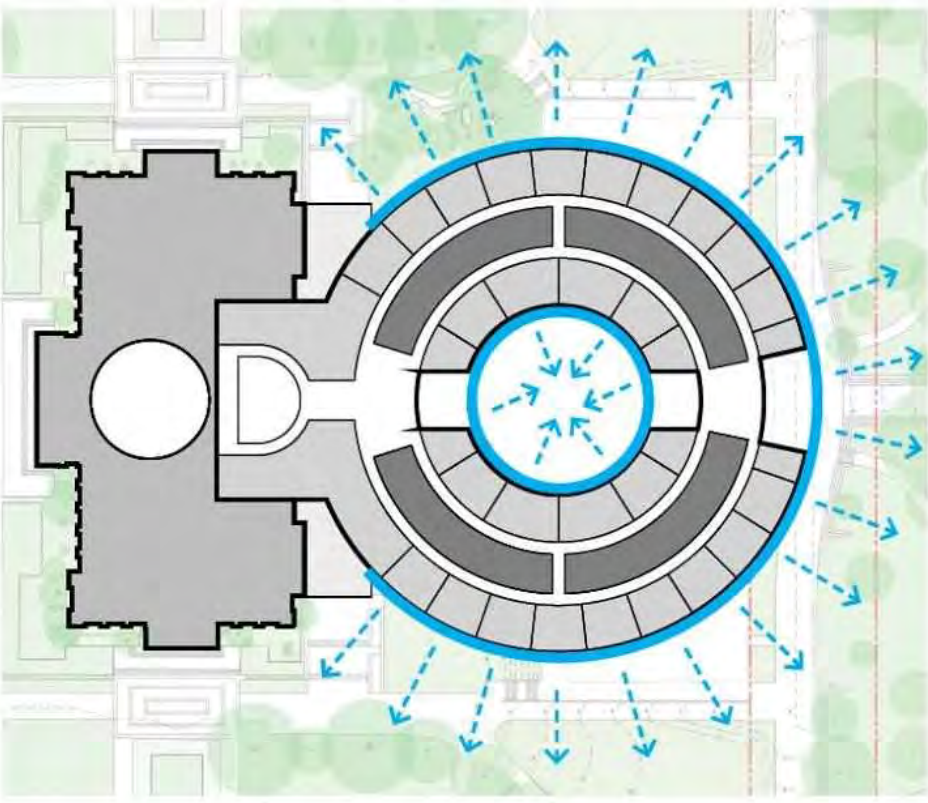
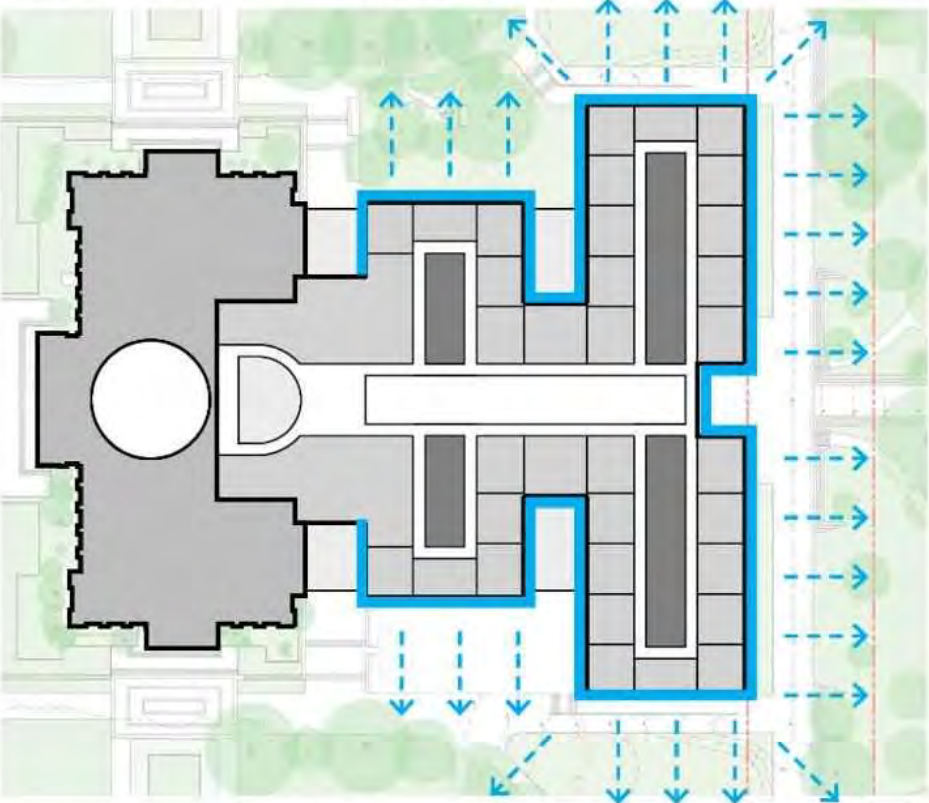


CONCEPT SIMILARITIES & DIFFERENCES  
RESPECTFUL OF WEST WING - *FIRST AMONGST EQUALS*



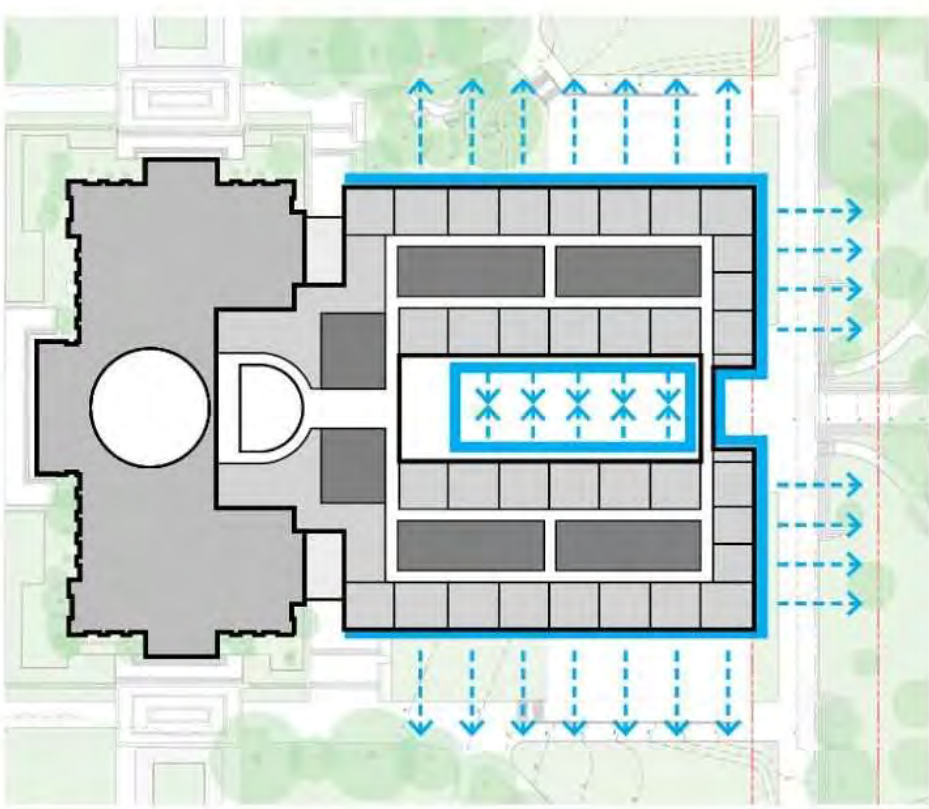
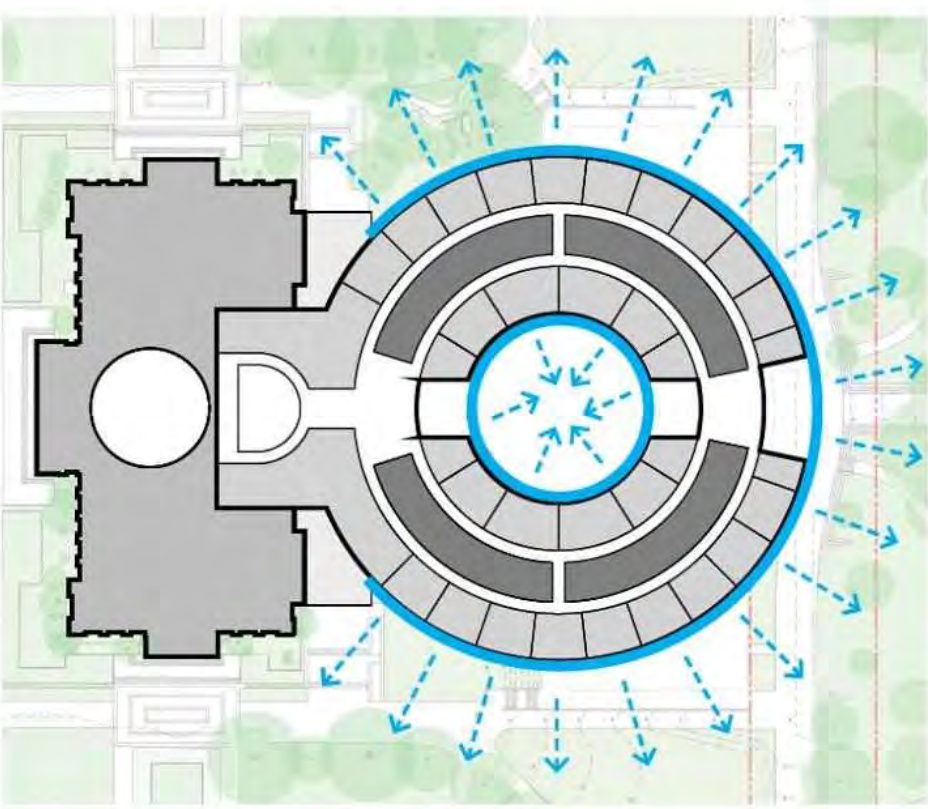
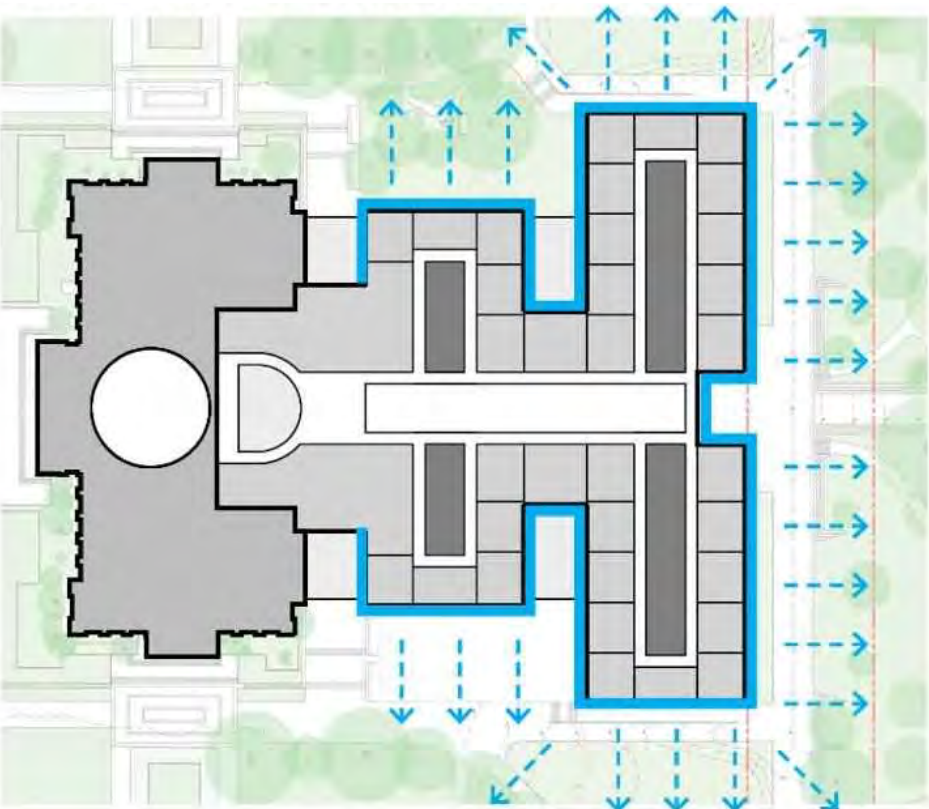


CONCEPT SIMILARITIES & DIFFERENCES  
ACCESS TO DAYLIGHT & VIEWS



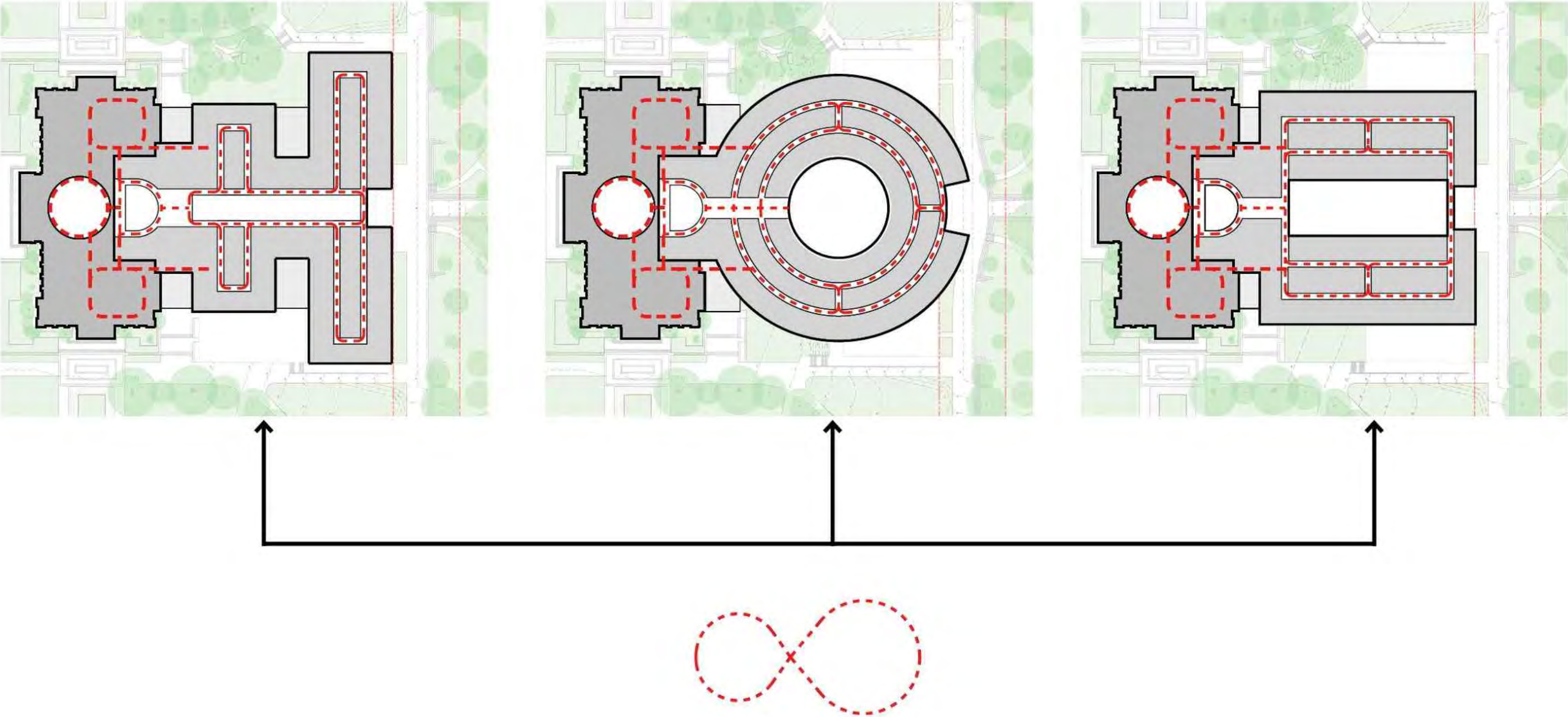


CONCEPT SIMILARITIES & DIFFERENCES  
ACCESS TO DAYLIGHT & VIEWS





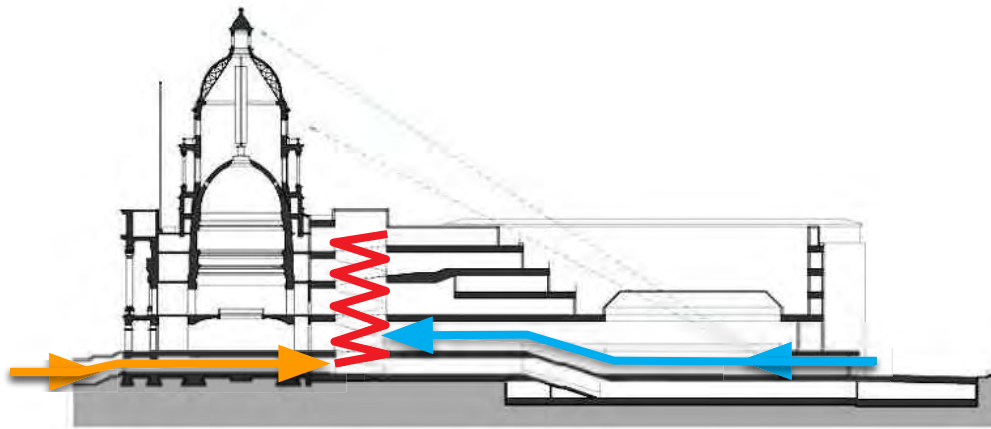
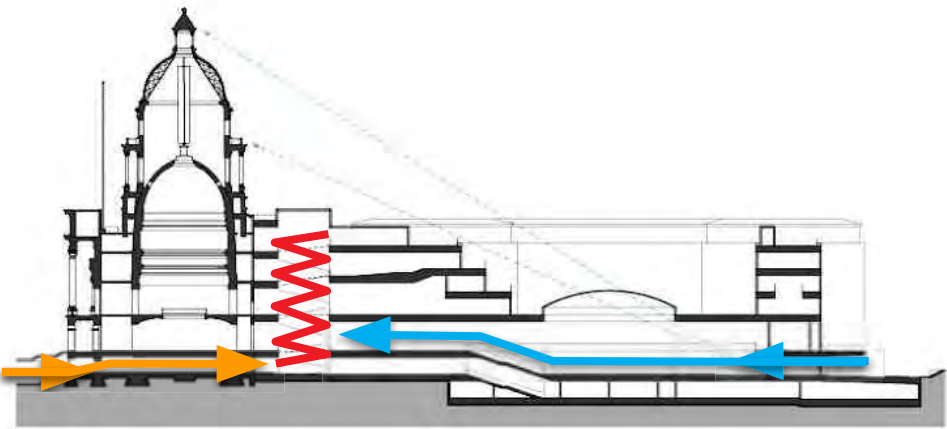
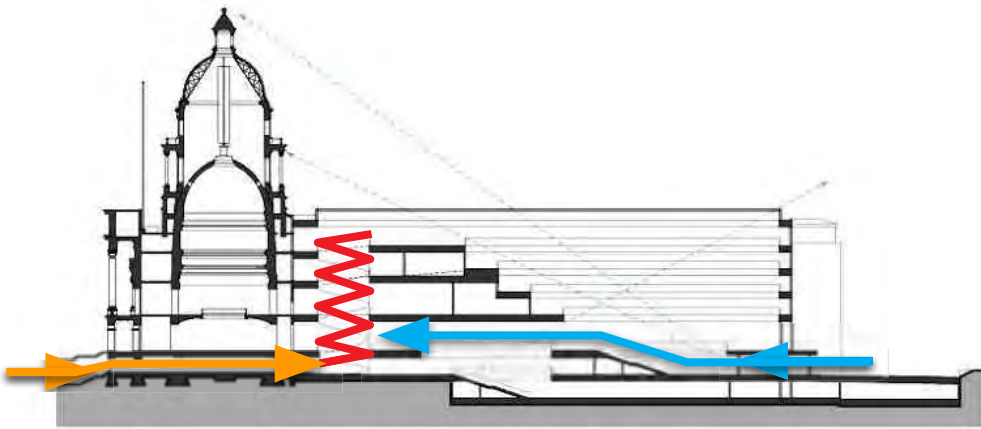
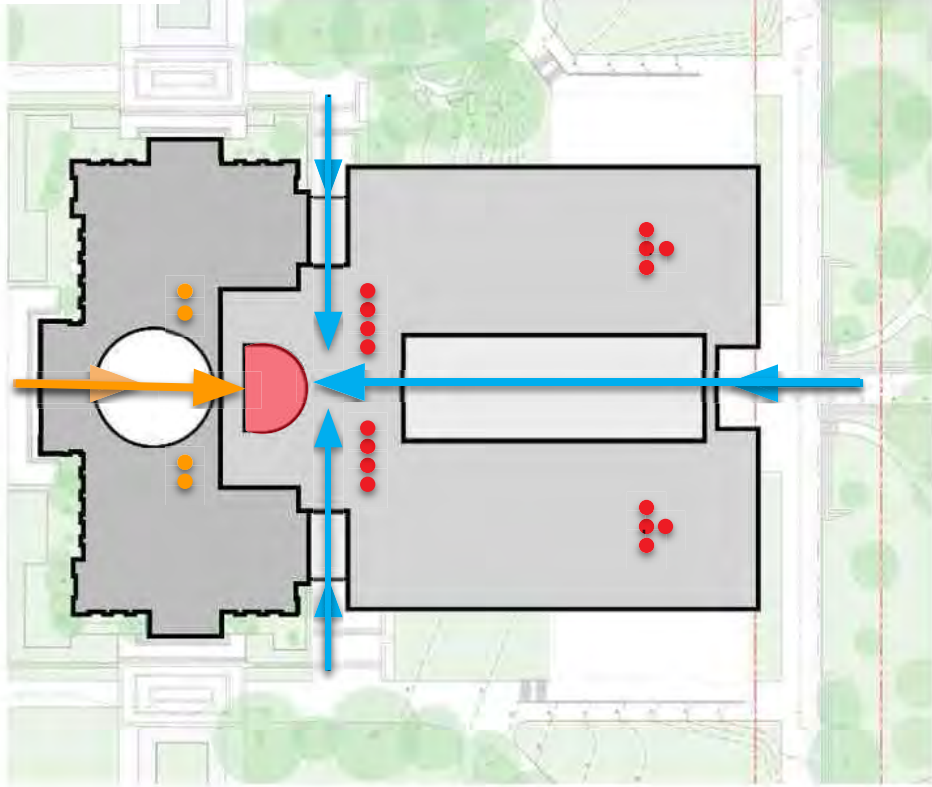
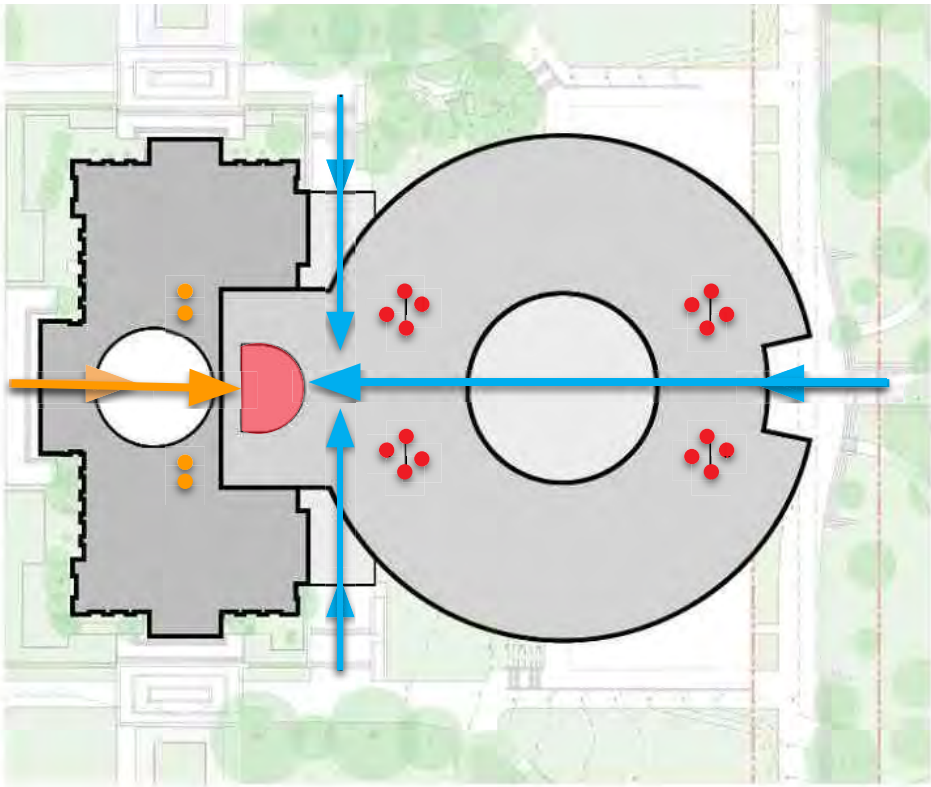
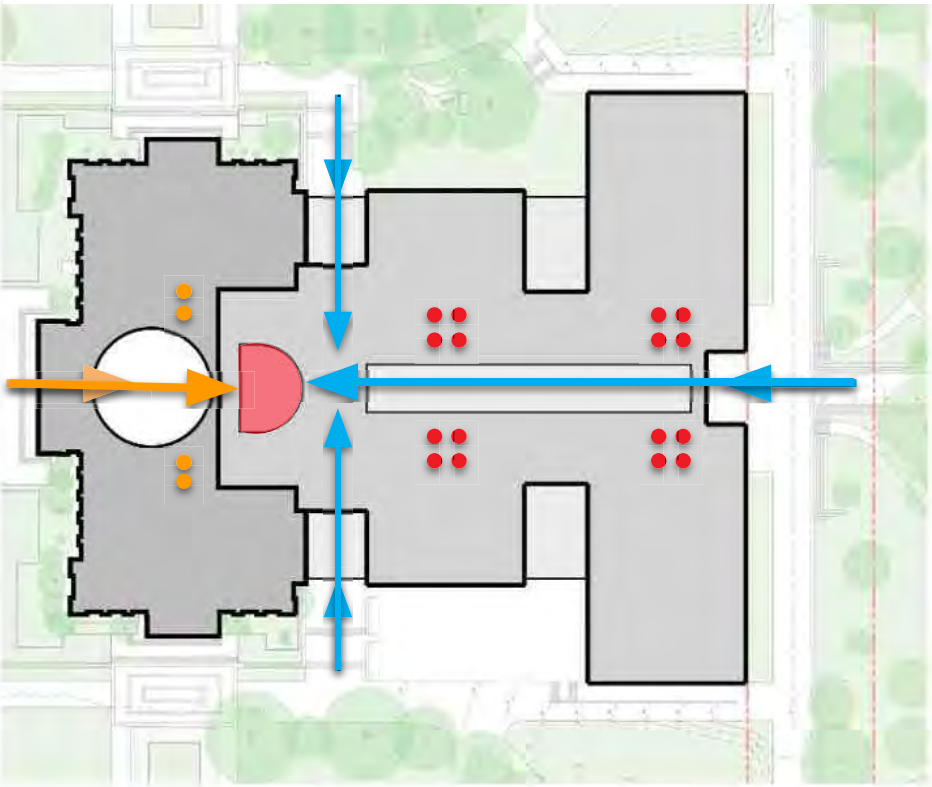
CONCEPT SIMILARITIES & DIFFERENCES  
CIRCULATION





CONCEPT SIMILARITIES & DIFFERENCES

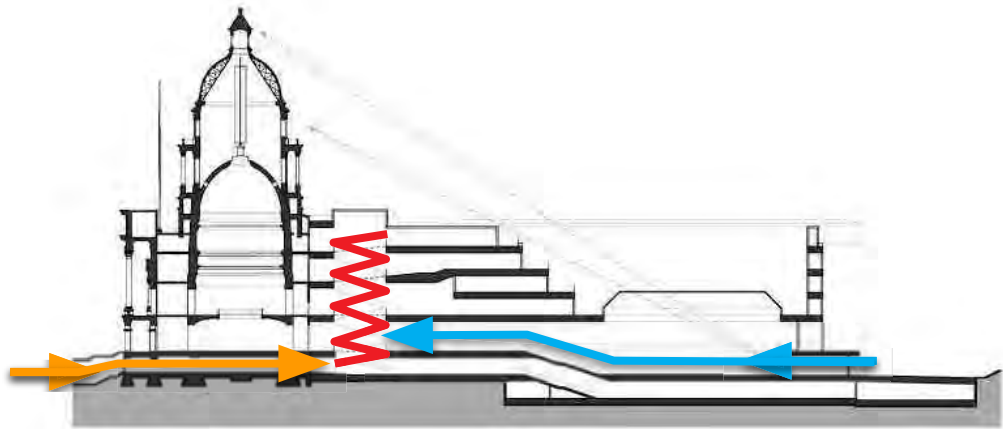
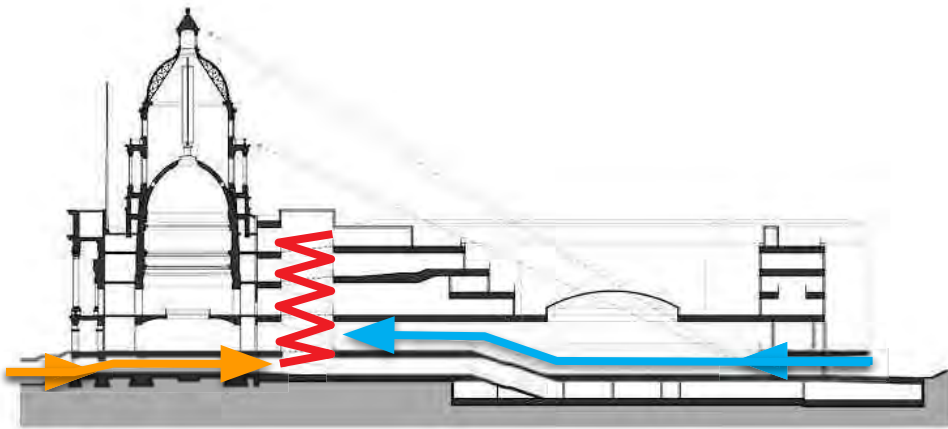
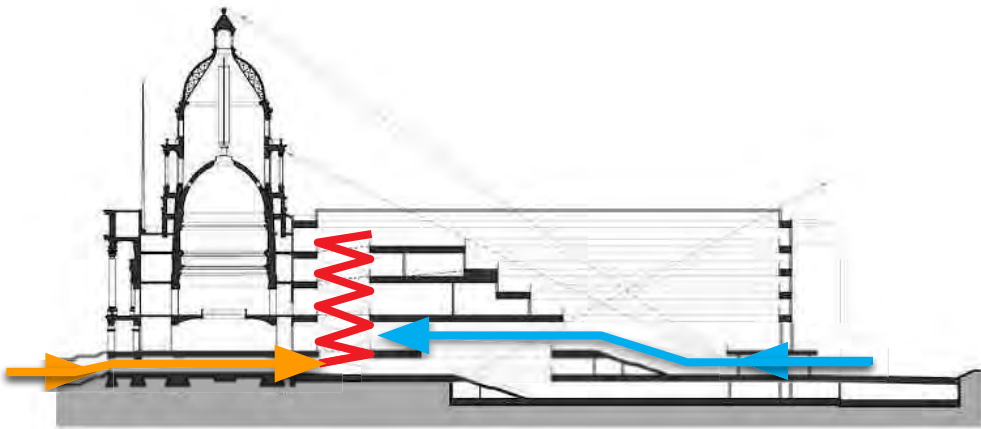
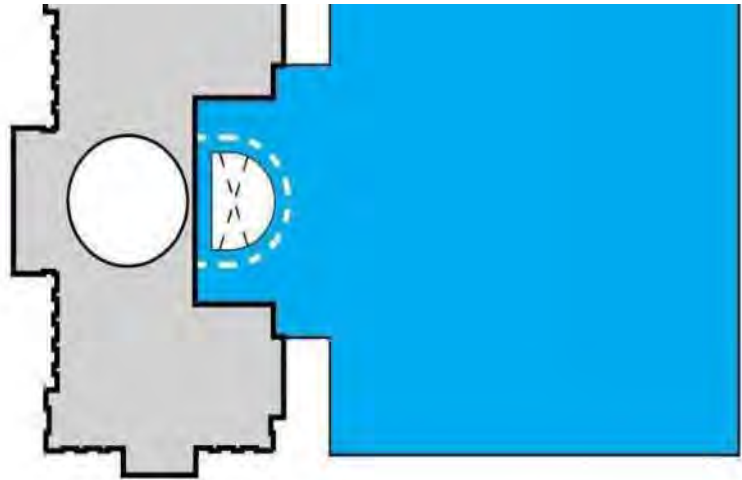
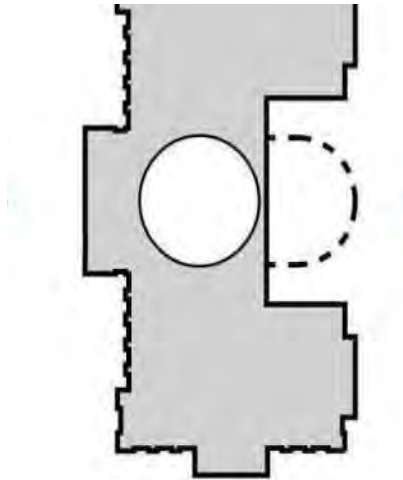
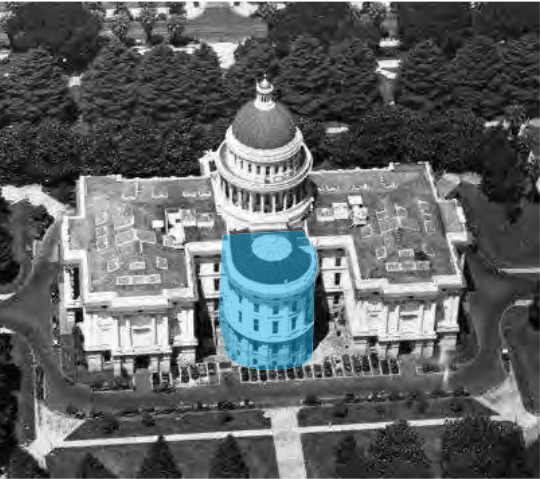
CIRCULATION





CONCEPT SIMILARITIES & DIFFERENCES

CIRCULATION





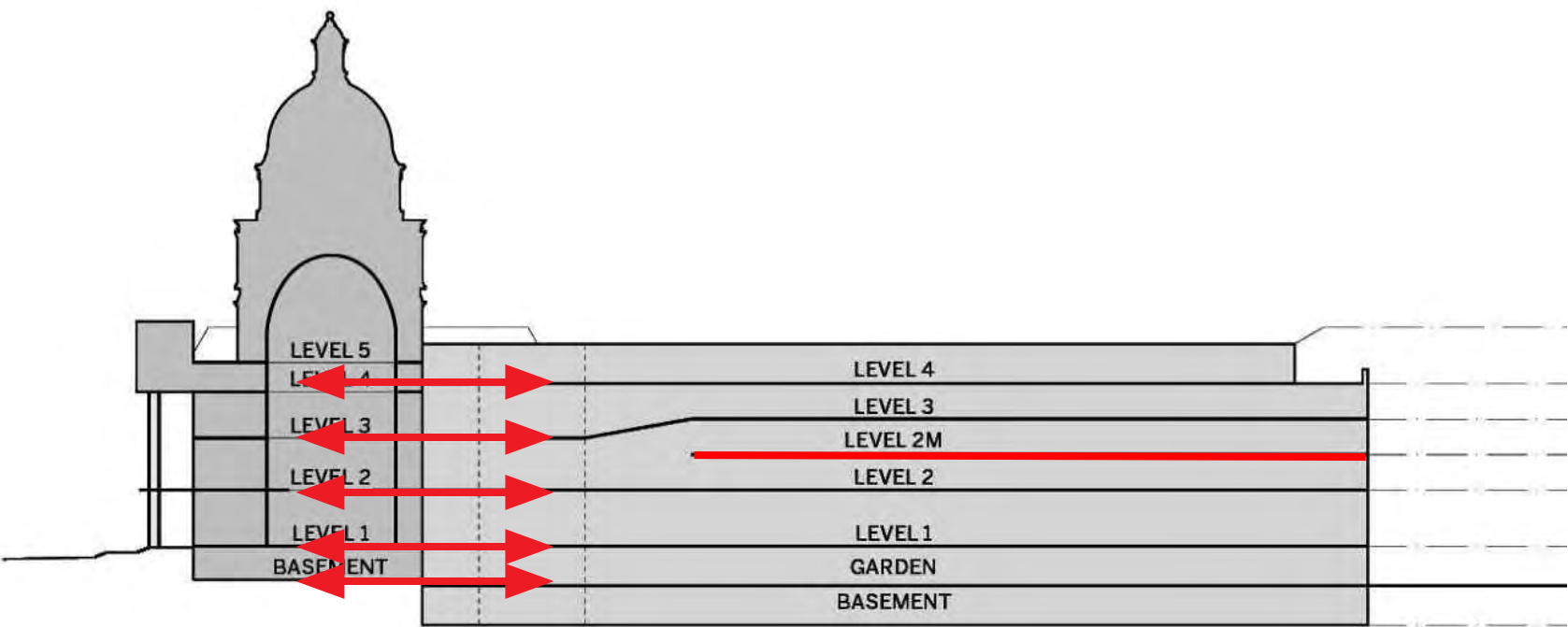
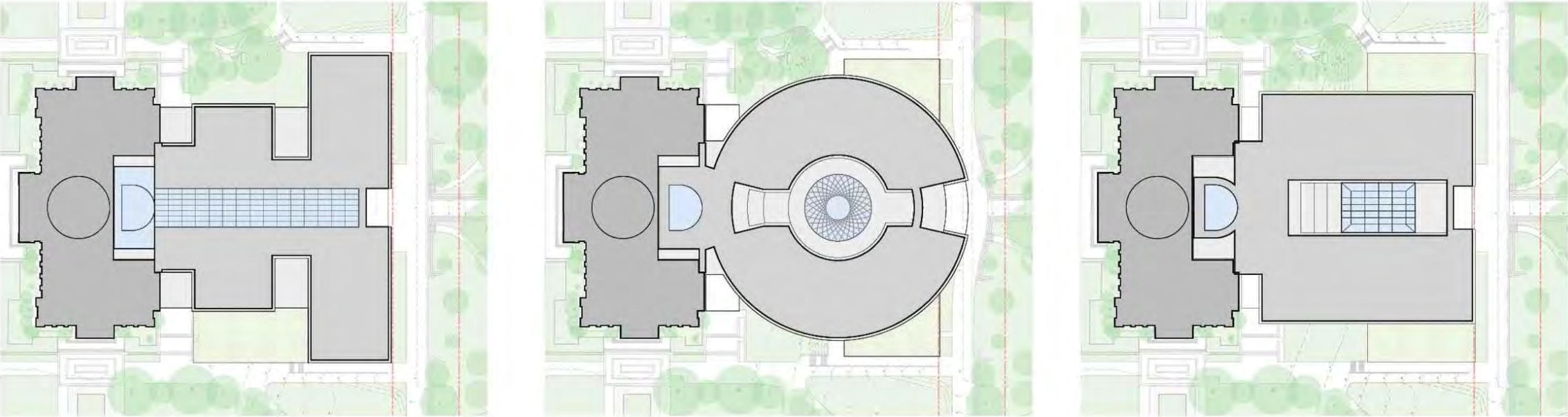
CONCEPT SIMILARITIES & DIFFERENCES

