



Capitol Annex PROJECT

Capitol Annex Project JRC Meeting 9/06/19

MOCA

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

DRAFT



Project Overview & Sequence Report

California State Capitol Annex

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**California State Legislature
Joint Rules Committee**

Project Number 1718-01A

| <i>Revision Date</i> | |
|----------------------|-----------|
| Initial | 7/31/2019 |
| Rev 1 | 8/16/2019 |
| Rev 2 | |

8/16/19

Overview of Project Overview and Sequence Report

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

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Overview of Project Overview and Sequence Report

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

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SECTION ONE: INTRODUCTION

Purpose of Project Overview and Sequence (POS) Report

This POS report identifies and outlines the issues, solutions and the sequence needed to replace the currently deficient Annex Building with a new building that will allow for larger groups of people to participate in their government's legislative process.

It will include a Visitor/Welcome Center that will welcome visitors and provide them with an enhanced experience within a safe and secure building.

This document will serve as a guiding document that will be provided to the architect, engineer, contractor and subcontractor. It will provide the pathway and identify the issues that need to be addressed and resolved in order to complete the project on time and within the allotted budget.

It is a living document and as new information is learned or identified, it will be updated. As the project is completed, updates will likewise be provided so that in the end, the Joint Rules Committee will have a record of what was intended and what was accomplished.

Within the following pages the reader will find information on scope, objectives, budget and schedule for the project. There is also a section that will provide a set of text documents. These documents are examples only of what would be developed to meet the outlined requirements.

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Introduction

The existing California State Capitol is comprised of two structures:

- **Historic West Wing** - The historic West Wing, designed in the Neoclassical architectural style, was the original California Capitol building constructed from 1860 to 1874.

- **East Annex** - In 1949, the Capitol East Annex Building construction began and was finished in 1952.

Over time, a number of modifications and changes to the historic West Wing have been made. In 1972, the West Wing was nominated to the National Register of Historic Places, including a brief description of the Annex portion as 'architecturally sound,' and requiring 'office facilities in the near future.' The Annex, originally built for a part-time legislature, is not identified as a specific architectural style, and is not considered architecturally significant.

The Annex was designed within the Mid-Century Modern period. Mid-Century Modernism (MCM) is an architectural and aesthetic philosophy resulting from post-World War II that focused on functionality, efficiency, and rejection of ornamentation. Beyond its date of construction, the existing Annex does not exhibit the defining architectural values of MCM (simple clean lines, interior floors demarcated on the exterior, exposed structural systems, verticality, large expanses of glass, etc.). It does, however, attempt to align the exterior design with that of the West Wing while maintaining a modern appearance.

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SECTION ONE: INTRODUCTION

- **Inefficient Public and Meeting Rooms** - The current Annex building provides limited public meeting and interaction space. With issues becoming more publicized, largely due to social media, the general public is more engaged. The current Annex cannot accommodate the large public groups that would like to attend hearings or meet with their legislators.

- **Inadequate Office Spaces** - Efforts have been made, utilizing existing office spaces, to keep up with the legislative needs and changes in organization, function and structure, but the current office spaces have been insufficient in providing both public meeting space and appropriate office space.

- **Floors Not Aligned** - Presently the floors of the Annex do not align with the floors of the historic West Wing. This is most apparent on the first floor, whereupon entry to the building, after passing security, the visitor is confronted with a full three (3) to four (4) feet of elevation difference between the first floor of the Annex and the first floor of the West Wing. This condition continues on every floor level, for instance in regards to the numbering system of the spaces between the Annex and West Wing, with the second level of the West Wing partially aligning with the third floor of the Annex.

- **Fire and Life Safety Concerns** - In 1952, fire prevention was addressed by way of wall mounted fire hose cabinets. These are still in use within the Annex. While functional, they cannot provide the same level of response to a fire as modern fire sprinklers and detection systems would. The mechanical and electrical

systems, despite undergoing several upgrades over the years, do not provide the necessary life safety elements that modern systems today employ to limit the spread of fire and to provide protection and effective notification should a problem occur.

- **Security** - The security design of the building has been an after-thought. There is no question that since the attacks on September 11, 2001 (9/11), security issues have been heightened in all public buildings. The Capitol Annex has provided security screening and other elements to help protect occupants from a threat. However, other problems associated with vulnerable aspects of the building have not been satisfactorily addressed, including below building parking, blast protection, and progressive collapse and hardening of the building exterior to provide an appropriate level of security.

- **Outdated Building Code** - The Annex was built under the 1949 Uniform Building Code (UBC), and does not meet modern building codes, 2016 California Uniform Building Code.

Since the completion in 1952, the Capitol Annex has undergone limited modifications and upgrades to systems and spaces. After 67 years, the building has outlived its useful and expected life. Even with an extensive renovation, the Annex building will never provide the type of space needed for the state government of California to effectively manage their affairs.

Current projections demonstrate that, at present, the

current Annex is underutilized by approximately 200,000 square feet (SF) to accommodate the current and future public and legislative needs. These deficiencies are largely within the space that is available to the public.

Simply expanding the Annex to add on the additional 200,000 square feet (SF) would require expansion to the east, north, and south, encroaching onto Capitol Park. Therefore, expanding the existing Annex is simply not a viable option, and adding separate buildings would not offer the functionality and efficiencies that the state Capitol requires in the long term.

Accordingly, full replacement of the Annex is the only viable solution which will provide an efficient building that meets the needs of the public and provides a modern, safe, economically stable, and sustainable building.

Areas requiring additional space include:

New Visitor/Welcome Center

Presently, there is no official Visitor/Welcome Center within the Capitol Complex. Visitors are able to experience some displays within the basement and first floor of the historic West Wing, in addition to courtesy while located on the first floor of the Annex building. There are no easily accessible routes or circulation pathways that delineate where a visitor should go first. The ability to accommodate large groups of students and constituents is limited due to the location of the space currently serving as the Visitor/Welcome Center.

