

VICE CHAIR  
WILLIAM W. MONNING

SENATE MEMBERS  
TONI G. ATKINS  
PATRICIA C. BATES  
ROBERT M. HERTZBERG  
JERRY HILL  
CONNIE M. LEYVA  
MIKE MCGUIRE  
HOLLY J. MITCHELL  
JOHN M. W. MOORLACH  
JIM NIELSEN  
RICHARD D. ROTH  
NANCY SKINNER  
THOMAS J. UMBERG  
SCOTT D. WIENER  
SCOTT WILK



CALIFORNIA LEGISLATURE  
**JOINT COMMITTEE ON RULES**  
KEN COOLEY, CHAIR

ASSEMBLYMEMBERS  
IAN C. CALDERON  
WENDY CARRILLO  
JORDAN CUNNINGHAM  
HEATH FLORA  
TIMOTHY S. GRAYSON  
SYDNEY KAMLAGER  
BRIAN MAIENSCHNEIN  
DEVON J. MATHIS  
SHARON QUIRK-SILVA  
JAMES C. RAMOS  
ANTHONY RENDON  
ROBERT RIVAS  
MARIE WALDRON  
BUFFY WICKS

CHIEF ADMINISTRATIVE OFFICER  
DEBRA GRAVERT

## 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

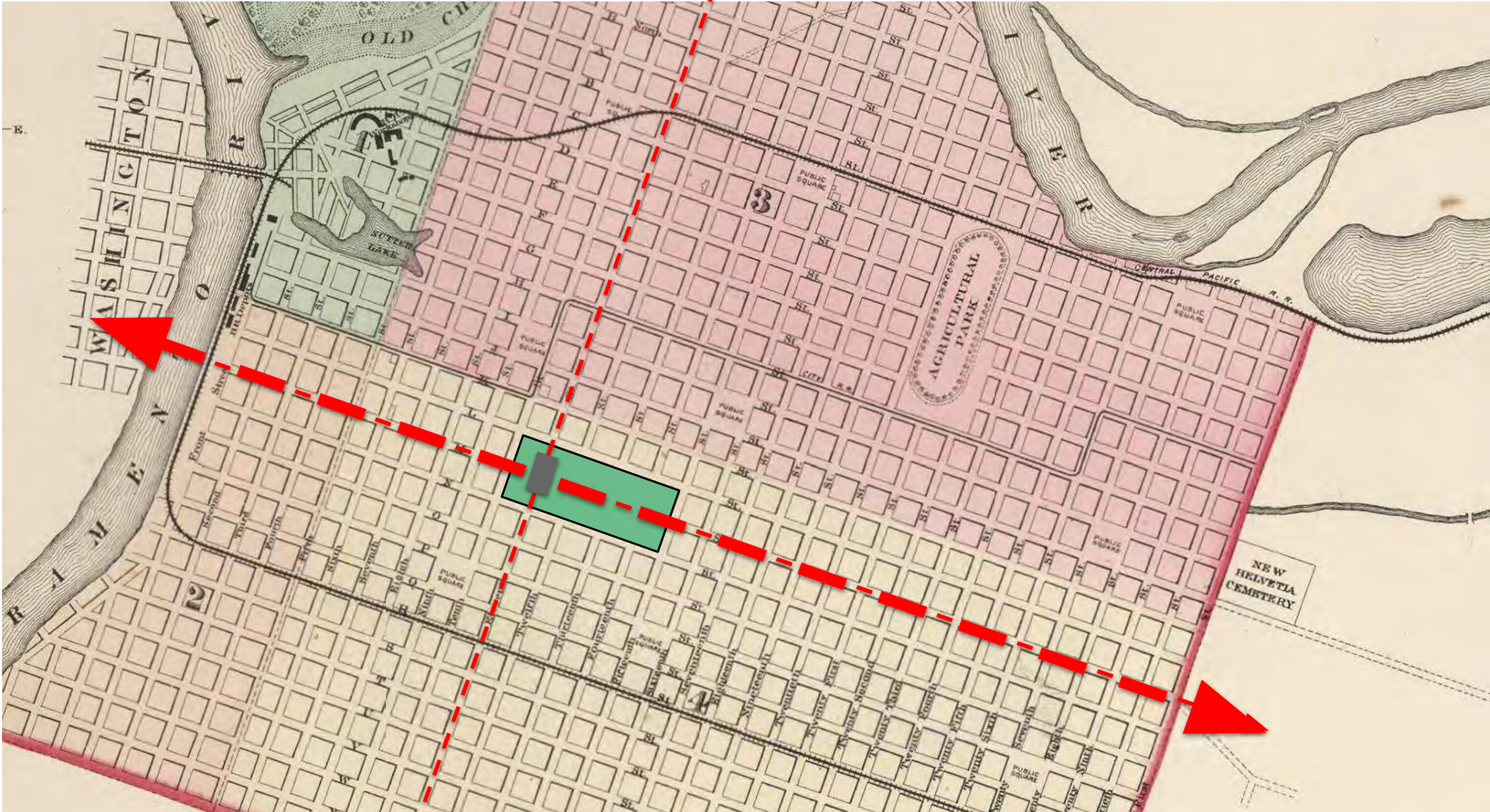