**APSIDAL CIRCULATION**





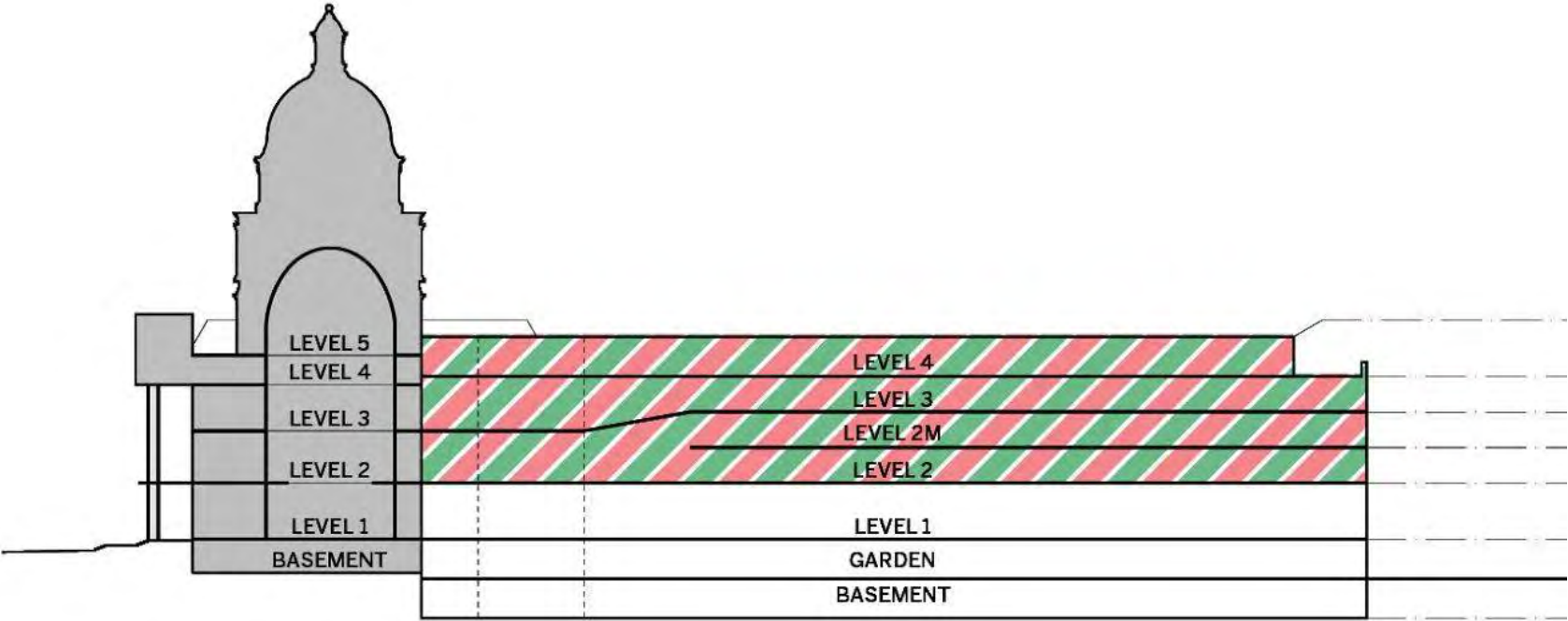
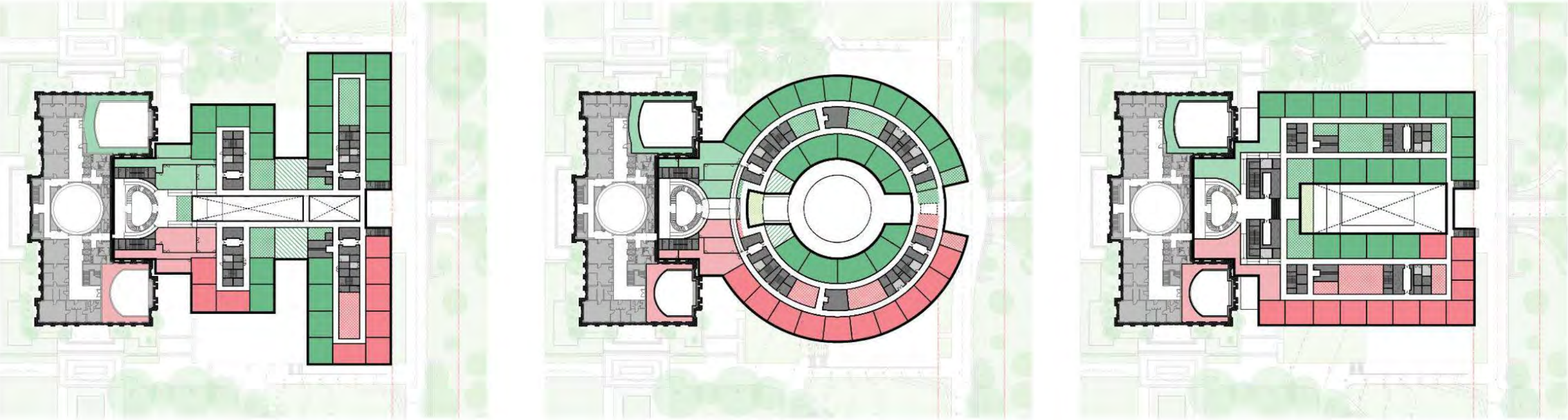
CONCEPT ANALYSIS  
TYPICAL FLOORS  
LEGISLATURE MEMBER SUITES & SUPPORT





CONCEPT SIMILARITIES & DIFFERENCES

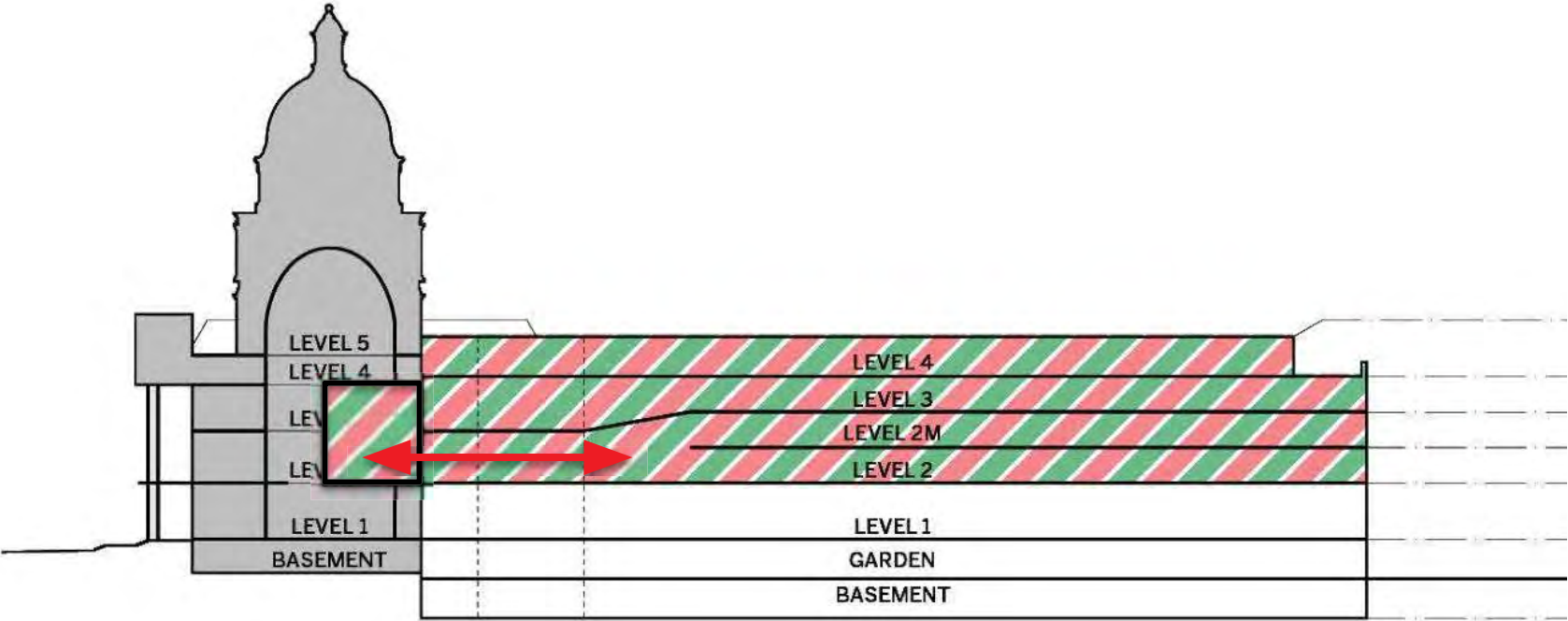
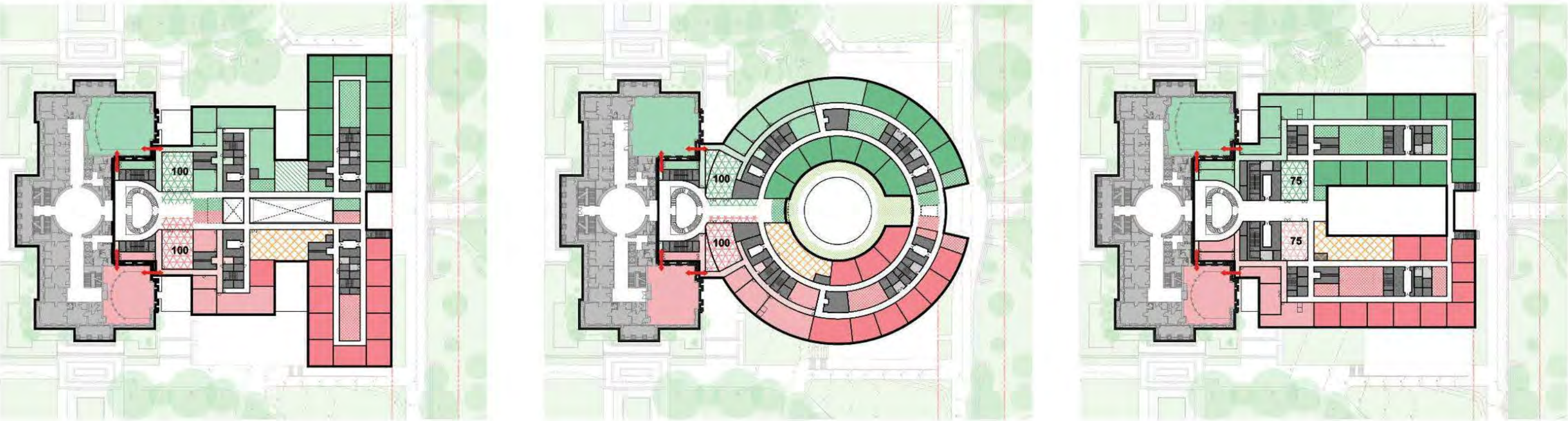
TYPICAL FLOOR - LEGISLATURE MEMBER SUITES & SUPPORT





CONCEPT SIMILARITIES & DIFFERENCES

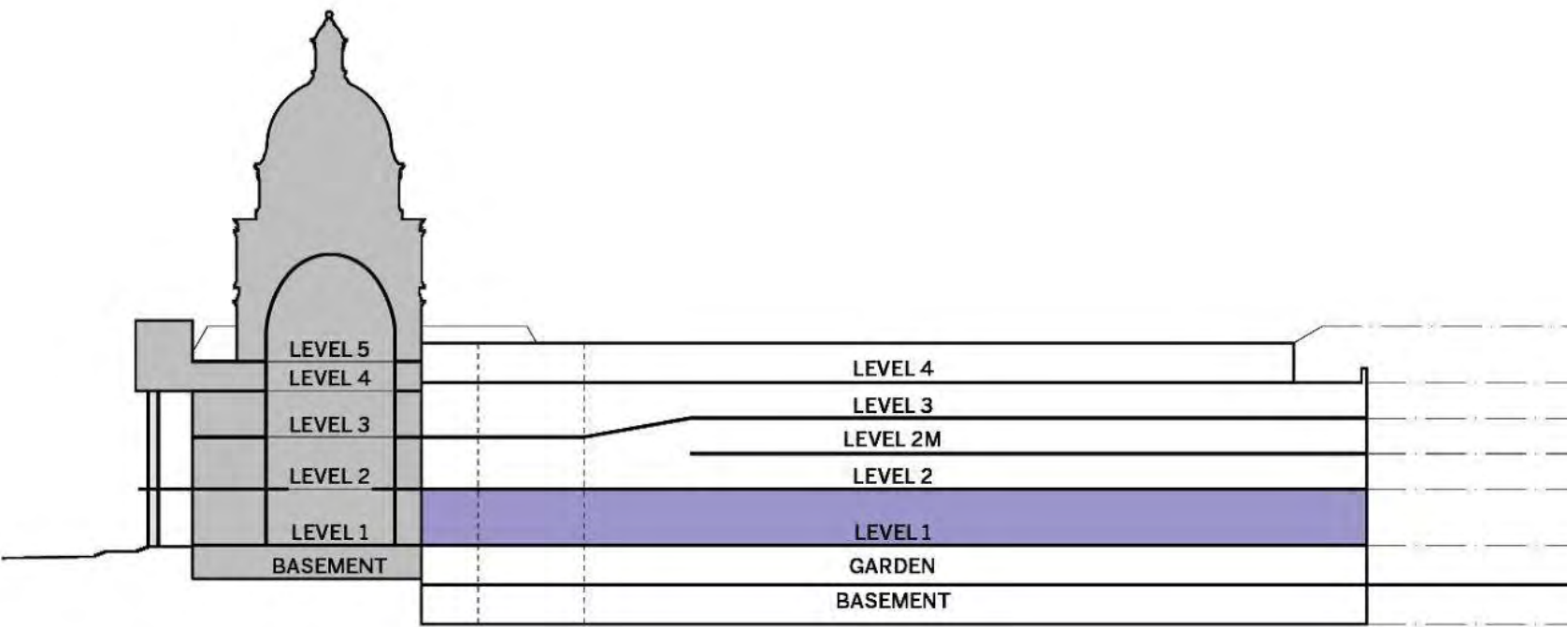
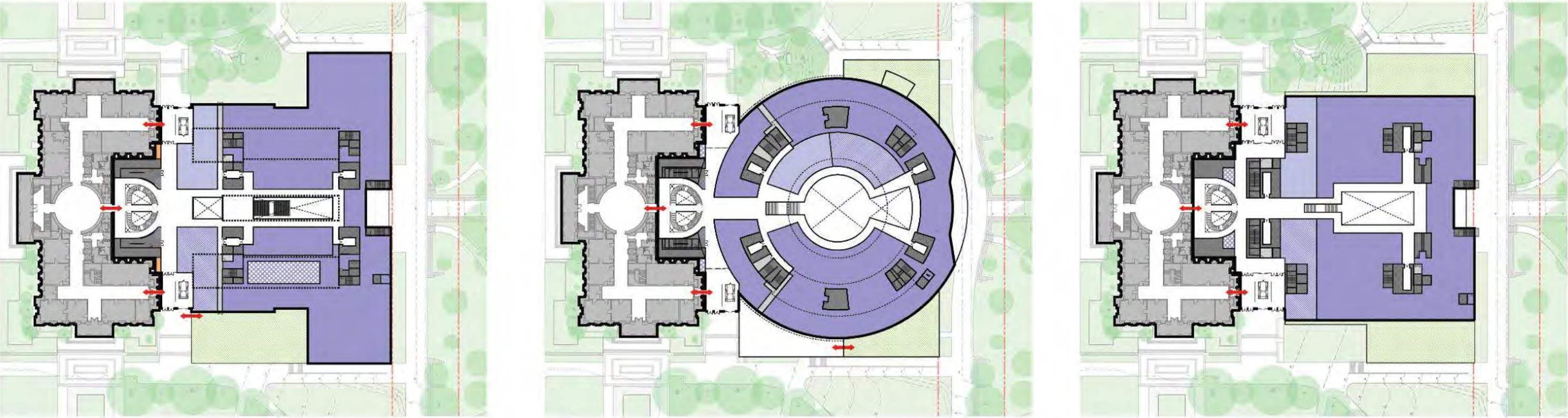
LEVEL 2 - CHAMBERS





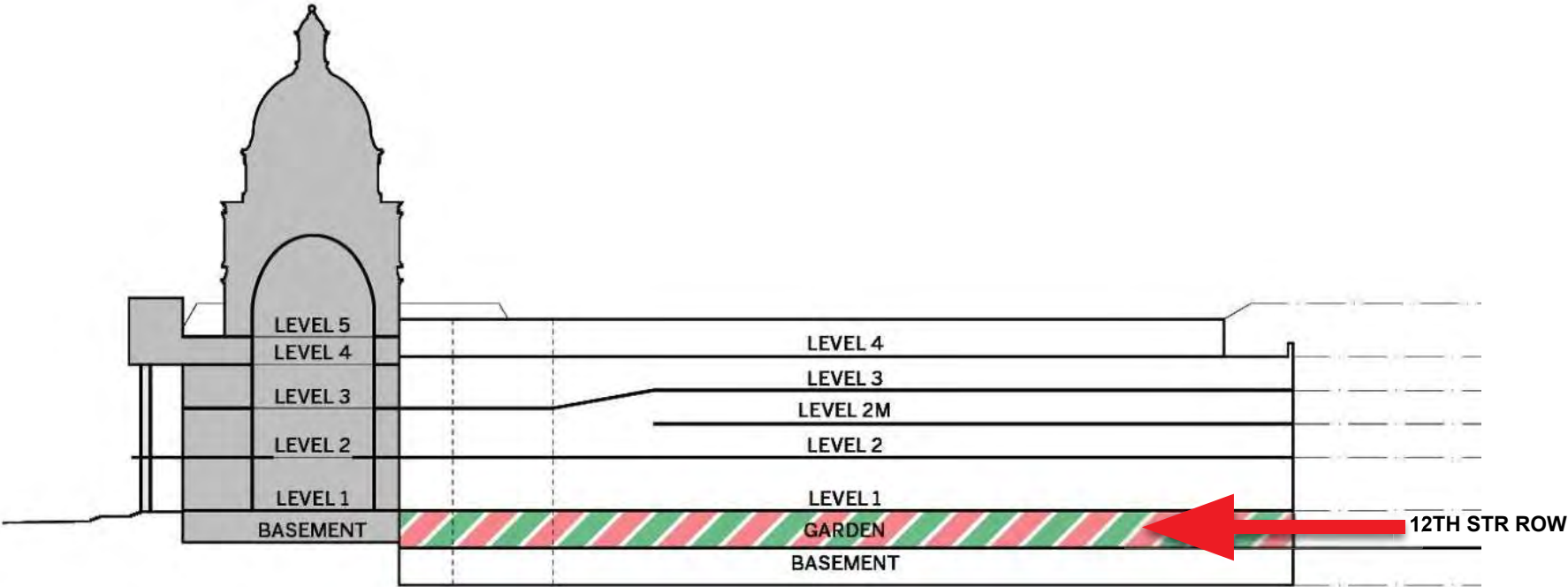
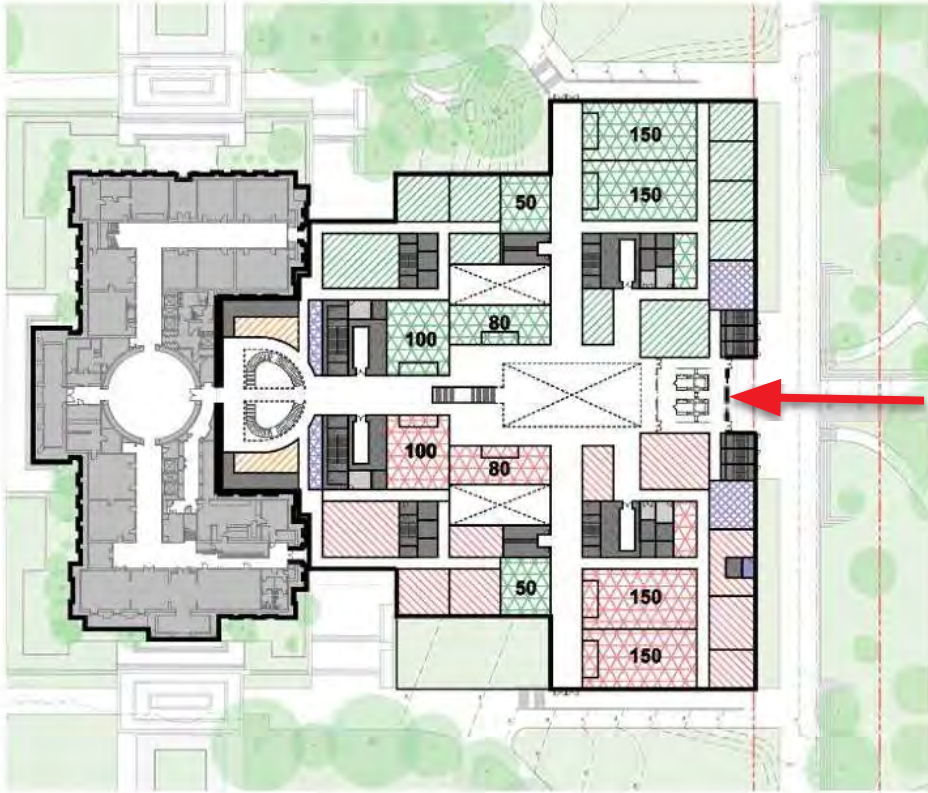
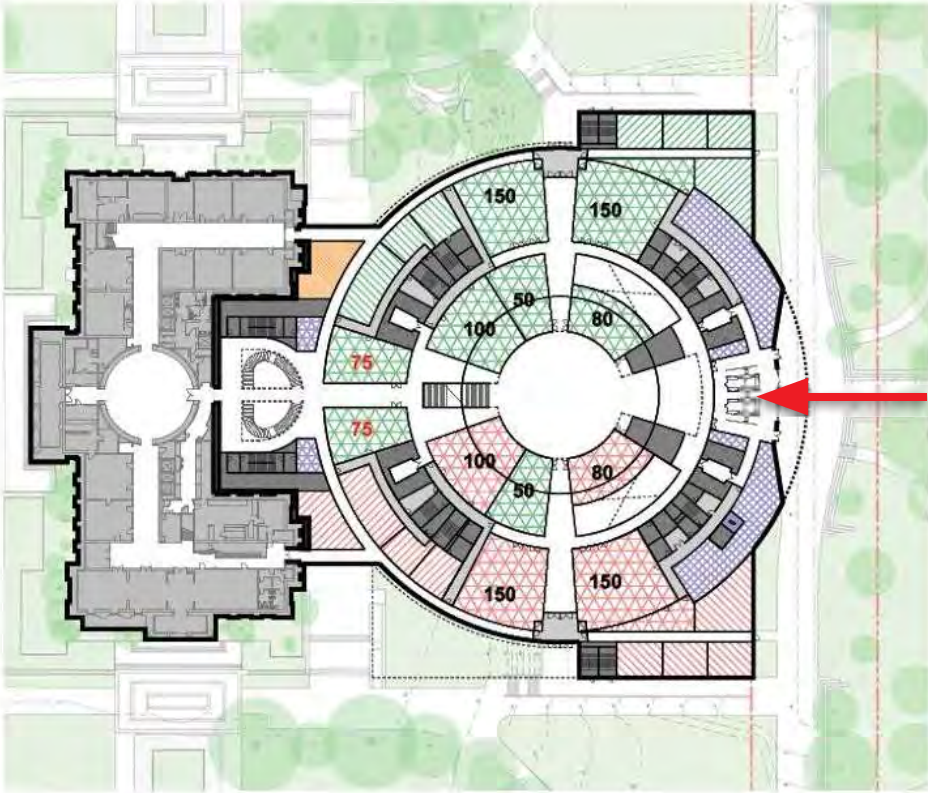
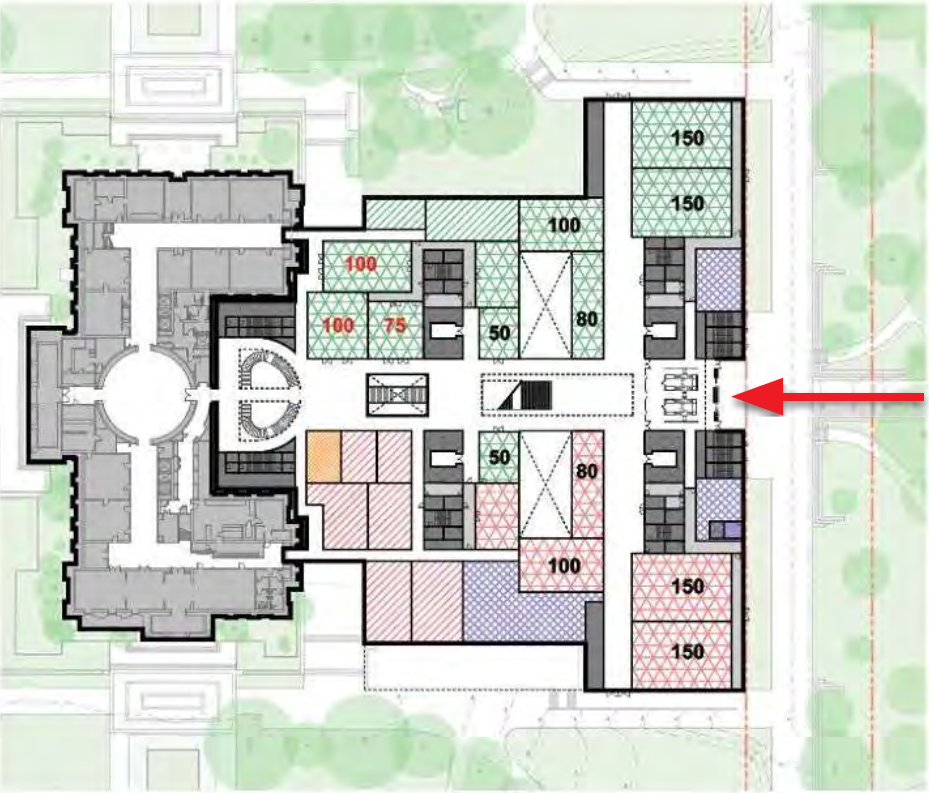
CONCEPT SIMILARITIES & DIFFERENCES

LEVEL 1 - EXECUTIVE





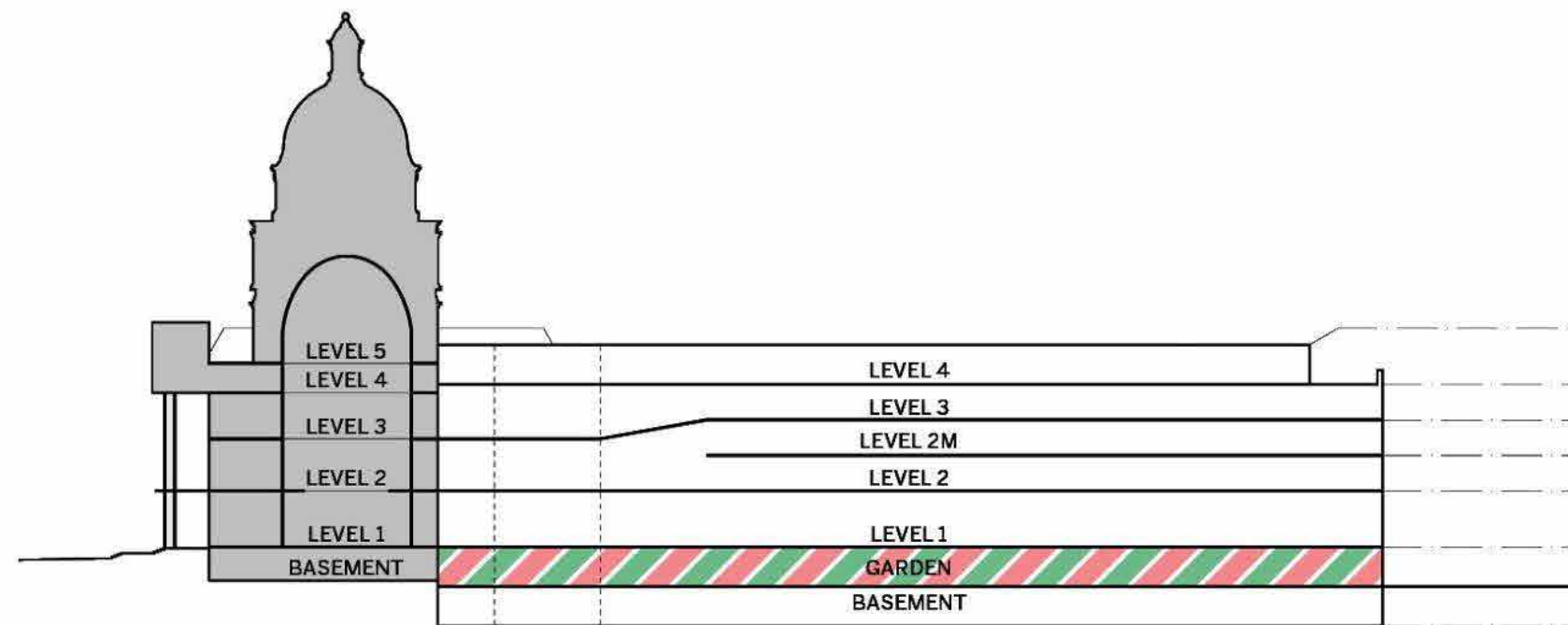
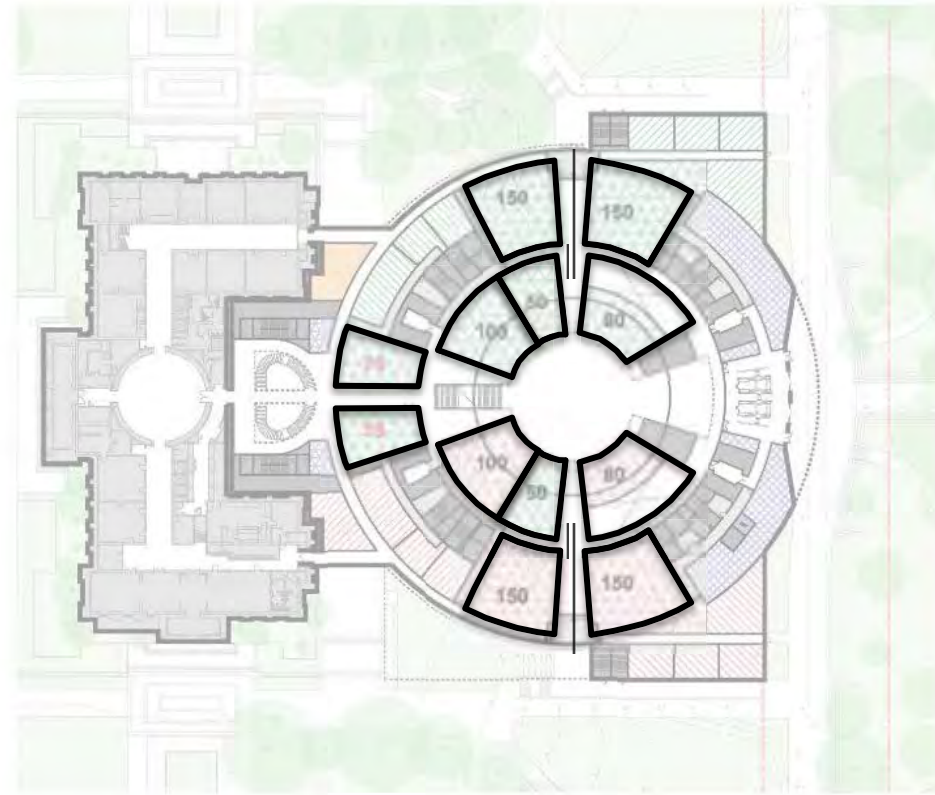
CONCEPT SIMILARITIES & DIFFERENCES  
GARDEN LEVEL - HEARING ROOMS





## CONCEPT SIMILARITIES & DIFFERENCES

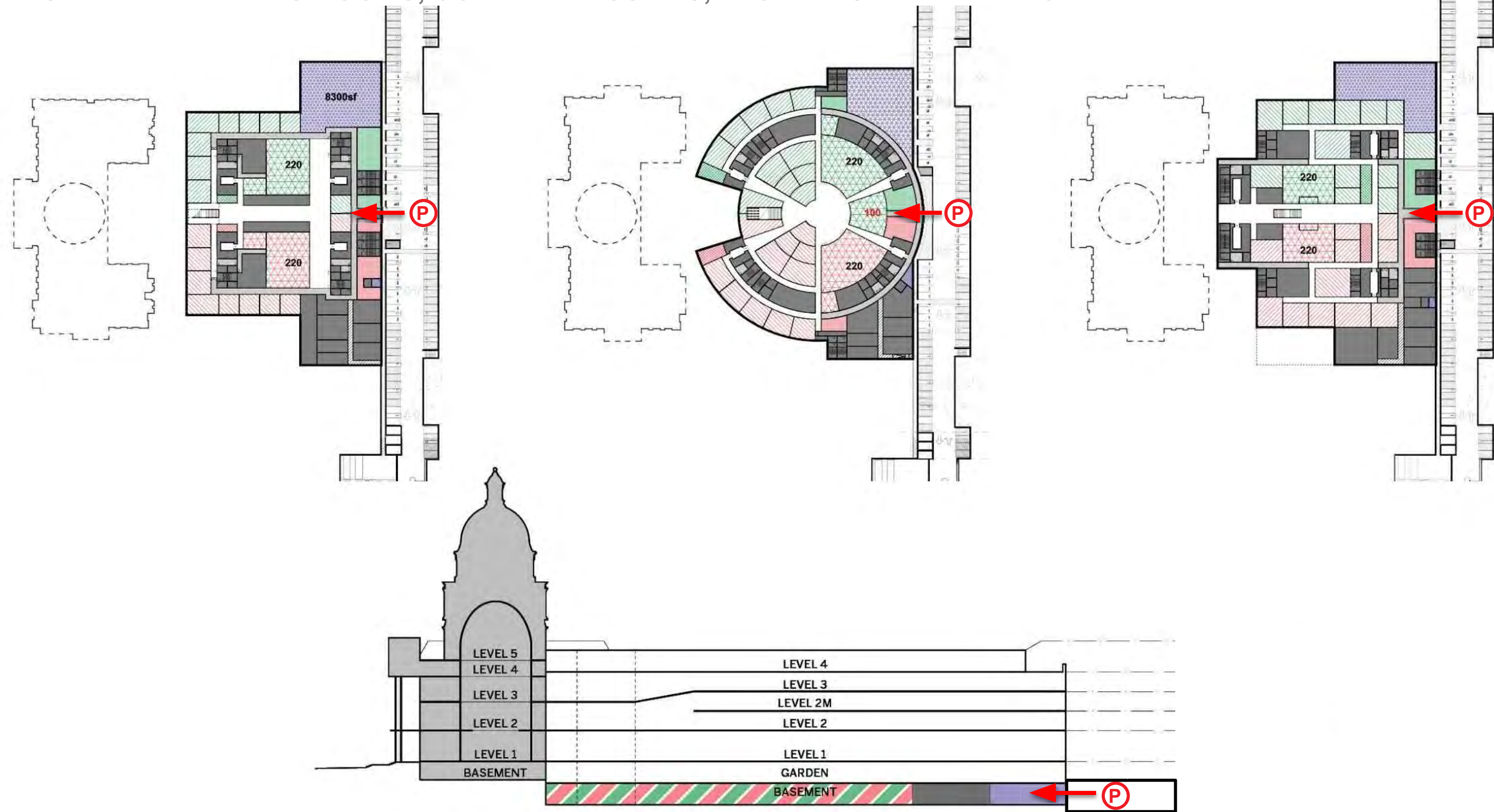
### GARDEN LEVEL - HEARING ROOMS





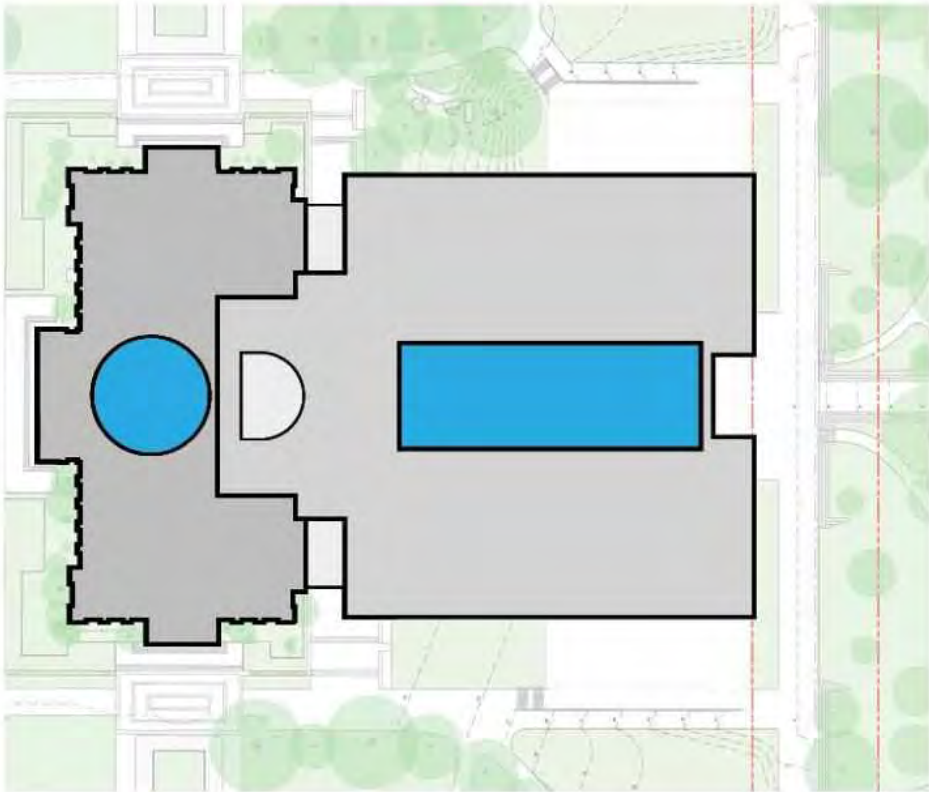
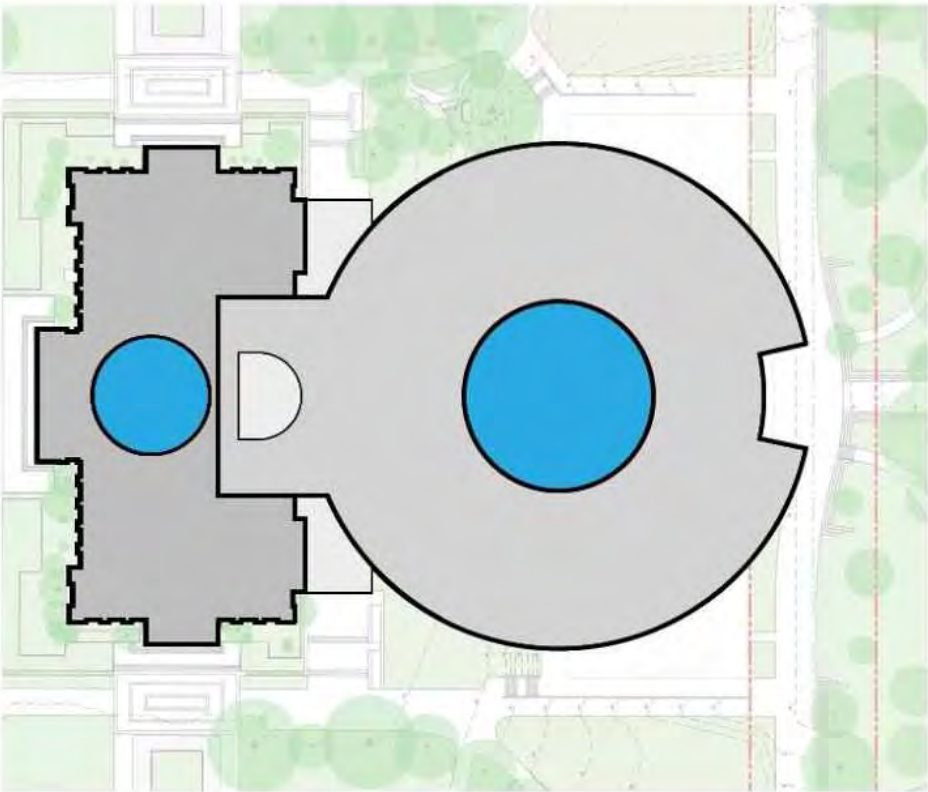
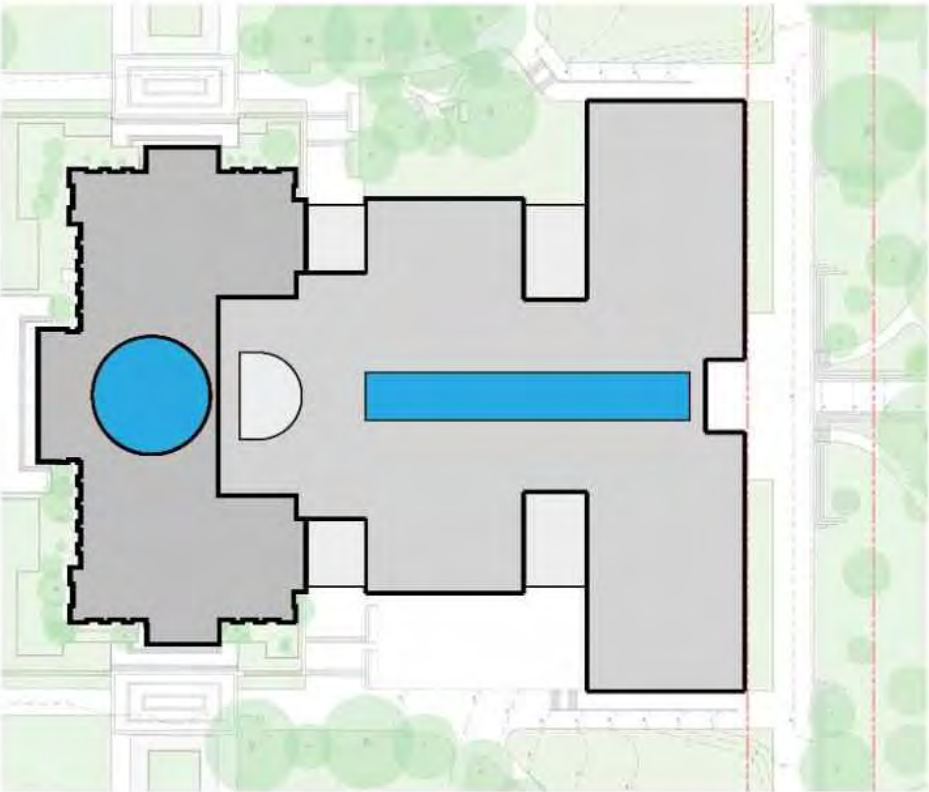
CONCEPT SIMILARITIES & DIFFERENCES  
BASEMENT - HEARING ROOMS, COMMITTEE SUITES, FACILITIES MAINTENANCE