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Overview of Project Overview and Sequence Report

2. Sections Two and Three

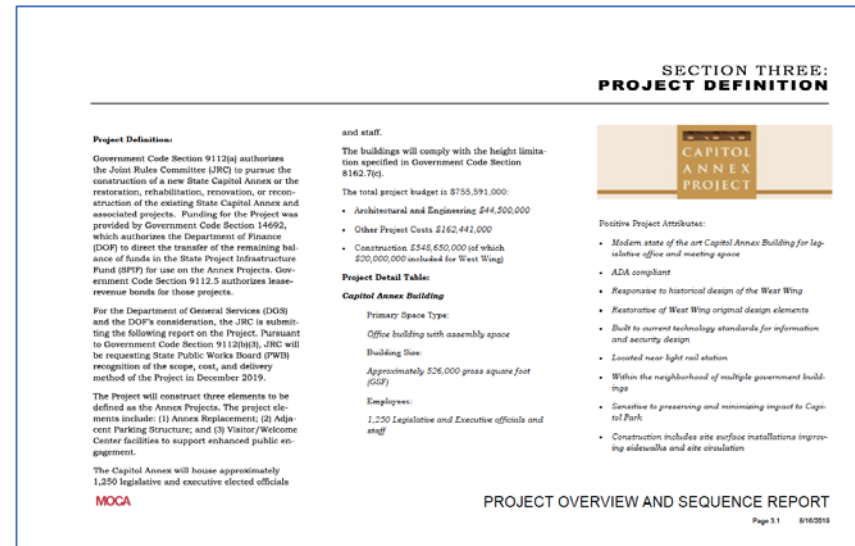
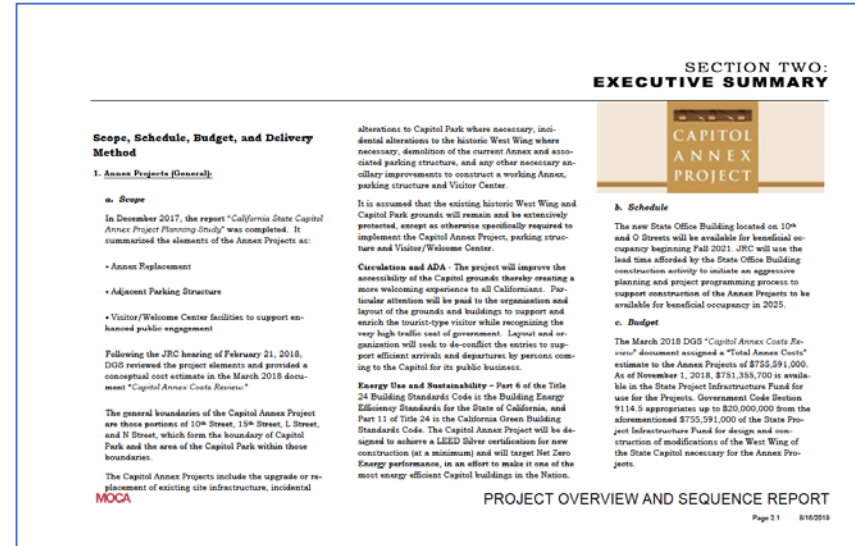
Sections 2 and 3 are the documents that will make up amendments to the MOU.

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



Overview of Project Overview and Sequence Report

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

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**SECTION FOUR:
PROJECT OVERVIEW & ORGANIZATION**

Project Overview

The California State Capitol was initially constructed between 1861 and 1874. The building has served the State of California as the primary seat of state government. In 1952 the Capitol Annex was constructed.

Between 1975 and 1982 the Historic Capitol or as it is known today the Historic West Wing of the Capitol was completely returned.

With the Historic West Wing modernized, it became apparent that the Annex was lacking in many ways, including:

- Fire Life Safety Systems
- Security Systems
- Mechanical Systems
- Electrical Systems
- Fire Suppression Systems
- Technology Systems
- Structural/Seismic Systems

Additionally the Annex is limited in:

- Existing Requirements
- Members' Office Space

- Public Meeting Space
- Public Hearing Rooms
- Committee Office Space
- Entertainment Space
- Public Circulation

These spaces that are within the Annex have long outlived their technology and function.

The building is not only limiting the ability of the Legislature and the Governor to meet the needs of the public, it has become a risk to the general public to whom it was built to serve.

The people of the State of California deserve a building that is safe, efficient in its use of energy, and functional for the public and the elected. State of the art public hearing and meeting space is to be created, utilizing the most advanced technology developed within the state.


Additionally, there are several areas where improvements need to be made to better serve the public. This would include a public entry to the Capitol. It is estimated that over 2 million visitors, including 4th grade school children, visit the Historic West Wing each year. Presently the access is through the two side (north and south) security pavilions. The public visitor then must work their way through narrow hallways past static and outdated county exhibits to eventually arrive at the rotunda of the West Wing.

There is currently inadequate space devoted to:

- Orientation
- Education
- Exhibits

Therefore, the visitor experience is one of chaos and unintended interaction with those that are there to conduct business.

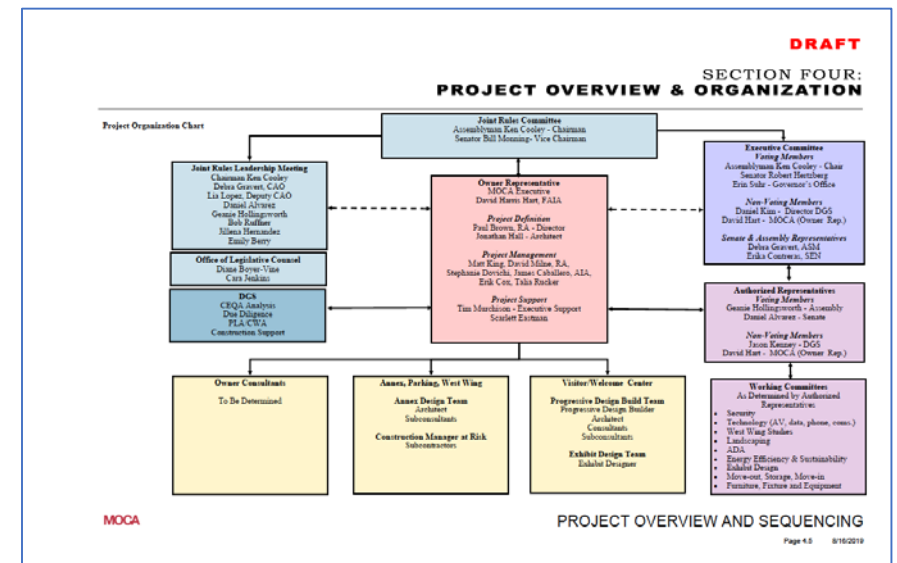
One of the primary goals for the project is to separate the 2 million visitors from those that arrive each day to conduct the state/people's business. The plan



View of the Capitol looking up from the enclosed hearing/exhibit area through the grand skylight.

