



**CALIFORNIA STATE LEGISLATURE** 

JOINT RULES COMMITTEE

**OVERVIEW** PROJECT OVERVIEW AND SEQUENCE REPORT





# Outline

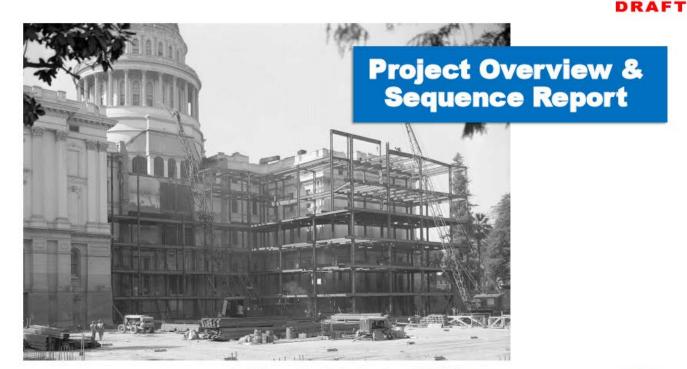
# Annex Projects Overview and Timeline

a. PROJECT OVERVIEW AND SEQUENCE REPORT





# **Overview of Annex Projects**



#### California State Capitol Annex

#### MOCA

California State Legislature Joint Rules Committee

Revi	sion Date
Initial	7/31/2019
Rev 1	8/16/2019
Rev 2	

Project Number 1718-01A

8/16/19



## **Organization of the Document**

The document is divided into four major groupings:

## **1. Section One**

• Brief overview of the Annex Project

## 2. Sections Two and Three

 Sections will be amended into the MOU between JRC, DGS and DOF

#### 3. Sections Four to Seventeen

• Overview and Sequence Report body

## 4. Section Eighteen

 Test fit studies provide a possible layout of the goals and objectives of the project, it does not represent the design

#### TABLE OF CONTENTS

#### Description

Section One Introduction Section Two Executive Summary Section Three Project Definition Section Four Project Overview and Organization Section Five Guiding Principles Guidelines and Imperatives Section Six Section Seven Capitol Site and Trees Design Options Section Eight Section Nine High Level Space Program Section Ten Preservation and Symbolism Building Systems Section Eleven Section Twelve Sequence of the Work Section Thirteen Procurement and Delivery Methods Section Fourteen Budget Section Fifteen Schedule Governance and Stewardship Section Sixteen Section Seventeen References Section Eighteen Test Fit Studies

## 1. Section One

Section 1 introduces the:

- 1. Purpose of the Report
- 2. Introduction to the project including
  - Brief history
  - Existing conditions
  - Inadequacies
- 3. Additional elements of the project including a new Visitor/Welcome Center