DRAFT



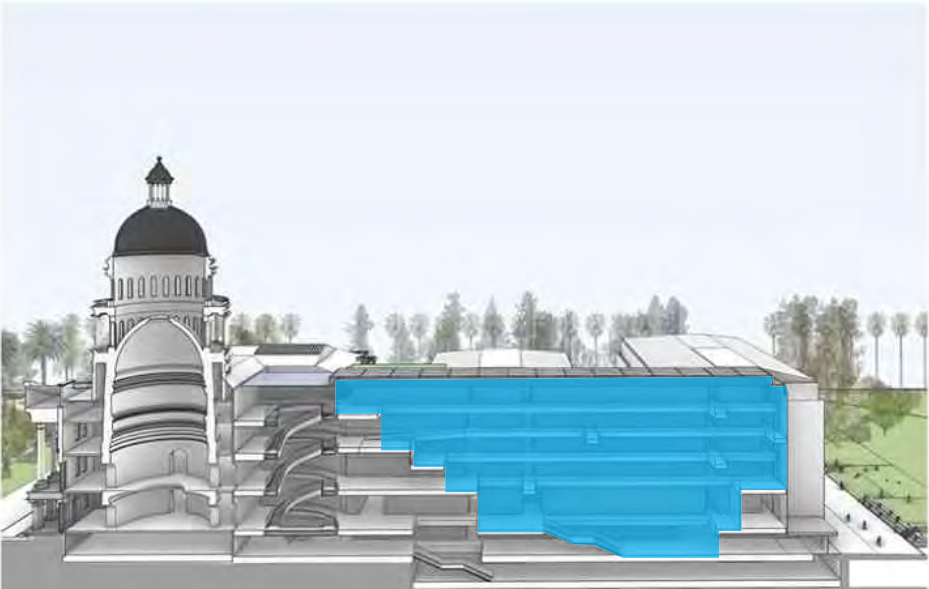
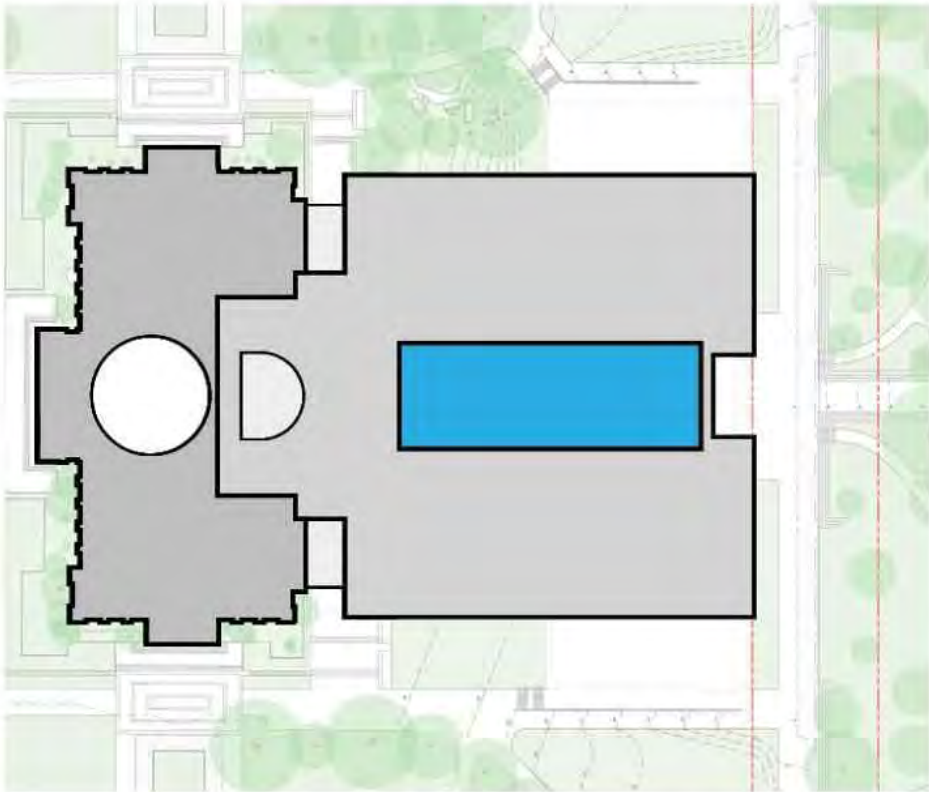
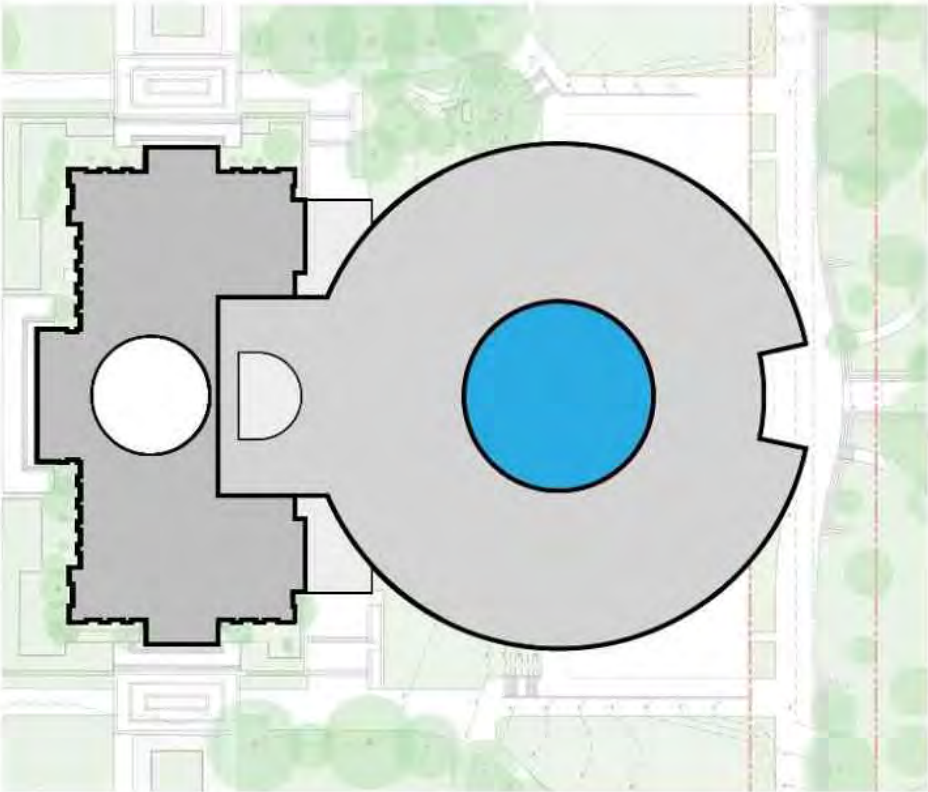
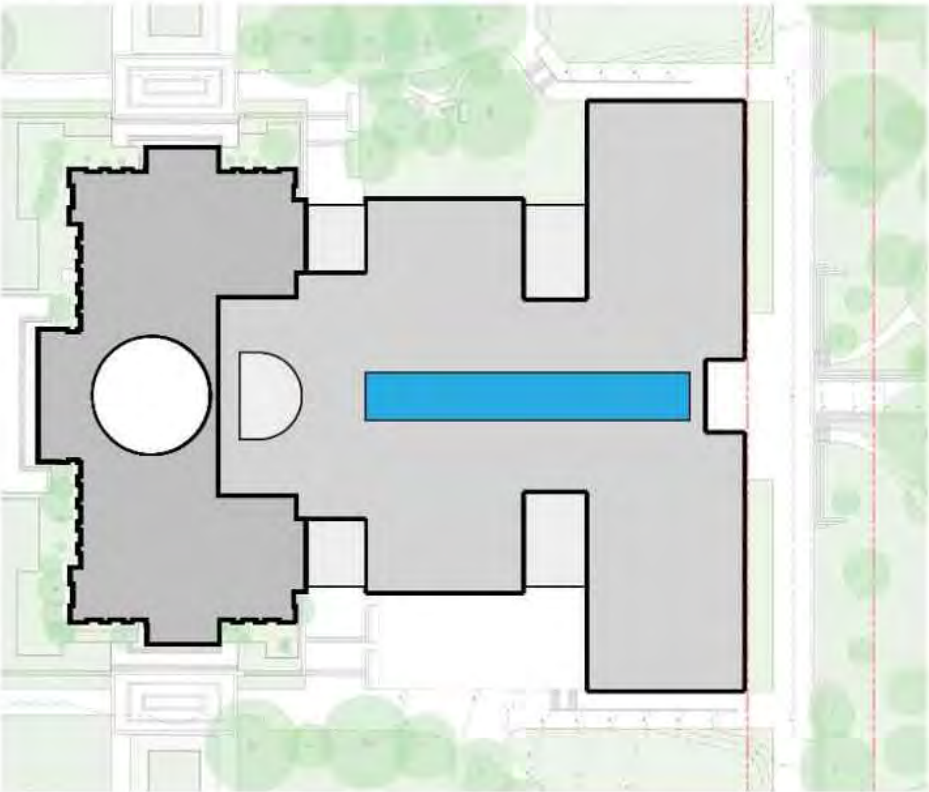


CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE

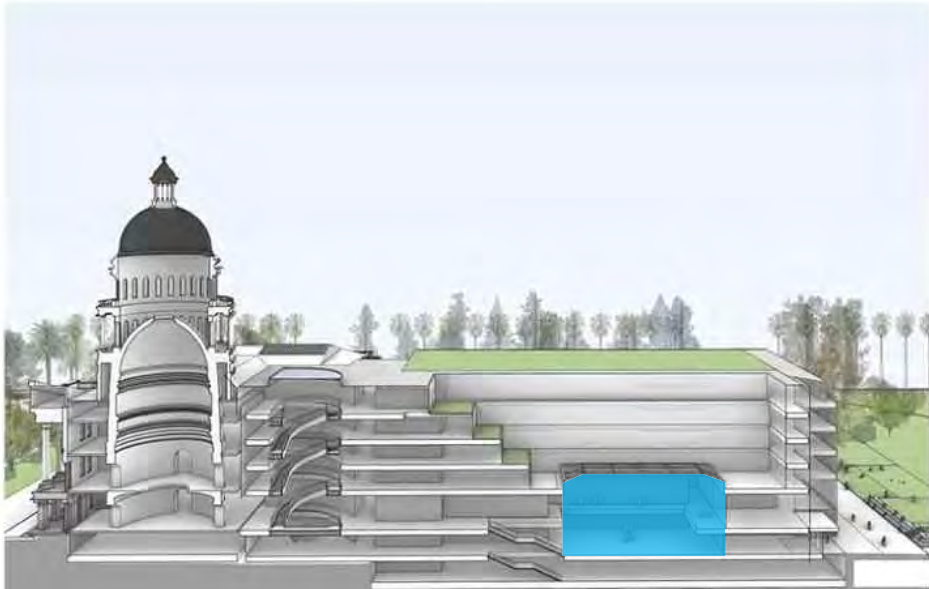
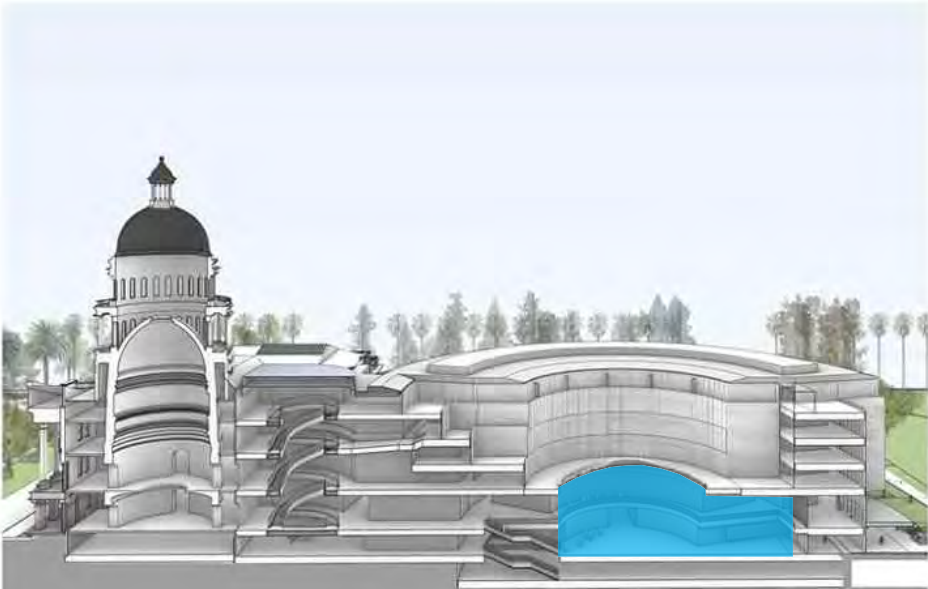




CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE: Access to All  
PUBLIC SPACE

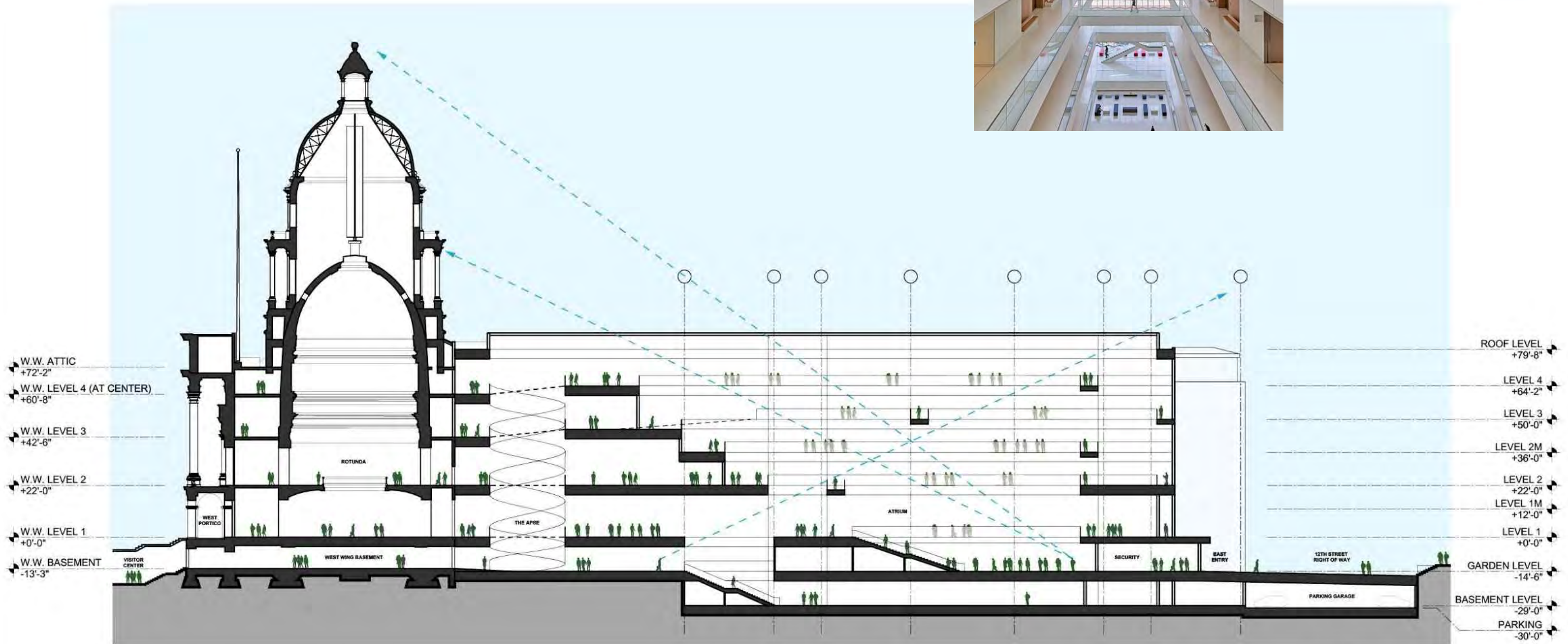
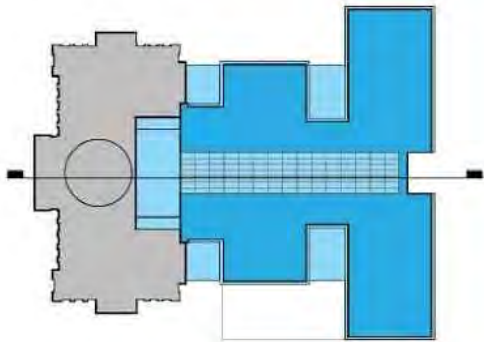


ATRIUM



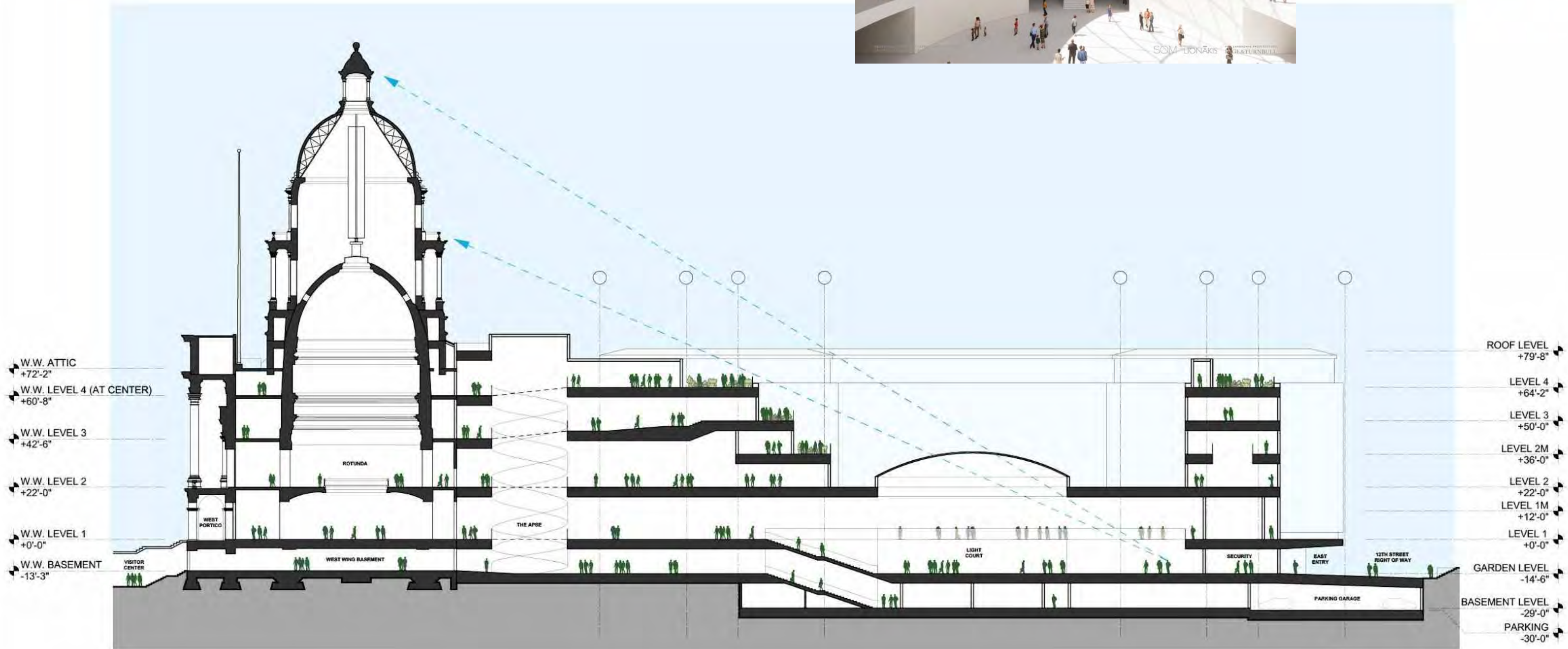
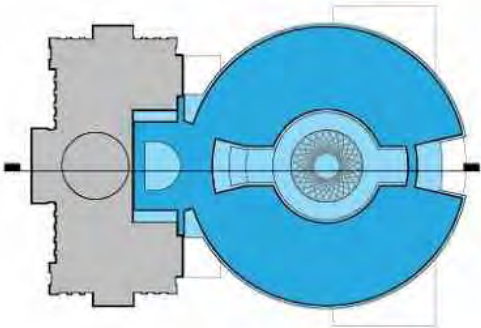


CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE: DOUBLE T



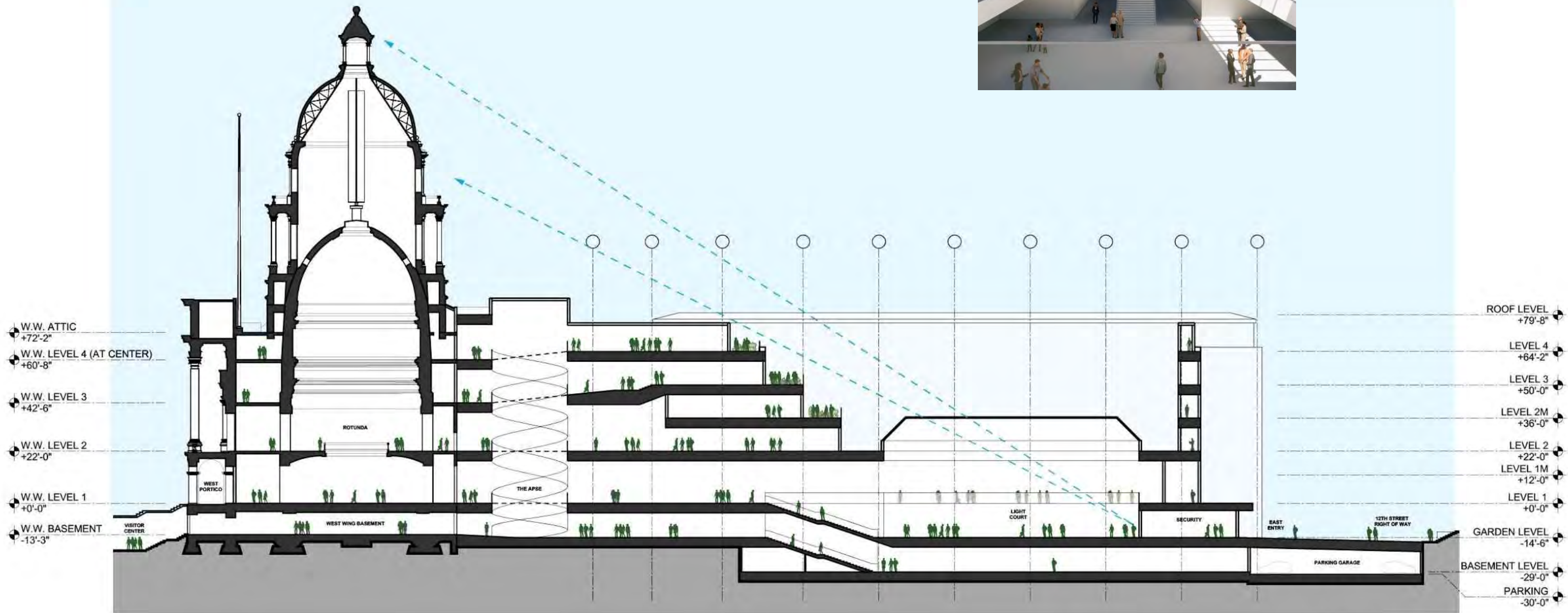
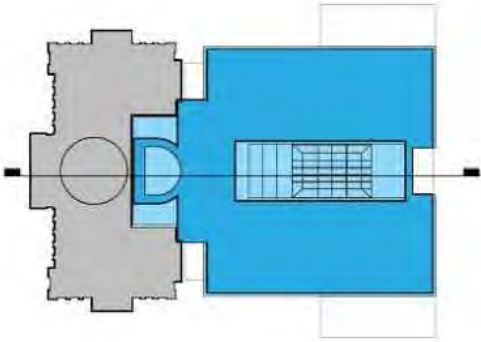


CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE: CIRCLE



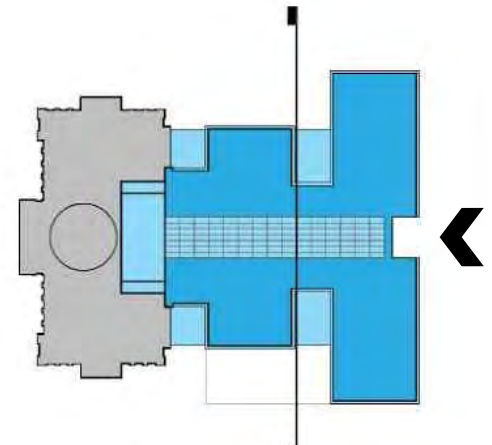
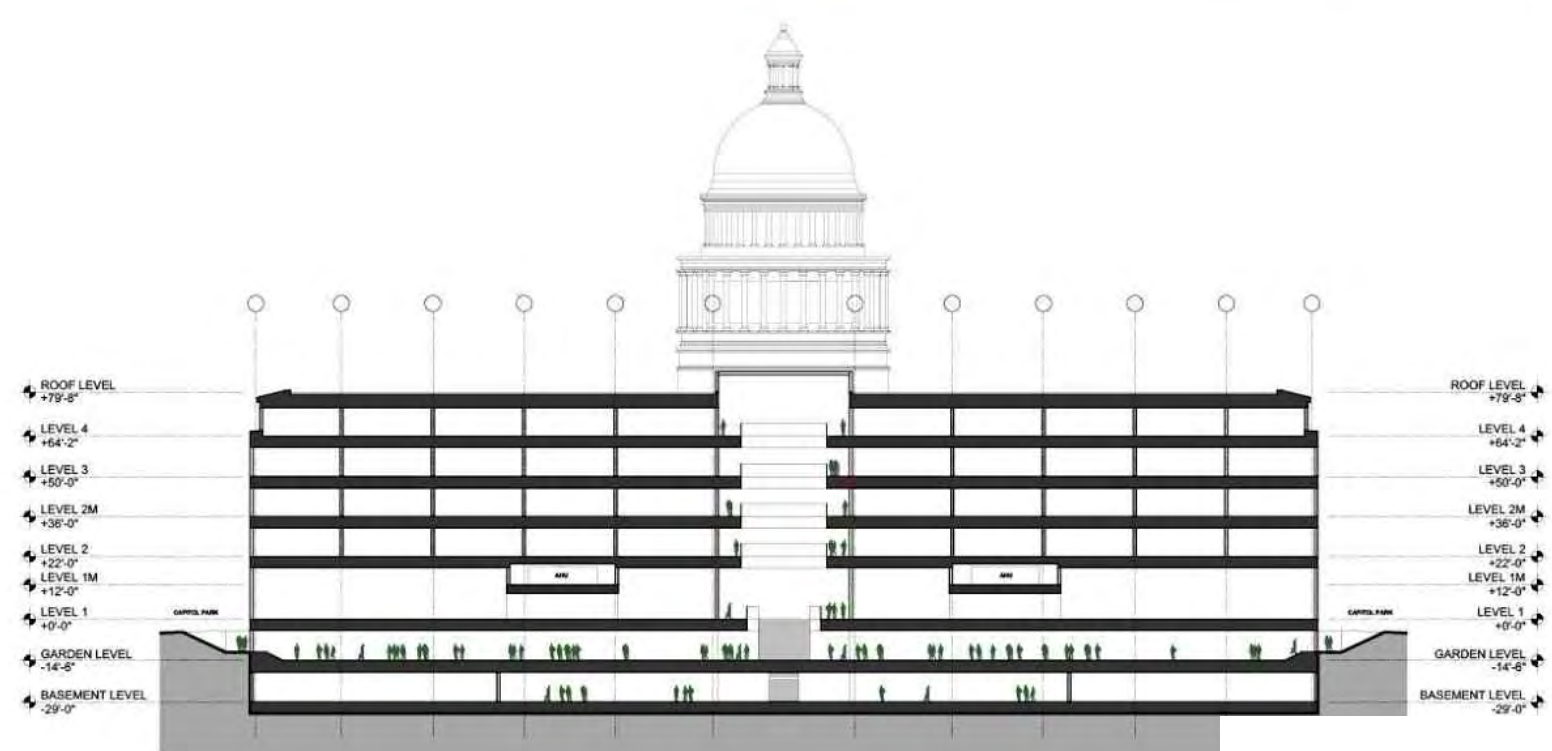


CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE: SQUARE



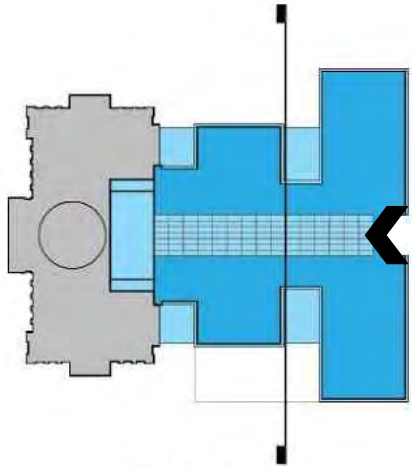
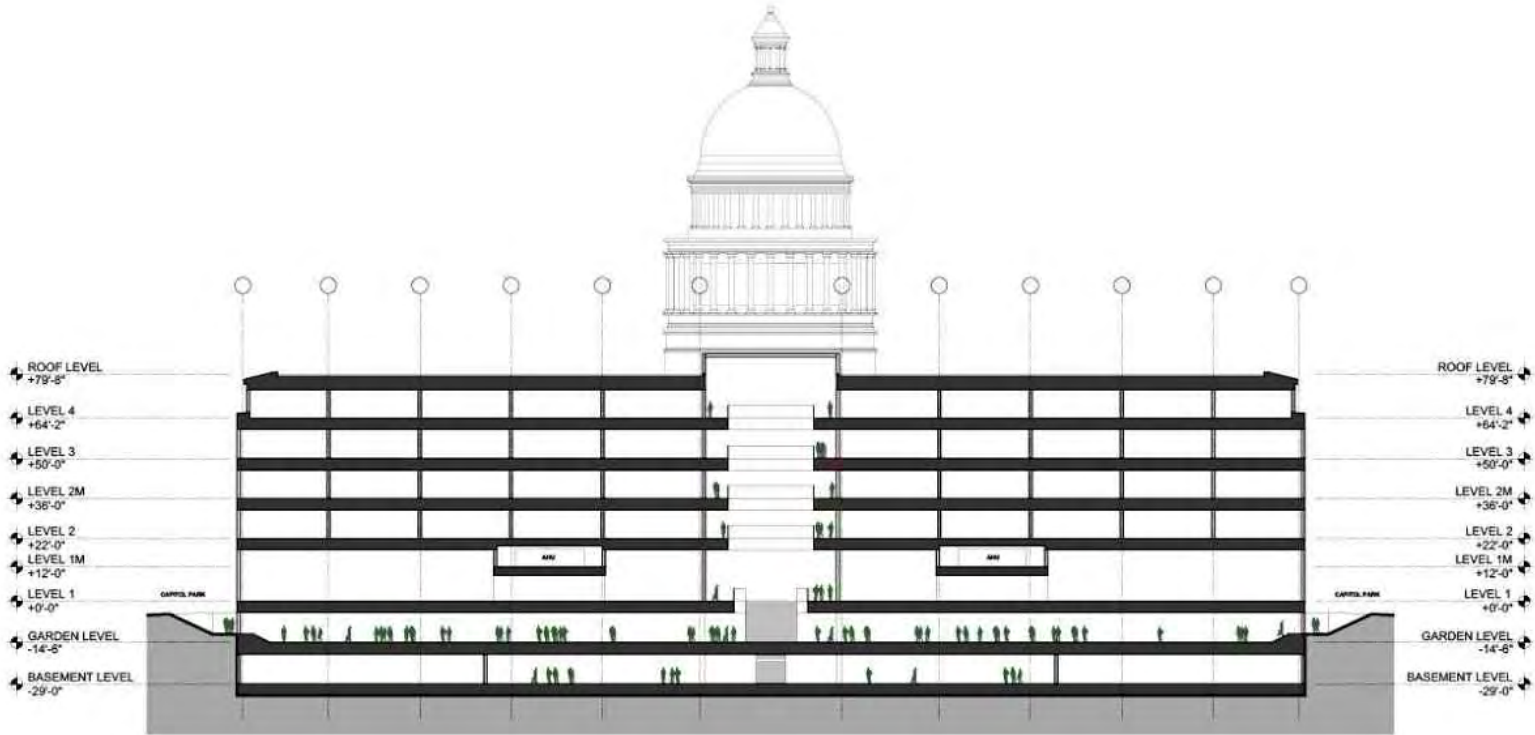