PROJECT OVERVIEW AND SEQUENCING

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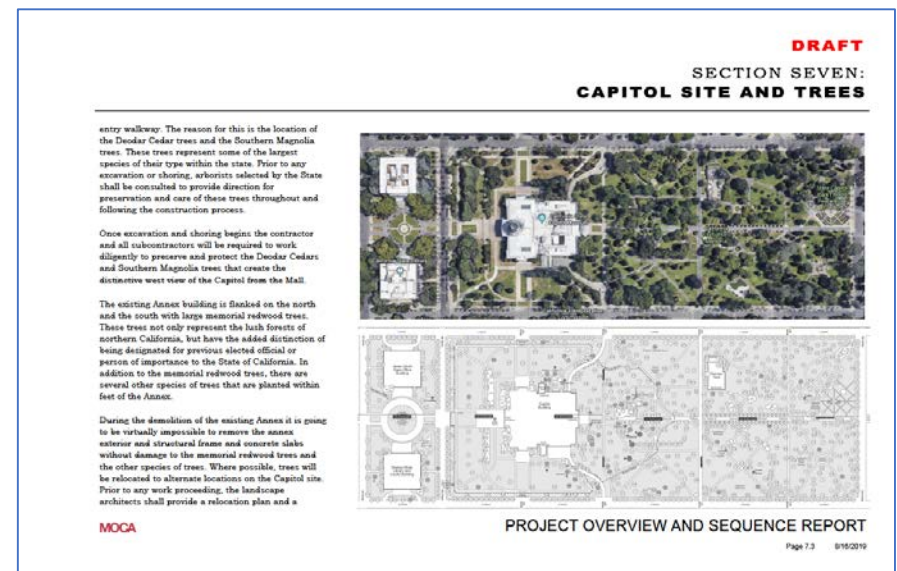
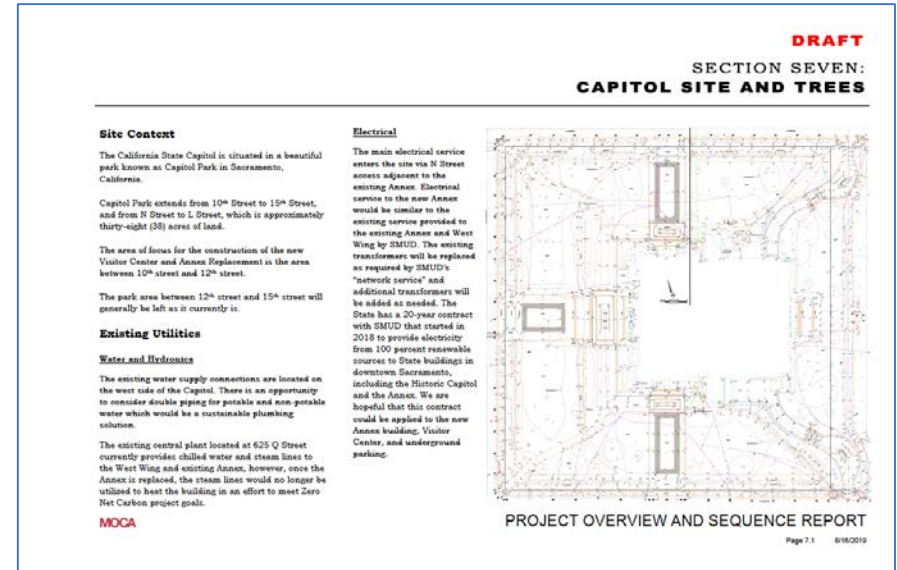
3. Sections Four to Seventeen

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



Overview of Project Overview and Sequence Report

3. Sections Four to Seventeen

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

- Annex Replacement
- Parking Structure
- Visitor Center

SECTION EIGHT: DESIGN OPTIONS

Annex Building Design Options



Annex Option 1 (AO1) - Stripped Connection Preferred Option

Demolish and build a new Annex building attached to the east side of the West Wing in a similar manner respecting the current organization of the Assembly and Senate floor plans. The new building will reproduce the floor to floor differential. The new building would incorporate a new basement level for a variety of meeting spaces and other legislative functional spaces. Member's offices and Executive branch space primarily 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 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 would stop at 12th street. The building would expand to the north and south.



Annex Option 2 (AO2) - Limited Connection

Demolish and build a new Annex building that is not completely attached to the east side of the West Wing as it is today. By decoupling the Annex from the West Wing, the restoration of the west facade could partially be restored. Attachment 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 basement and first floor would likewise receive natural light from above. The Governor would occupy a space to be determined. 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 12th street. Expansion would occur in the north and south directions.



Annex Option 3 (AO3) - Remodel/Addition

Renovate and remodel the existing Annex building. This option would leave the structure in place and would renovate the exterior while correcting water infiltration problems and making other improvements where needed. The interior of the Annex would be gutted and a new design would be developed. The Governor would be located on the first floor. Legislative space would be accommodated on the upper floors. The building space planning would be as efficient as possible given the reuse 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 in the east of the existing Annex in a new modern building that would be connected to the east side of the Annex. This new addition would be required to expand significantly to the north and south as to not extend past 12th street. The new addition would provide legislative hearing rooms and other legislative space.

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SECTION EIGHT: DESIGN OPTIONS

Parking Garage Options



Parking Structure 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 11th street and exit to the west side of 11th. This option would consider a two or three level below-grade parking structure that would require mechanical ventilation and interior ramping for automobile circulation.

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



Parking Structure Option 2 (PSO2) Preferred Option - Construct the new parking structure below ground to the south of the South Entry of the historic West Wing. 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 11th street and exit to the west side of 11th.

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



Parking Structure Option 3 (PSO3) - Constructing two smaller parking structures of approximately 90 parking 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 complement the overall facility and would be constructed as a partially lowered garage (half below ground and half above ground). The above ground portion would be designed to complement 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 to flow from those portions above ground. Access and egress would occur on both the north and south side of the Capitol.

