Capitol Annex Project JRC Meeting 9/06/19
CALIFORNIA STATE LEGISLATURE

JOINT RULES COMMITTEE

OVERVIEW
PROJECT OVERVIEW AND SEQUENCE REPORT
Annex Projects Overview and Timeline

a. PROJECT OVERVIEW AND SEQUENCE REPORT
Overview of Annex Projects

Project Overview & Sequence Report

California State Capitol Annex

California State Legislature
Joint Rules Committee

Project Number 1716-01A

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MOCA

Capitol Annex Project JRC Meeting 9/06/19
**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
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
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
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
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
3. Sections Four to Seventeen

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

- Annex Replacement
- Parking Structure
- Visitor Center
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
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)
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
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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.
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
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.
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3. Sections Four to Seventeen

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

References

1. CBIDA Planning Study Plan 2017, California State Capitol Annex Project Planning Study
2. CBIDA West Wing Study, June 2019
3. 2017 City of Sacramento 21st Century Master Plan
4. BGC "Capital Annex Costs and Schedule Review" March 2018
5. California Uniform Building Codes
6. UBCO Reference Guide for Building and Design
7. Treasurer's Office Case Study, April 14, 2019
8. Division of Building and Grounds, July 2019
9. California State Capitol District Workshop, April 20, 2019, Stationary Report - June 14, 2019

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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.