DOUBLE T  
ENTRY SEQUENCE



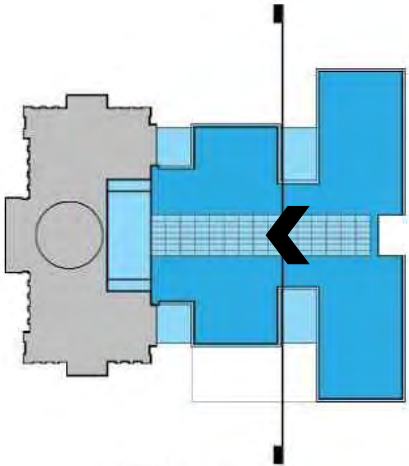
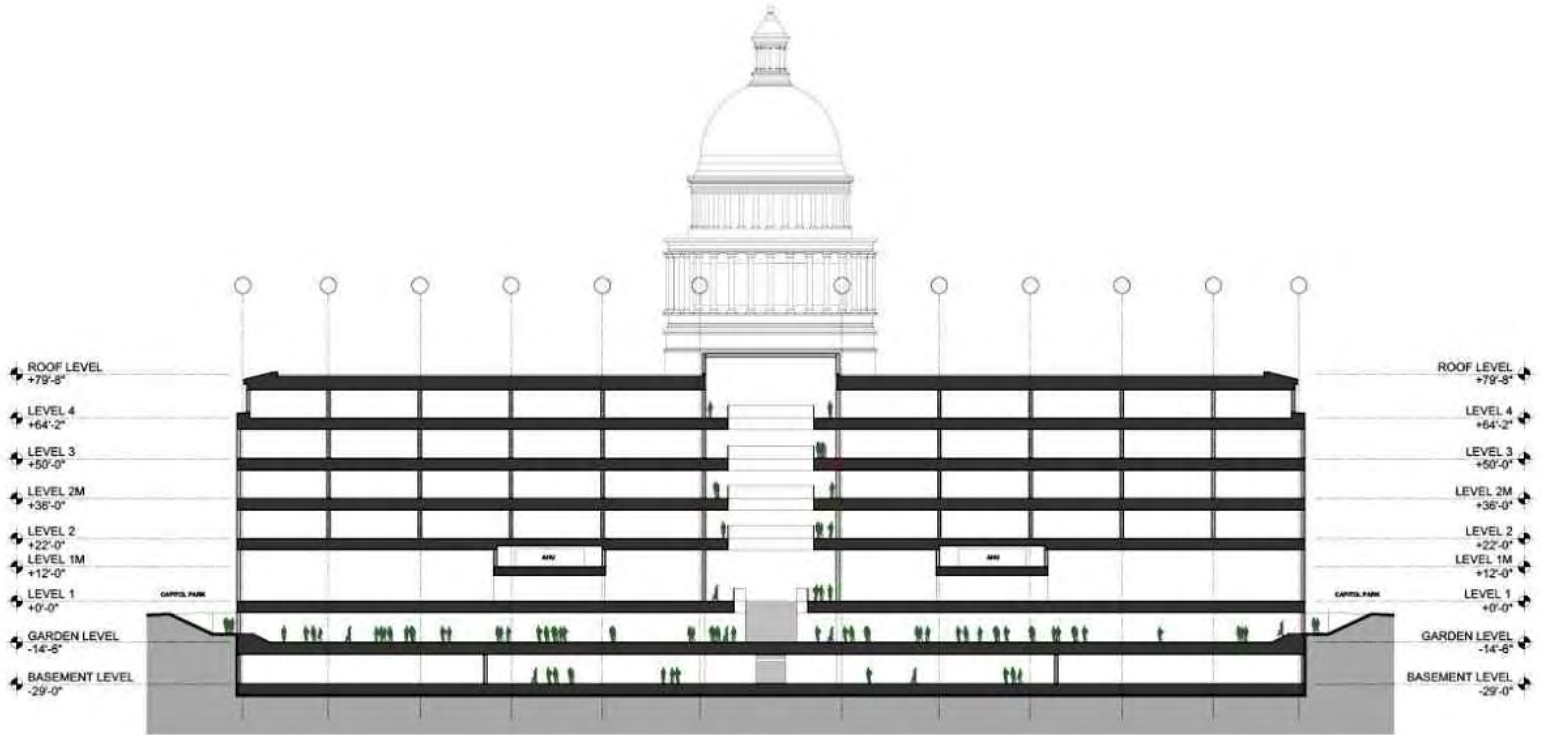
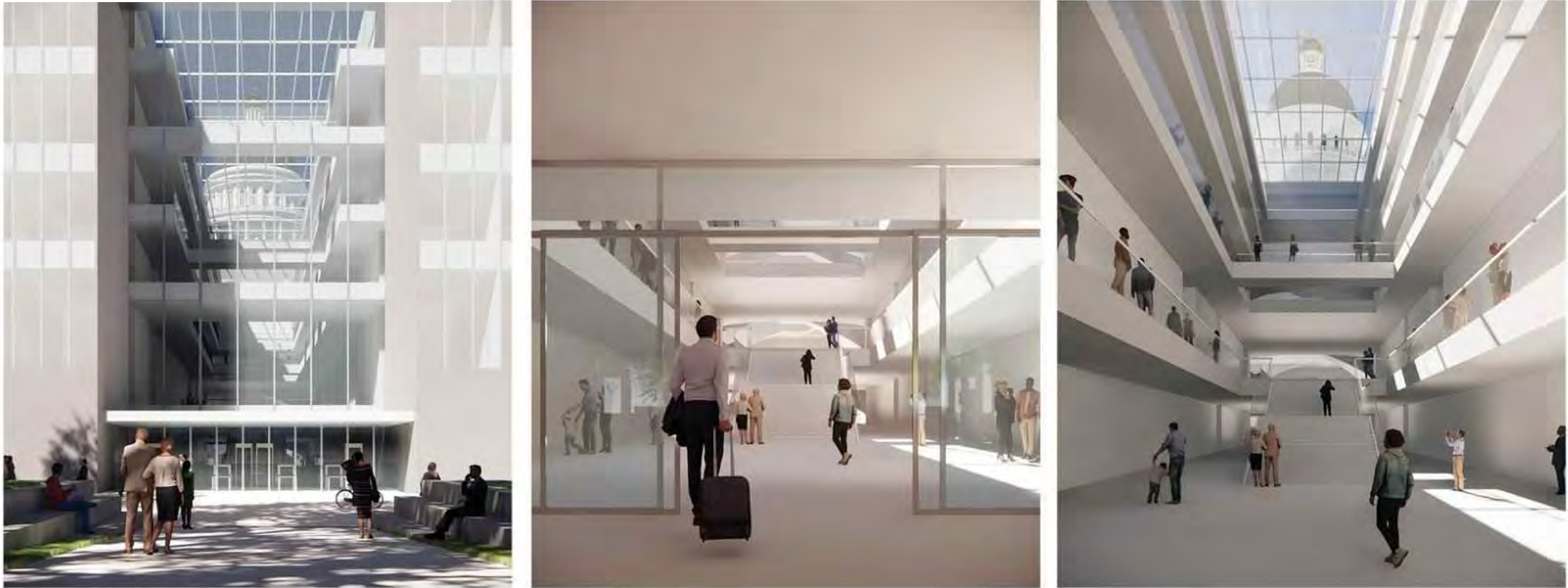


DOUBLE T  
ENTRY SEQUENCE



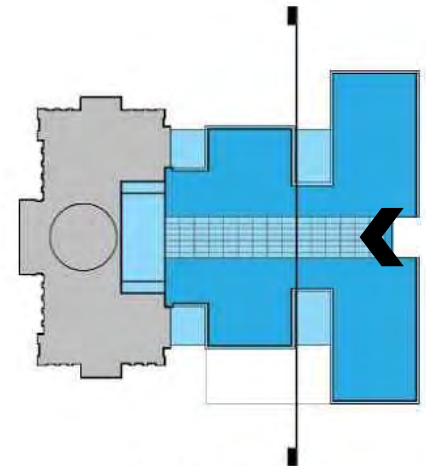
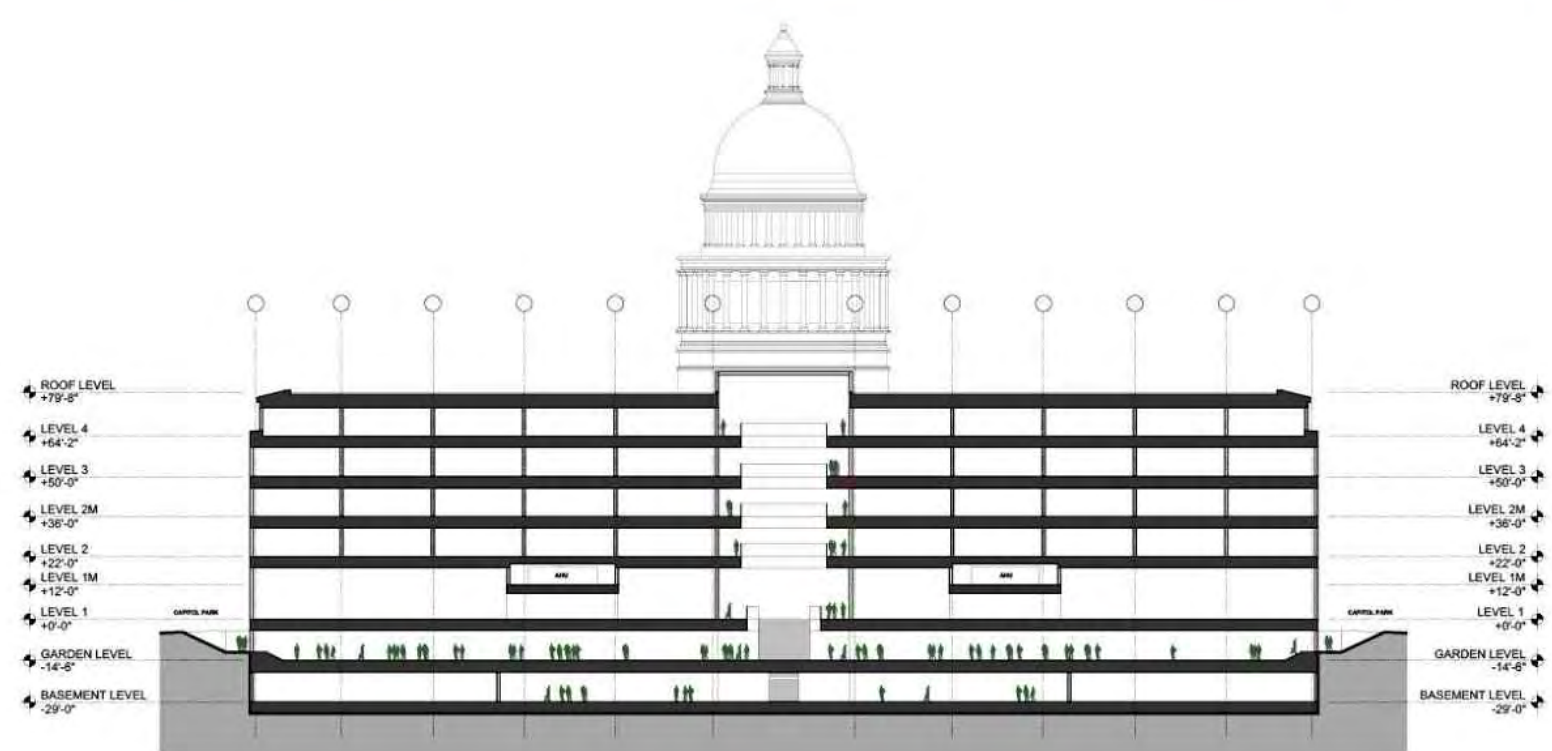


DOUBLE T  
ENTRY SEQUENCE



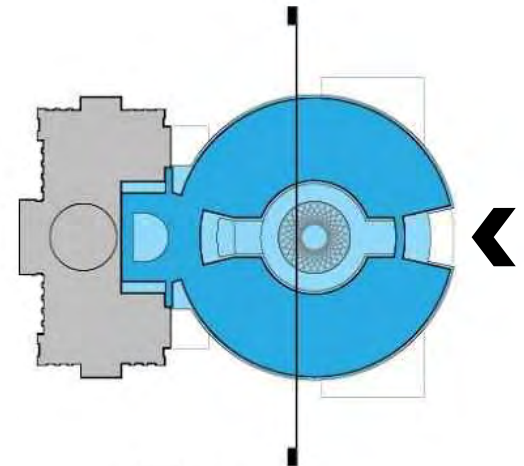
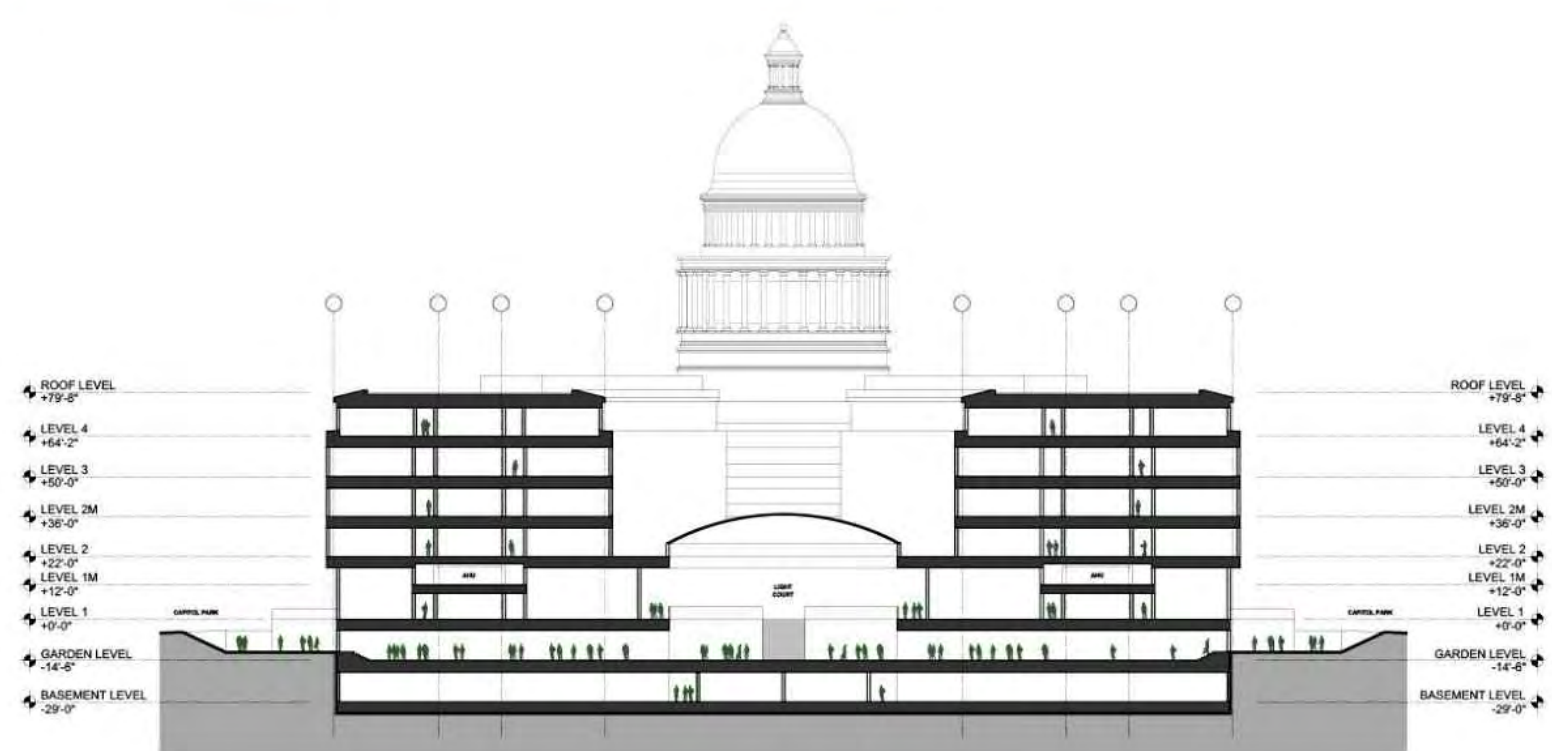


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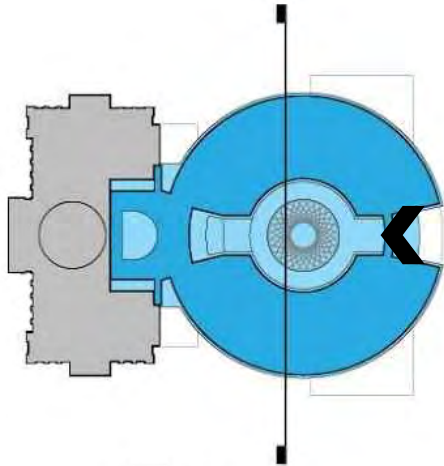
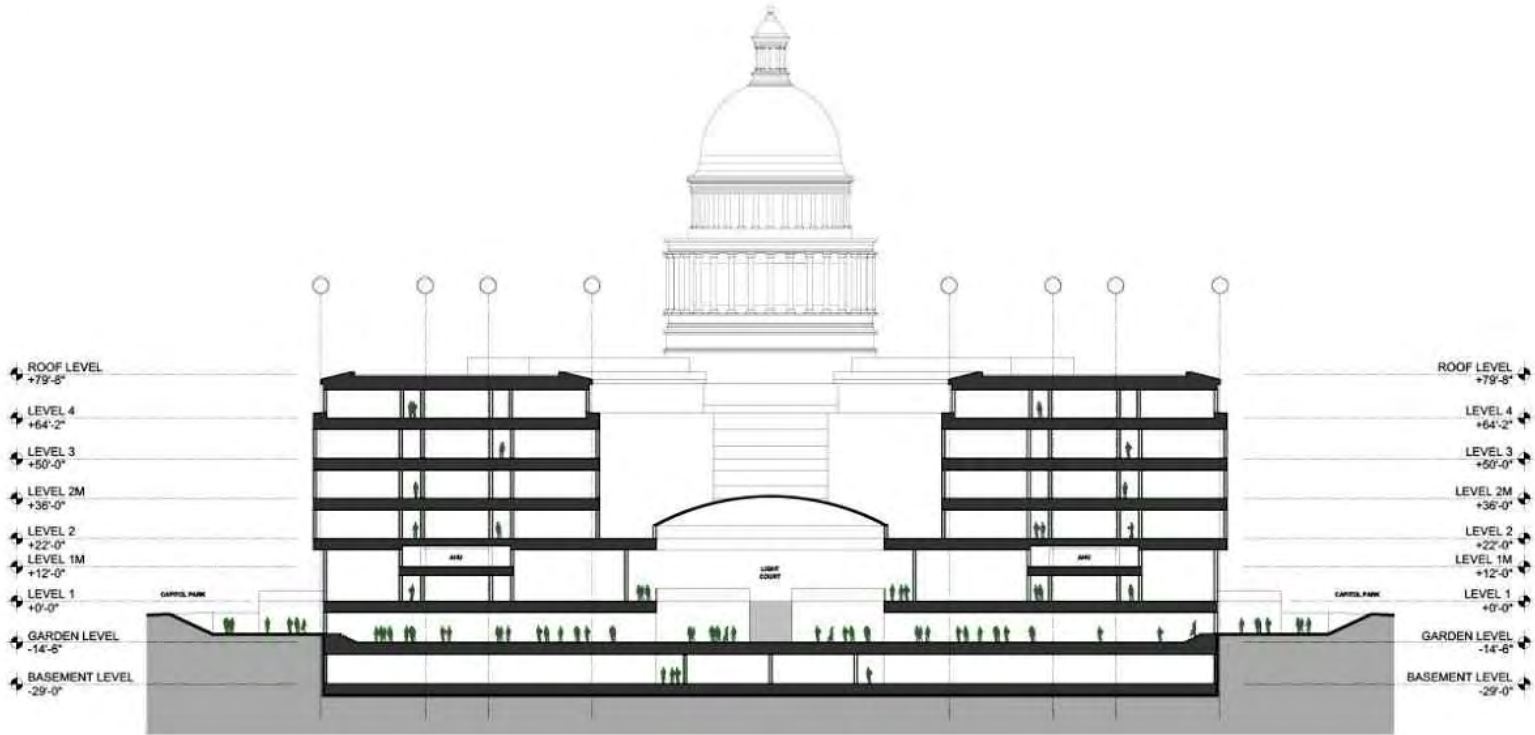


CIRCLE  
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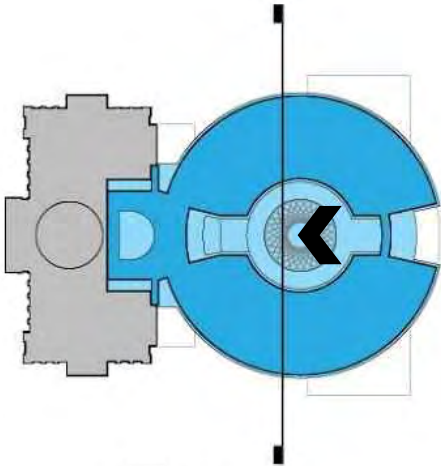
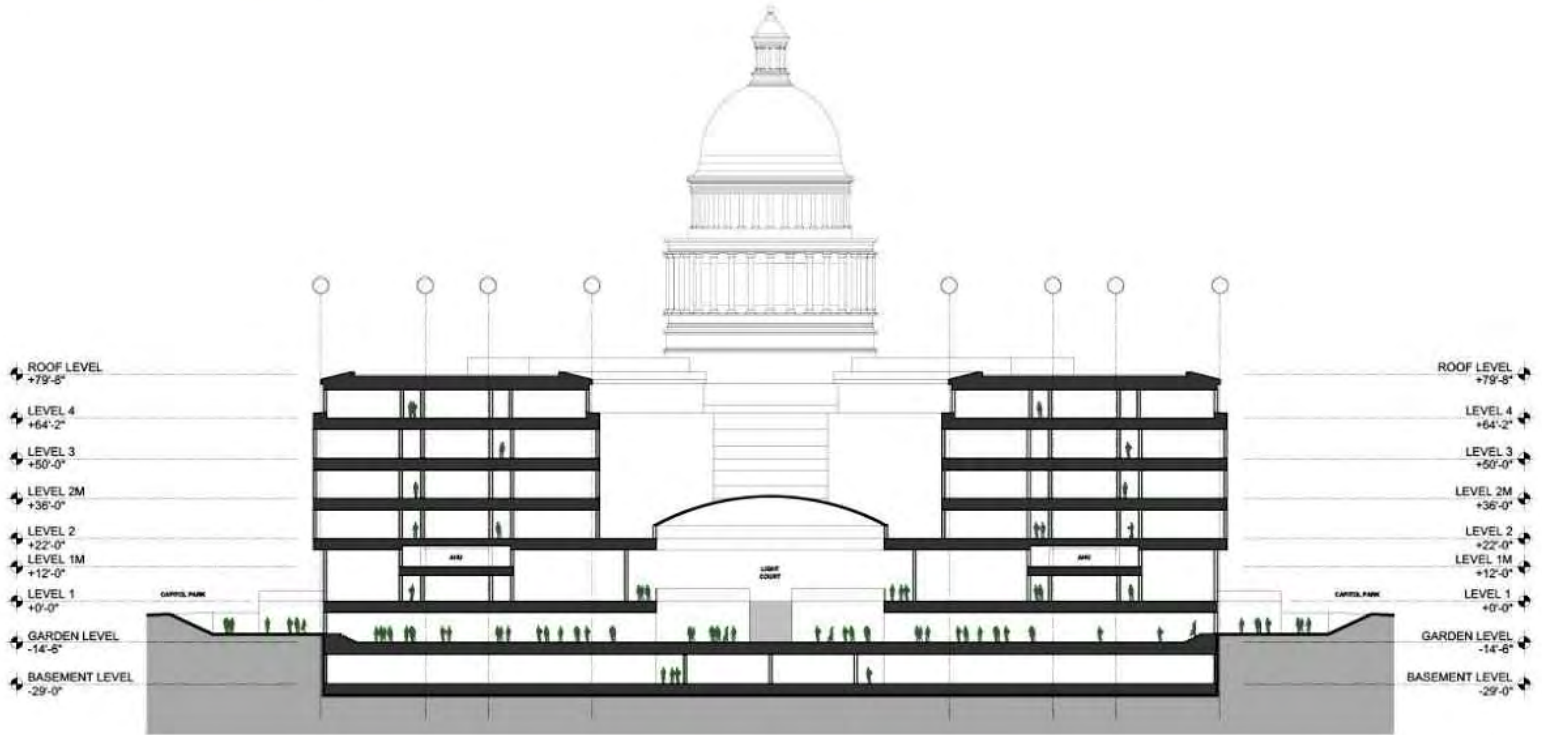


CIRCLE  
ENTRY SEQUENCE



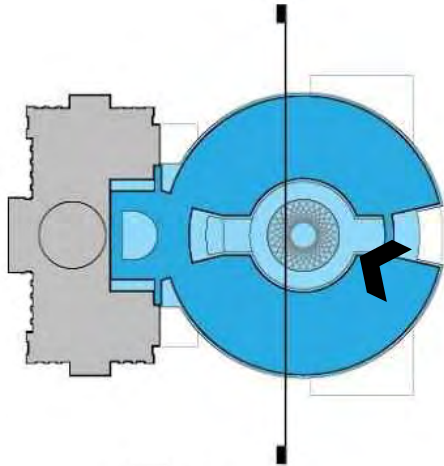
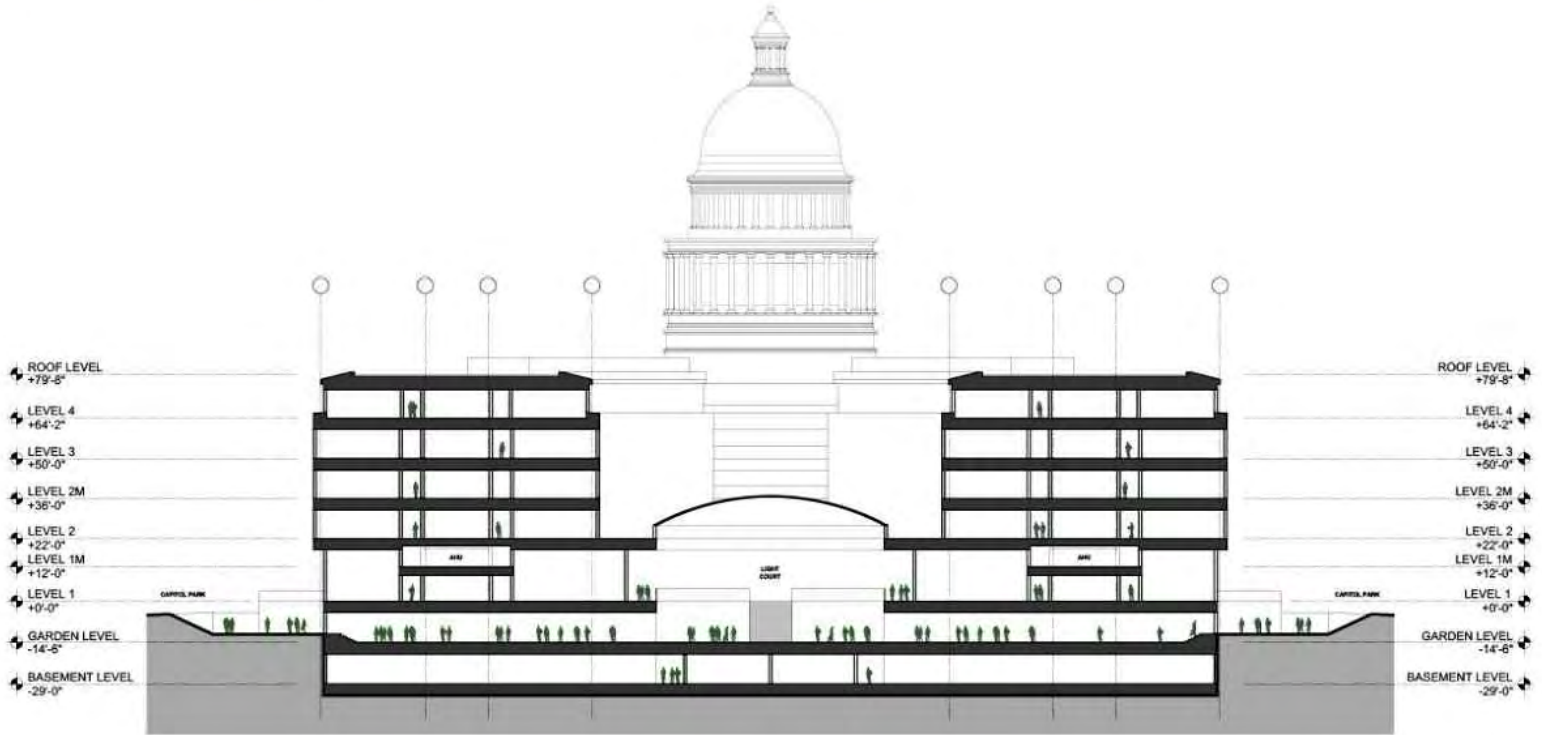


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ENTRY SEQUENCE



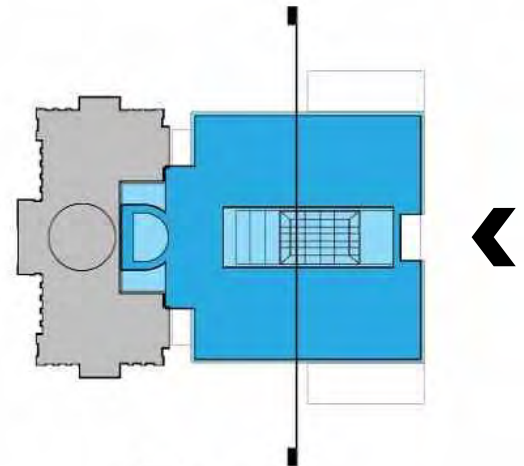
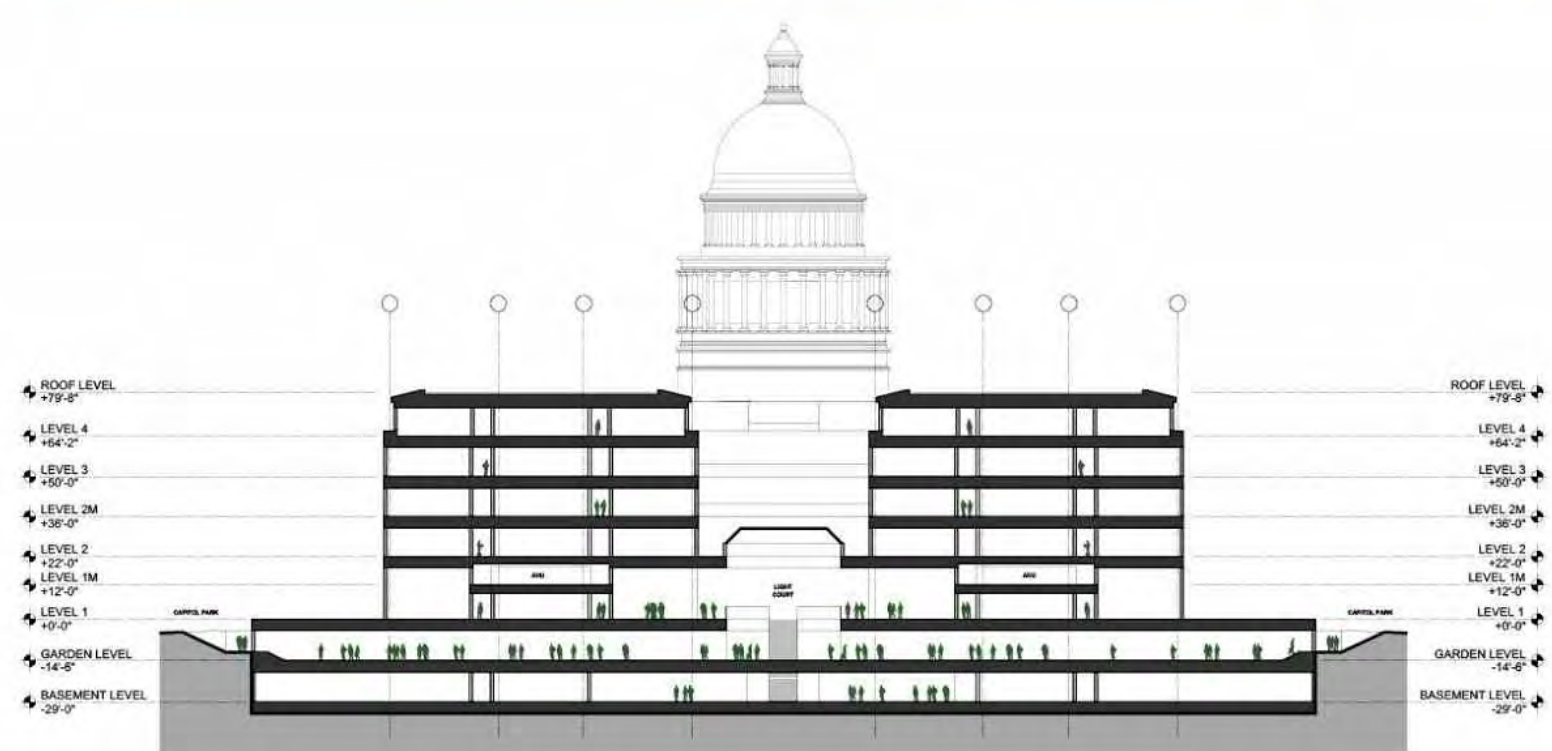


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ENTRY SEQUENCE



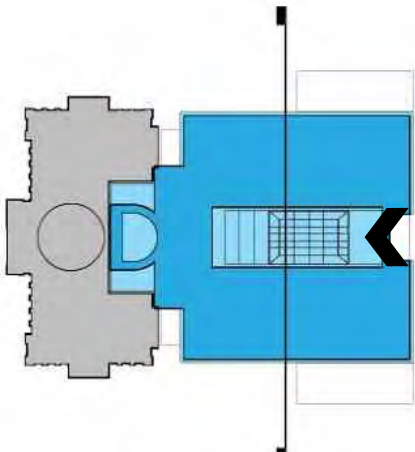
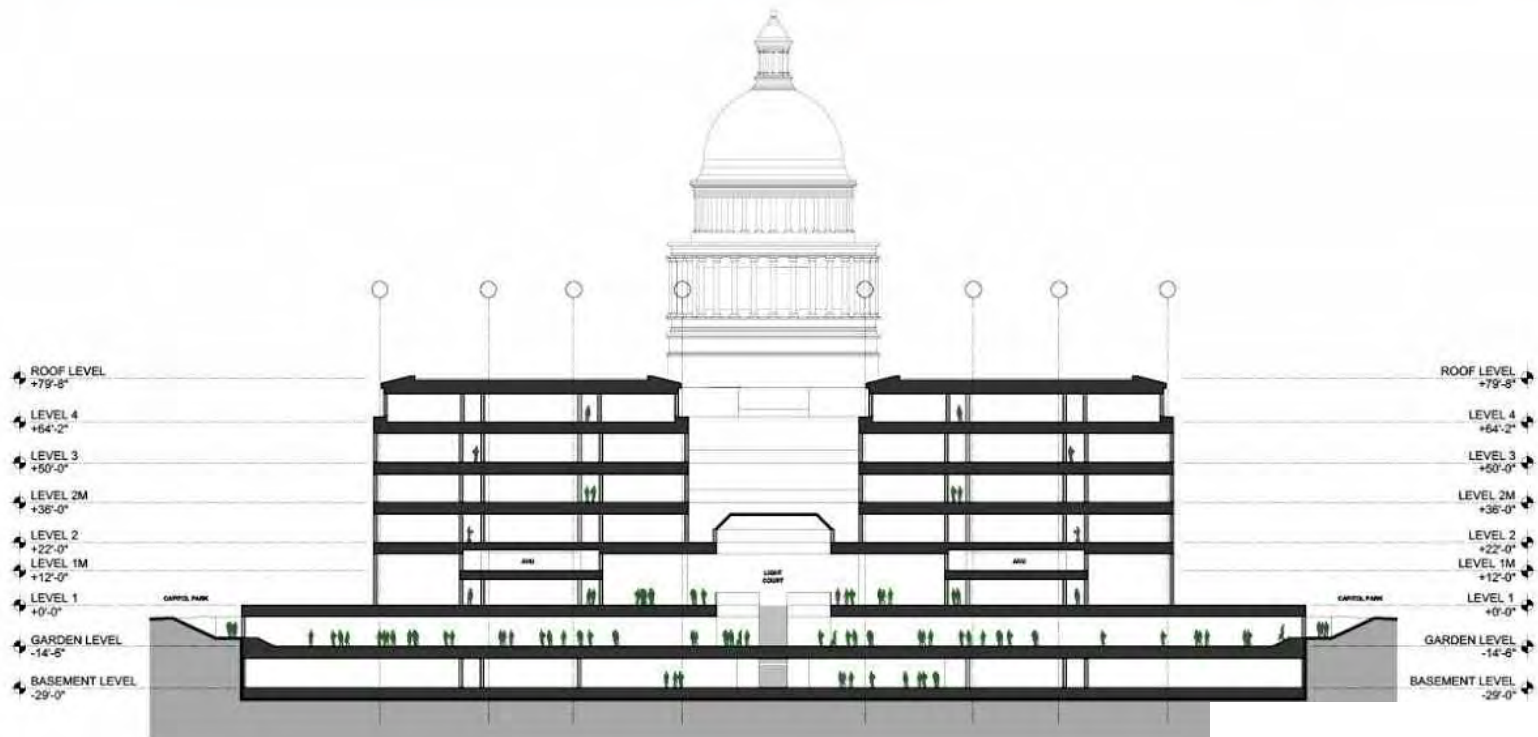


SQUARE  
ENTRY SEQUENCE



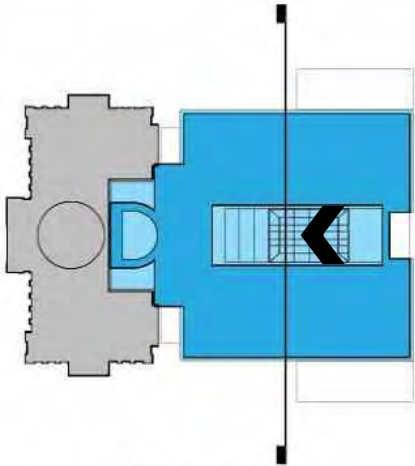
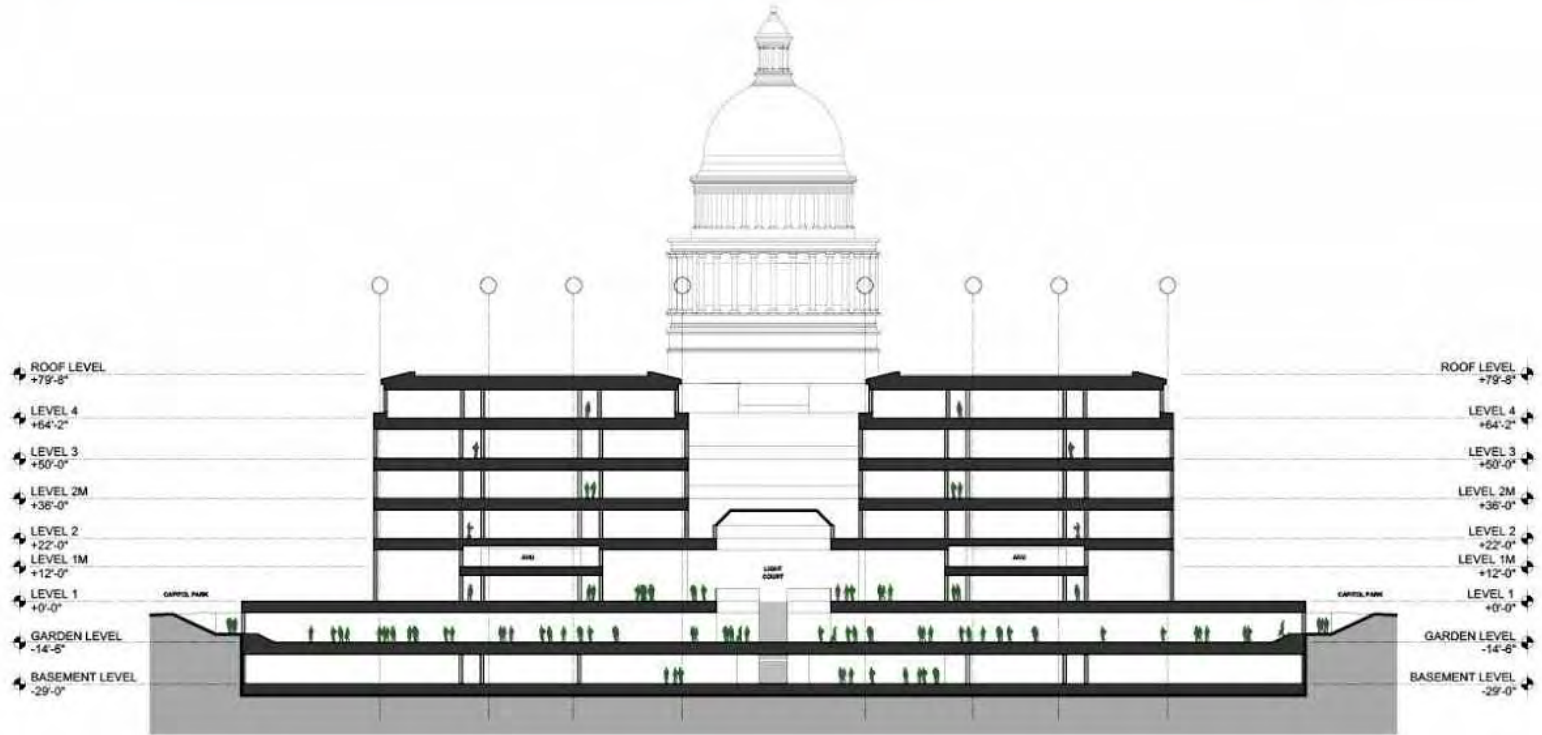