JOINT RULES COMMITTEE OF THE LEGISLATURE OF THE STATE OF CALIFORNIA

JRC PRESENTATION  
SEPTEMBER 9TH, 2020

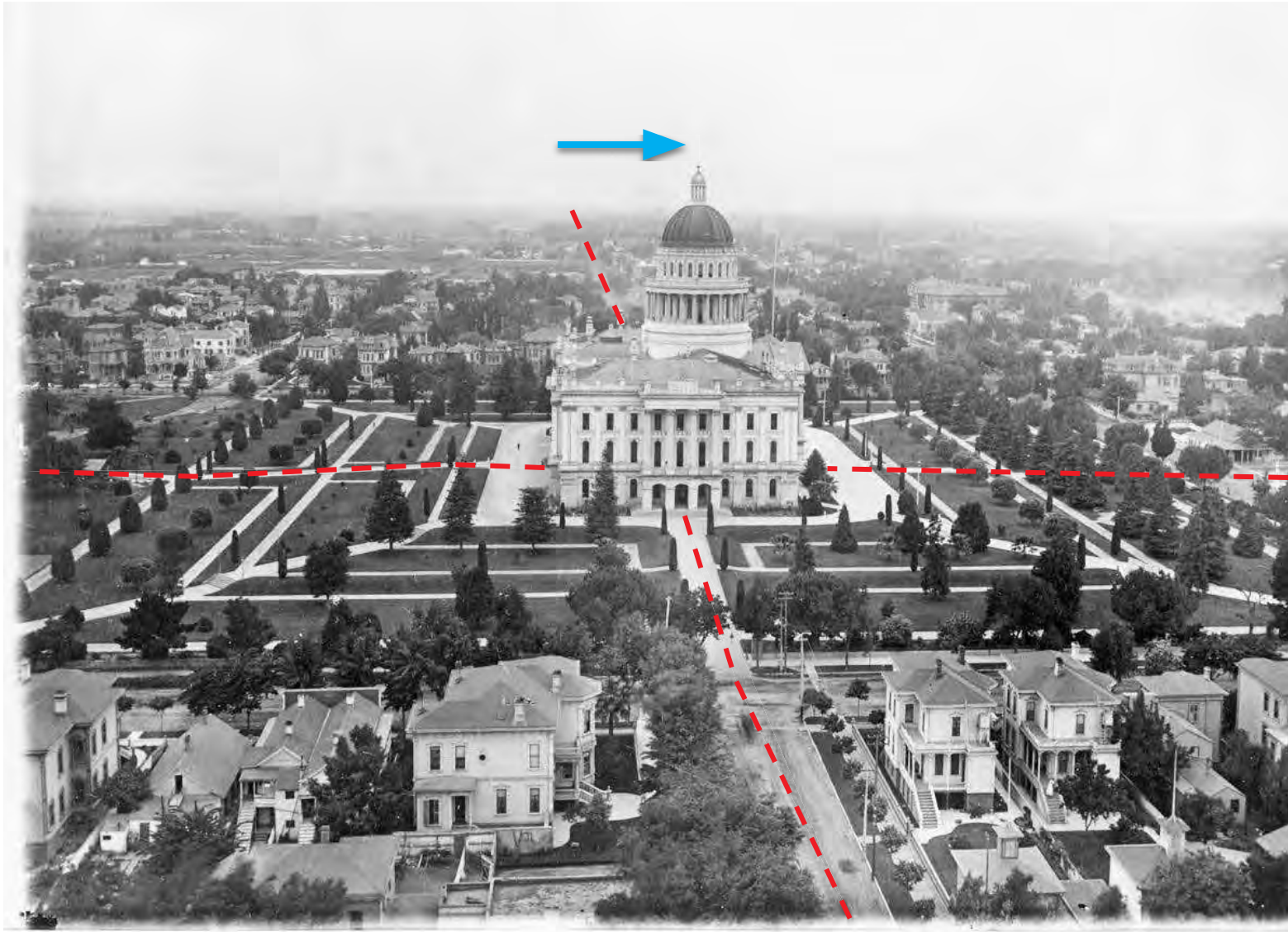
## AGENDA

- 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**

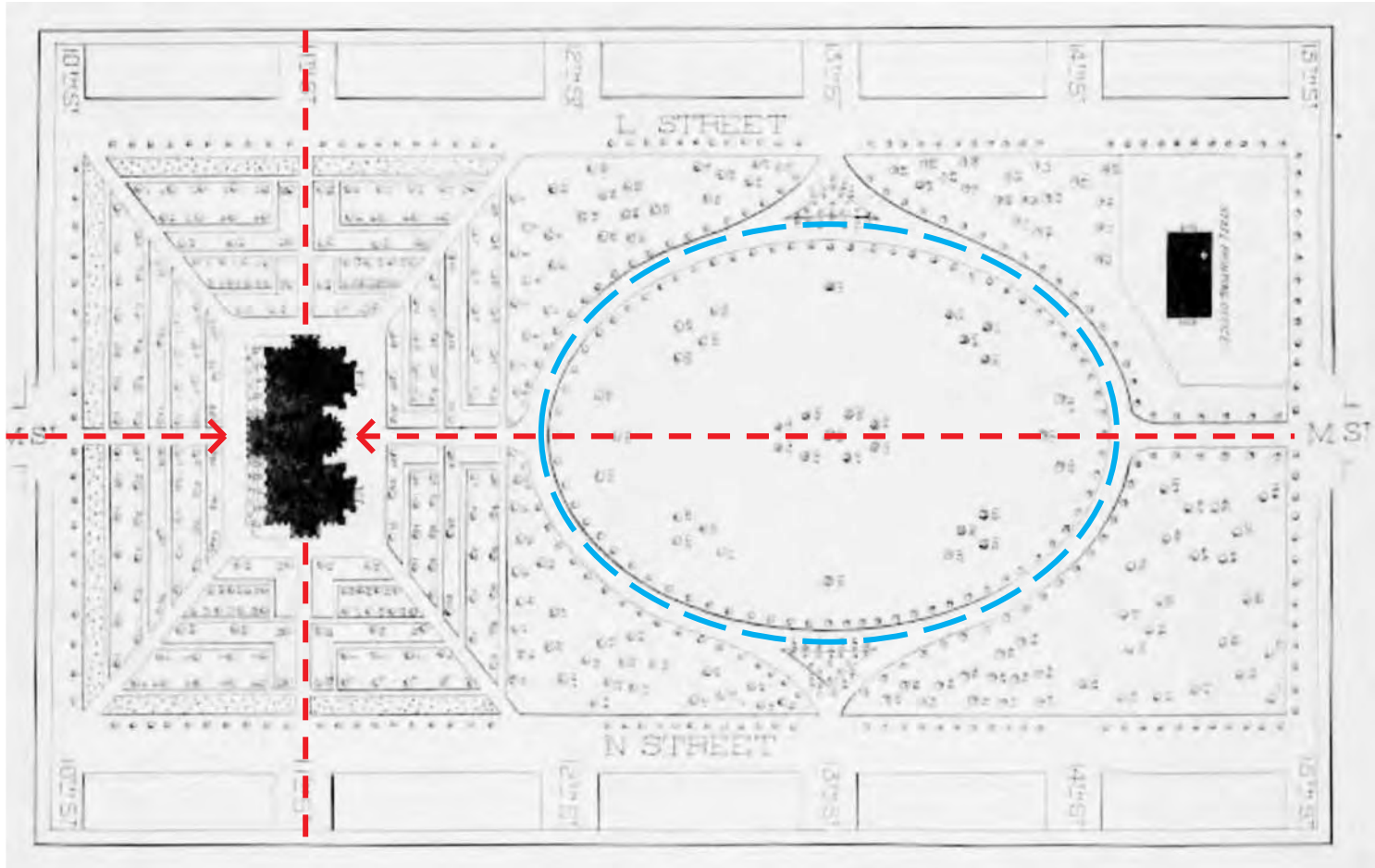
PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : SACRAMENTO MAP 1874