		SECTION
		INTRODUC
Purpose of Project Overview and Sequence (POS) Report	Introduction	In January of 1982, the historic West Wing or six year historic restoration that both strengt
This POS report identifies and outlines the issues, solu- tions and the sequences needed to replace the currently deficient Annex Building with a new building that will	The existing California State Capitol is comprised of two structures: <u>Historic West Wing</u> - The historic West Wing, de- signed in the Necelassical architectural style, was the	huilding structurally and partially modernize ing's mechanical and electrical systems. How structural upgrade and modernization did no the Annes huilding.
create a single functional Capitol complex that will allow for larger groups of people to participate in their govern- ment's legislative process. It will include a Visitor/Welcome Center that will wel-	original California Capitol building constructed from 1860 to 1874. <u>East Annez</u> . In 1949, the Capitol East Annez Build.	While well maintained, the condition of the A continued to deteriorate over time. Since 198 ficiencies have continued to grow. Today's cu
come visitors and provide them with an enhanced expe- rience within a safe and secure building.	ing construction began and was finished in 1952. Over time, a number of modifications and changes to the historic West Winz have been made. In 1972, the West	ing issues include the following: Access Compliance - ADA and accessibility are prevalent throughout the Annex.
This document will serve as a guiding document that will be provided to the architects, engineers, contractors and subcontractors. It will provide the pathway and identify the iscuss that need to be addressed and resolved in or- der to complete the project on time and within the allot- ted budget.	incuries way, while gave even minase in 1997, the way Wing was seminated to the Maximal Register of Mistories Flaces, including a brief description of the Annex portion as 'architecturally yound', and requiring office facilities in the near future'. The Annex, originally built for a part- time legislature, is not identified as a specific architec- tural style, and is not considered architecturally signifi-	<ul> <li>Hazardous Material - The Annex was buil bestos-containing products and lead paint installed in buildings. The Annex has been contain these materials and will require on hazardous material abatement and dispon</li> </ul>
It is a living document and as new information is learned or identified, it will be updated. As the projects are com- pleted, updates will likewise be provided so that in the each, the Joint Rules Committee will have a recent of what was intended and what was accomplished.	cant. The Annex was designed within the Mid-Century Modern period. Mid-Century Modernism (MCM) is an architec- tural and aesthetic philosophy resulting from post-World War II that focused on functionality, efficiency, and re-	<ul> <li>Antiquated Building Systems - Presently numerous problems with the mechanical, and communication systems within the b These systems are antiquated and impose occupants.</li> </ul>
Within the following pages the reader will find infor- mation on coops, sequence, budget and tohedule for the project. There is also a section that will provide a set of test fit documents. These documents are examples only of what 'could be' developed to meet the outlined require- ments.	jection of ornamentation. Bayond its date of construc- tion, the existing Annex does not exhibit the defining ar- chitectural values of MCM (impuls clean lines, interior Boors demarcated on the exterior, exposed structural systems, structural bays, large expanses of glass, etc.). It does, however, attempt to align the exterior design with	<ul> <li>Outdated Seismie Design - The structure which was designed to 1949 standards, is and places occupants at rick of earthdata based upon past experience with similar k itt ags.</li> </ul>
MOCA	that of the West Wing while maintaining a modern ap- pearance. PROJECT	OVERVIEW SEQUENCE R
		DB
		SECTION
<ul> <li>Insufficient Fublic and Meeting Rooms - The cur- rent Annet building provides instated public meeting and interaction space. Woh is sure beening more publicionis, Lorgely due to coical media, the general public is non-expand. The current Assoc associ- tudies of the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second sec</li></ul>	cystams, despite undergoing several upgrades over the years, do not provide the necessary like index pla- ments that moders systems toxidy employ to limit the spaced of fire and to provide protection and effective notification housid a problem occur.	D R SECTION INTRODUC Surrent Annar is undersided by approximated and fruitre public and legitatory needs. These size are largely within the space that is avails public.
reat Annex building provides limited public meeting and interaction space. With issues theoreming more publicing, largely due to cooled media, the general public is more sugged. The current Annes ensure arounders the large public groups that would like to attend bearing or meet with their legislatore. In Andequate Office Spaces - Effort have been made, utilizing existing office spaces, to keep up with the legislative meets and changes in organization, fam- lipative meets and changes in organization, fam- tic and the space of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state of the space state state of the space state state of the space state state state of the space state of the space state state state state state state state state state state state state state state state state state state state state	the years, do not provide the necessary like safety ob- ments that moders systems toxide employ to limit the spread of far and is provide protocian and affective confidention houside a problem occor. Hence a security - The security design of the taubing has been an after-bought. There is no question that since sizes have been beightness in all public buildings. The Capitol Annax has provide society societies	SECTION INTERCOLUS CONTRACTORISTICS IN A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUBJECT OF A SUB
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## 2. Sections Two and Three

Sections 2 and 3 are the documents that will make up amendments to the MOU.

#### **Section Two**

 Specifically describes the scope, schedule, budget and delivery method for each of the annex projects

#### **Section Three**

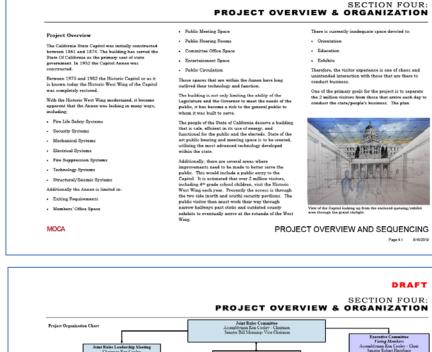
- Provides additional detail about:
  - Annex Replacement
  - Parking Structure
  - West Wing
  - Visitor/Welcome Center
- Provides a brief history, purpose and justification in addition to reporting