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ENTRY SEQUENCE



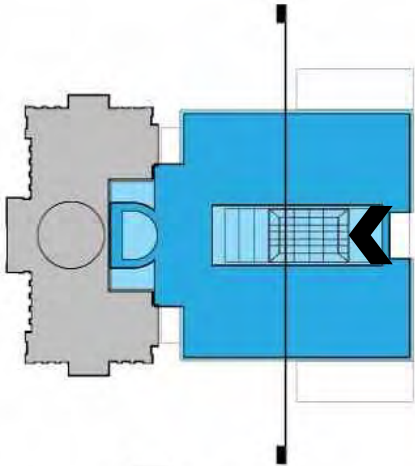
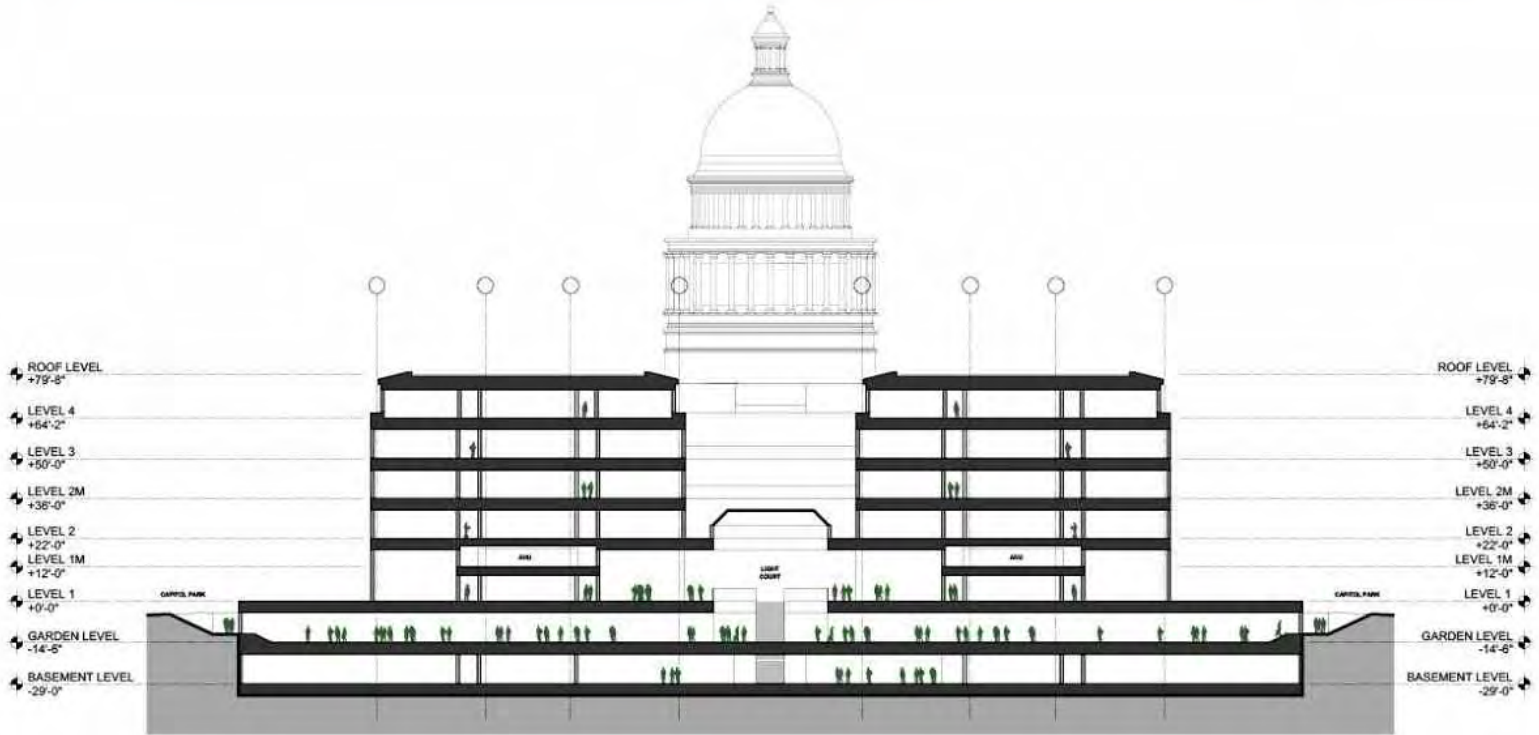


SQUARE  
ENTRY SEQUENCE





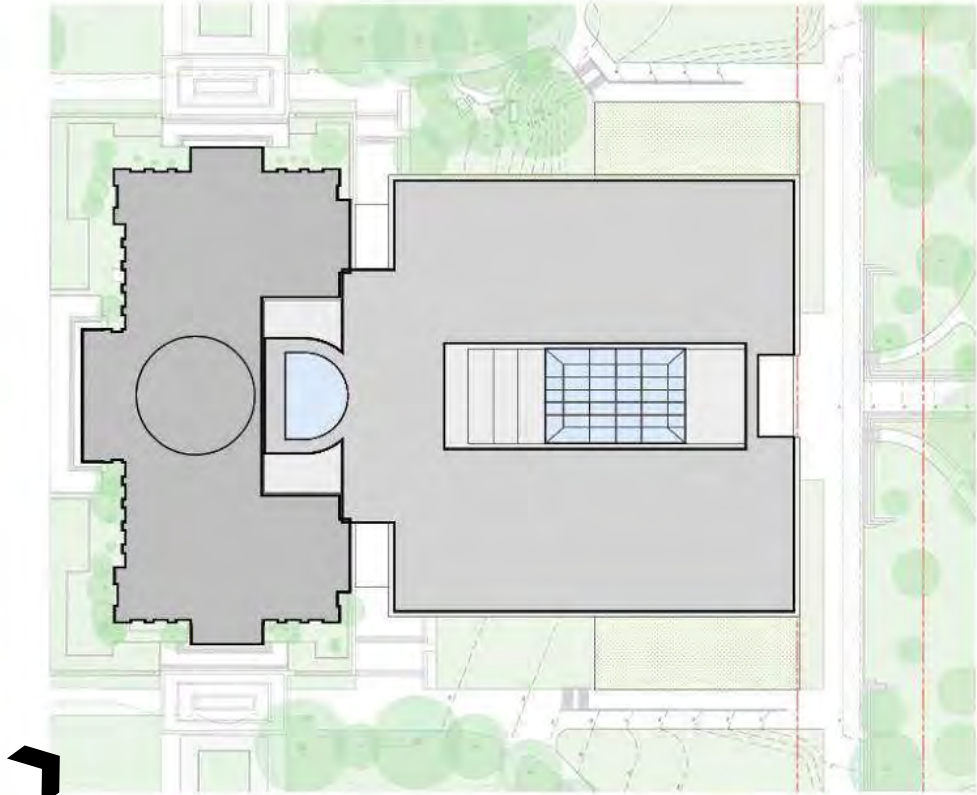
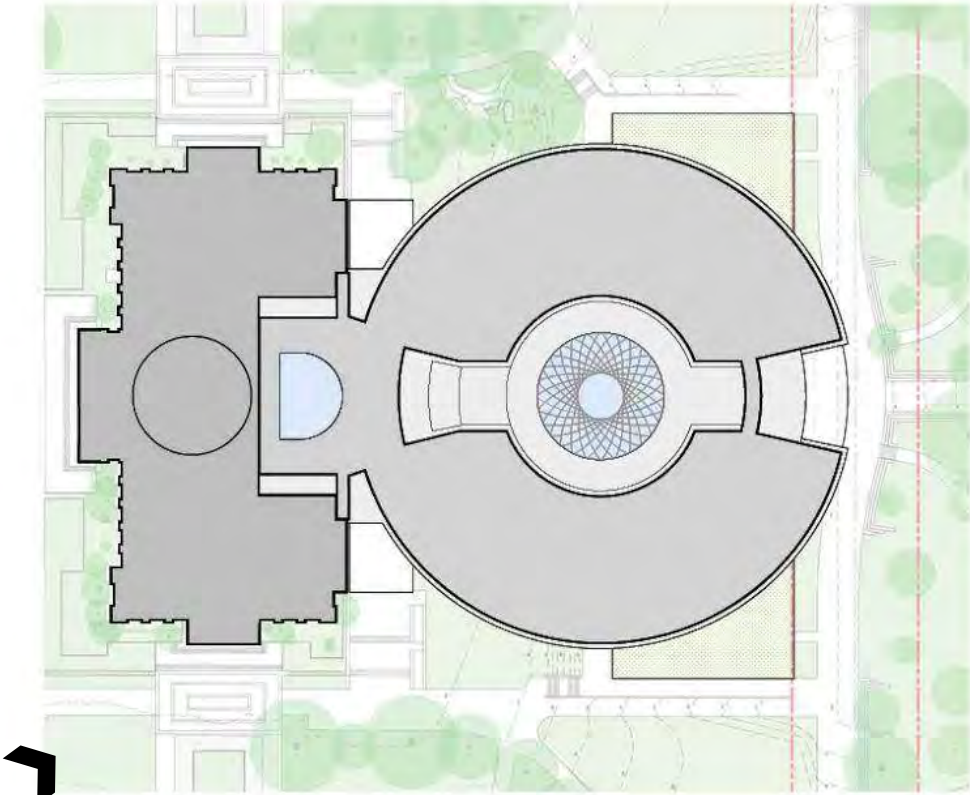
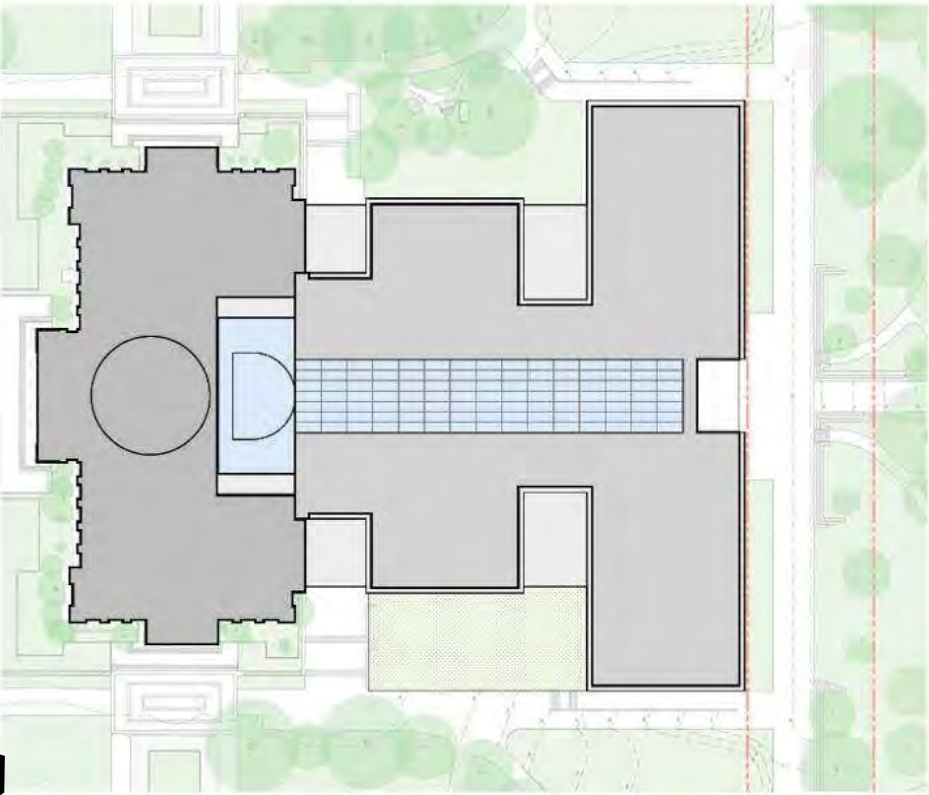
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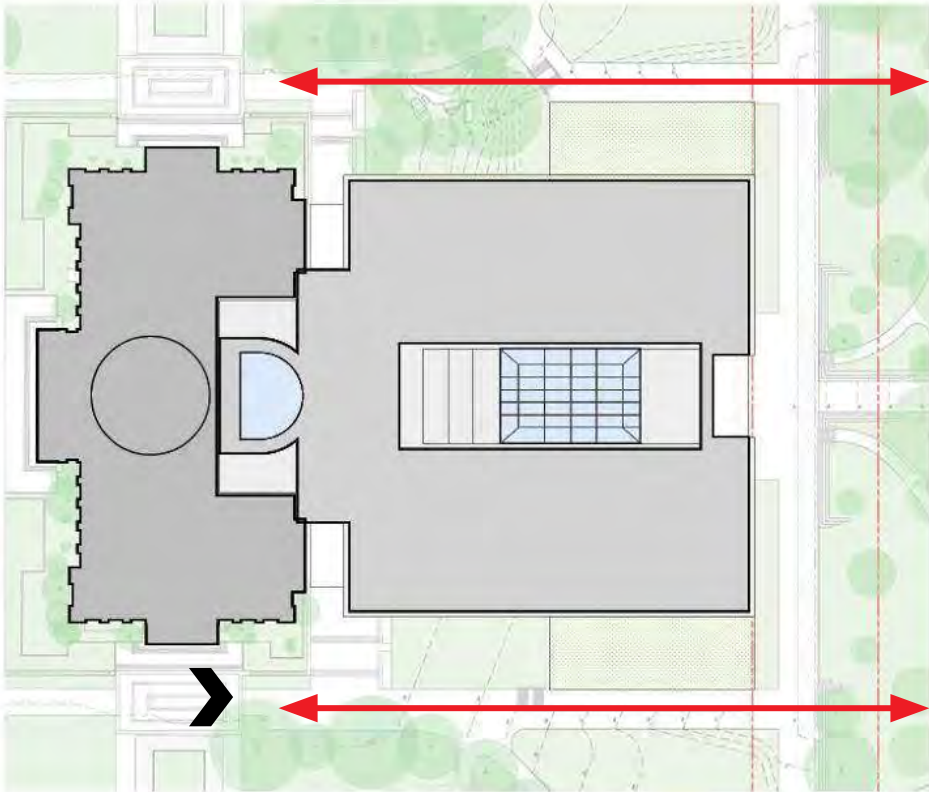
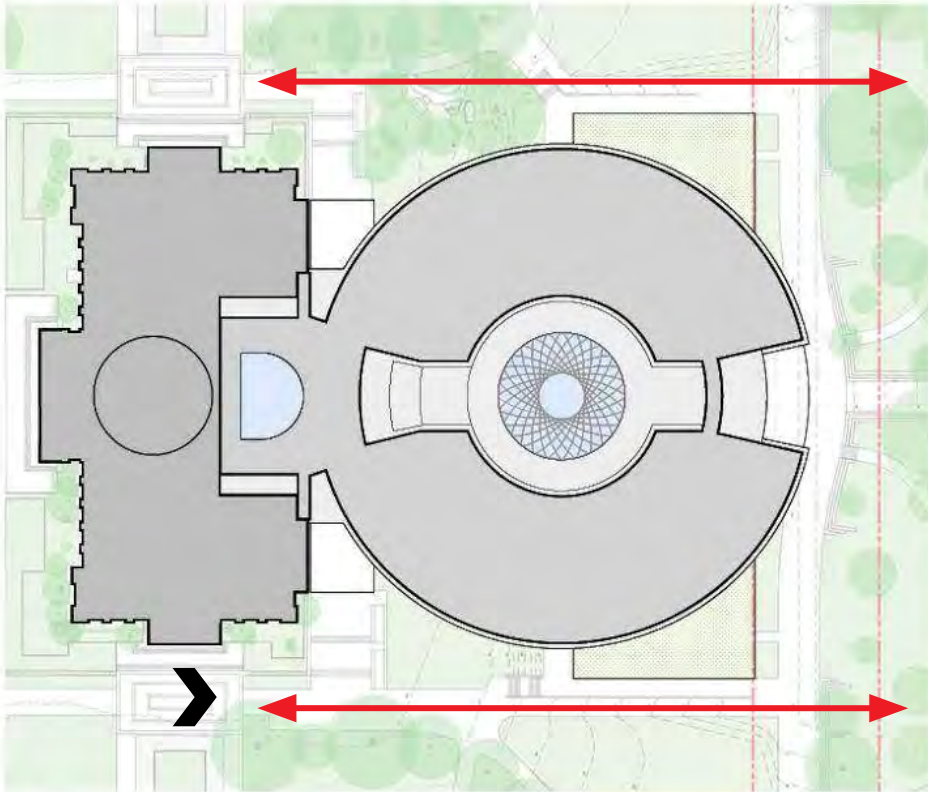
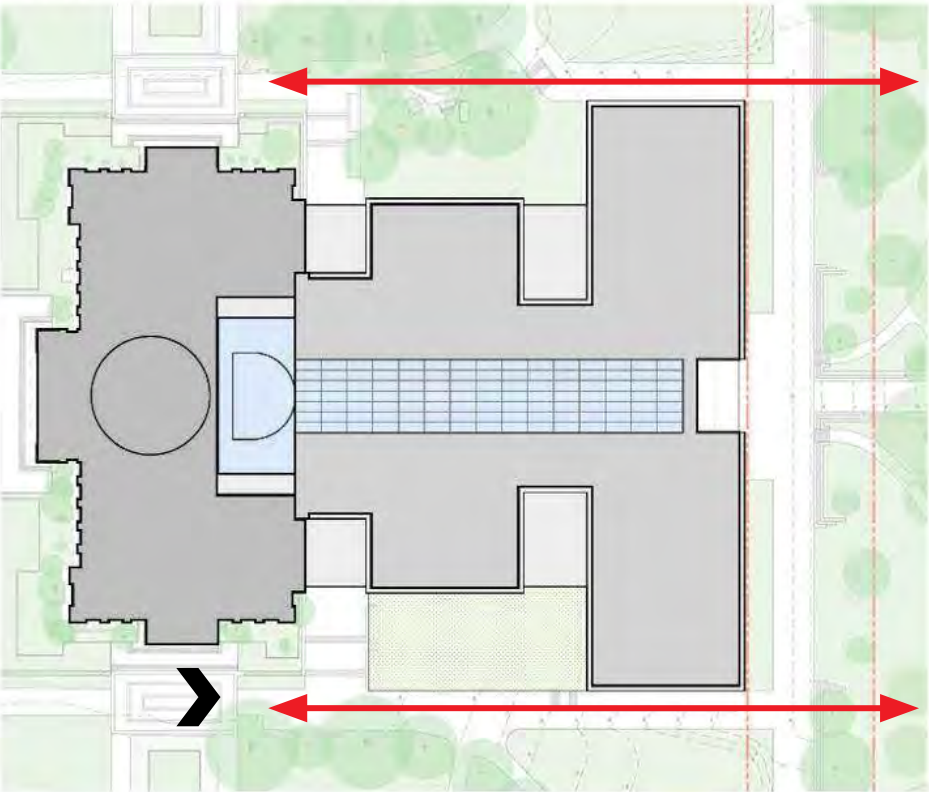
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS





CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS

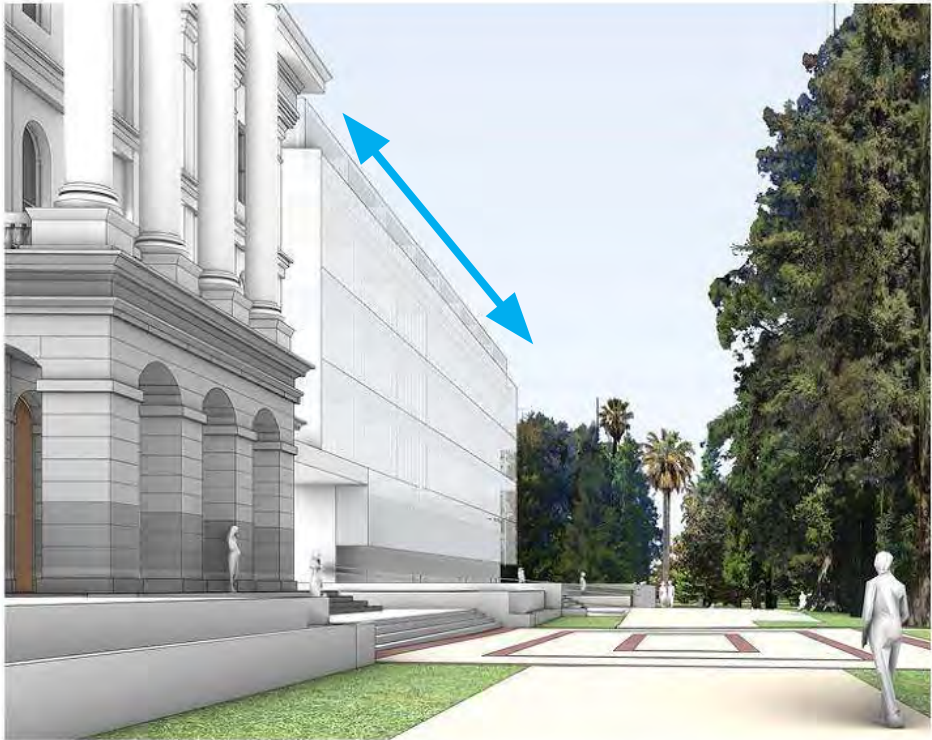
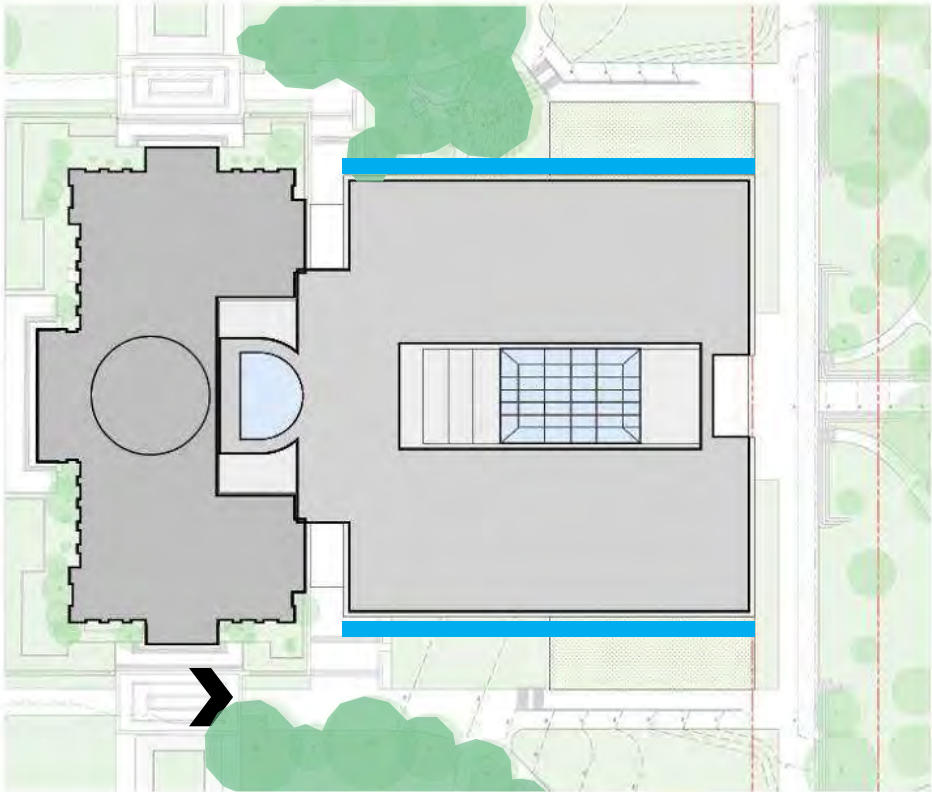
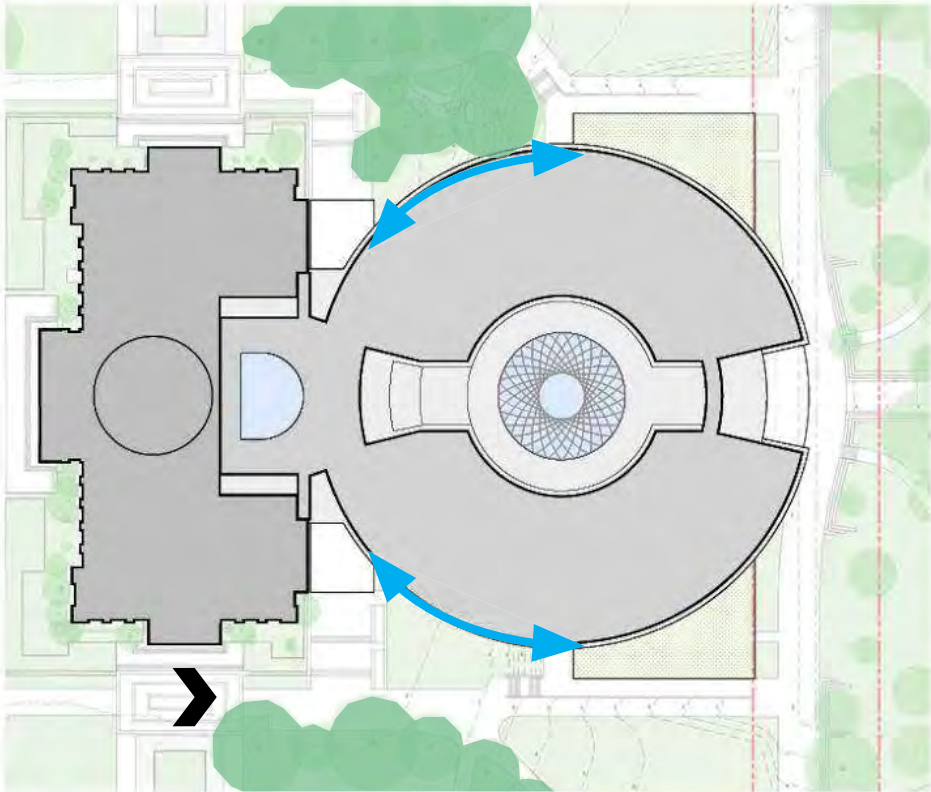
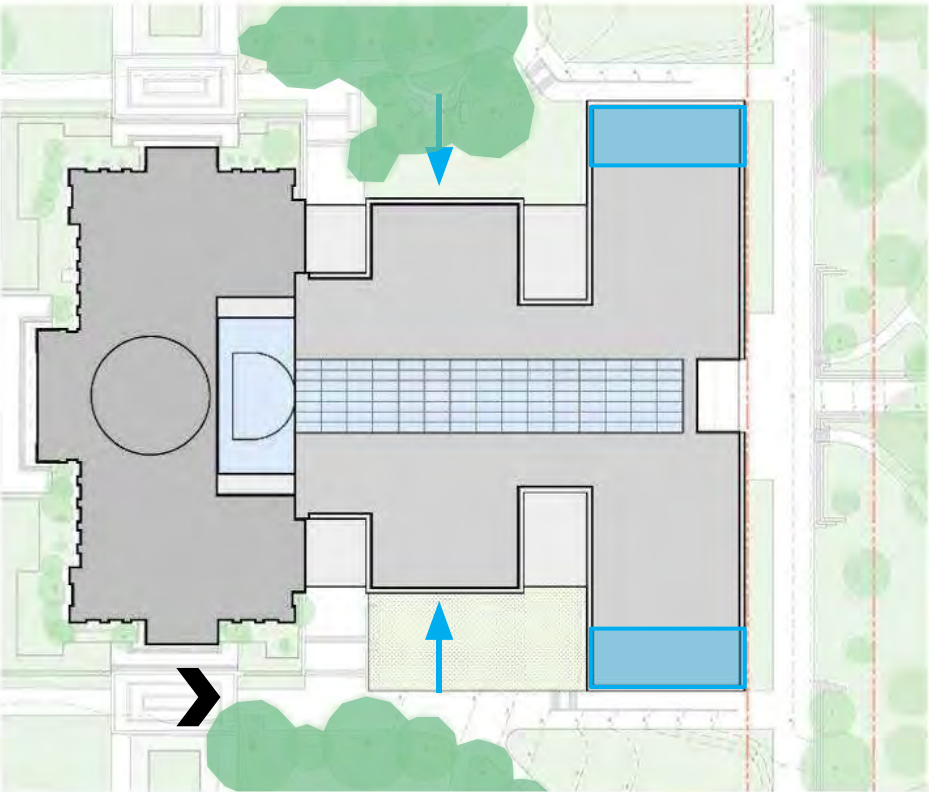


STATE OF CALIFORNIA NEW CAPITOL ANNEX BUILDING  
JRC PRESENTATION | SEPTEMBER, 2020



CONCEPT SIMILARITIES & DIFFERENCES

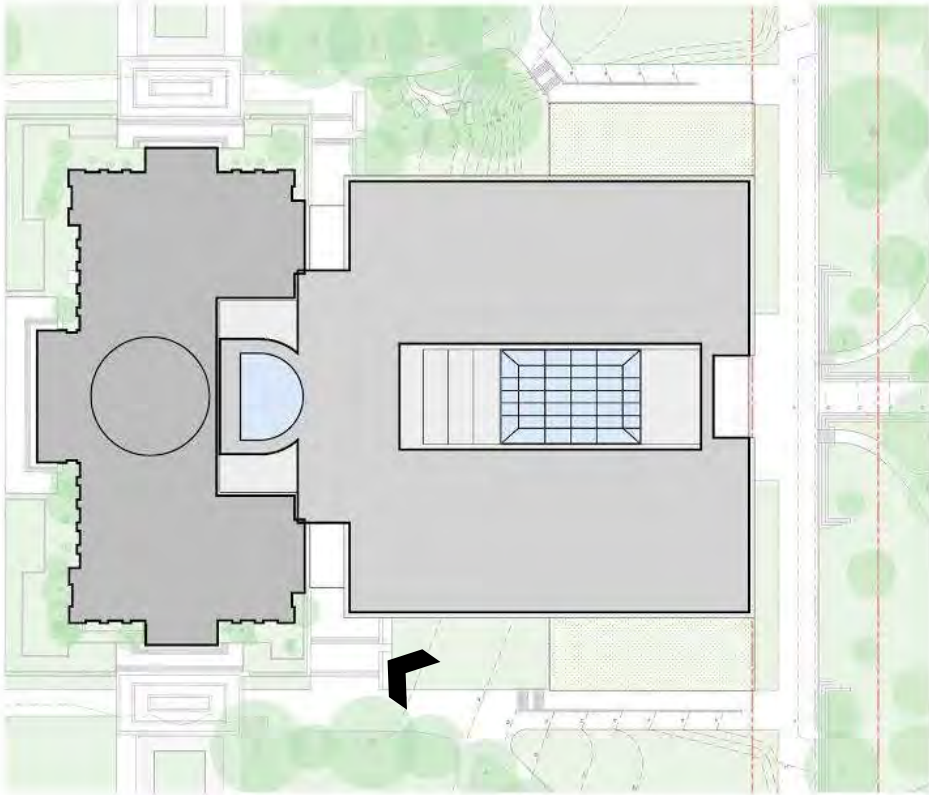
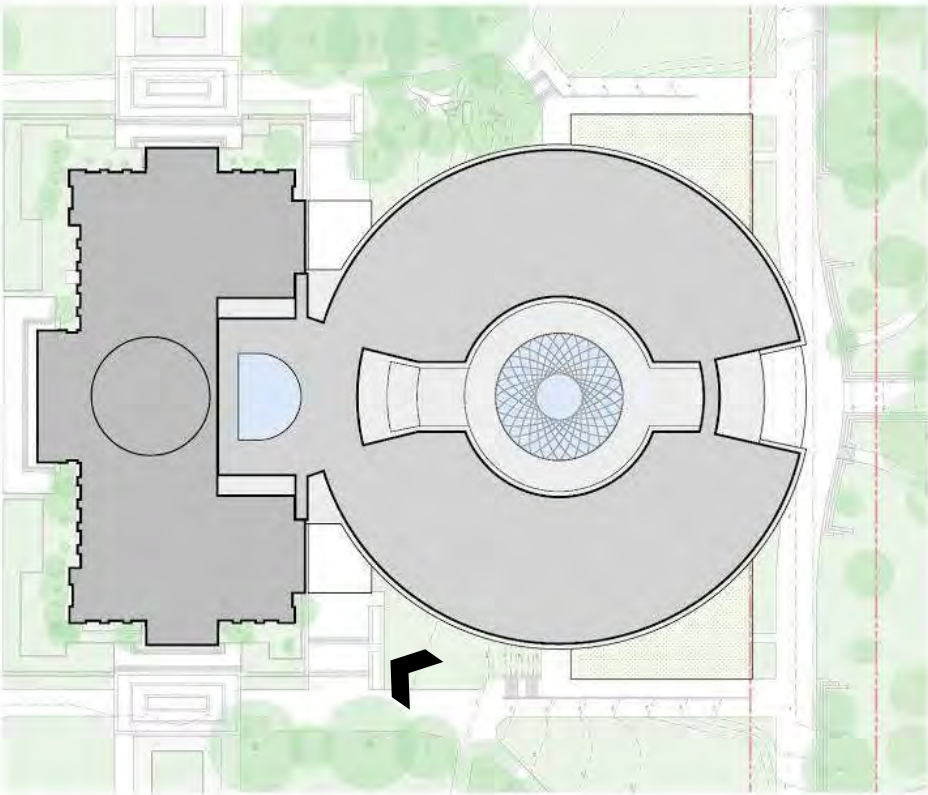
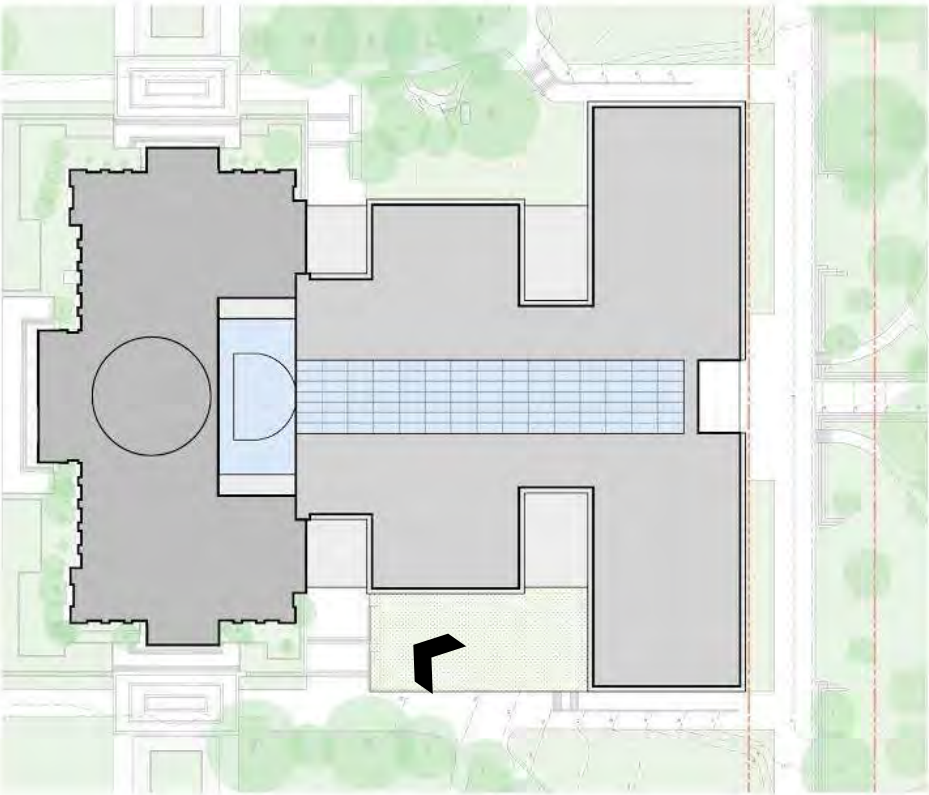
SITE VIEWS