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*

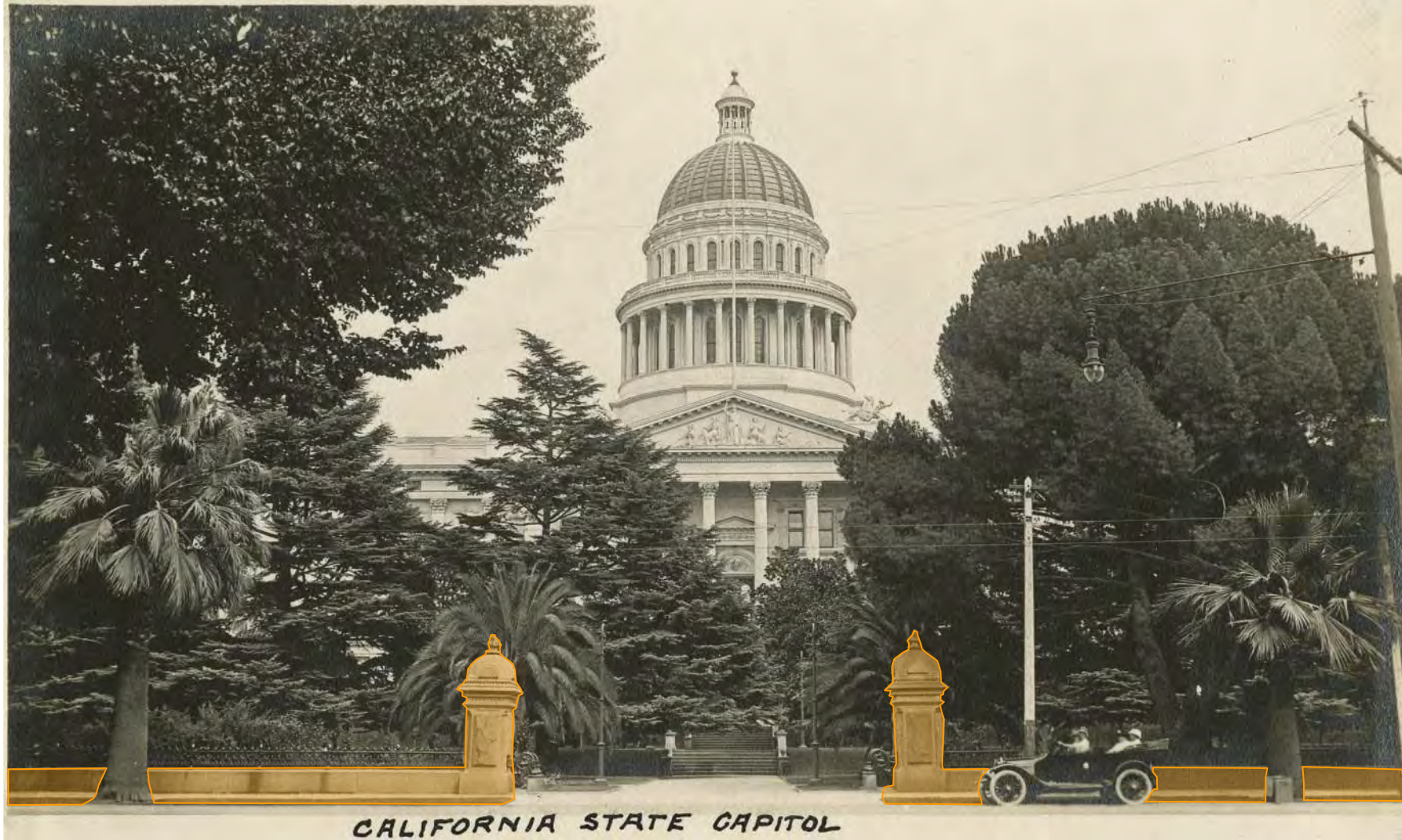


1946  
*Automobile Access*



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*

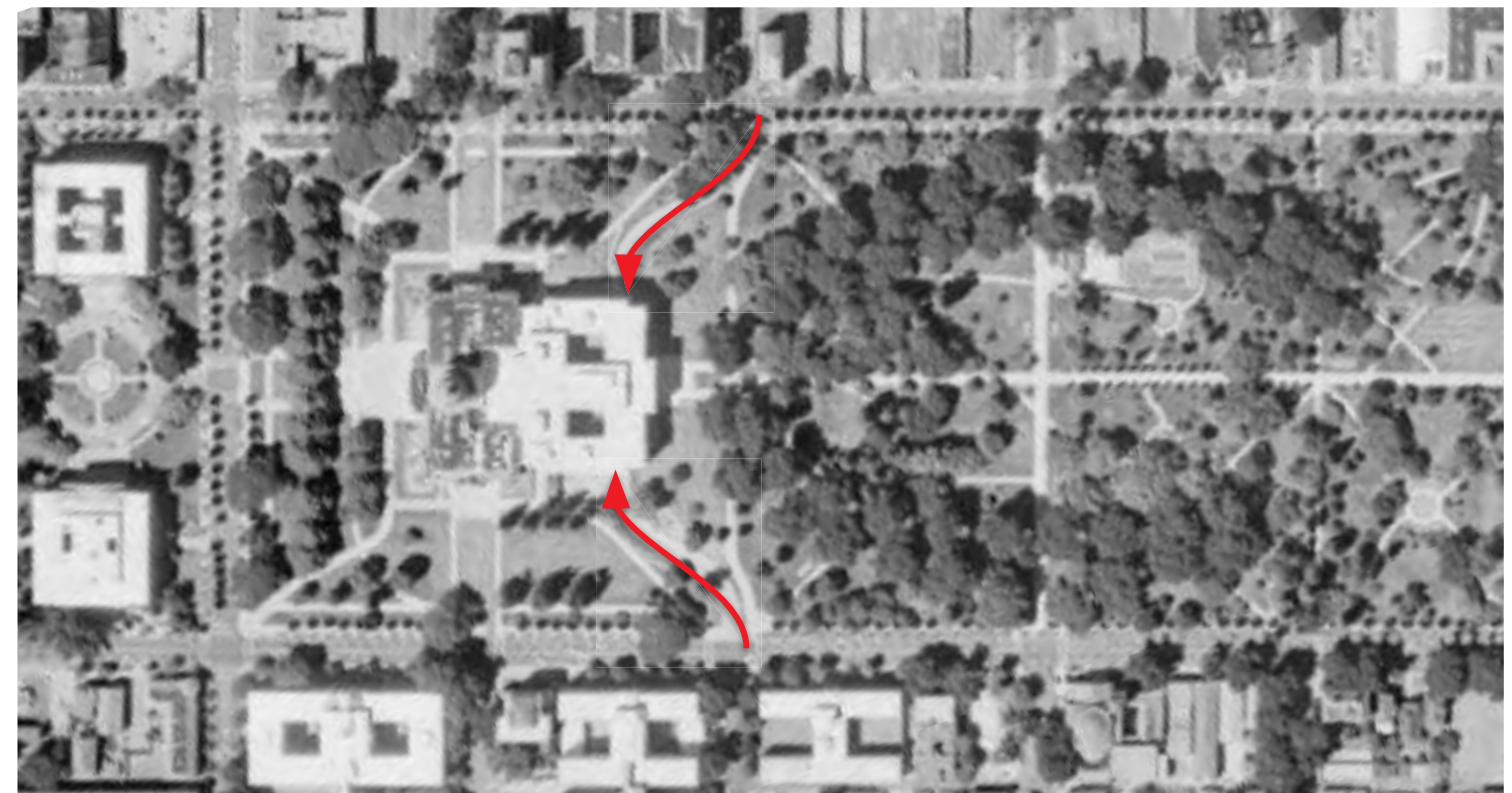


1924 NORTH EAST VIEW  
*Strong Context of Mature Plantings*

PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : 1949 - 1952