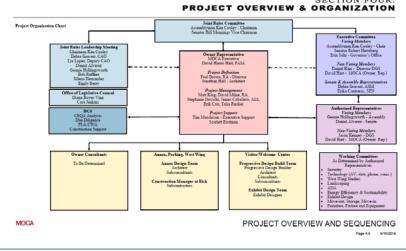
		SECTION TW
Scope, Schedule, Budget, and Delivery Method	alterations to Capitol Park where necessary, inci- dental alterations to the historic West Wing where necessary, demolition of the current Annex and asso- cisted garking structures, and any other necessary an-	CAPITOL A N N E X
1. Annex Projects (General)	cillary improvements to construct a working Annex, parking structure and Visitor Center.	PROJECT
a. Scope In Desember 2017, the report "California State Capital Annex Project Flavoing Study" was completed. It summarized the elements of the Annex Projects as: • Annex Replacement	It is assumed that the existing historic West Wing and Capitol Park grounds will remain and be extensively protected, accept as otherwise specifically requires to implement the Capitol Annex Project, parking struc- ture and Visitor/Welsceme Center. Carculation and ADA - The project will improve the	b. Schedule The new State Office Building located on 10 <sup>th</sup> and O Streets will be available for beneficial oc- cupancy beginning Fall 2021. JRC will use the lead time afforded by the State Office Building
Adjacent Parking Structure	accessibility of the Capitol grounds thereby creating a more welcoming experience to all Californiant. Par-	construction activity to initiate an aggressive planning and project programming process to
• najacent Parking Structure • Visitor/Welcome Center facilities to support en- hanced public engagement	ticular attention will be paid to the organization and layout of the grounds and buildings to support and enrich the tourist-type visitor while recognizing the very high traffic seat of government. Layout and or	support construction of the Annex Projects to b available for beneficial occupancy in 2025. c. Budget
Following the JRC hearing of February 21, 2018, DGS reviewed the project elements and provided a conceptual cost estimate in the March 2018 docu-	ganization will seek to de-conflict the entries to sup- port efficient arrivals and departures by persons com- ing to the Capitol for its public business.	The March 2018 DGS "Capitol Annex Costs Re- view" document assigned a "Total Annex Costs estimate to the Annex Projects of \$755,9591,000 As of November 1, 2018, \$751,355,700 is avails
ment "Capital Annex Costs Review." The general boundaries of the Capital Annex Project are those periods of 10.9 Torest, 1.9 Torest, L. Street, and N Drast, which form the boundary of Capital Parks and the sen of the Capital Park within those boundaries. The Capitol Annex Projects include the upgrade or re-	Energy Use and Statistability - Part 6 of the Tile 24 Building Fondnaird Code in the Building Energy Efficiency Statistics for the State of California, and Part 11 of Hick 24 is the California Green Building Statistics Code. The Capital Associat Poject will be construction (is a minimum) and will target Hex Zero Energy performance, in an effort to make it one of the most energy efficient Capital buildings in the Nation.	bis in the State Project Infractructure Fund for use for the Projects. Government Code Station 9114.5 appropriates up to 520,000,000 from the aforementioned \$775,579,1000 of the State Pro- ject Infractructure Fund for dasign and con- struction of modifications of the Wett Wing of the State Capitol necessary for the Annex Pro- jects.
placement of existing site infrastructure, incidental		
MOCA	PROJECT OVE	RVIEW AND SEQUENCE REPO
MOCA  Project Definition  Regist	and staff. The buildings will comply with the height limita- tion specified in Government Code Section \$162.7(c). The total project budget is \$755.591.000: • Arshintentral and Engineering 544.500.000 • Other Project Staff 245.41,000 • Construction 5454.550,000 (of which \$200,000,000 includes for West Wing) Project Data Table:	
MOCA Project Definition Government Code Section 9112[a] authorizes the Joint Rules Committee LHC1 to parswer the associated projects. Puncing for the Project van provided by Government: Code Section 14602, which authorizes. Puncing for the Project van provided by Government: Code Section 14602, which authorizes the Department of Prinate ance of runds in the State Project Infrastructure Fund (SPIF) for use on the Ances Projects. Government Section 14602, which Section 2014	and staff. The buildings will comply with the height limita- tion specified in Government Code Section 8162.7(c). The total speciet budget in \$755.591.000: • Arshitestural and Engineering \$44.500,000 • Other Project Decks \$162,442,000 • Construction \$245,850,000 of which \$20,000,000 seclarids for Wast Wing] Project Decki Table: Capitol Annex Building	Pape 2 0
MOCA  Project Deflastion Generation of the second s	and staff. The buildings will comply with the height limita- tion specified in Government Code Section \$162.7(c). The total project budget is \$755.591.000: • Arshintentral and Engineering 544.500.000 • Other Project Staff 245.41,000 • Construction 5454.550,000 (of which \$200,000,000 includes for West Wing) Project Data Table:	SECTION THREE     PROJECT DEFINITION     CONTROL DEFINITION
MOCA  Project Definition  Operation  Project Definition  Operation  Operation	and staff. The buildings will comply with the height limita- tion specified in Government Code Section \$162.7(c). The total project budget is \$755.591.000: Architectural and Engineering \$44.500.000 Other Project Costs \$162.441,000 Other Project Costs \$162.441,000 Other Project Detail Table: Enginet Answer Building Primary Space Type: Office building seth assembly space	Page 1     1       SECTION THREE       PROJECT DEFINITION       CAPITOR       PROJECT DEFINITION       Distinguistic distance distance for antice disease of the second registed knowe building for addition of the out rectinged and recting and addition of the out rectinged and recting and addition of the second registed knowe building for additional distance distance distance for additional distance distance distance distance additional distance distance distance distance additional distance distance distance distance additional distance distance distance distance distance distance distance additional distance distance distance distance distance distance additional distance distance distance distance distance distance distance distance additional distance distance additi



## 3. Sections Four to Seventeen Sections 4, 5 and 6 describe the:

- 1. Project, process and organization
- 2. Guiding principles including: Annex principles:
  - One Building
  - Adjacency to Everything
  - Dignity Symbolism
  - Access to all
  - Visitor/Welcome Center principles:
  - Inclusive and Welcoming
  - Functional
  - Safe/Secure
- 3. Design Guidelines for the Annex
- 4. Design Guidelines for the Visitor Center





Capitol Annex Project JRC Meeting 9/06/19

DRAFT

## **3. Sections Four to Seventeen**

**Section 7** provides information on the site which covers topics such as:

- Site context
- Existing site utilities
- Historic and cultural resources
- Capitol park trees

Under the tree section the report discusses issues that may be associated with the trees and how the JRC may proceed with:

- Protection
- Cloning
- Removal



being designated for previous slotted efficial or person of imperiance to the State of California. In addition to the memorial redevool trees, there are several other previous of the state of the state for the state of the state of the state of the state state of the stance. During the demolities of the existing Annex it is point activity of the state of the state of the state of the subject damage in the memorial redevoid trees and the other species forms. Where possible, trees will be other the state of these. Where possible, there will be Prior to any work proceeding, the induciong architers thall provide a relocation plan and a

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PROJECT OVERVIEW AND SEQUENCE REPORT Page 7.3 01102010



#### 3. Sections Four to Seventeen

**Section 8** investigates three different design options for each of the following:

- Annex Replacement
- Parking Structure
- Visitor Center



Demolish and build a new Annex building attached to the east side of the West Wing in a similar manner respecting the current oreanization of the Assembly and Senate floor rules The new building will record the floor to floor differe The new building would incorporate a new basement is a variety of meeting spaces and other legislative function spaces. Member's offices and Executive branch space primar ily for the Governor would be to be determined. An atrium or light well could be designed to provide natural light to all spaces. Security for the Annex working/business purpose would be located at the entry points separate from the visi traffic. The new design would not exceed the height of the west wings. The construction would stop at 124 street. The building would expand to the north and south

Visitor/ Welcome Center Design Options

Visitor/Welcome Center Option 1 (VCO1) Preferred

ome and visitor center for the Capitol to the west of the

West Wine and below the main entry that is on axis with

Capitol Mall. The visitor center will provide a large pub

lic queuing area below a glass skylight that would maintain orientation to the Capitol and Capitol Dome. Securi-ty would be designed to address the needs of the visitors

while daily business personnel would enter the Annex

from another location. The design would provide gather

ing space, orientation space for students to prepare to

cessed prior to entering the basement of the historic

ing the West Wing and Annex.

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nter the Capitol, and gallery space which would be ac-

West Wing through or adjacent to the sift shop. This de-

sign would aid in the calming of students prior to enter-

nstruct a below grade ADA accessible wel

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SECTION EIGHT: **DESIGN OPTIONS** 



Annex Option 3 (AO3) - Remodel/Addi

vate and remodel the existing Annex building. This ontiould leave the structure in place and would rerior while correcting water infiltration problems and making her improvements where needed. The interior of the Annex would be gutted and a new design would be developed. The cernar would be located on the first floor. Lexiclative space would be accommodated on the upper floors. The building space planning would be as efficient as possible given the re-use of the existing structure and the major building elements. The design would not address the floor to floor height issues which are a major functional problem today. Additional office space would be constructed to the east of the existing Annex in a new modern building that would be connected to the east tide of the Annex. This new addition would be required to expand tignificantly to the north and couth at to not extend part 124 street. The new addition would provide legislative hearing

PROJECT OVERVIEW AND SEQUENCE REPORT

Page 8.4 8/16/2011

Annex Option 2 (AO2) - Limited Connection

Demolish and build a new Annex building that is not com-

pletely attached to the east side of the West Wing as it is to day. By decoupling the Annex from the West Wing, the rest

ration of the west façade could partially be restored. Attach-ment to the existing West Wing would be designed to lightly

touch the historic building. The atrium or light well could be

designed to provide natural light to all spaces. The basemen and first floors would likewise receive natural light from above. The Governor would occupy a space to be determ

Security for the Annex working/business purposes would be located at the entry points separate from the visitor traffic.

The new design would not exceed the height of the West Wing The construction of the new building would stop at 12<sup>th</sup> street. Expansion would occur in the north and south direc

Visitor/Welcome Center Option 2 (VOC2) - Do not

construct a new visitor center. Instead use the existin space within the basement of the historic West Wing.

This would require a new entry he developed along the

south side of the historic West Wing within and around the south light well. The basement of the West Wing in-

cludes space that can be repurposed for a visitor center for example, bill room, travel office and the State Parks

storeroom next to the theaterl. New exhibit spaces and

iters would enter through security prior to entering the

well. This design would require that all existing West

building. This would be developed at the base of the light

Wing bacement space would need to be re-absorbed into

the Annex building to maintain current legislative func

seeting rooms would be incorporated. Students and vis-

SECTION EIGHT: **DESIGN OPTIONS** 



Visitor/Welcome Center Option 3 (VOC3) - The origi nal plans for the existing Annex called for the visitor en try to come through the east doors. This would require that the new visitor center become part of the new Annex project. The Annex building would increase by ap-proximately 30,000 to 40,000 net square feet. During the demolition and construction of the Annex, a tempo rary entry to the West Wing for visitors, students, Membern and staff would be required. This temporary facility would need to be developed in such a manner as to not damage or have a long term impact on the historic West Wine

The new visitor center within the Anney would need to he designed to help separate the visitor traffic from the daily work traffic and to address security.

PROJECT OVERVIEW AND SEQUENCE REPORT

Parking Garage Option

sture Option 1 (PSO1) - Build a new 150 stall parking structure two levels below ground to the south of the South Entry of the historic West Wing. This would provide for vehicle circulation to enter from the east side of 11ª street and exit to the west side of 11ª. This option would consider a two or three level belowgrade parking structure that would require mechanical ventilation and interior ramping for automobile circula

This design would be less impactful on the surrounding landscape that is within proximity to the Capitol.