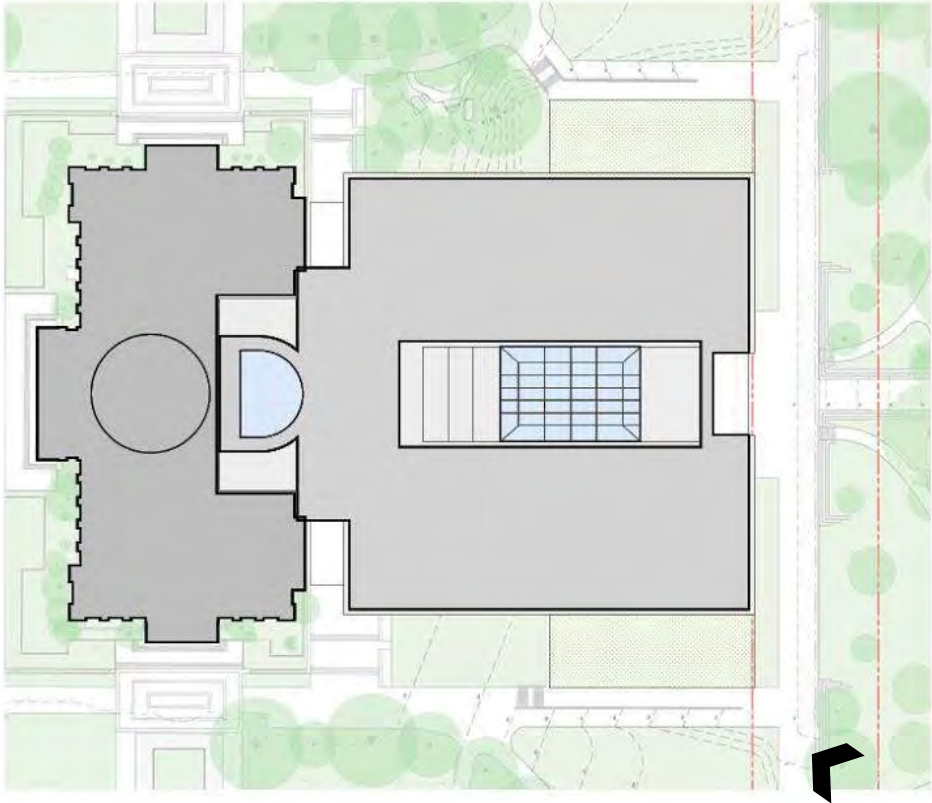
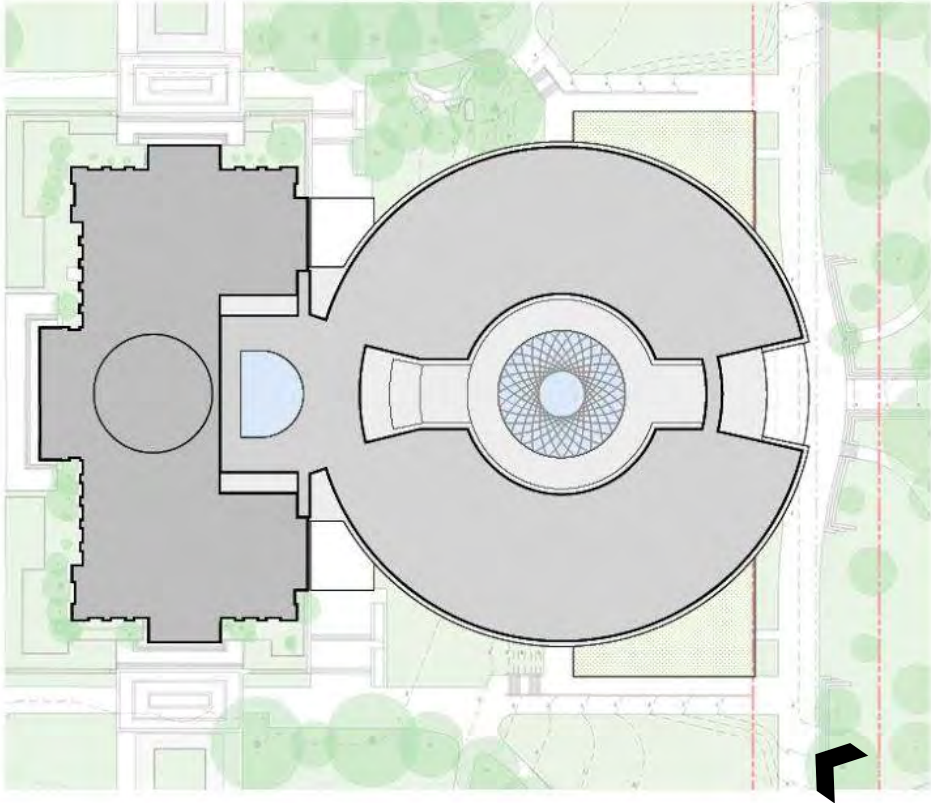
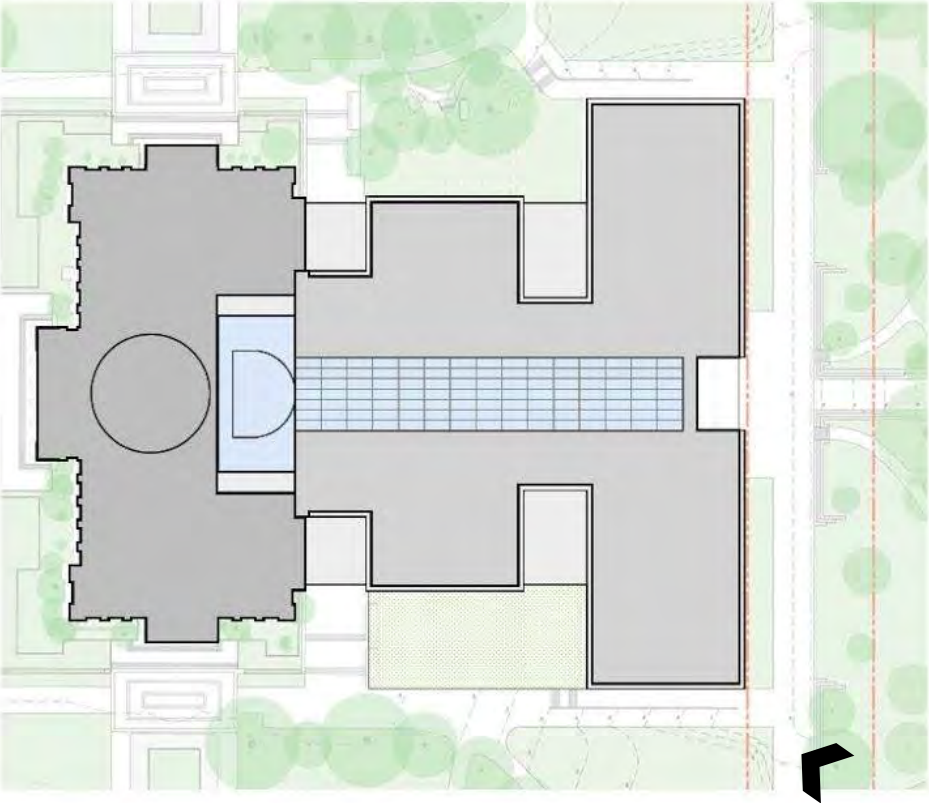
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS





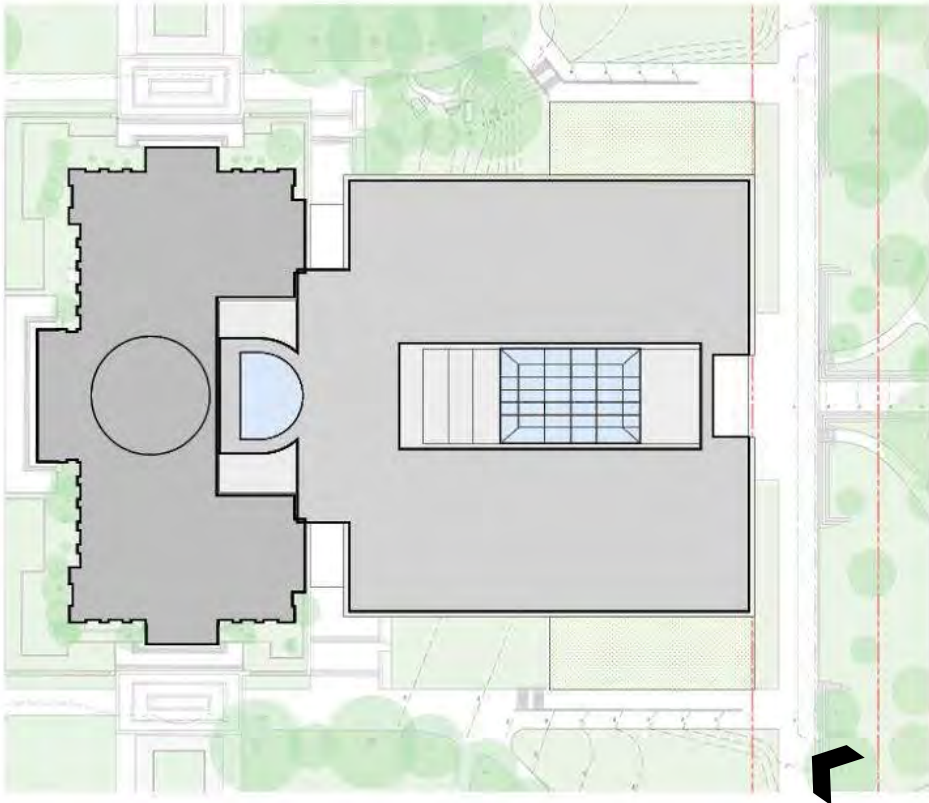
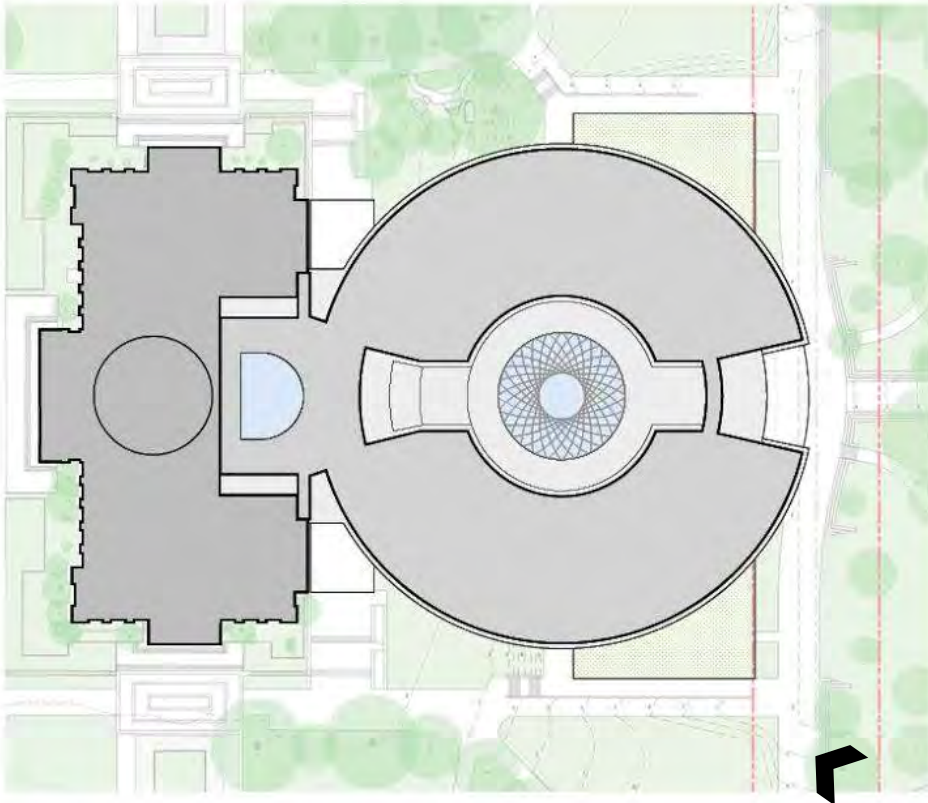
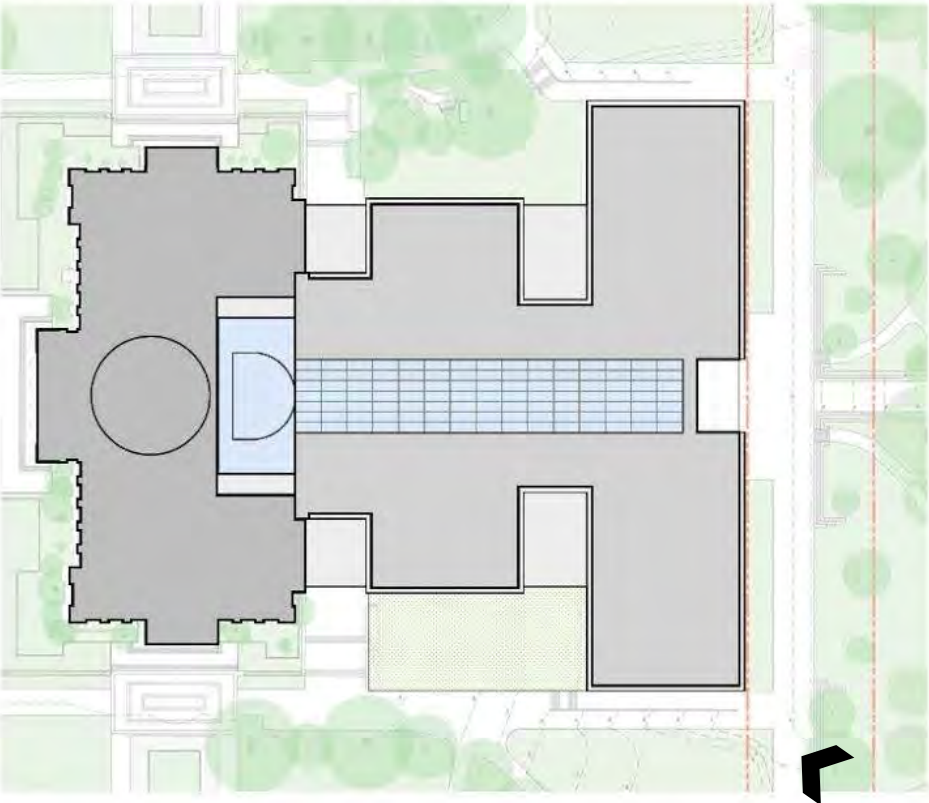
CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS





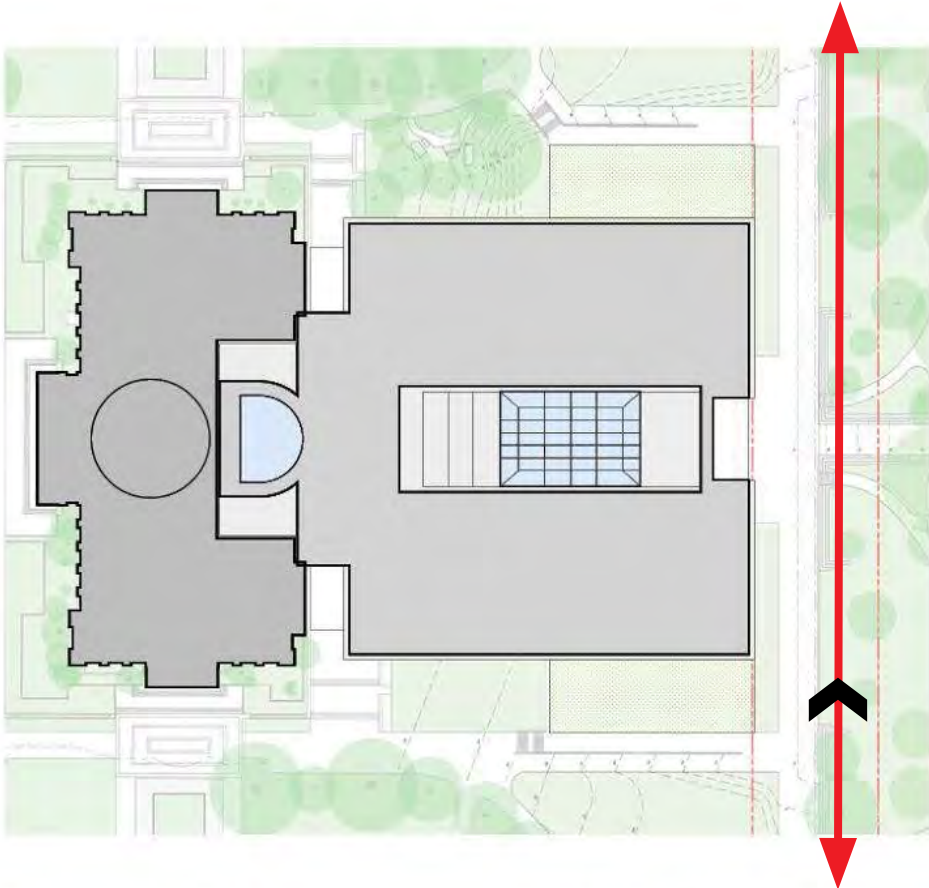
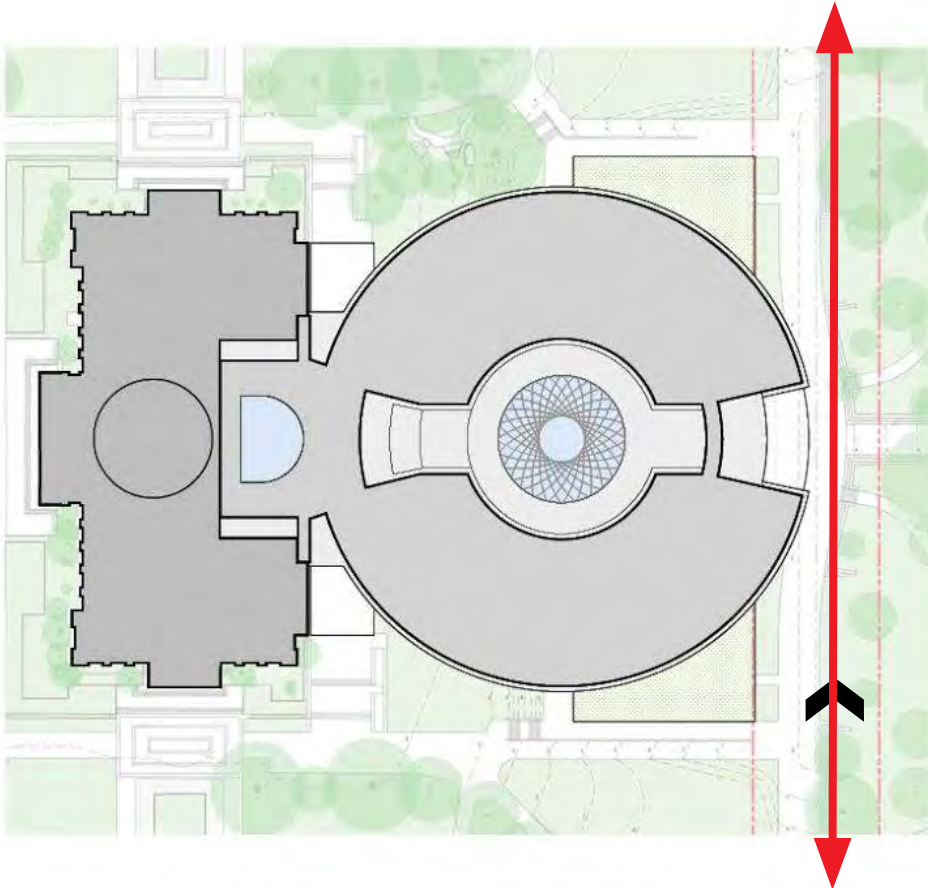
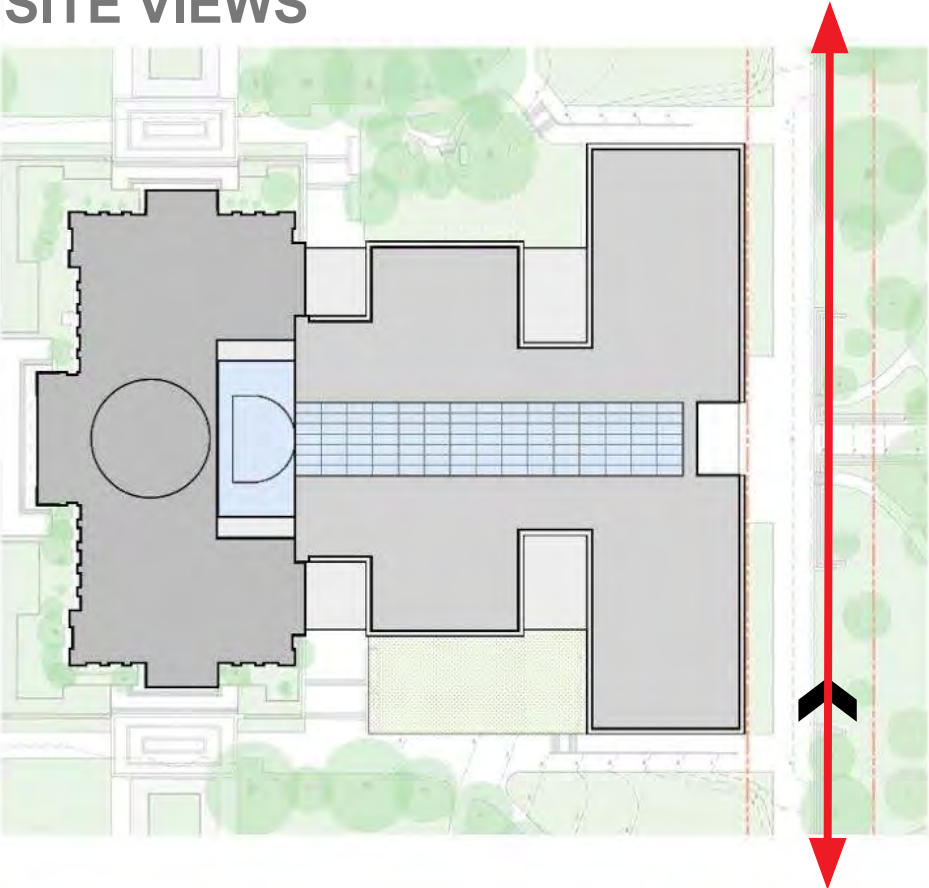
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS



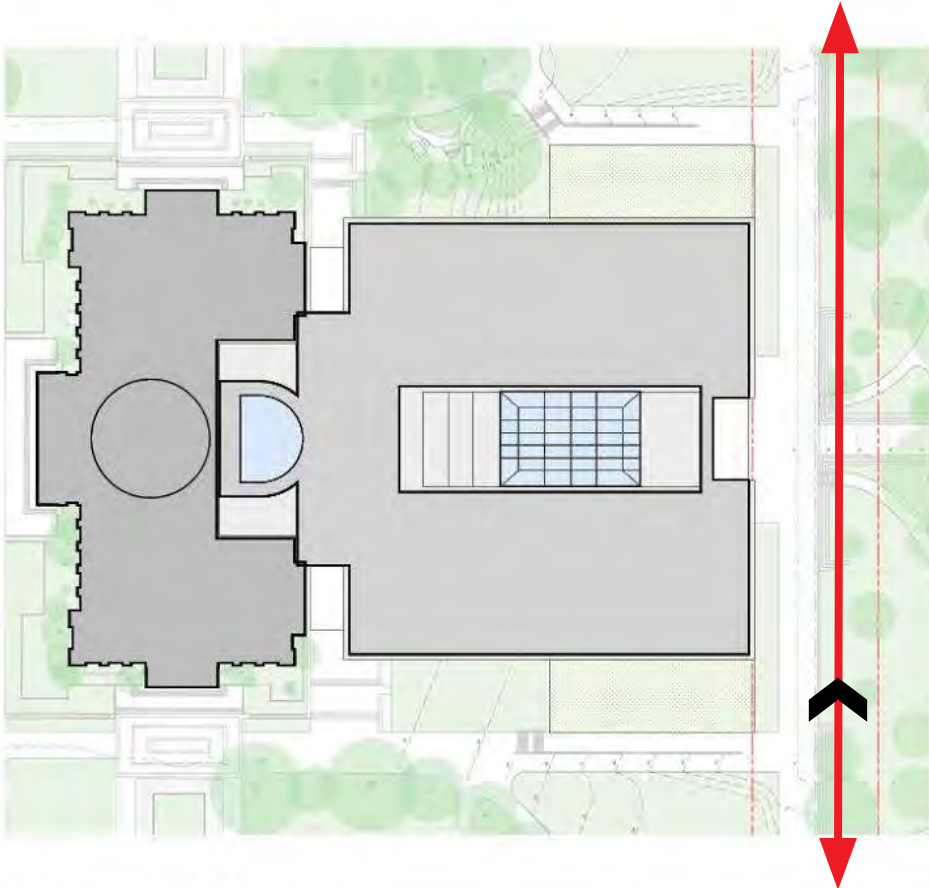
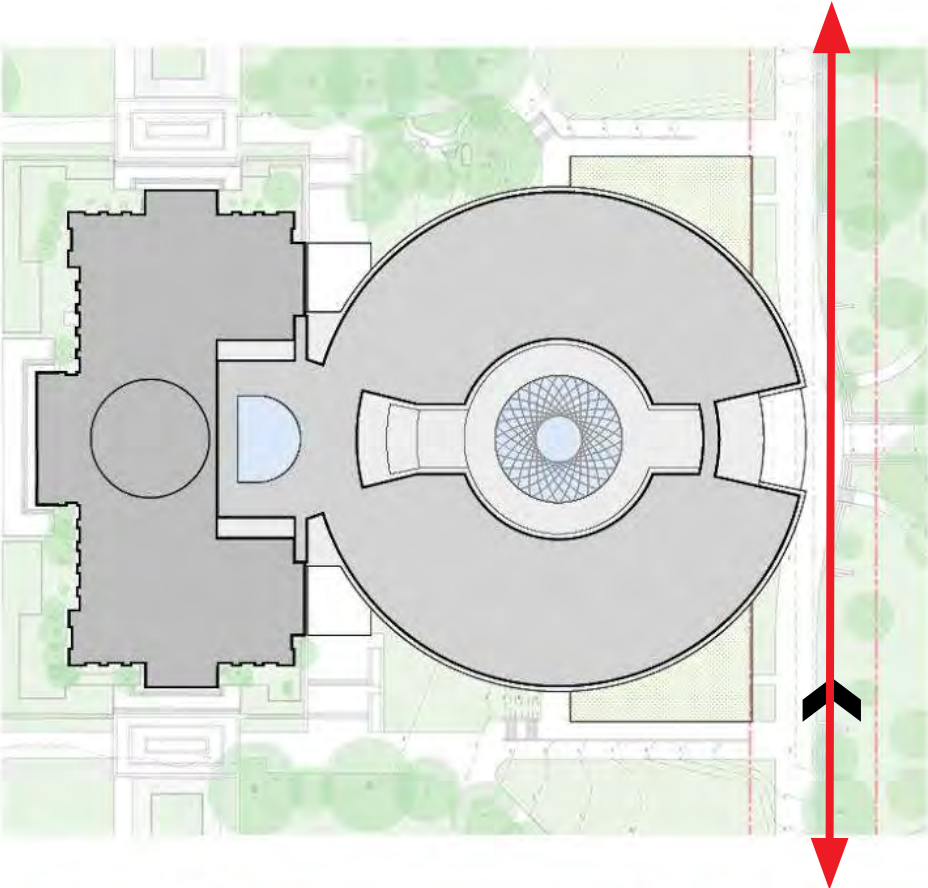
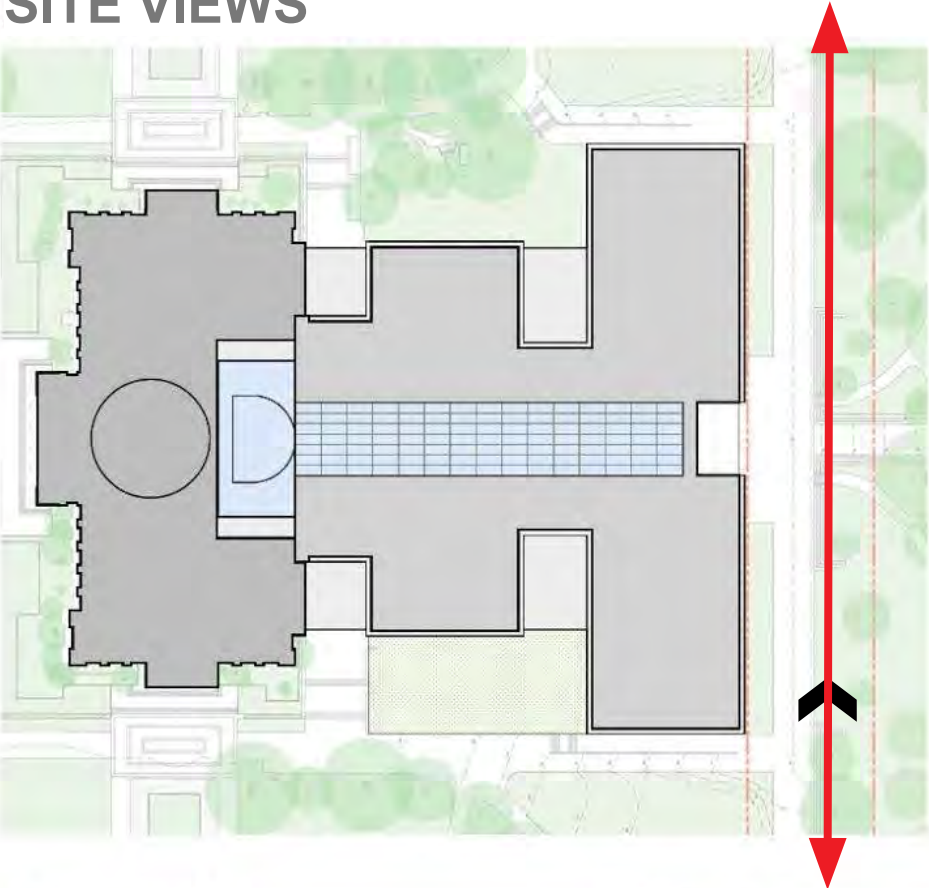


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS





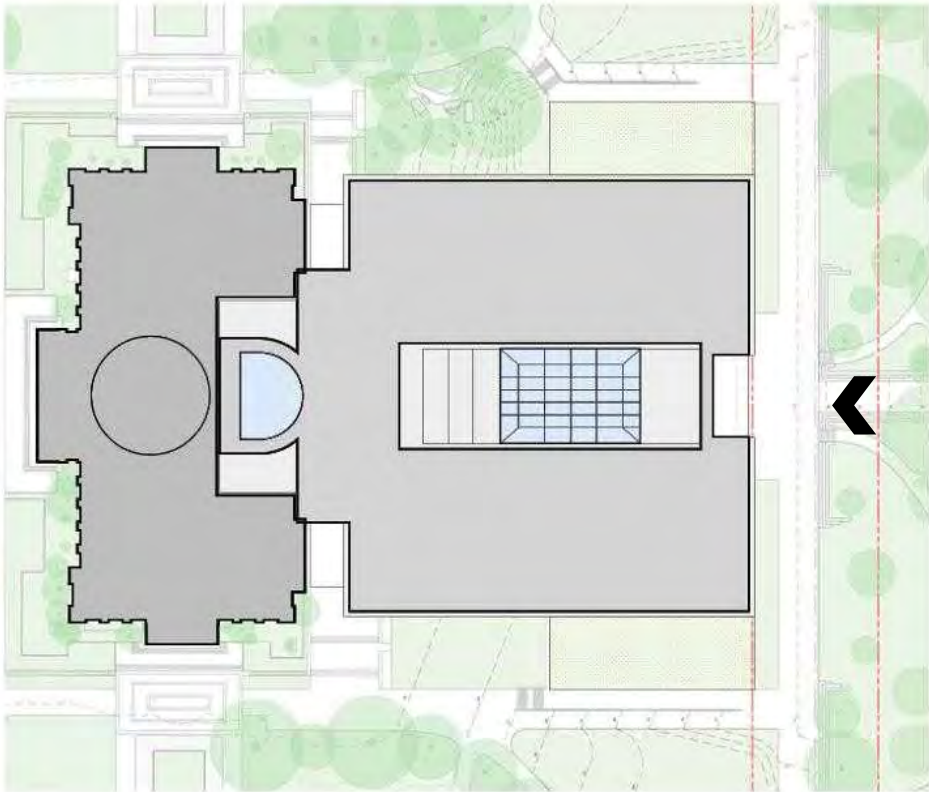
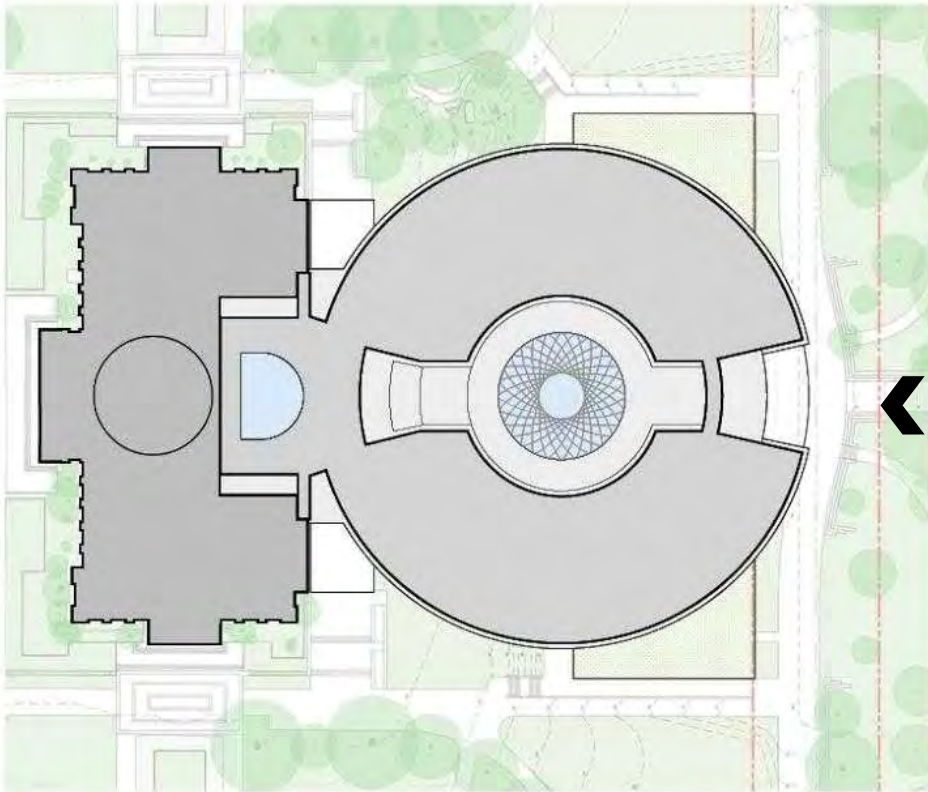
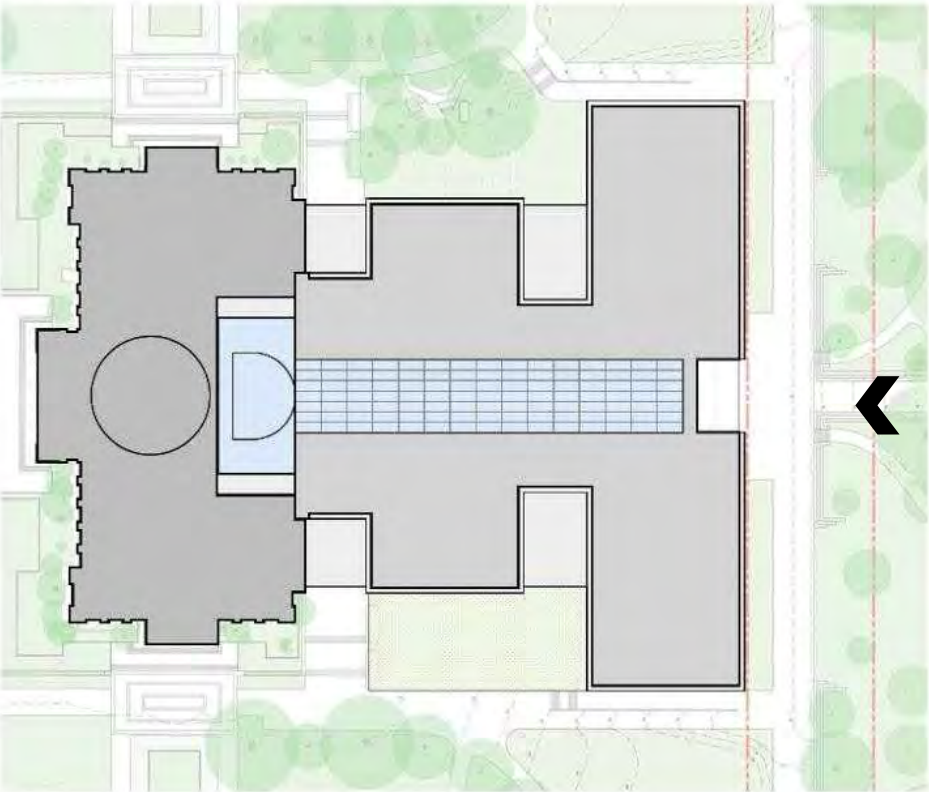
CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS





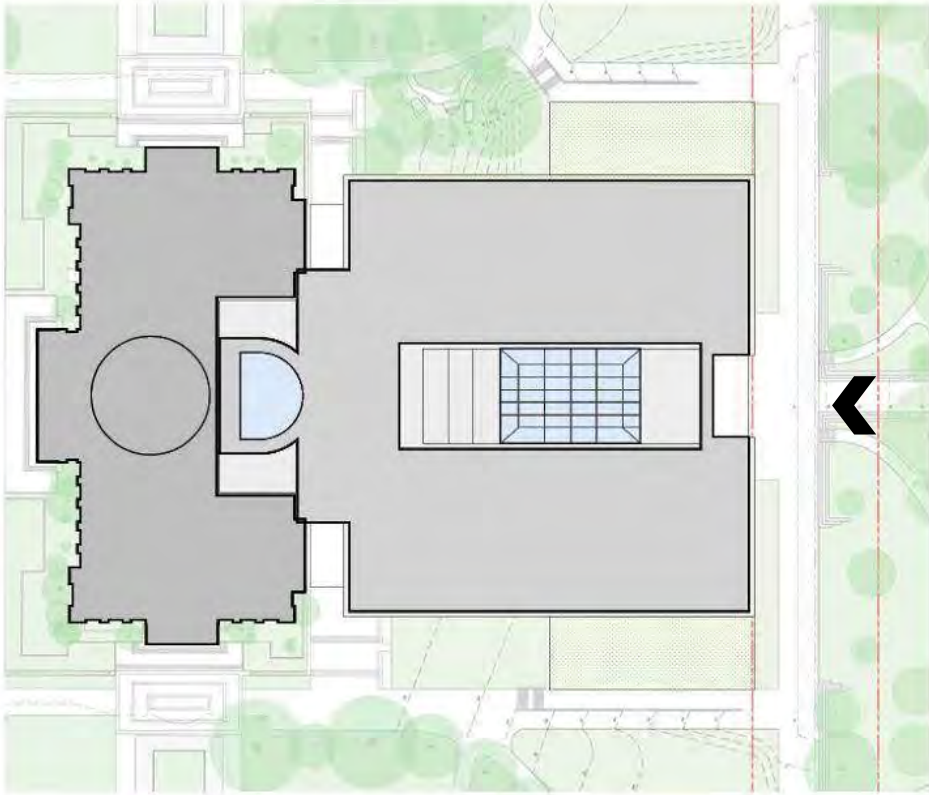
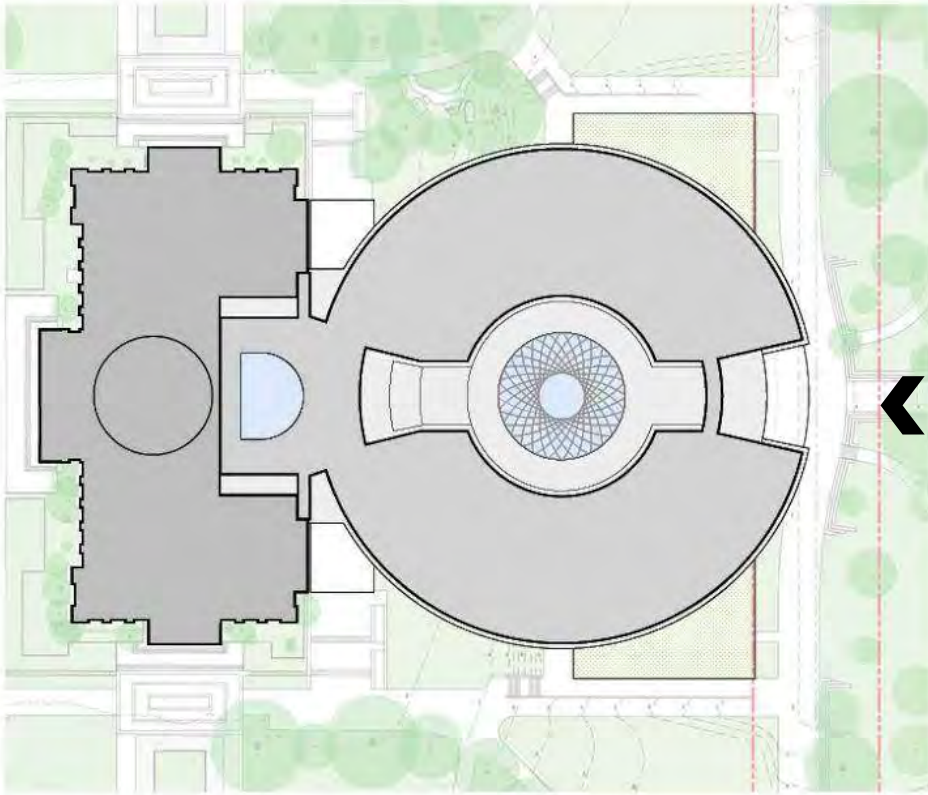
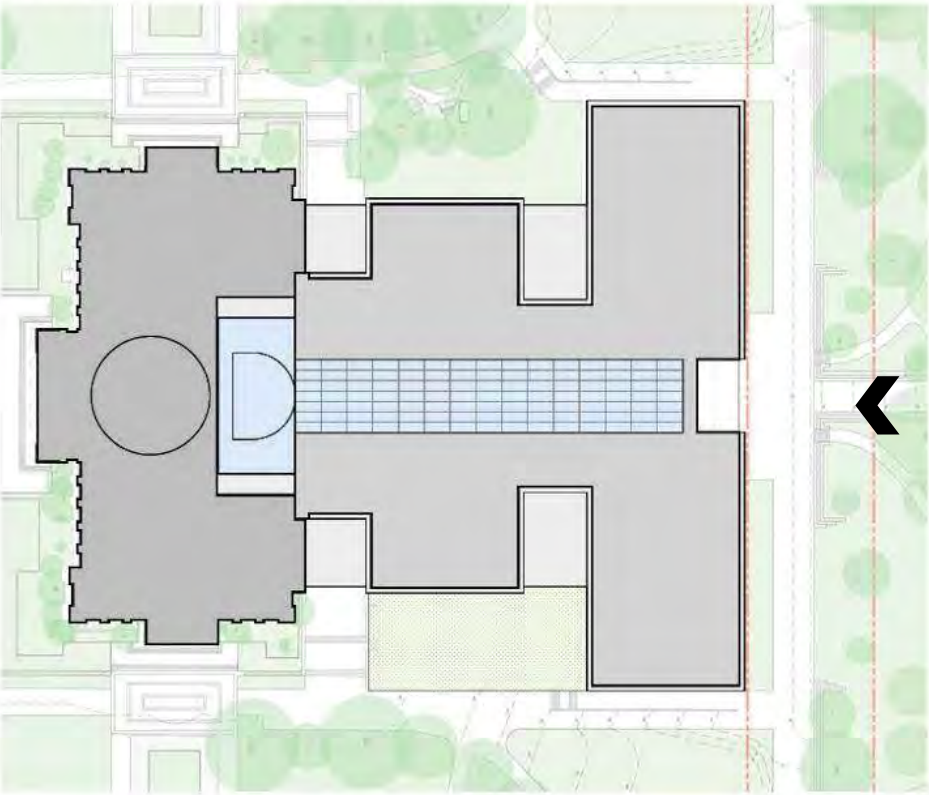
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS



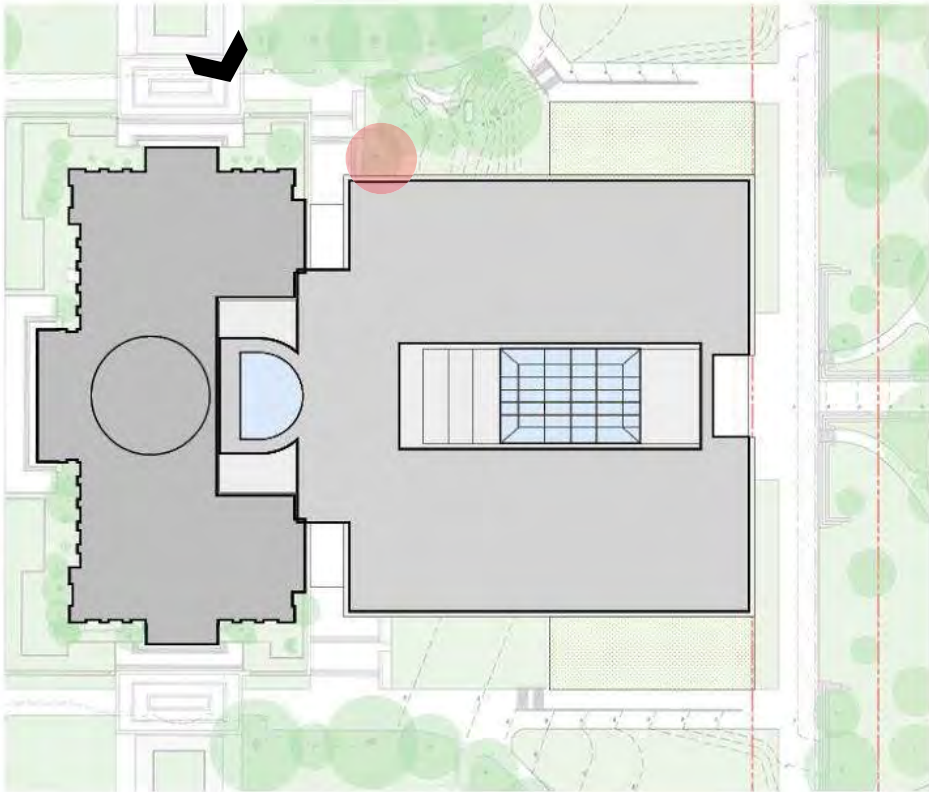
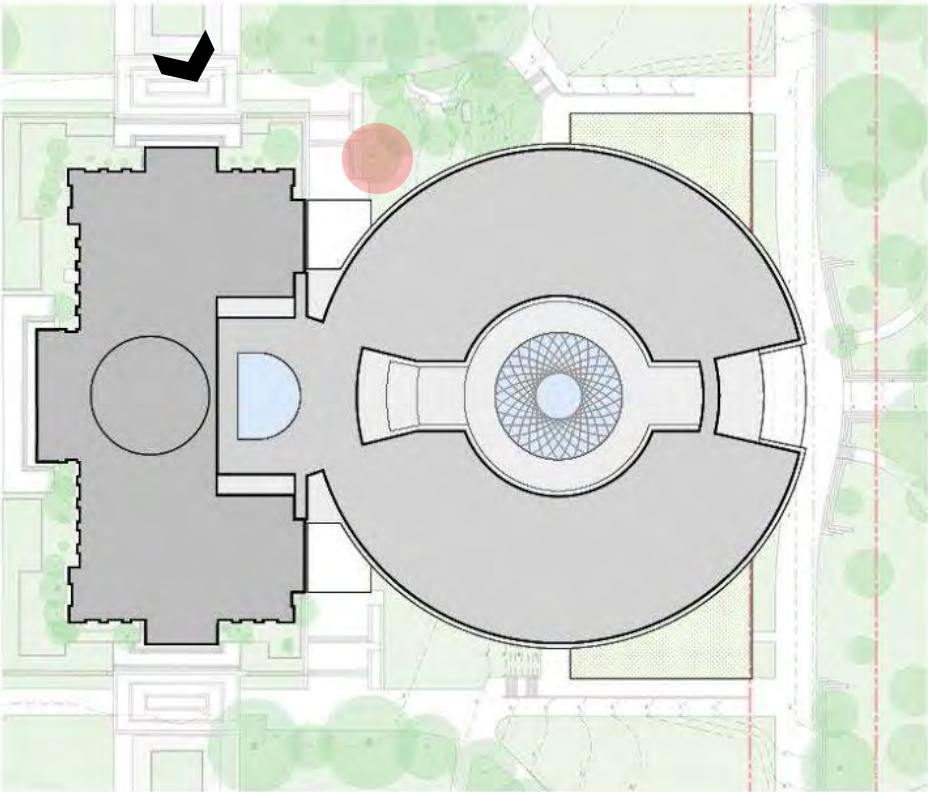
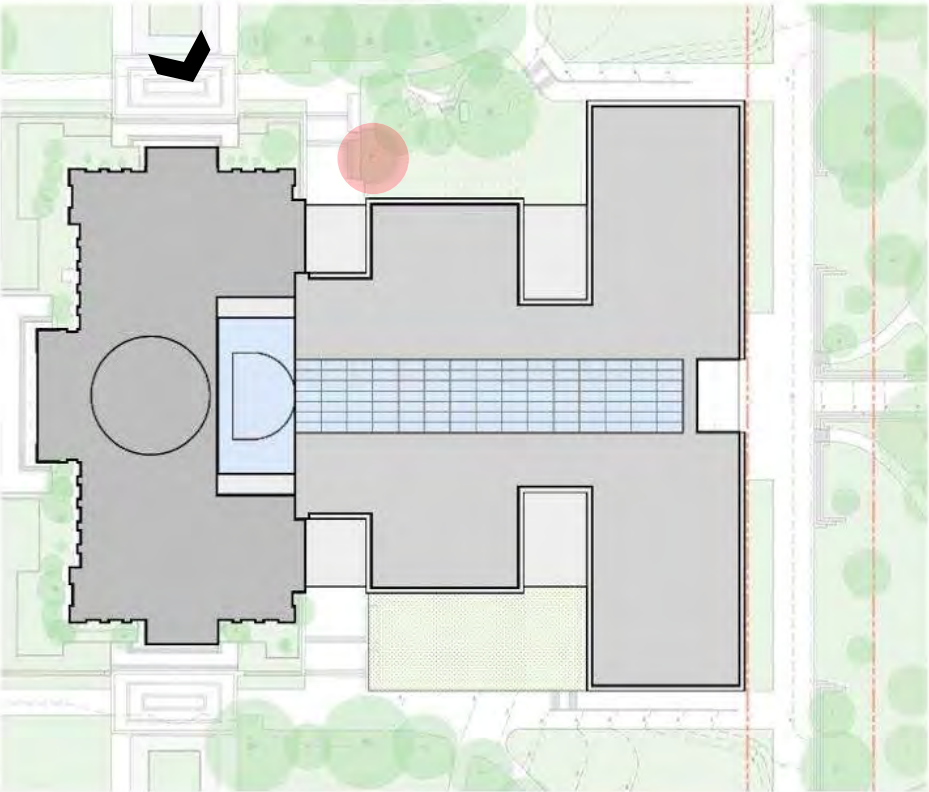


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS



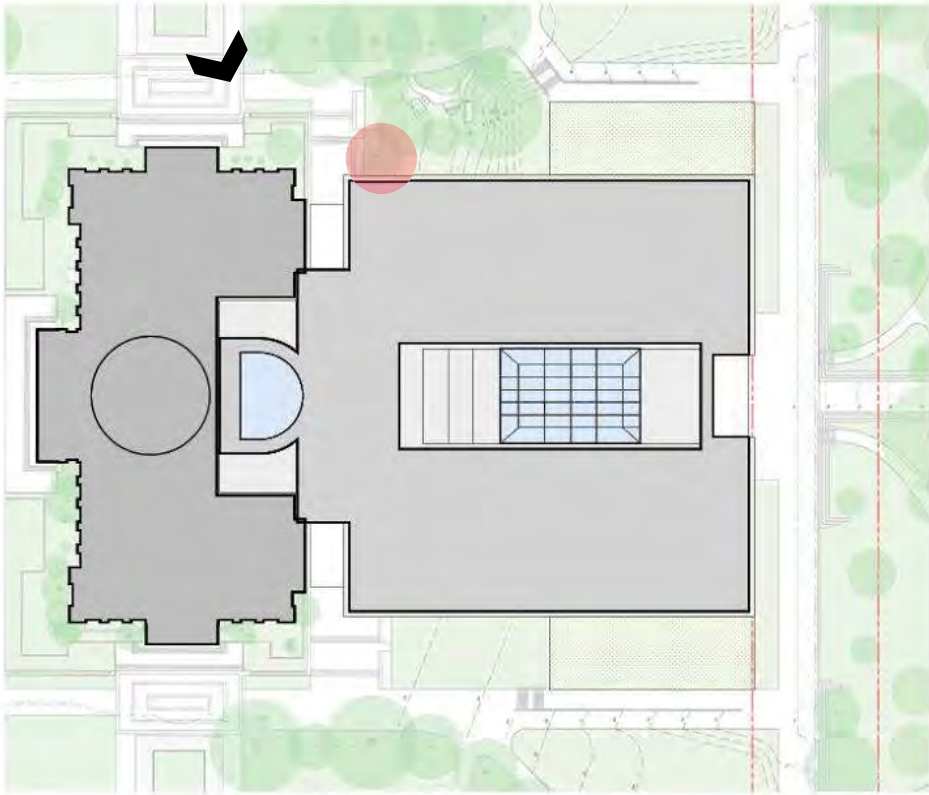
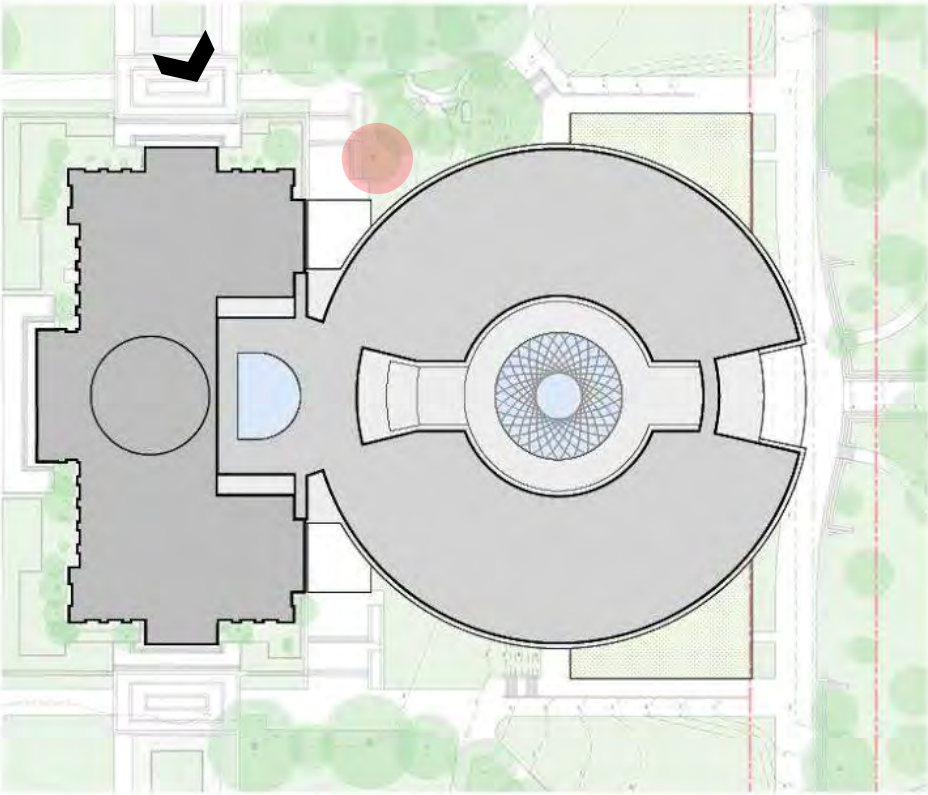
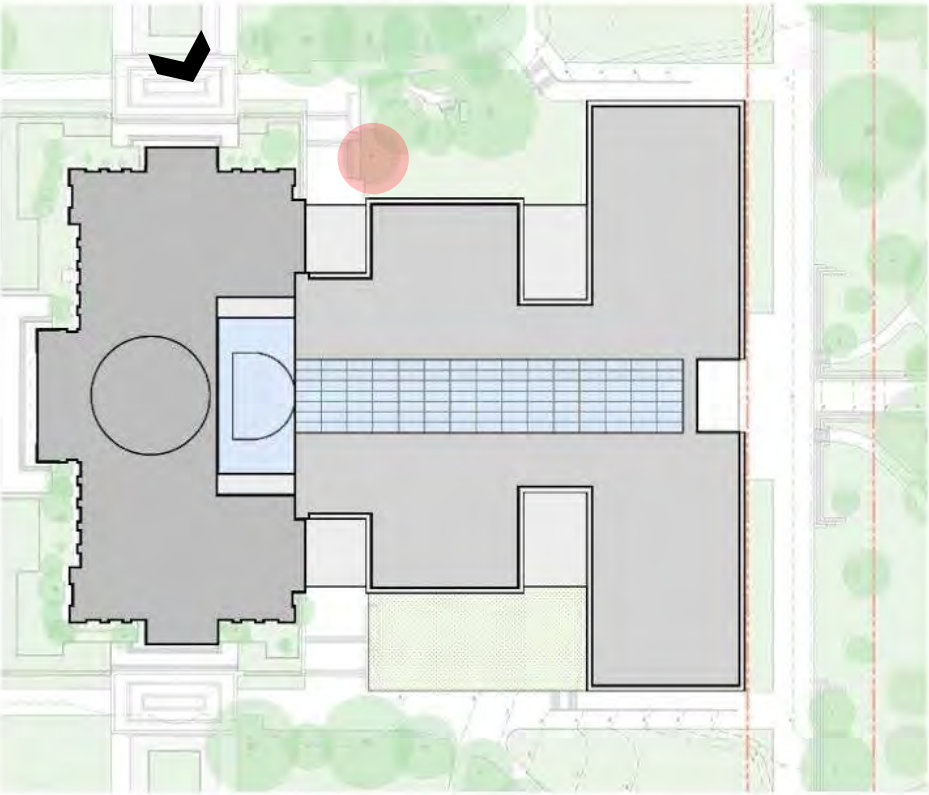


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS





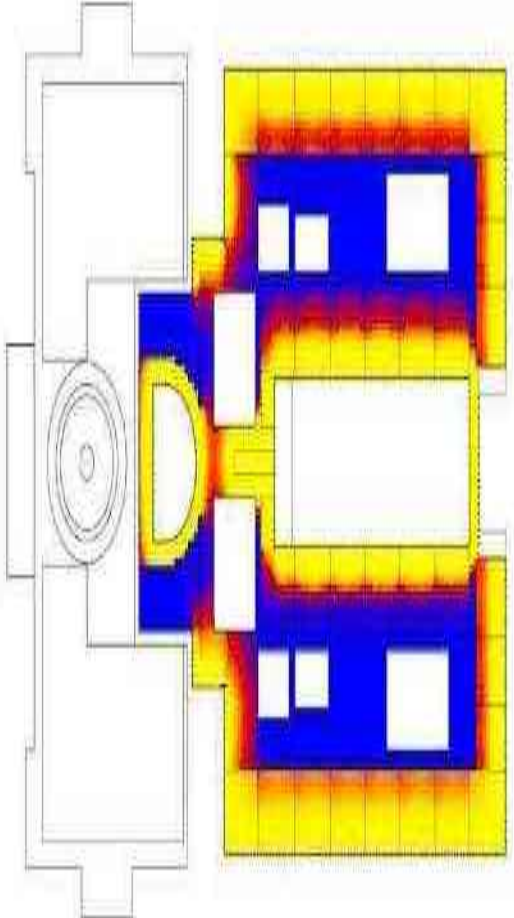
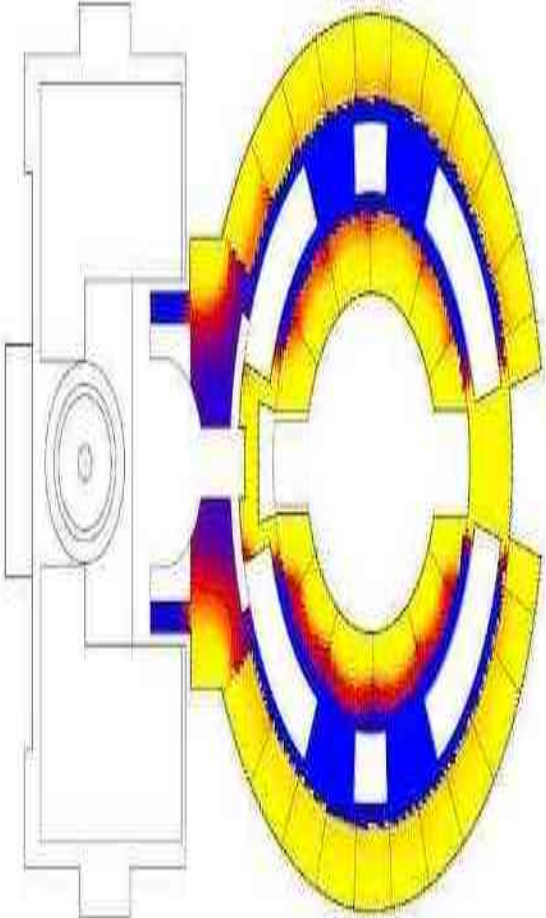
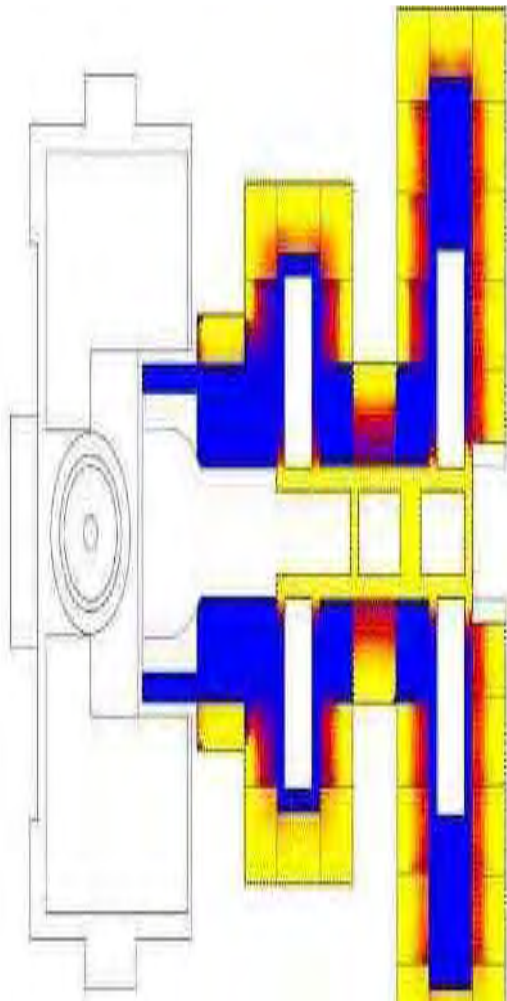
CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS



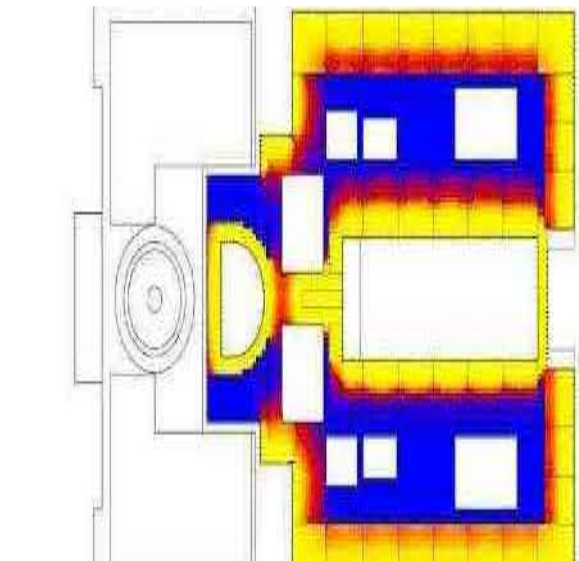
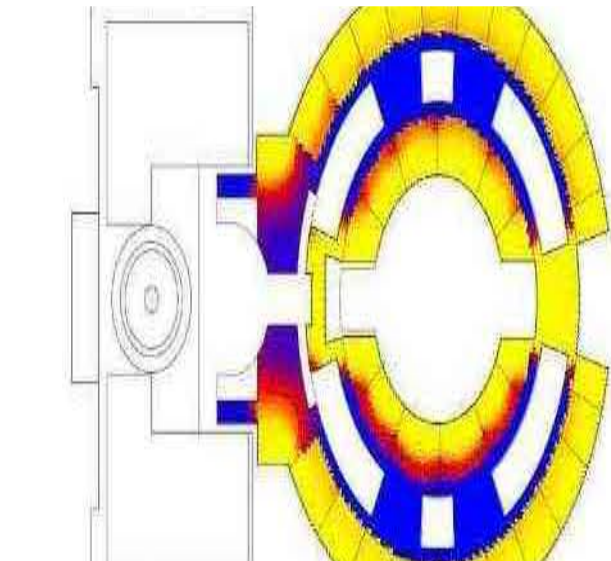
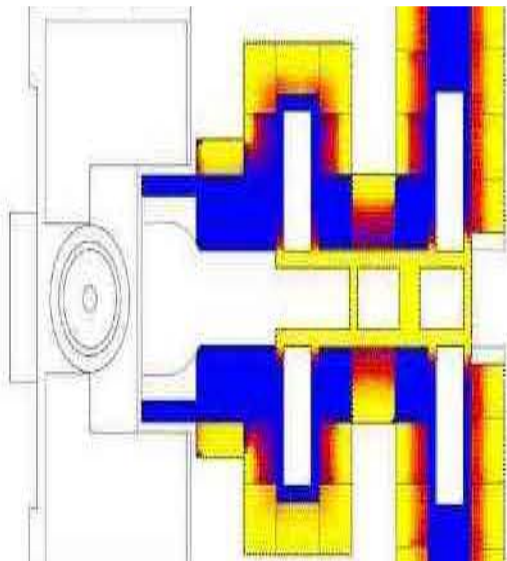


CONCEPT SIMILARITIES & DIFFERENCES  
PERFORMANCE - SUSTAINABILITY & WELLNESS

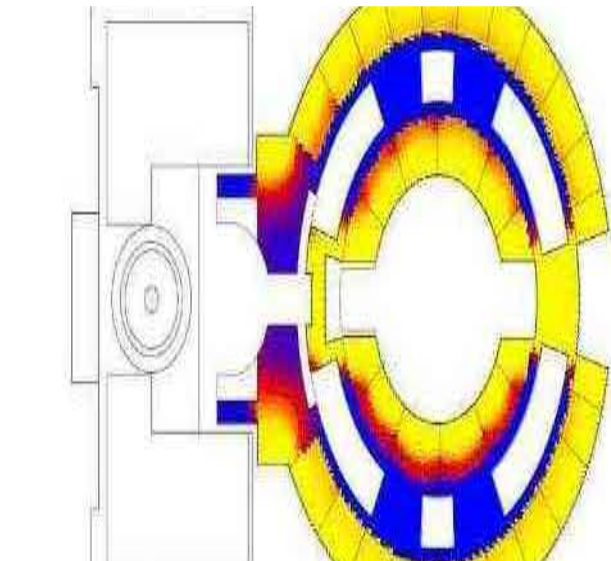
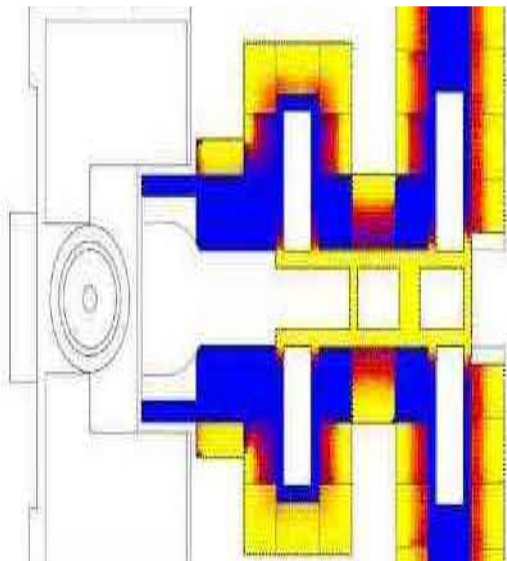
Spatial Daylight  
Autonomy (SDA)



Annual Sunlight  
Exposure (ASE)