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SECTION EIGHT: DESIGN OPTIONS

Visitor/ Welcome Center Design Options



Visitor/Welcome Center Option 1 (VOC1) Preferred Option - Construct a below grade ADA accessible welcome and visitor center for the Capitol to the west of the West Wing and below the main entry that is on an axis with the Capitol Mall. The visitor center will provide a large public queuing area below a glass skylight that would maintain orientation to the Capitol and Capitol Dome. Security 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 gathering space, orientation space for students to prepare to enter the Capitol, and gallery space which would be accessed prior to entering the basement of the historic West Wing through or adjacent to the gift shop. This design would aid in the calming of students prior to entering the West Wing and Annex.

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Visitor/Welcome Center Option 2 (VOC2) - Do not construct a new visitor center. Instead use the existing space within the basement of the historic West Wing. This would require a new entry be developed along the south side of the historic West Wing within and around the south light well. The basement of the West Wing includes space that can be repurposed for a visitor center (for example, bill room, travel office and the State Parks storeroom next to the theater). New exhibit spaces and meeting rooms would be incorporated. Students and visitors would enter through security prior to entering the building. This would be developed at the base of the light well. This design would require that all existing West Wing basement space would need to be re-absorbed into the Annex building to maintain current legislative function.



Visitor/Welcome Center Option 3 (VOC3) - The original plans for the existing Annex called for the visitor entry 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 approximately 30,000 to 40,000 net square feet. During the demolition and construction of the Annex, a temporary entry to the West Wing for visitors, students, Members 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 Wing.

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

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Overview of Project Overview and Sequence Report

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

SECTION NINE: HIGH LEVEL SPACE PROGRAM

Programing

Programing is a process of identifying the functionality and equipment needs of the building user and translating those needs into net square feet of buildable space. Each of the spaces in the building are analyzed and grouped into a collection of spaces that have interrelationships and dependencies associated with their internal and external proximity to all other spaces. This compilation of spaces is considered an Architectural Space Program which is expressed in net square feet.

Grossing Factors

After the functional and equipment needs have been identified and compiled into a building program in net square feet, it is important to plan and account for other critical spaces or elements within the building. This can be accomplished by applying the use of grossing factors which can account for these additional elements. These factors include:

- Usable Square Footage Grossing Factor - adds additional square footage, of 20% to 30% depending on configuration, for circulation and other common area spaces that are contained within a suite or common office area within a building's organization.
- Gross Square Footage Grossing Factor - adds additional square foot, ranging from 20% to 30% for circulation, public facilities such as restrooms, and common building functions including equipment rooms and exterior or perimeter walls.

The following pages provide a High Level Architectural Space Program for the Annex Replacement, Visitor/Welcome Center and Parking Structure. This Program will be refined with more detail prior to commencement of design.

DEFINING

A common language about office space.

NET AREA (NSF)

What it includes

Includes workspaces (office and workstations), dedicated support (conference rooms, supply rooms, etc.), shared support (shared space, restrooms, etc.), and special activities (trial support space, building maintenance laboratories, etc.).

USABLE AREA (USF)

Includes Net Area and Circulation Area, but excludes building core and common areas such as stairwells, restrooms, mechanical rooms, and corridors. The remainder from common building circulation are excluded from Usable Area and instead are included in the Net Area.

GROSS AREA (GSF)

Includes exterior wall thickness, and all vertical penetrations (mechanical rooms, plumbing, elevator shafts, stairwells, etc.) as well as basements, garages, and porches. Excludes parking lots and loading docks outside the building.

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PROJECT OVERVIEW AND SEQUENCE REPORT

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SECTION NINE: HIGH LEVEL SPACE PROGRAM

Space Utilization

**HISTORIC WEST WING-
JAN. 2022 TO DEC. 2025**

The historic West Wing will need minor alterations prior to the 2022 Legislative Session. These alterations will add critical space that presently exists in the Annex and will be removed along with the Annex in 2022.

The JRC commissioned the architectural firm of CSHQA to provide an assessment of the West Wing in 2019. That information has helped generate the following program.

Starting in 2021 preparation must be made to relocate several critical offices from the Annex to the West Wing. These spaces include:

- Assembly Majority Caucus
- Assembly Minority Caucus
- Assembly Sergeant's Spaces
- Senate Majority Caucus
- Senate Minority Caucus
- Senate Sergeant's Spaces
- Secretary of the Senate spaces

Any additional space within the Annex that is vital to the functioning of the Legislature. These relocations will need to take place starting September 20, 2021 and will need to be completed by December 15, 2021.

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Second Level West Wing Floor plan showing the proposed space. All existing members will be relocated to the Swing space. Leadership offices will be retained, however some spaces will be repurposed into temporary spaces for the critical Assembly and Senate functions that are presently in the Annex and will need to relocate prior to the start of construction on the Annex.

PROJECT OVERVIEW AND SEQUENCE REPORT

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SECTION NINE: HIGH LEVEL SPACE PROGRAM

| ANNEX BUILDING | Architectural Space Program | Net Square Feet | Office grossing | Net Usable SF | Building Grossing | Building Gross SF | |
|--|--|----------------------|-----------------|----------------|-------------------|-------------------|---------|
| Senate | Member Office Suites | 37,925 | 20% | 45,510 | 9,102 | 54,612 | |
| | 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 (12 @ 675 SF Each) | 8,100 | 1,620 | 9,720 | 1,944 | 11,664 | |
| | Administration | 2,836 | 527 | 3,363 | 673 | 3,796 | |
| | Sergeant-at-Arms | 710 | 142 | 852 | 170 | 1,022 | |
| | Health | 14,800 | 2,960 | 17,760 | 3,552 | 21,312 | |
| | Public Hearing | 7,730 | 1,546 | 9,276 | 1,855 | 11,080 | |
| | Shared Conference & Break Rooms | 1,200 | 240 | 1,440 | 288 | 1,728 | |
| | Copy/Work & Storage Rooms | 300 | 60 | 360 | 72 | 432 | |
| | Public Lounges | 3,830 | 766 | 4,596 | 919 | 5,515 | |
| | Senate General Support | | | | | | |
| | Senate Total | 92,986 | 18,297 | 111,583 | 22,317 | 133,900 | |
| | Assembly | Member Office Suites | 79,960 | 15,992 | 95,952 | 19,190 | 115,142 |
| | | 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 (12 @ 675 SF Each) | | 8,100 | 1,620 | 9,720 | 1,944 | 11,664 | |
| Administration | | 3,650 | 730 | 4,380 | 876 | 5,256 | |
| Joint Rules | | 2,975 | 595 | 3,570 | 714 | 4,284 | |
| Sergeant-at-Arms | | 6,685 | 1,337 | 8,022 | 1,604 | 9,626 | |
| Public Hearing | | 16,700 | 3,340 | 20,040 | 4,008 | 24,048 | |
| Shared Conference & Break Rooms | | 13,400 | 2,680 | 16,080 | 3,216 | 19,296 | |
| 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 | 919 | 5,515 | |
| Additional Committees | | 1,000 | 200 | 1,200 | 240 | 1,440 | |
| Assembly Total | | 156,640 | 31,308 | 187,948 | 37,670 | 225,618 | |