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



1952 CAPITOL GROUNDS  
*New Vehicular Ramps*

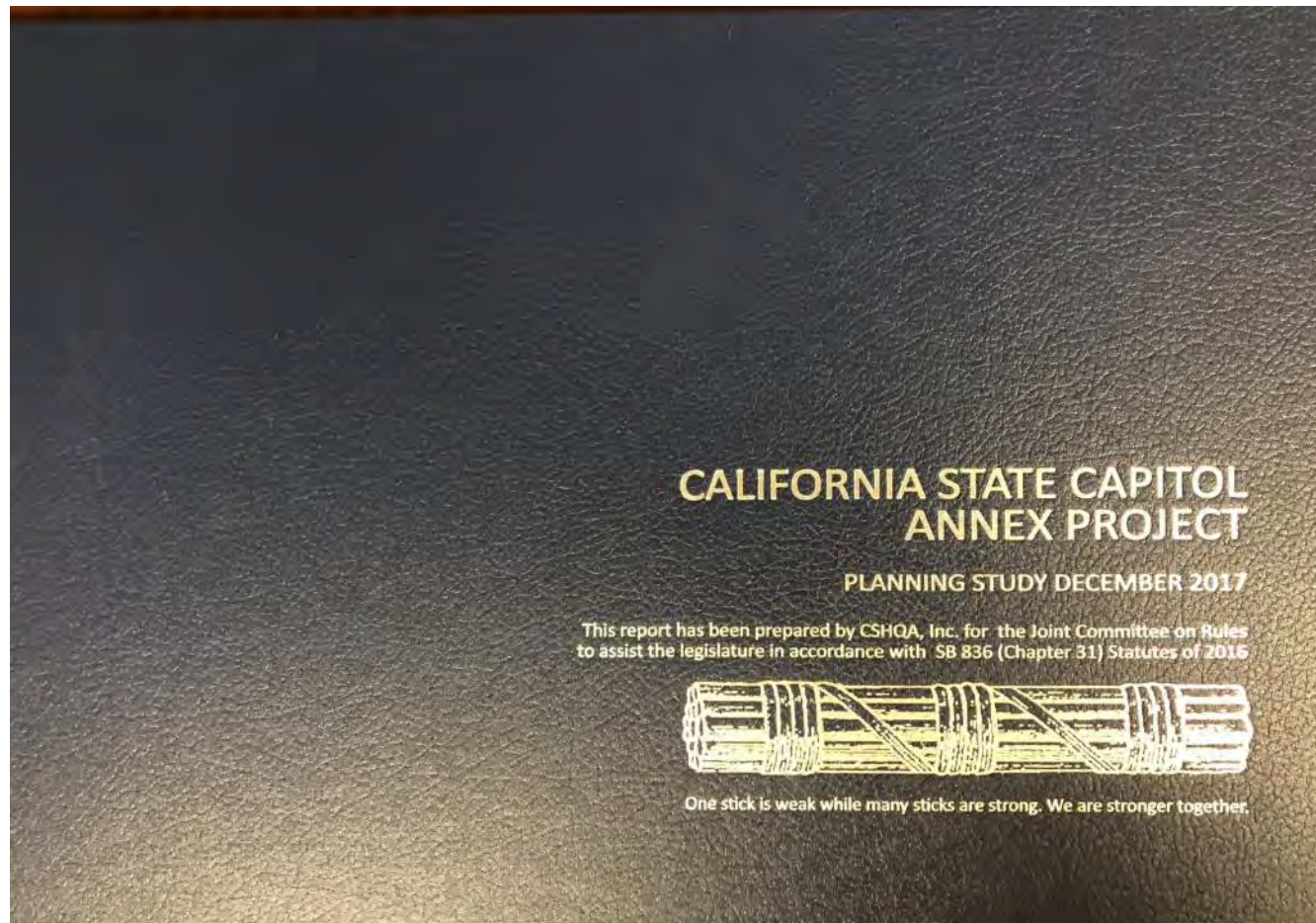


PROJECT SIGNIFICANCE & HISTORY  
HISTORICAL CONTEXT : *TODAY*



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

# CAPITOL ANNEX 2017 PLANNING STUDY DEFICIENCIES



**California'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*

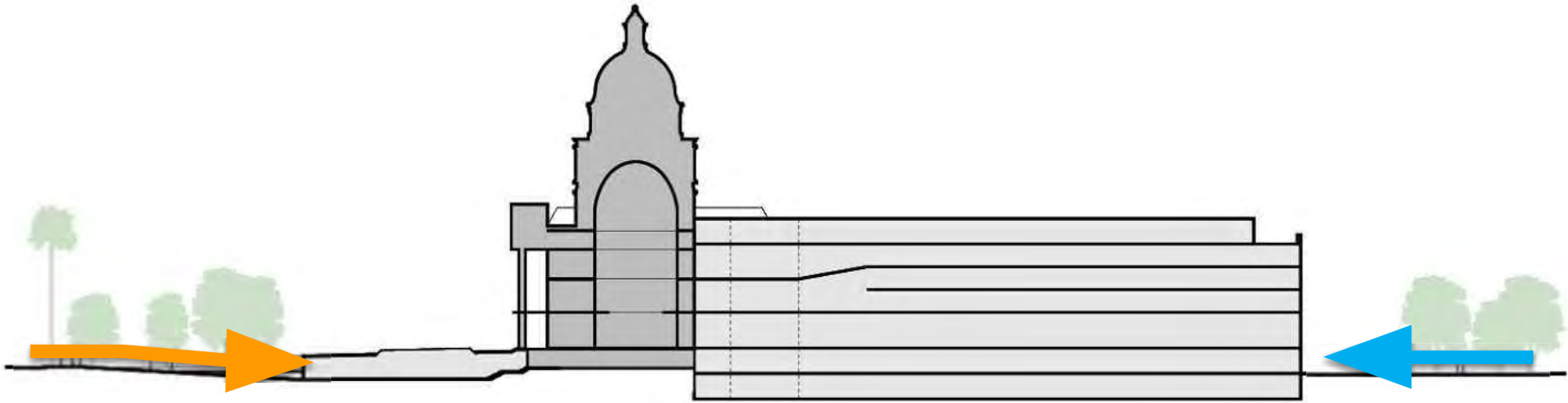