Facade Solar  
Radiation





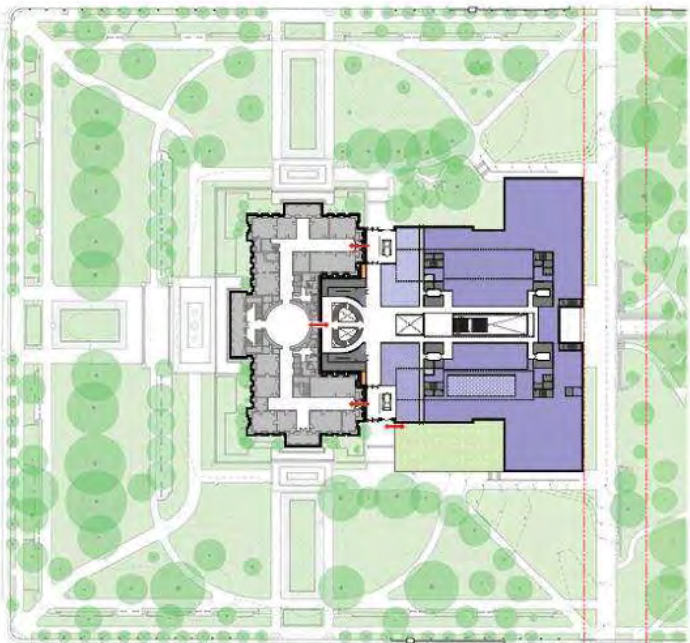
DOUBLE T  
PLANS



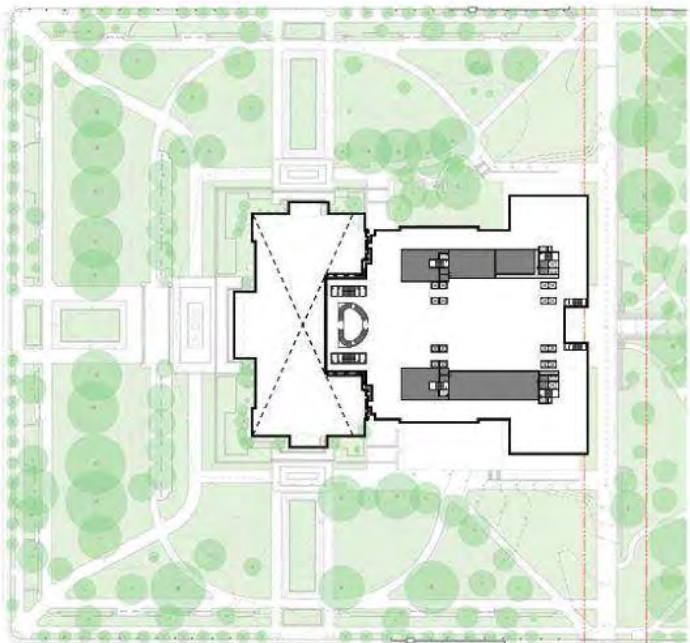
BASEMENT  
72,400 GSF



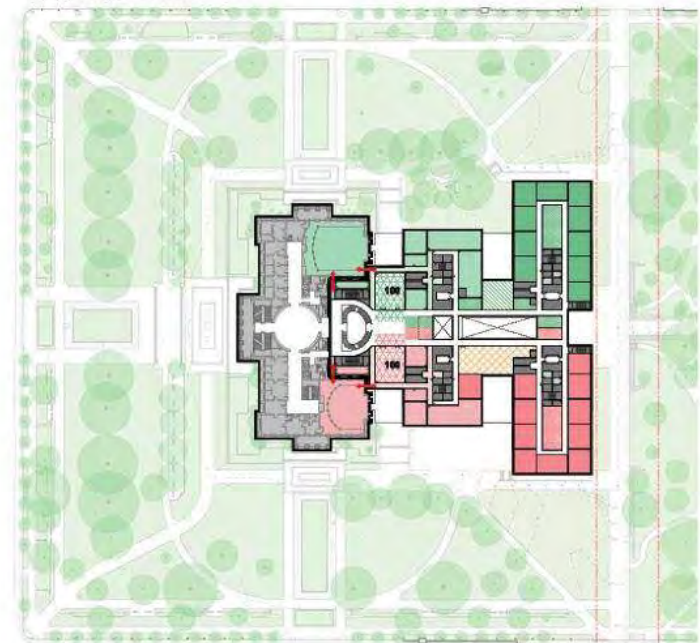
GARDEN  
85,400 GSF



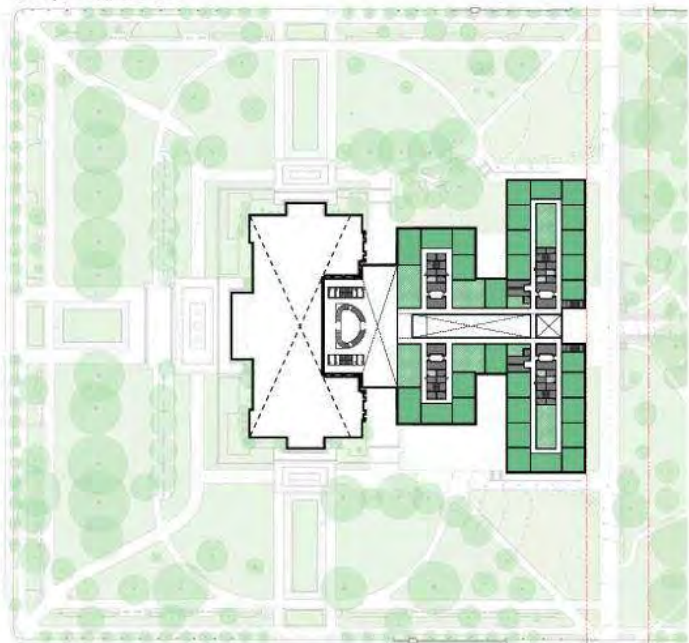
LEVEL 1  
82,200 GSF



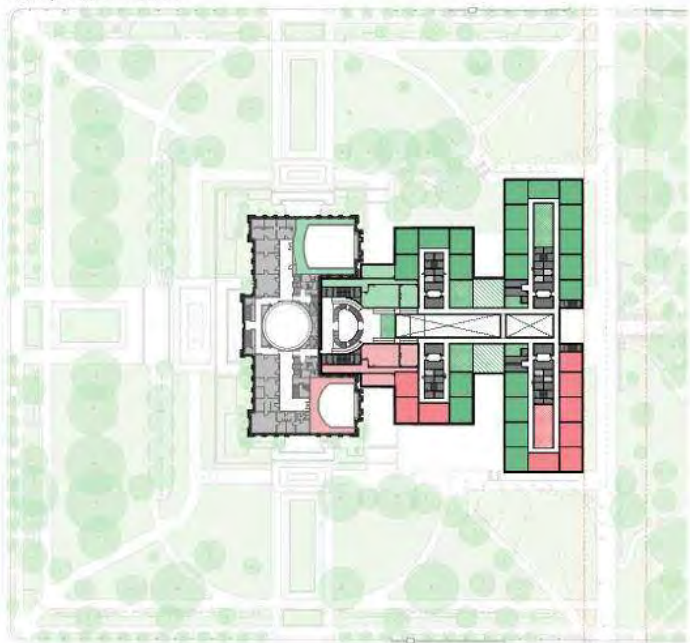
LEVEL 1M  
14,000 GSF



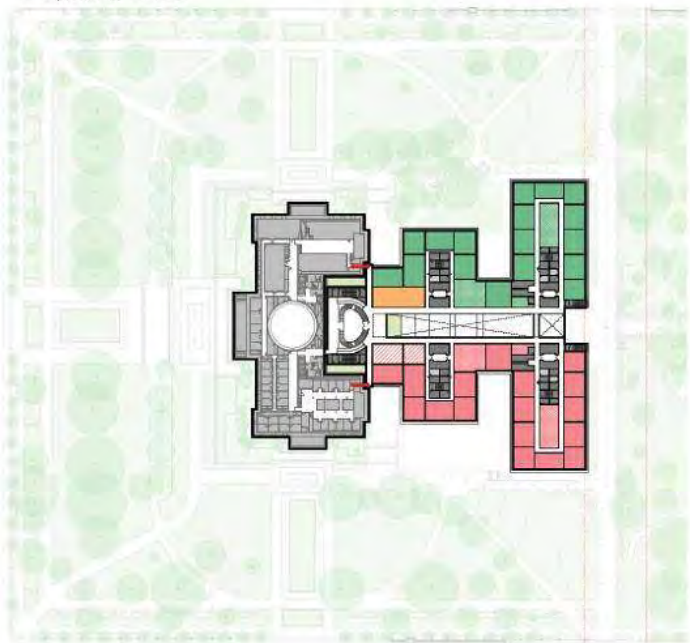
LEVEL 2  
74,000 GSF



LEVEL 2M  
60,400 GSF



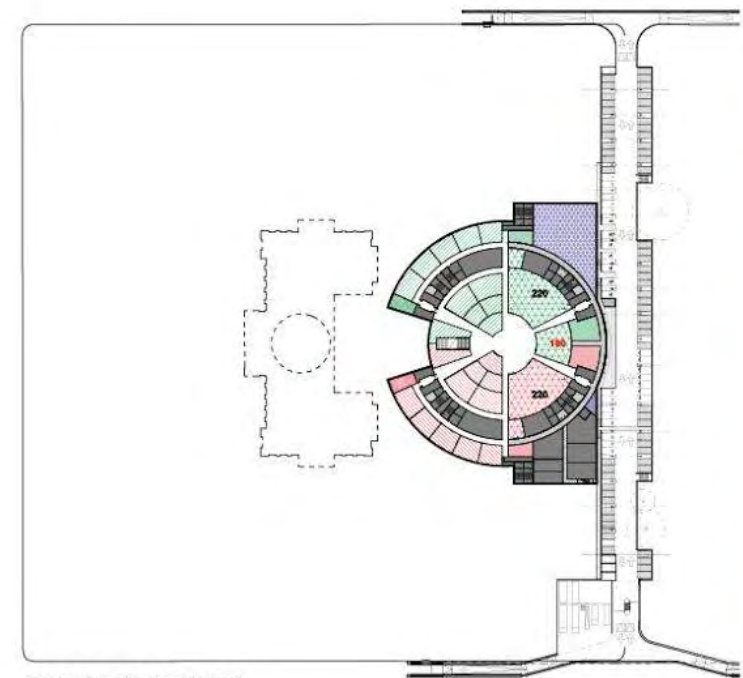
LEVEL 3  
71,900 GSF



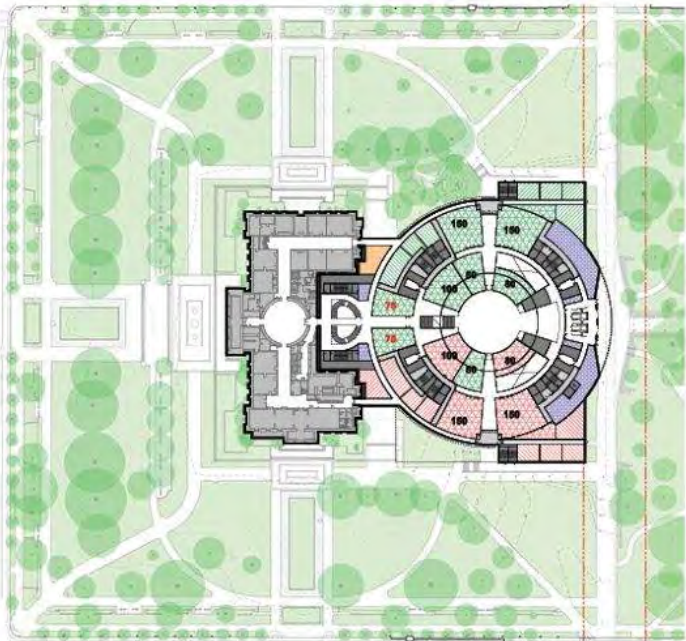
LEVEL 4  
65,300 GSF



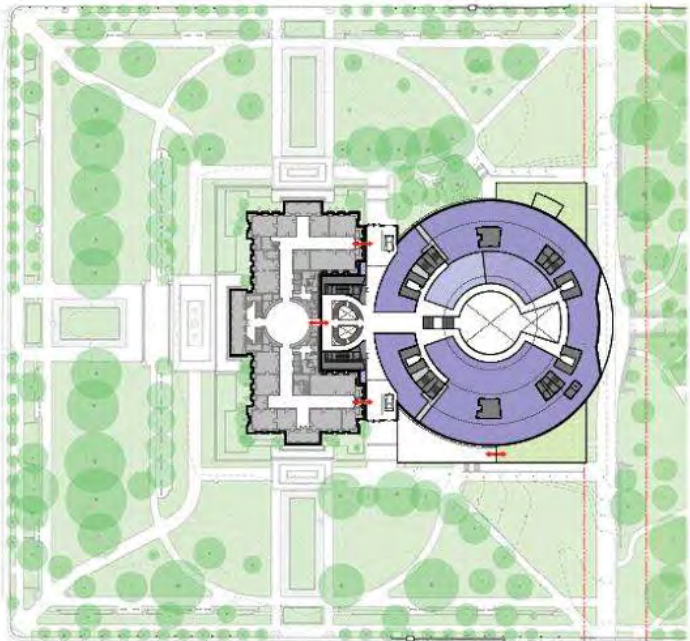
CIRCLE  
PLANS



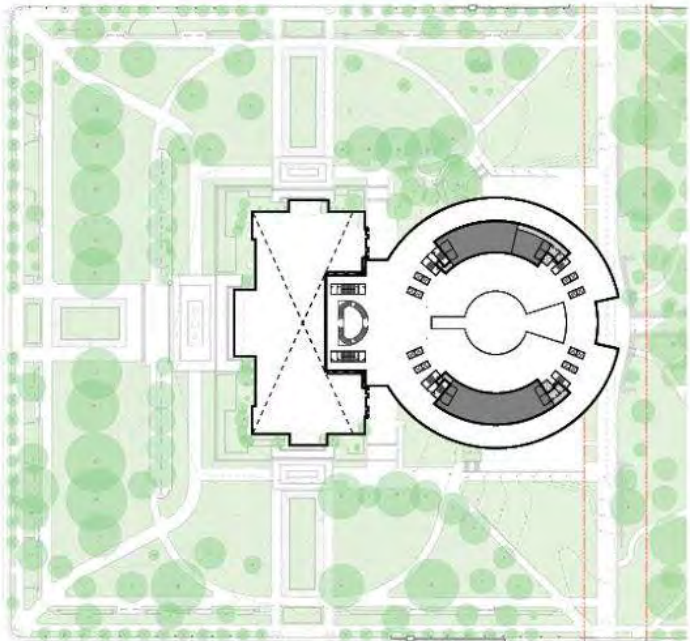
BASEMENT  
76,450 GSF



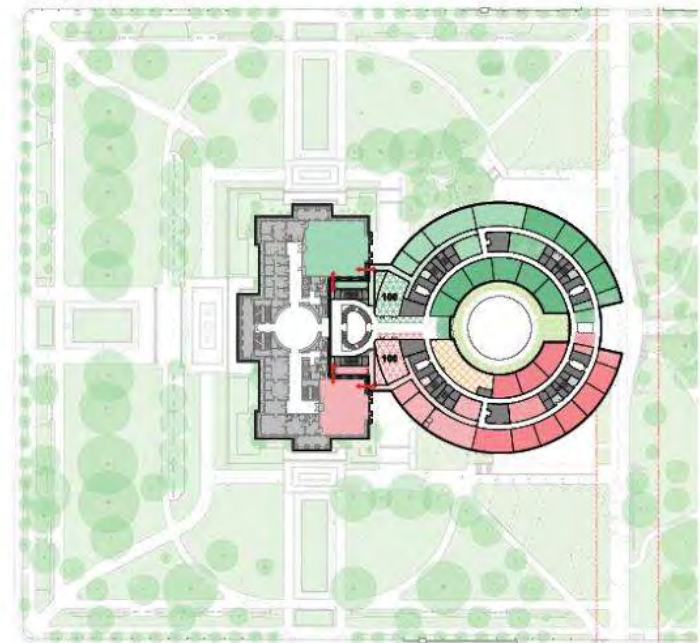
GARDEN  
92,190 GSF



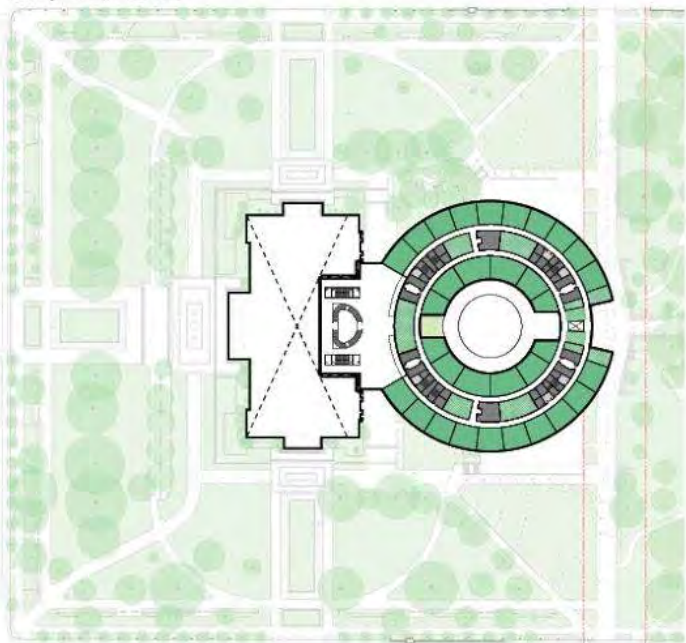
LEVEL 1  
78,430 GSF



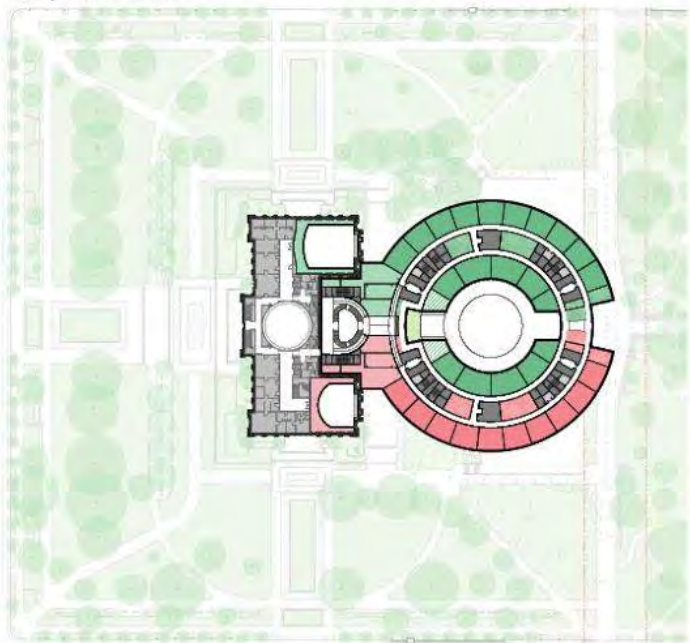
LEVEL 1M  
12,370 GSF



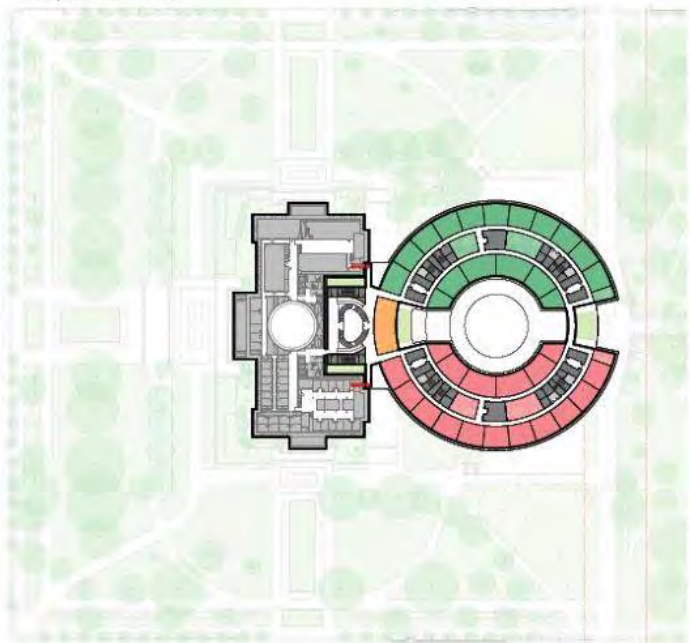
LEVEL 2  
73,190 GSF



LEVEL 2M  
59,480 GSF



LEVEL 3  
71,420 GSF



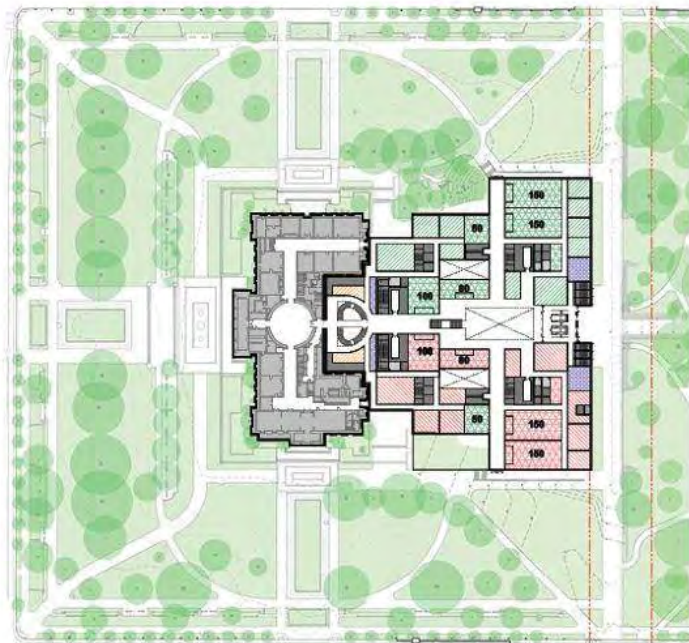
LEVEL 4  
62,000 GSF



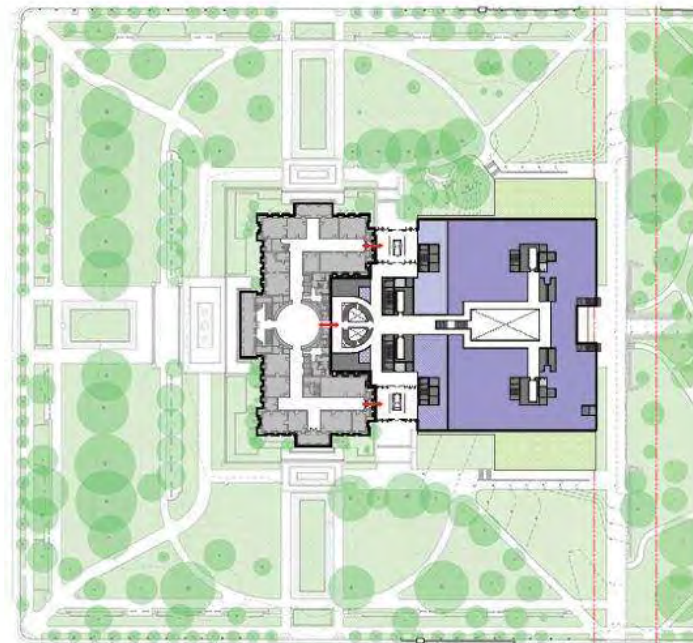
SQUARE  
PLANS



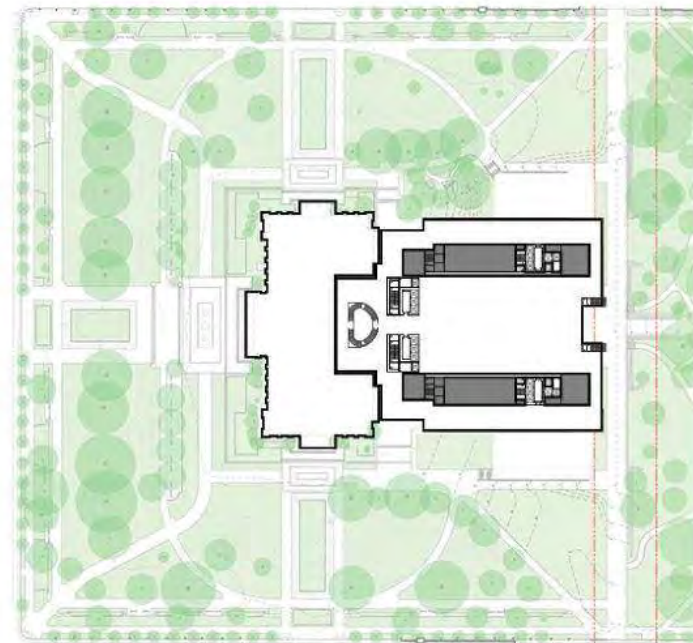
BASEMENT  
80,200 GSF



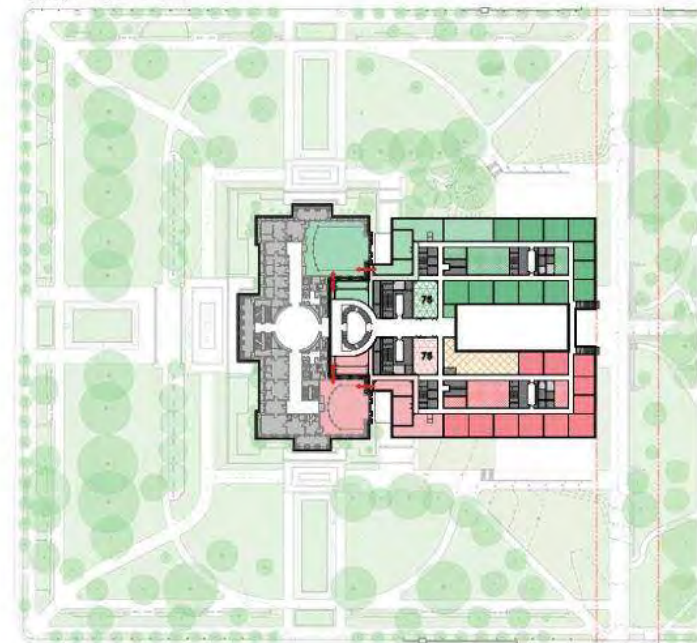
GARDEN  
90,400 GSF



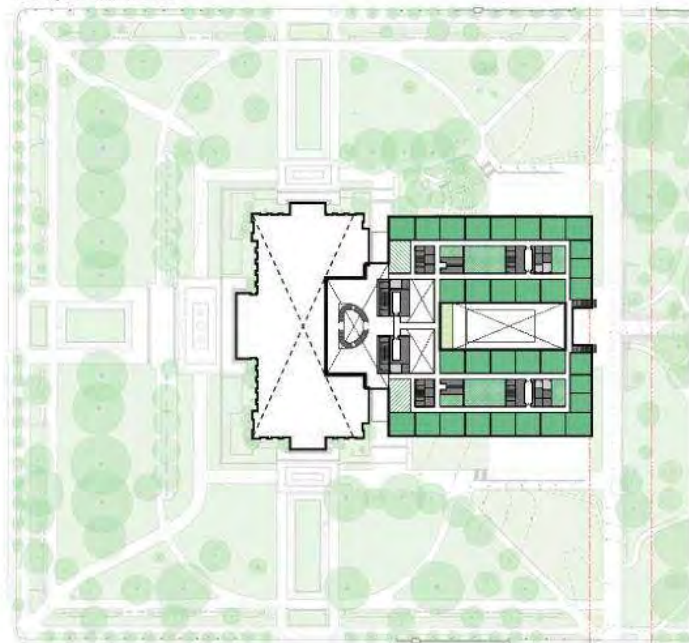
LEVEL 1  
75,300 GSF



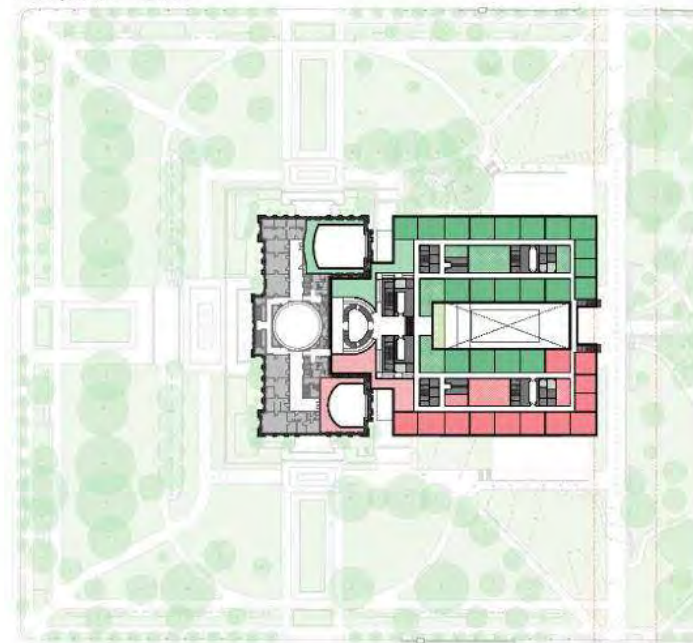
LEVEL 1M  
15,400 GSF



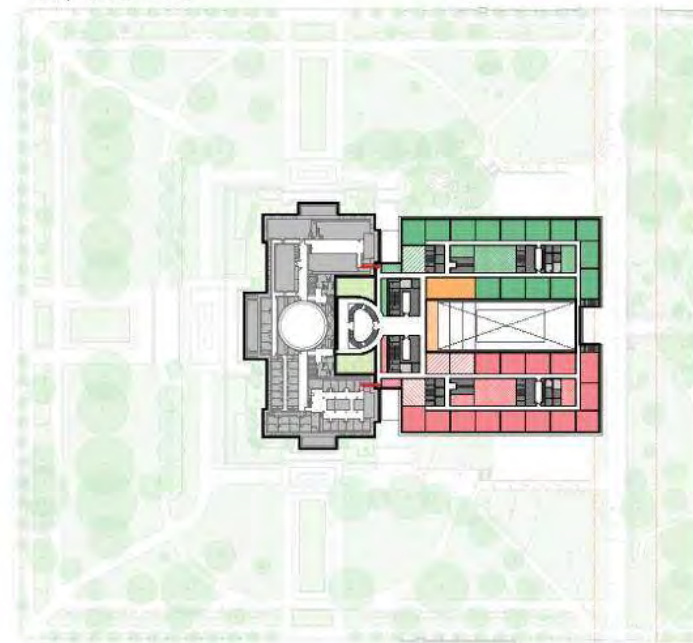
LEVEL 2  
72,300 GSF



LEVEL 2M  
59,300 GSF



LEVEL 3  
70,100 GSF



LEVEL 4  
62,600 GSF



## COMMONALITIES

### Workday Productivity & Wellbeing

- All Member Suites have access to **daylight and views**
- Adequate shared **conferencing and meeting** spaces
- Enhanced circulation fostering **impromptu meetings and collaboration**
- **A Hearing Room** adjacent to each of the Chambers
- **A Main Public Stairway** connecting all floors of both, the New Annex and the West Wing
- **A Cafe** with access to daylight and views, **a place of respite** for users and guests
- **Healthful, Accessible & Energy Efficient** design

### Public & User Safety & Accessibility

- **Inclusive and Welcoming interior public space** able to hold a diversity of guests and visitors
- Corridors and public areas designed to **relieve overcrowding**
- Enhanced **wayfinding and accessibility** throughout
- **Distributed entryways** that are safe and able to deconflict a variety of users and guests
- Increased safety with two means of egress from Member Suites
- Updated code compliant **Life Safety** provisions throughout



DOUBLE T  
MODEL





CIRCLE  
MODEL





SQUARE  
MODEL





# BUDGET & SCHEDULE MANAGEMENT STRATEGY FOR ANNEX AND VISITOR CENTER



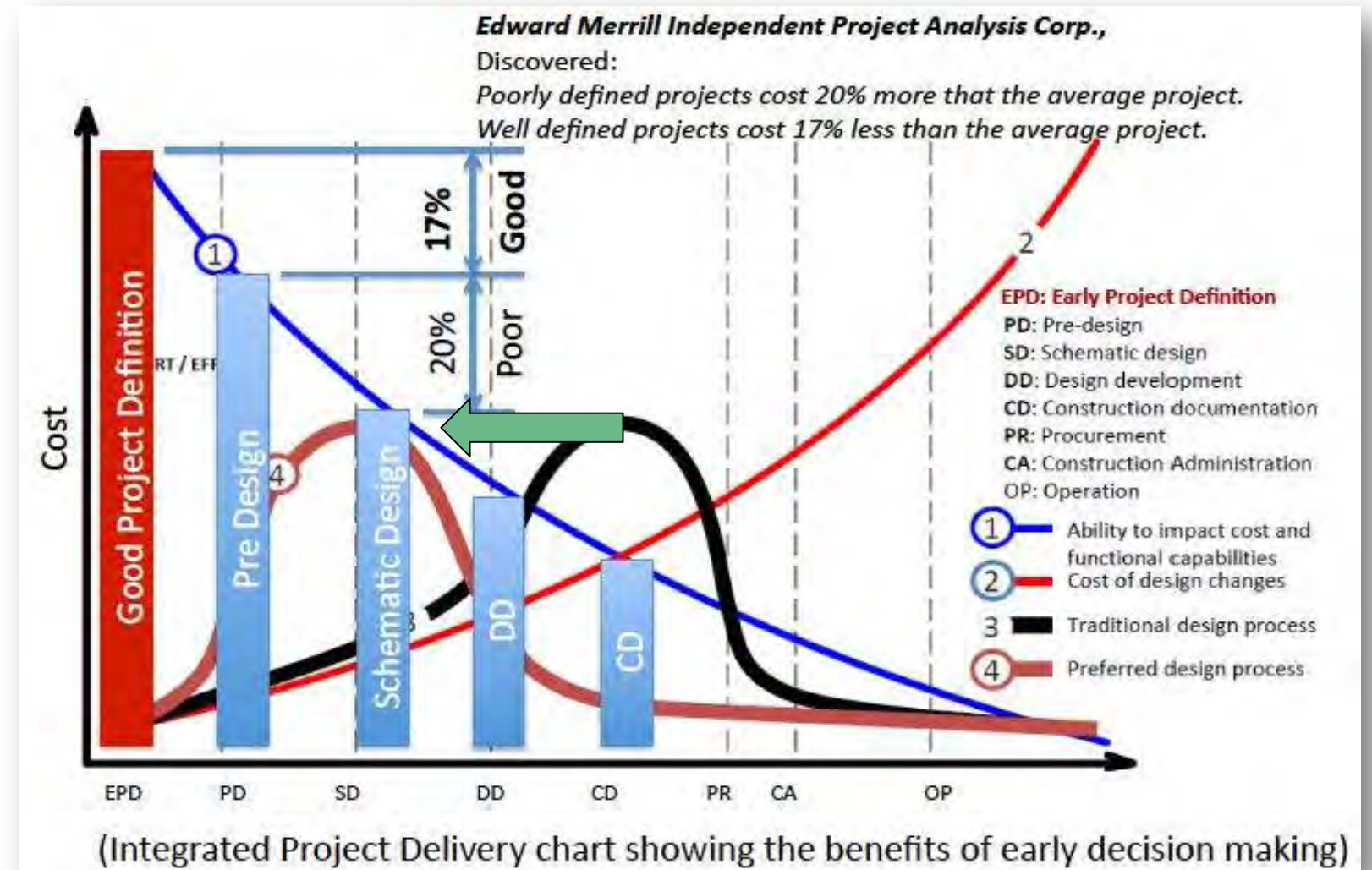
## BUDGET RISK MANAGEMENT

MOCA has developed a process to shift the traditional design decision making to occur earlier in the design process.

We find that by doing this we are able to better control and bring into alignment cost, quality and schedule.

We call this process Early Project Definition and Alignment.

Our team has successfully used this process to complete 4 Capitol projects on budget and on schedule.



**We are using this process to manage the Budget and the Schedule on the Project.**



## BUDGET RISK MANAGEMENT

### Management Strategy

- 2017 Planning Study Document (Blue Book) - Identified deficiencies
  - Identified deficiencies and opportunities
  - *Draft Completed – 7/6/2017*
- Project Overview and Sequence Report - Established clear principles and guidelines
  - POS Report = Quality, Scope, Cost and Schedule
  - *Draft Completed the POS – 8/16/2019*
- Collaborative Workshops to manage design, scope and cost.
  - Continuous estimates and design adjustments
  - *Collaborative Design Workshop – 1 to 8 have been held with one remaining*
- Managing Budget Risk with Contingencies:
  - Address and reduce overall project risk
  - Adjusts for risk as the project develops
    - *Concept design – 20% contingency*
    - Schematic Design – 15% contingency
    - Design Development – 10% contingency
    - Construction Document & GMP – 5% to 7% contingency



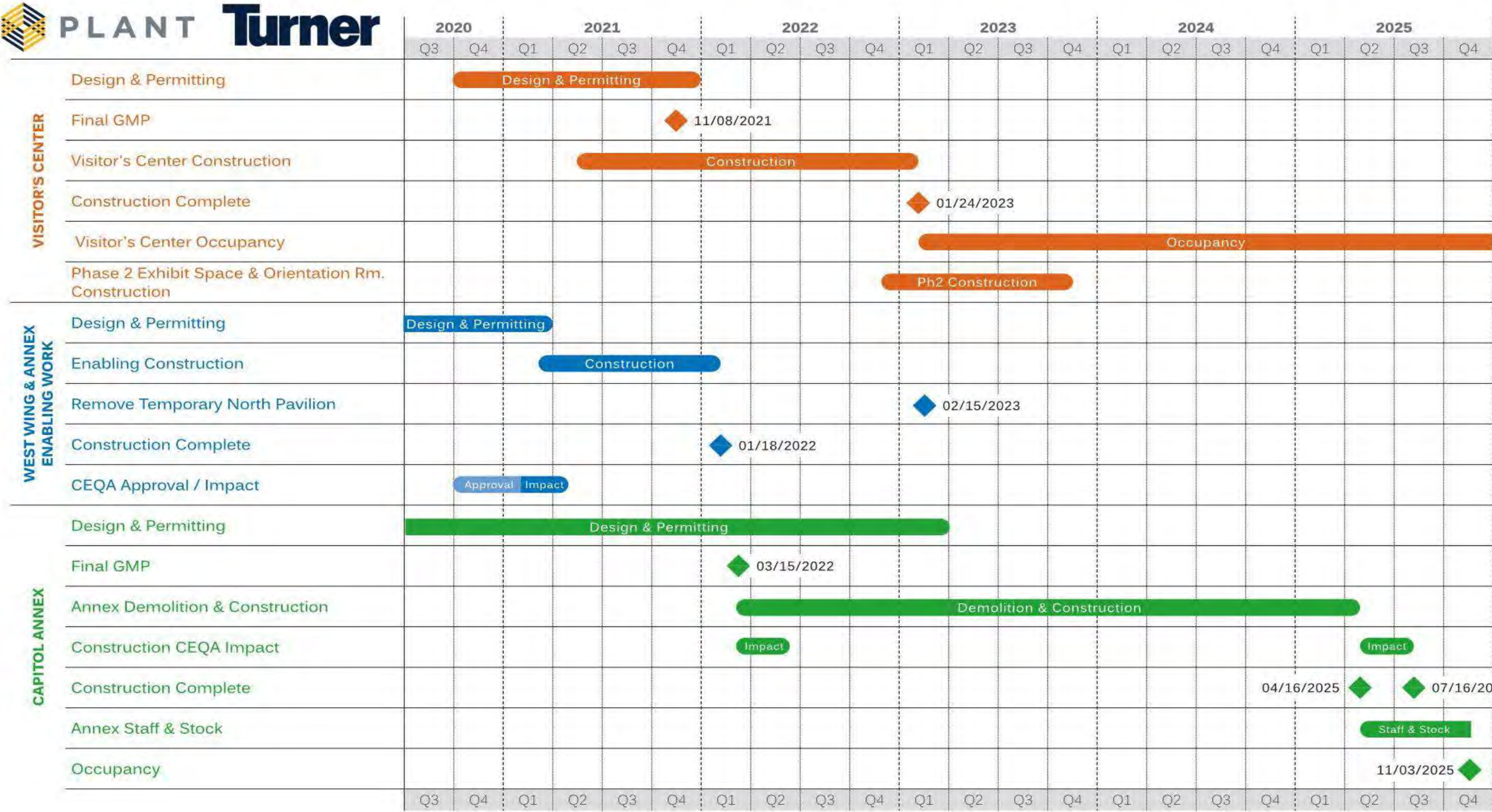
## ANNEX MITIGATION PROCESS

### Annex Project Estimate

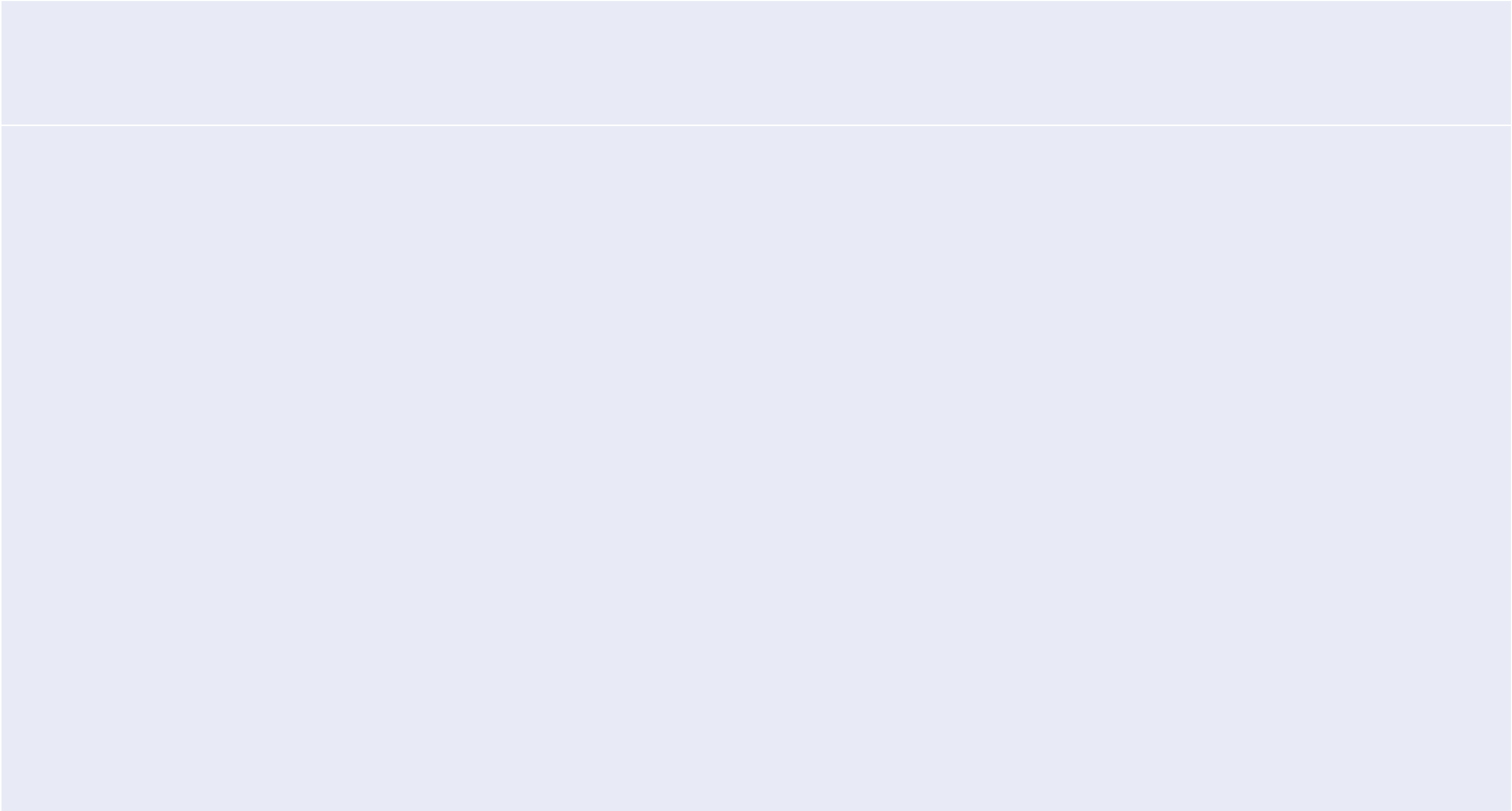
- The current estimates are 5% and 10% higher than the POS budget.
- The Contingency of 20% to 24% is included in the current estimates.
- Contingency is used to manage unknown cost risk.
- It is anticipated that contingency will be reduced from 20% to 5% as the design progresses and project more clearly defined.



OVERALL SCHEDULE VISITOR CENTER WITH ANNEX









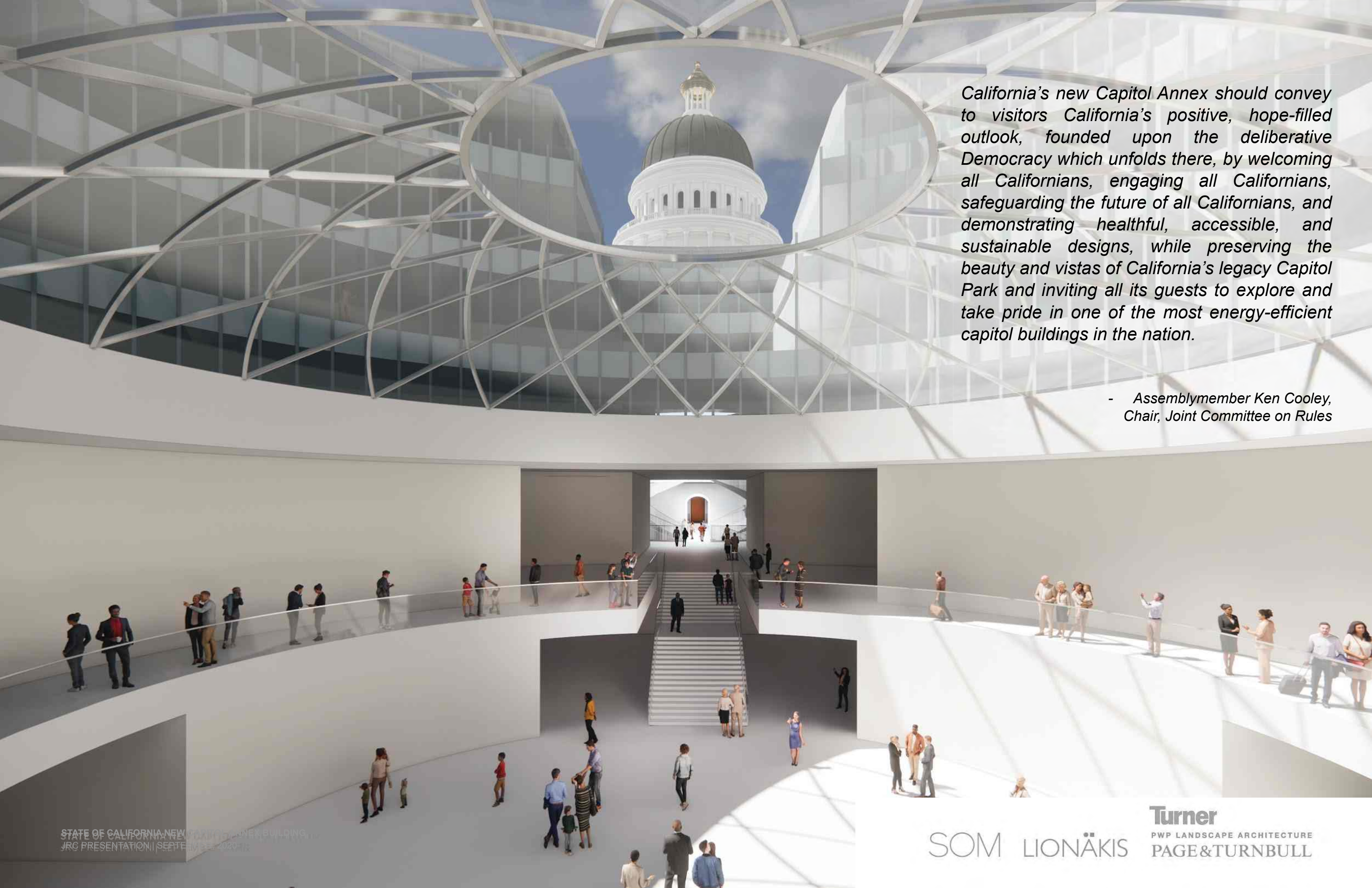
## Request of the Joint Rules Committee

The Design and Construction Teams need direction from the Joint Rules Committee

- Double T
- Circle
- Square

Selection of one scheme is critical to maintain schedule and to refine cost.





*California's new Capitol Annex should convey to visitors California's positive, hope-filled outlook, founded upon the deliberative Democracy which unfolds there, by welcoming all Californians, engaging all Californians, safeguarding the future of all Californians, and demonstrating healthful, accessible, and sustainable designs, while preserving the beauty and vistas of California's legacy Capitol Park and inviting all its guests to explore and take pride in one of the most energy-efficient capitol buildings in the nation.*

- Assemblymember Ken Cooley,  
Chair, Joint Committee on Rules