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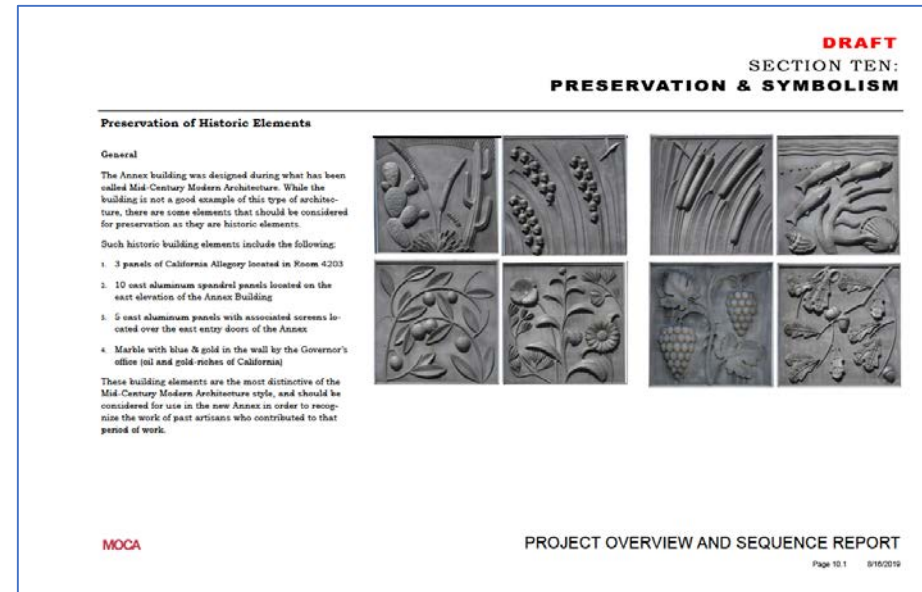
Overview of Project Overview and Sequence Report

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 gold-riches of California)

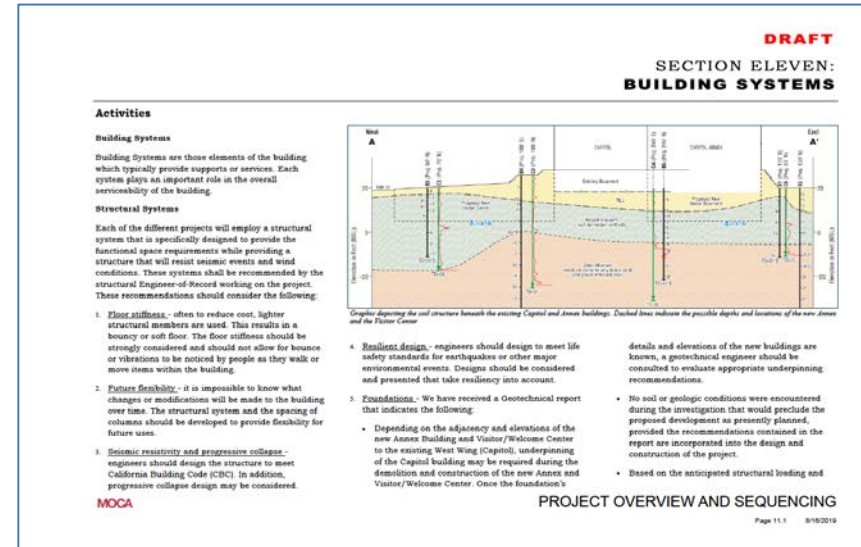


Overview of Project Overview and Sequence Report

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

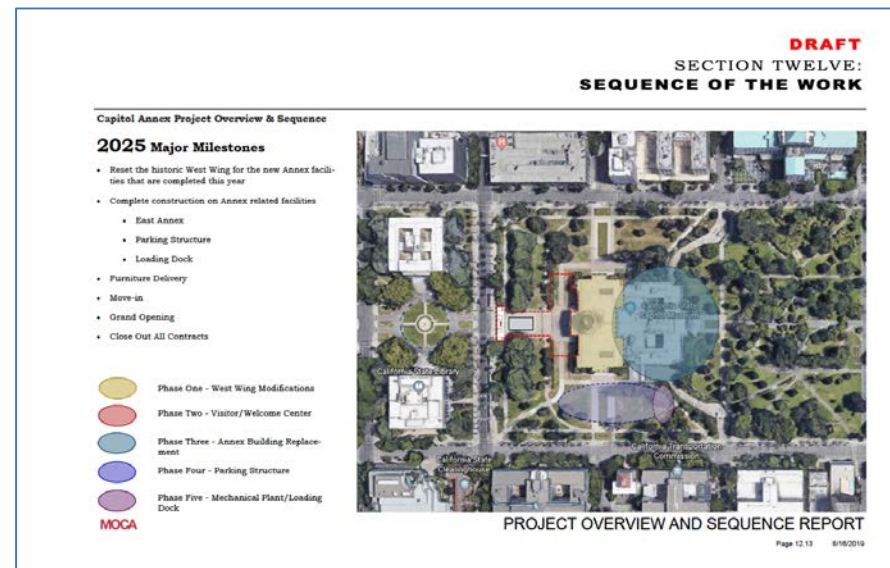
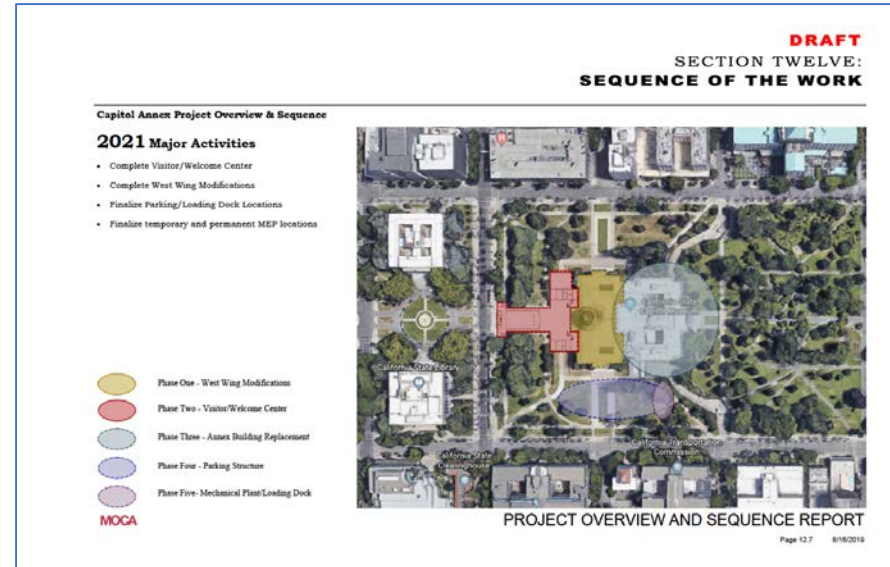