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Parking Structure Option 2 (PSO2) Preferred Option-Construct the new parking structure below ground to the south the South Entry of the historic West Wine. This would provide for 150 stalls on all one level below the ground eliminating the need for additional ramps or deep shoring. This would provide for vehicle circulation to enter from the east side of 114 street and exit to the west side of 11ª.

While there is less excavation and less circulation, the footprint of this parking structure is approxim that of Option 1. Therefore, this option would have a enter impact on the landscaping directly south of the storic West Wing South Entry.

SECTION EIGHT: DESIGN OPTIONS



Parking Structure Option 3 (PSO3) - Constructing two ler parking structures of approximately 90 pa stalls in one and approximately 70 parking stalls in the other. One for the Assembly and one for the Senate and Governor. These would be designed to compliment the overall facility and would be constructed as a partially lowered garage (half below ground and half ab ground). The above ground portion would be designed to mpliment the architecture of the West Wing and the annex as a terrace which was a common element in the mid 1850's to early 1900's. The garage could be designed around natural ventilation by allowing air in from those portions above ground. Access and egress would occur on both the north and south side of the Capitol.

#### PROJECT OVERVIEW AND SEQUENCE REPORT

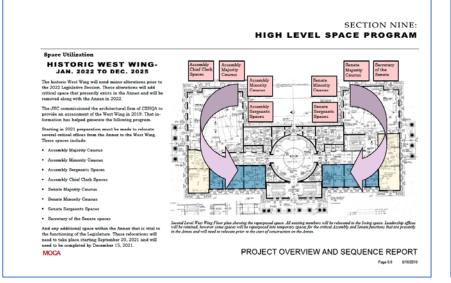
Page 8.5 8/16/2010

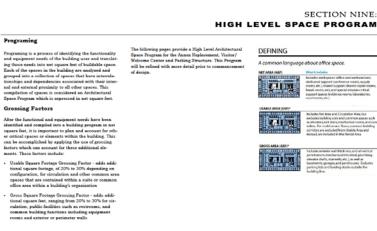


## **3. Sections Four to Seventeen**

Section 9 includes a high-level architectural space program. The program identifies the size of the projects to be:

- Annex Replacement 525,600 GSF
- Parking Structure 105,000 GSF
- Visitor/Welcome Center 40,000 GSF
- Provide for modifications in the West Wing to support Floor Sessions





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#### PROJECT OVERVIEW AND SEQUENCE REPORT

SECTION NINE: HIGH LEVEL SPACE PROGRAM

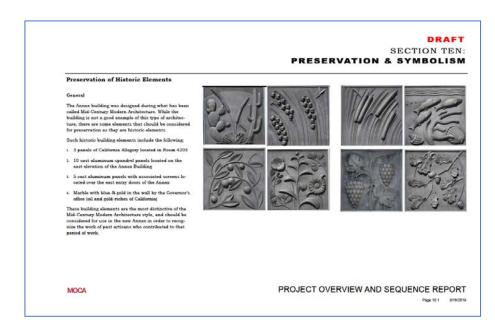
	Architectural Space Program	Net Square Feet	Office grossing	Net Useable SF	<b>Building Grossing</b>	<b>Building Gross SP</b>
	New Annex Building					
INNEX	Senate		20%		20%	
UILDING	Member Office Suitea	37,925	7,585	45,510	9,102	54,612
	Large Standing Committee (2 (c 1,425 SF Each)	2,850	570	3,420	684	4,104
	Medium Standing Committee (6 @ 950 SF Each)	5,700	1,140	6,840	1,368	8,208
	Small Standing Committee (12 @ 675 SF Each)	8,100	1,620	9,720	1.944	11,664
	Administration	2,636	527	3,163	633	3,796
	Sergeant-at-Arms	7,235	1,447	8,682	1,736	10,418
	Health	710	142	852	170	1,022
	Public Hearing	14,800	2,960	17,760	3,552	21,312
	Shared Conference & Break Rooms	7,700	1,540	9,240	1,848	11,088
	Copy/Work & Storage Rooms	1,200	240	1,440	288	1,728
	Public Lounges	300	60	360	72	432
	Senate General Support	3,830	766	4,596	919	5,515
	Senate Total	92,986	18,597	111,583	22,317	133,900
	Assembly		20%		20%	
	Member Office Suites	79,950	15,990	95.940	19.188	115,128
	General Services	600	120	720	144	864
	Large Standing Committee (2 @ 1.425 SF Each)	2,850	570	3,420	684	4,104
	Medium Standing Committee (6 @ 950 SF Each)	5,700	1,140	6,840	1,368	8,208
	Small Standing Committee (24 @ 675 SF Each)	16.200	3.240	19,440	3.858	23,328
	Administration	1.650	330	1.980	396	2,376
	Joint Rules	2.975	595	3.570	714	4,284
	Sergeant-at-Arms	6,685	1.337	8,022	1.504	9,626
	Public Hearing	16,700	3,340	20,040	4,008	24,048
	Shared Conference & Break Rooms	15,400	3,080	18,480	3,696	22,176
	Copy/Work & Storage Rooms	2,400	480	2.880	576	3,456
	Public Lounges	600	120	720	144	864
	Assembly General Support	3,830	766	4,596	010	5,515
	Additional Committees	1,000	200	1,200	240	1,440
	Assembly Total	156,540	31,308	187,848	37,570	225,418

## **3. Sections Four to Seventeen**

Section 10 preliminarily identifies the elements in the existing Annex that will be preserved and reused in the design of the new building.