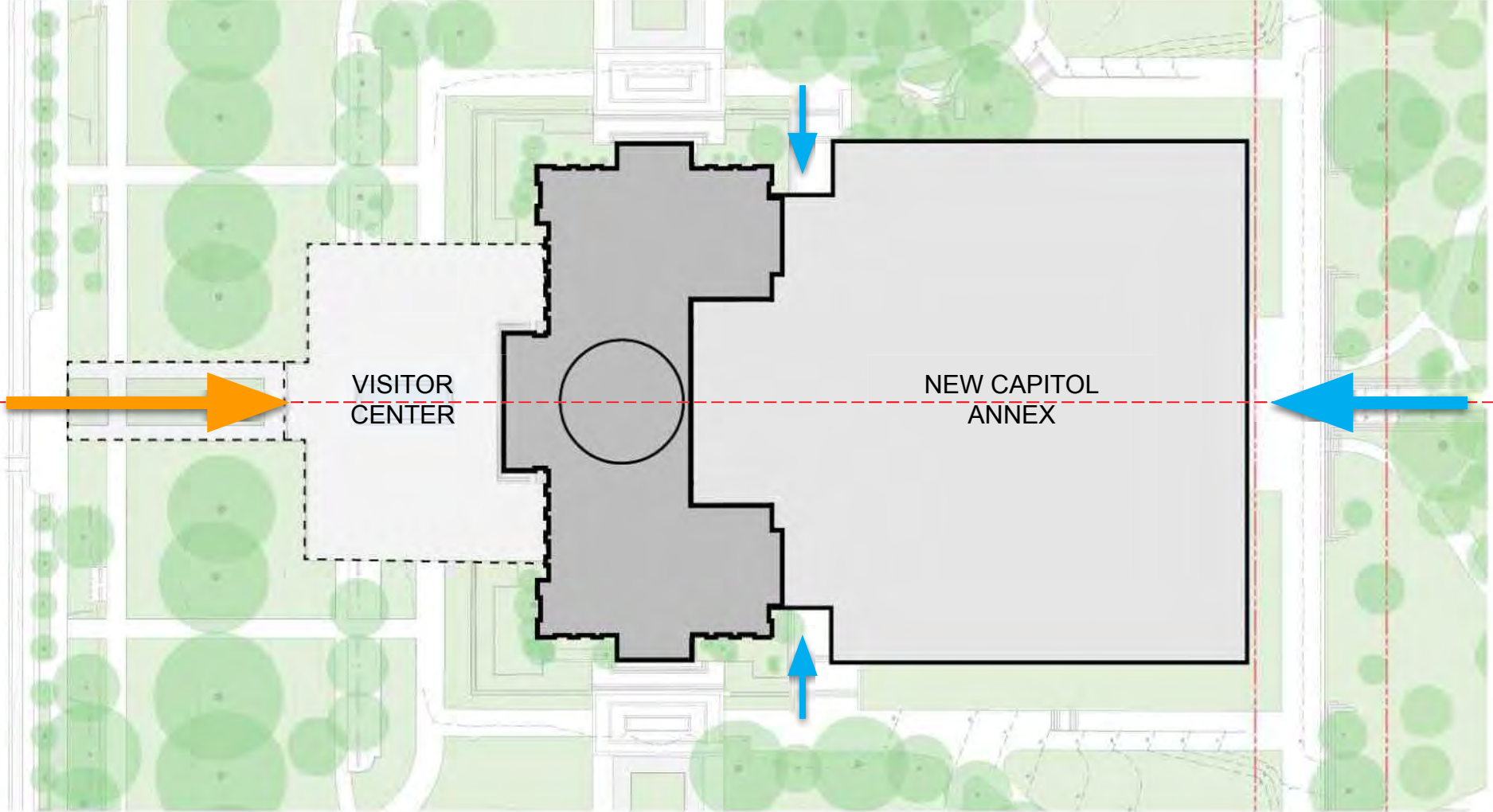
## TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	3
THOSE INVOLVED .....	4
TABLE OF CONTENTS .....	5
PURPOSE OF THE STUDY.....	6
INFORMATION GATHERING AND BACKGROUND .....	10
<b>IDENTIFIED DEFICIENCIES .....</b>	<b>10</b>
Life Safety/Building Code Deficiencies .....	10
Non-Compliance with ADA Standards for Accessible Design .....	11
Sustainable Design Issues.....	21
Overcrowding .....	23
Safety of User Concerns .....	26
Confusing Wayfinding and Public Access.....	26
Failing Toilet and Plumbing Systems .....	26
Aging Mechanical Systems .....	28
Undersized Electrical Infrastructure.....	28
Outdated Technology .....	30
Inadequate Conferencing Spaces.....	30
Other Public and Working Space Deficiencies.....	30