Overview of Project Overview and Sequence Report

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



Overview of Project Overview and Sequence Report

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.

SECTION THIRTEEN: PROCUREMENT / DELIVERY METHODS

Delivery Methods

There are several different delivery methods that could be used to provide design and construction for the new Capitol Annex, Capitol Parking Structure, and Capitol Visitor/Welcome Center.

- Design/Build (Traditional)
- Design/Build (D/B)
- Progressive Design Build (PDB)
- Construction Manager at Risk (CMr)

All of the above delivery methods are capable of delivering a finished project. However, the selection of a delivery method for the Visitor/Welcome Center, the Annex reconstruction and the parking structures must be evaluated on the ability of the owner to:

- Manage the associated risks of the project
- Meet the tight timeline of completing all work before the end of 2025.
- Control scope and the quality of the project which directly impacts the budget.

Based upon the review of the different delivery methods the following two are the most advantageous to the Legislature when considering all the issues.

- Progressive Design Build (PDB)
- Construction Manager at Risk (CMr)

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Progressive Design Build

Procurement of sub-contractor is typically on hard-bid or negotiations [see discussion on cost]. Deep budget and quality control.

Both of these delivery methods align the architect and the contractor in a collaborative relationship from the beginning of the project to its completion. The main difference between the two delivery methods is the assignment of the architect's contract. The reason this is significant is because drawings are rarely complete and the ownership of the architect's contract determines who accepts the risk associated with error and omission created by the architect.

Progressive Design Build is a delivery method where the Progressive Design Build team, including the architect, is selected by qualifications. The architect is part of the Design Build team. The owner has complete access to collaborate with the architect during the design phase. However, at the point where the owner enters into a GMP, the contractor, who is then agreeing to accept and to manage the scope as well as the architect's possible errors and omissions within a fixed budget and a set schedule, will become more cautious/controlling of the access granted to the architect.

Therefore, at the signing of the GMP, the control and management of the architect is the responsibility of the contractor who has promised the owner to deliver the defined project at a set price and at a specified schedule. This is significant because in most PDB projects, the drawings are not complete at the signing of the GMP, yet access to the architect is limited if the owner wants to maintain the budget and schedule as agreed to. These can be issues, but can be mitigated via project management best practices.

Construction Manager at Risk is a delivery method where the owner retains, through a qualification based selection process, an architect and a contractor. The owner will hold and be responsible for both contracts. Therefore if the architect's drawings are not complete or

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SECTION THIRTEEN: PROCUREMENT / DELIVERY METHODS

Procurements

There are a number of contracts that will need to be awarded between 2019 and 2022, the start of the Annex construction. The type of procurement required for each one will vary depending upon the scope and needs of the individual projects and the type of work that is involved.

In general there are three types of procurements that will be required:

- Primary Procurement - such as the Visitor/Welcome Center or new Annex
- Preparatory - such as modifying the West Wing or abatement of the Annex
- Supportive - services to support the primary and preparatory procurements

Primary procurements

The process will involve a two stage RFP/RFP process. The first stage, or RFP stage, will be based upon qualifications of the team and individual members of the proposed team. The second stage, or RFP stage, will begin with the shortlisting of 3 to 4 firms. An introductory meeting will be held, followed by individual meetings with the proposers. Each proposer will be given an interview opportunity that will inform the final selection.

Preparatory procurement

The process will be a one stage submission where the interested teams will submit qualifications and fees. JRC will then make the selection based upon the submitted information. No shortlist or interviews will be held. JRC

MOCA

| No. | Project | Procurement Type | Type | Issue Date | Selection Date |
|-----|------------------------|-------------------------------|-------------|---------------|----------------|
| 01. | Visitor/Welcome Center | Progressive Design Build Team | Primary | May 16, 2019 | Sep. 20, 2019 |
| 02. | Visitor/Welcome Center | Exhibit Design Professional | Primary | Jun. 6, 2019 | Sep. 20, 2019 |
| 03. | New Annex Building | Architect/Engineer Team | Primary | Sep. 19, 2019 | Jan. 31, 2020 |
| 04. | New Annex Building | CMr Team | Primary | Sep. 19, 2019 | Jan. 31, 2020 |
| 05. | Existing Annex | Abatement Engineering | Preparatory | Jun. 1, 2020 | Aug. 30, 2020 |
| 06. | Existing Annex | Abatement Removal Contractor | Preparatory | Jul. 1, 2021 | Nov. 30, 2021 |
| 07. | All Areas | Special Inspector for JRC | Supportive | TBD | |
| 08. | All Areas | Life Safety - Fire | Supportive | TBD | |
| 09. | All Areas | Site Construction Manager | Supportive | TBD | |
| | All Areas | Arboret for Trees | Supportive | TBD | |

will award the contract.