These include:

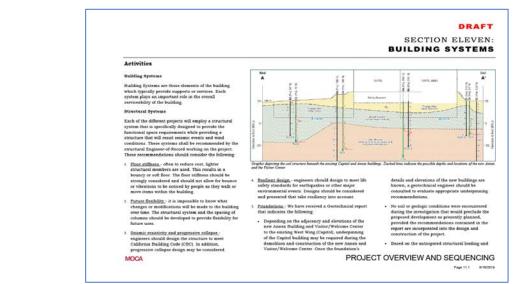
- 3 panels of California Allegory located in Room 4203
- 10 cast aluminum spandrel panels located on the east elevation of the Annex Building
- 5 cast aluminum panels with associated screens located over the east entry doors of the Annex
- Marble with black & gold in the wall by the Governor's office (oil and goldriches of California)



## **3. Sections Four to Seventeen**

**Section 11** identifies critical systems within the building. These include:

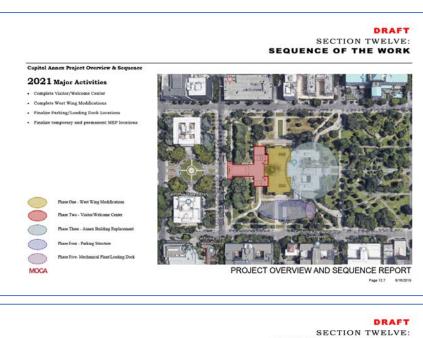
- 1. Structural
- 2. Mechanical
- 3. Electrical
- 4. Low Voltage
- 5. Demountable Partitions

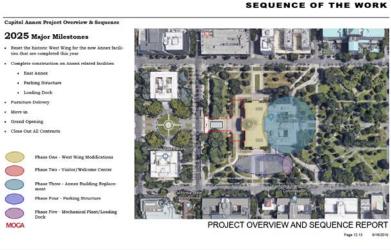


## **3. Sections Four to Seventeen**

**Section 12** describes year by year the sequence of the work. This section includes:

- Year 2019 Planning
- Year 2020 Construction of Visitor/Welcome Center and planning for the Annex
- Year 2021 Completion of Visitor/Welcome Center and planning for the Annex
- Year 2022 Construction of the Annex
- Year 2023 and 2024 Construction of the Annex and Parking Structure
- Year 2025 Completion of all work





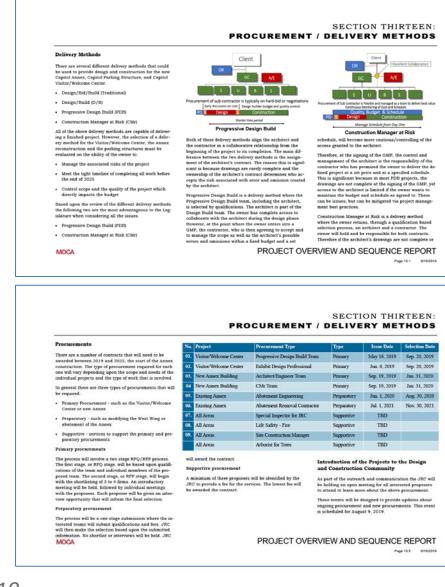
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## **3. Sections Four to Seventeen**

**Section 13** describes the recommended delivery methods of:

- Progressive Design Build for the Visitor/Welcome Center
- Construction Manager at Risk for the Annex, West Wing and Parking Structure

This section also identifies future procurements that JRC will need to manage to complete the team.



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### **3. Sections Four to Seventeen**

Section 14 Outlines the budget expectations for the project. The budget is divided into each component of the project including:

- Annex
- Parking Structure
- Visitor/Welcome Center
- West Wing

		DRA
		SECTION FOURTE
		BUDGET ESTIMA
General		Connecticut Cod India
On the following pages we have provided a synopsis of	F20 Selective Building Demolition	Careford Careford
On the bolowing pages we have provided a synopsis of the overall budget and a breakdown of the associated	Sitework and Utilities	Budget Summary
the overall budget and a breakdown of the associated budgets.	G10 Site Preparation	
euugeus.	G20 Site Improvements	
General Assignment of Costs	G30 Site Mechanical Utilities	gr Extinuite C WelcontWelcome Center (Progressive Design-Build) (0.107
	G40 Site Electrical Utilities	Construction Centre (Progressive Design-Build) (0.181)
The budget has been developed using a standard form	B90 On-Site Construction	Bot Cent 10 KBL254
that places cost within specific categories within a system known as Uniformat 2. These sections are as	Other Z10 General Conditions and	Conter Contingency 2.102,004 5.000.01 ALVIOL
follows:	Requirements	
ACAD THE	Z20 General Contractor Overhead and	
Substructures	Fee	Meet Way Resources (Progressive Design-Build & Ob) 104 300
A10 Foundations	Z30 Contractor Contingency	Construction Cent 14,742,679
A20 Basement Construction	Z40 Design Contingency	Soft Cover 4,252,424 Conser Contineeros 953,132
Shell	Z50 Escalation Z60 Soft Cost	\$4854 32.30(,30)
B10 Superstructure B20 Exterior Closure	270 Boft Cost Contingency	
B30 Roofing	Z80 Owner Contingency	Armen (Cik) (01.010
Interiora		Construction Cent 444.250,731
C10 Interior Construction	<b>Project Budgeting Organization</b>	Saft Cent 144,955,340 Oww. Contingency IO.440,452
C20 Staircases	The project has been broken into four general	Dutena 631.902.971
C30 Interior Finishes	parts. These include:	
Services		Facilité Dan Parking / Maler Dat, & Ret. (OM) 158 statis (CA.)10
D10 Conveying Systems	<ol> <li>Visitor/Welcome Center</li> </ol>	Convitution Cosi ST. No. 765 Ref. Covi 12.307.303
D20 Plumbing	2. West Wing Renovation	Canar Cantonamy 2,471,794
D30 HVAC D40 Fire Protection	2. West wing removation	Subtra SLKX, MI
Dio Fire Protection D50 Electrical	3. Annex	Kdu-Teaching in Stat V Laws than Parabia Una Teachin Una Teaching in Stat 705,570,004
Equipment and Furnishings	4. Parking and Mechanical Services	Evigt 755.591.00
E10 Contractor Installed FF&E	<ul> <li>Parking and secondaries operates</li> </ul>	Under(Dvar) 12,800
E20 Owner FF&E		
Special Construction and Demolition		
F10 Special Construction		
MOCA	PROJEC	CT OVERVIEW AND SEQUENCE REP
		Page 142

Capitol Annex Project JRC Meeting 9/06/19

#### General : <u>Construction Costs</u> - these costs have been identified in each budge by studying the scope of each project These costs are known as had construction costs o the Oost of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs have been identified to Costs of Costs - the costs - the costs have been identified to Costs - the cos

use unvertion signed a but authorizing \$755 million for Annex related projects. These projects include: • Replacement of the State Capitol Annex

A new Visitor/Welcome Center

A new parking structure that will include a loading and receiving dock

Modifications to the historic West Wing - budget is rapped at \$20,000,000 for some modernization and setvort

This money was initially budgeted by DGS (Department of General Services) for the State of California. It was in response to a previously proposed budget that was deemed to have excluded specific elements of the neurosci

In January MOCA began reviewing the budget and through a process of parametric estimating began to identify additional information that our estimators were able to utilize in developing a project budget that provides both adequate scope and budget to accomplish the stated geads and objective.

The budget has been developed around the following budgeting principles:

budgeting principles: All totaled we have a costingency of more than \$100 all totaled we have a costingency of more than \$100 millions set aside or approximately 20% of the project Overview and Requesce Report.

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#### DRAFT SECTION FOURTEEN: BUDGET ESTIMATE

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Annos	670031	110/2005	1610	(40 mai	12.4%	10.0%
PathingNechanical	570334	34/225	412	(15 mai)	21.0%	20.2%
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PROJECT OVERVIEW AND SEQUENCE REPORT

Page 14.1 8/16/2019

#### DRAFT SECTION FOURTEEN: BUDGET ESTIMATE

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 <u>Owner related costs</u> - these are also referred to as soft costs or costs that are associated with professional

services, furniture, fixtures and equipment, permits

ntingencies that have been included within the

· Owner Contingency - funds set aside in soft

 Design Contingency - Funds set aside to address unknown design related issues; the

funds are reduced as the design develops • Escalation - Escalation is applied to

construction cost. Of the total construction

cost, 80% has been escalated to the signing of

the GMP. The remaining 20% is escalated to

the midpoint of construction

costs for the owner to complete or enhance the

4. Contingency - there are a number of different

to complete the project

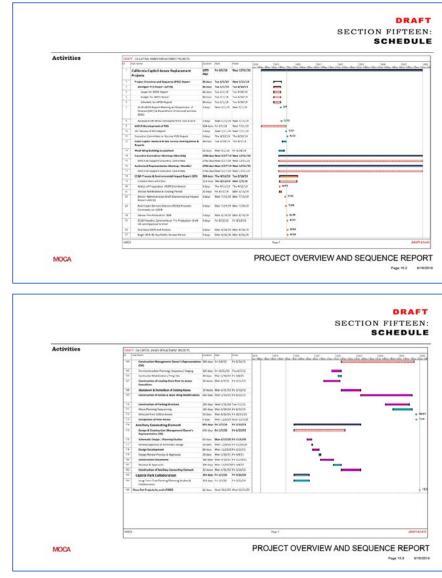
and regulatory fees

project



## **3. Sections Four to Seventeen**

Section 15 provides the overall project schedule for the project by identifying major milestones and completion durations.