Supportive procurement

A minimum of three proposers will be identified by the JRC to provide a fee for the services. The lowest fee will be awarded the contract.

Introduction of the Projects to the Design and Construction Community

As part of the outreach and communication the JRC will be holding an open meeting for all interested proposers to attend to learn more about the above procurement.

These events will be designed to provide updates about ongoing procurement and new procurements. This event is scheduled for August 9, 2019.

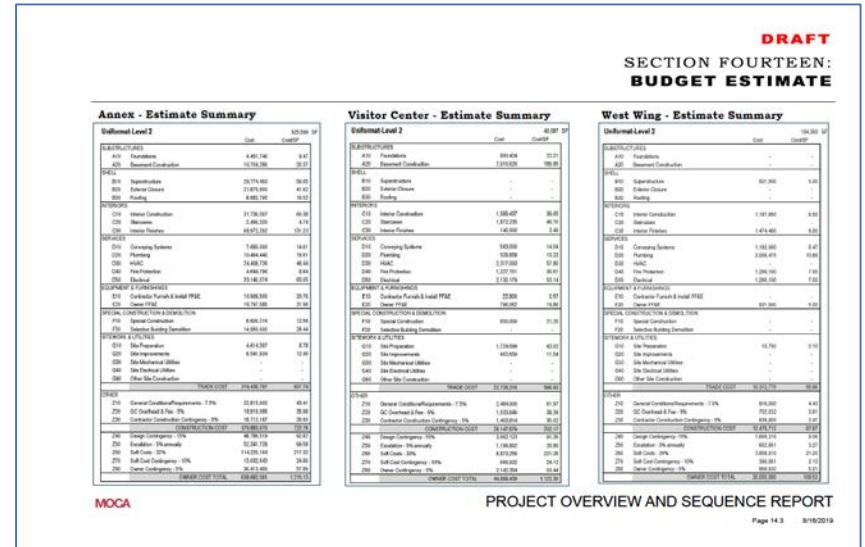
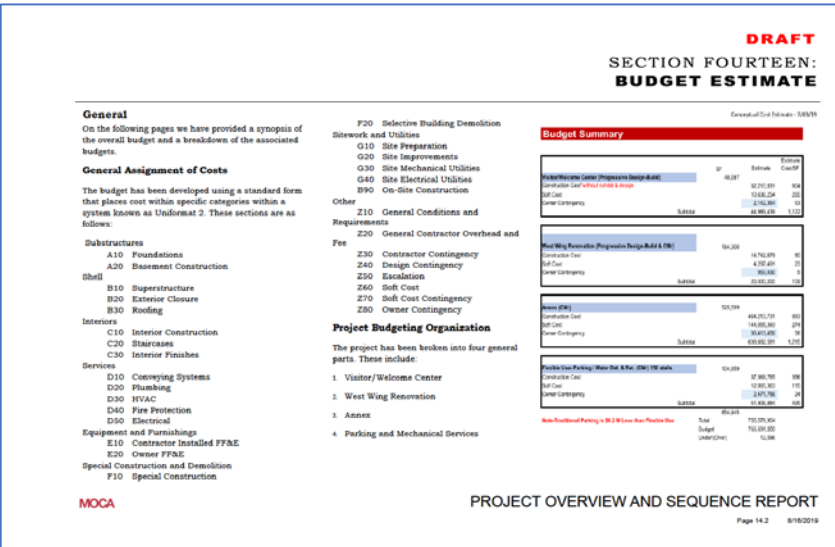
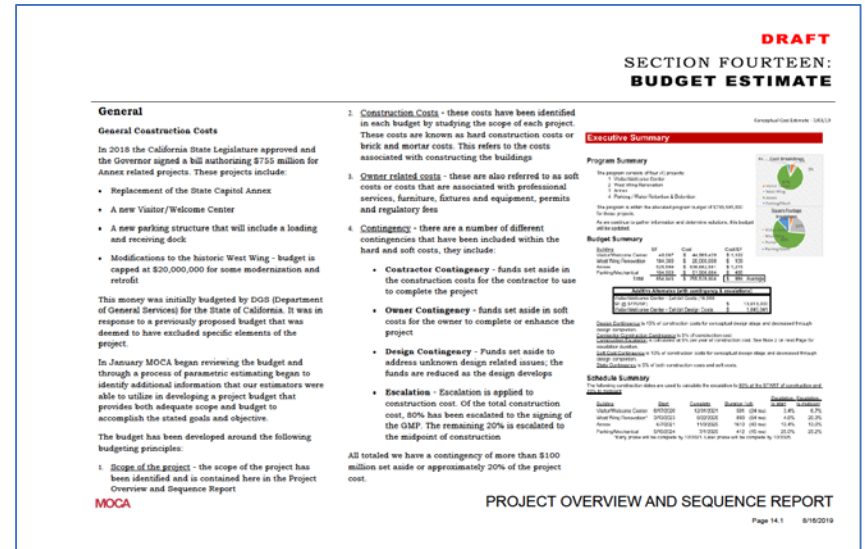
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Overview of Project Overview and Sequence Report

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:

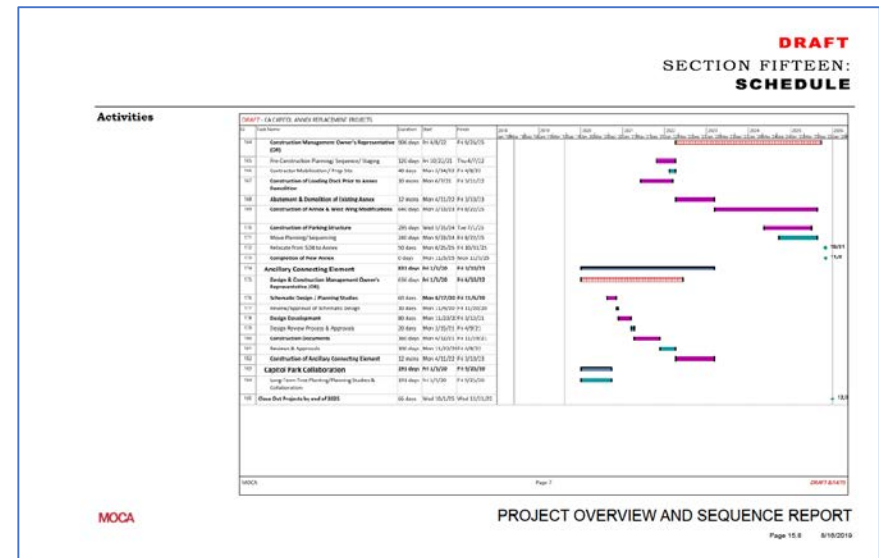
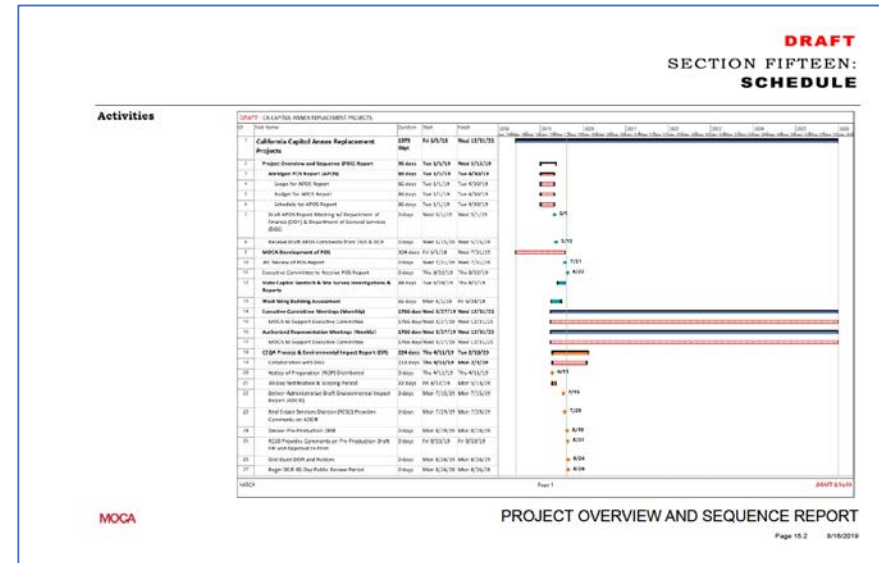
- Annex
- Parking Structure
- Visitor/Welcome Center
- West Wing



Overview of Project Overview and Sequence Report

3. Sections Four to Seventeen

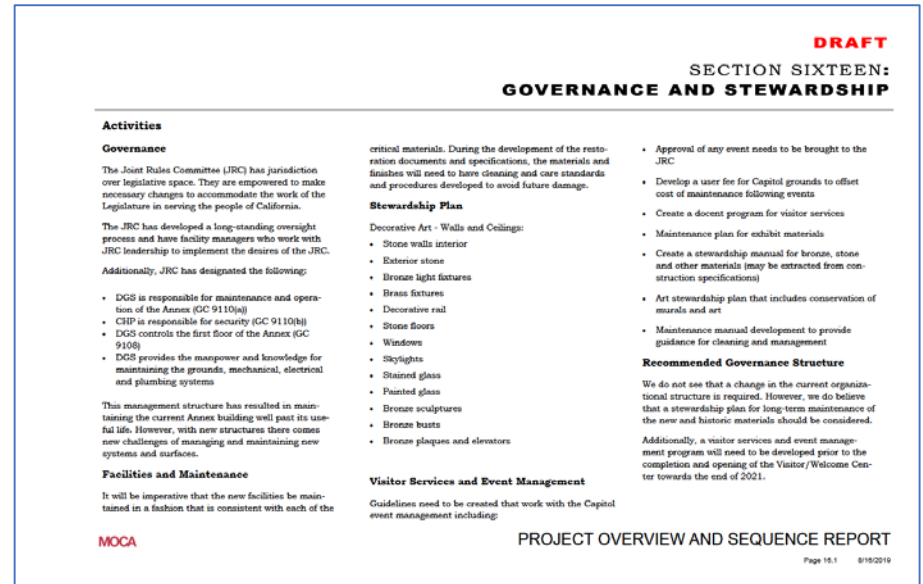
Section 15 provides the overall project schedule for the project by identifying major milestones and completion durations.



Overview of Project Overview and Sequence Report

3. Sections Four to Seventeen

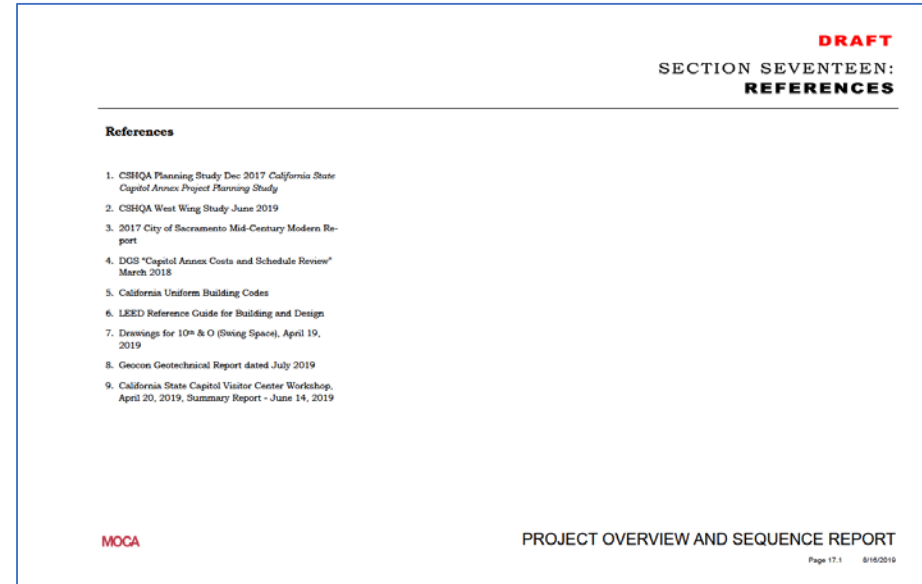
Section 16 addresses governance and stewardship and expectations for how the facility will be cared for and managed.



Overview of Project Overview and Sequence Report

3. Sections Four to Seventeen

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



Overview of Project Overview and Sequence Report

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.