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#### 3. Sections Four to Seventeen

Section 16 addresses governance and stewardship and expectations for how the facility will be cared for and managed.

#### Activities

#### Governance

The Joint Rules Committee (JRC) has jurisdiction over legislative space. They are empowered to make ecessary changes to accommodate the work of the Legislature in serving the people of California. The JRC has developed a long-standing oversight

process and have facility managers who work with JRC leadership to implement the desires of the JRC.

Additionally, JRC has designated the following:

- · DGS is responsible for maintenance and opera-
- tion of the Annex (GC 9110(a)) · CHP is responsible for security (GC 9110(b)) · DGS controls the first floor of the Annex (GC
- 9108

 DGS provides the manpower and knowledge for maintaining the grounds, mechanical, electrical and plumbing systems This management structure has resulted in main ful life. However, with new structures there comes

new challenges of managing and maintaining new

It will be imperative that the new facilities be main

tained in a fashion that is consistent with each of the

- Skylights Stained glass Painted glass Bronze sculptures taining the current Annex building well past its use-
  - Bronze busts

Stewardship Plan

Stone walls interior

Bronze light fixtures

Exterior stone

Brass fixtures

Decorative rail

Stone floors

Windows

Decorative Art - Walls and Ceilings:

Bronze plaques and elevators

#### Visitor Services and Event Management

and procedures developed to avoid future damage.

event management including

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systems and surfaces. **Facilities and Maintenance**  critical materials. During the development of the resto-· Approval of any event needs to be brought to the ration documents and specifications, the materials and finishes will need to have cleaning and care standards

GOVERNANCE AND STEWARDSHIP

· Develop a user fee for Capitol grounds to offset cost of maintenance following events

SECTION SIXTEEN:

- · Create a docent program for visitor services
- Maintenance plan for exhibit materials
- · Create a stewardship manual for bronze, stone and other materials (may be extracted from construction specifications)
- · Art stewardship plan that includes conservation of murals and art
- nce manual development to provide guidance for cleaning and management

#### **Recommended Governance Structure**

We do not see that a change in the current organizational structure is required. However, we do believe that a stewardship plan for long-term maintenance of the new and historic materials should be considered.

Additionally, a visitor services and event manage ment program will need to be developed prior to the completion and opening of the Vinitor/Welcome Center towards the end of 2021.

Guidelines need to be created that work with the Capitol

#### PROJECT OVERVIEW AND SEQUENCE REPORT

Page 16.1 0/16/2019

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#### **3. Sections Four to Seventeen**

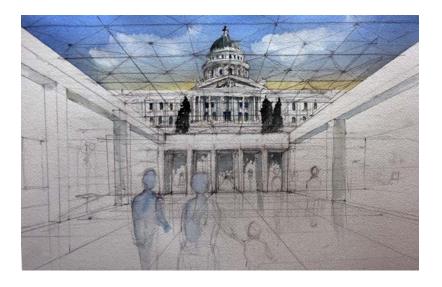
**Section 17** provides reference materials that we used to develop the information within this report.

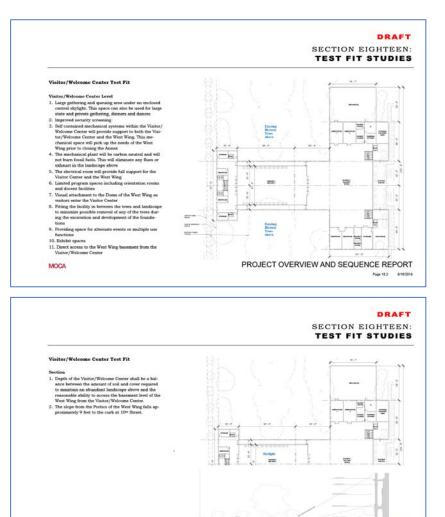
		DRAFT
		SECTION SEVENTEEN: REFERENCES
Re	ferences	
	CSNQA Planning Study Dec 2017 California State Capitol Annex Project Planning Study	
2.	CSHQA West Wing Study June 2019	
	2017 City of Sacramento Mid-Century Modern Re- port	
4.	DGS "Capitol Annex Costs and Schedule Review" March 2018	
5.	California Uniform Building Codes	
6.	LEED Reference Guide for Building and Design	
	Drawings for 10th & O (Swing Space), April 19, 2019	
8.	Geocon Geotechnical Report dated July 2019	
	California State Capitol Visitor Center Workshop, April 20, 2019, Summary Report - June 14, 2019	
MC	AX	PROJECT OVERVIEW AND SEQUENCE REPORT Page 17.1 8/16/2010

## 4. Section 18 – Test Fit

Section 18 provides an example of how the information contained within the POS may be translated and applied to a design for the Visitor/Welcome Center.

In the future we will provide a test fit for the Annex and parking structures as well.





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