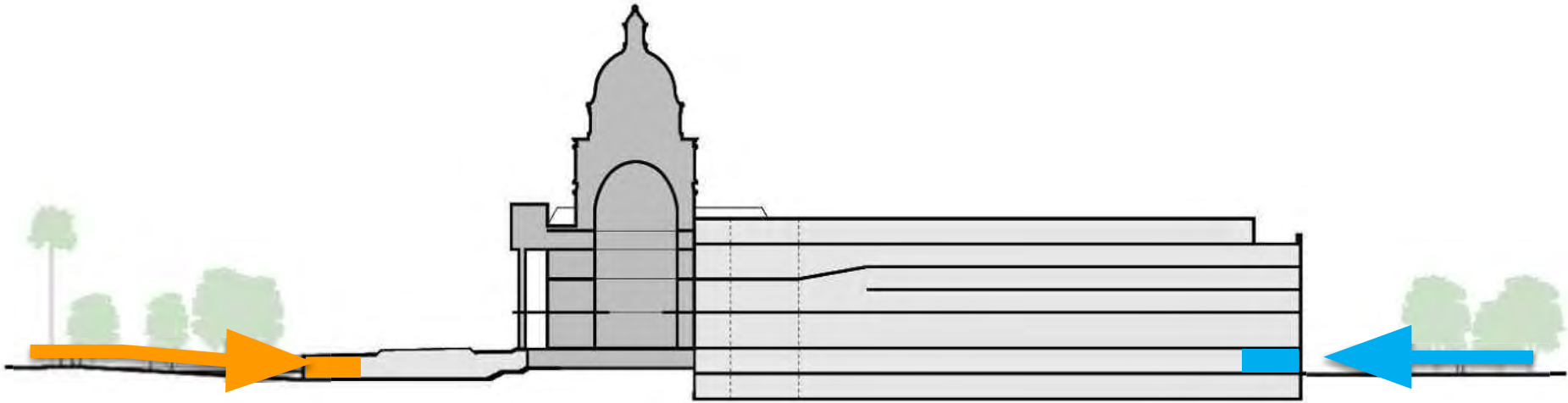
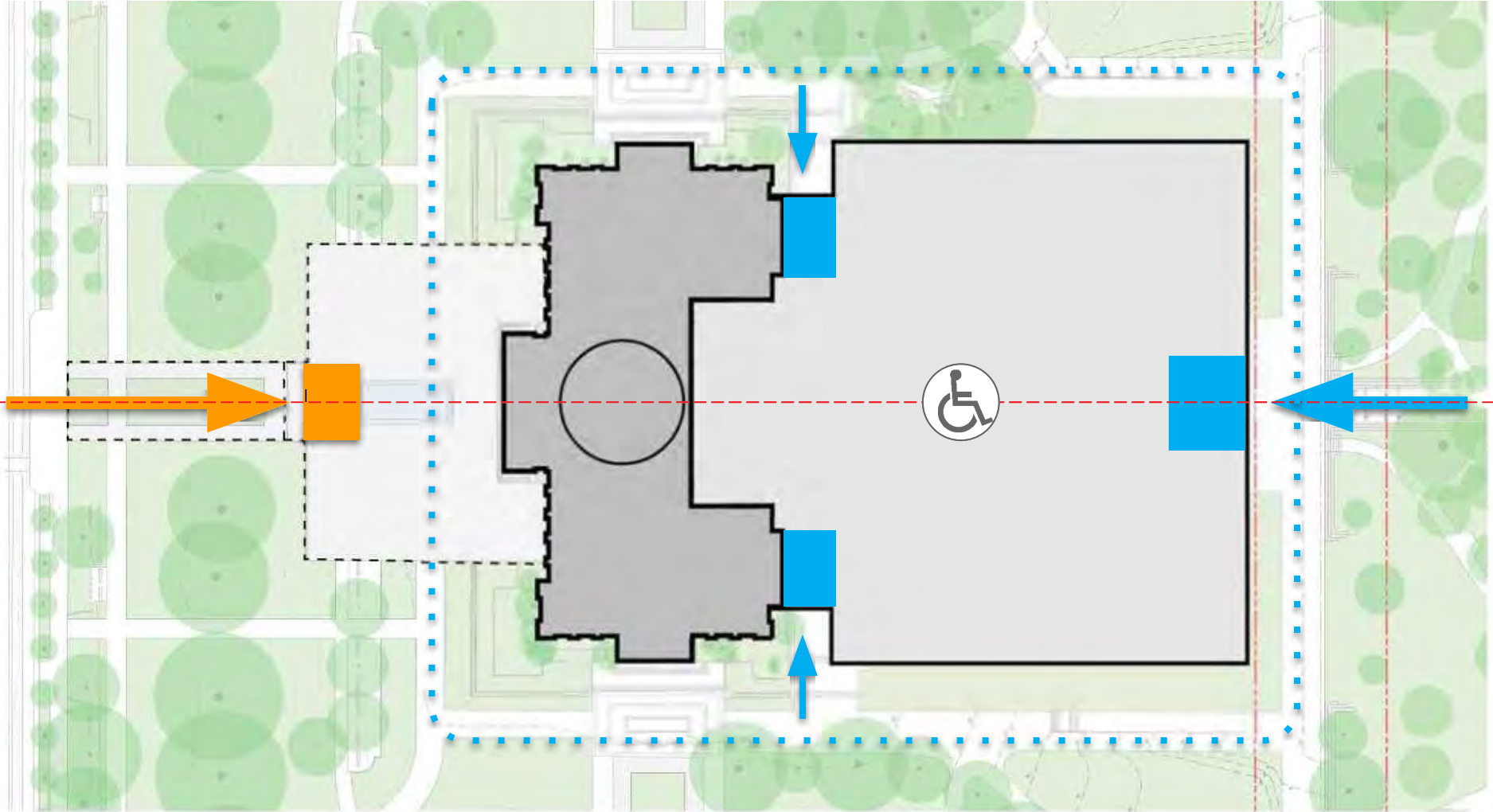
**PRINCIPLES**

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

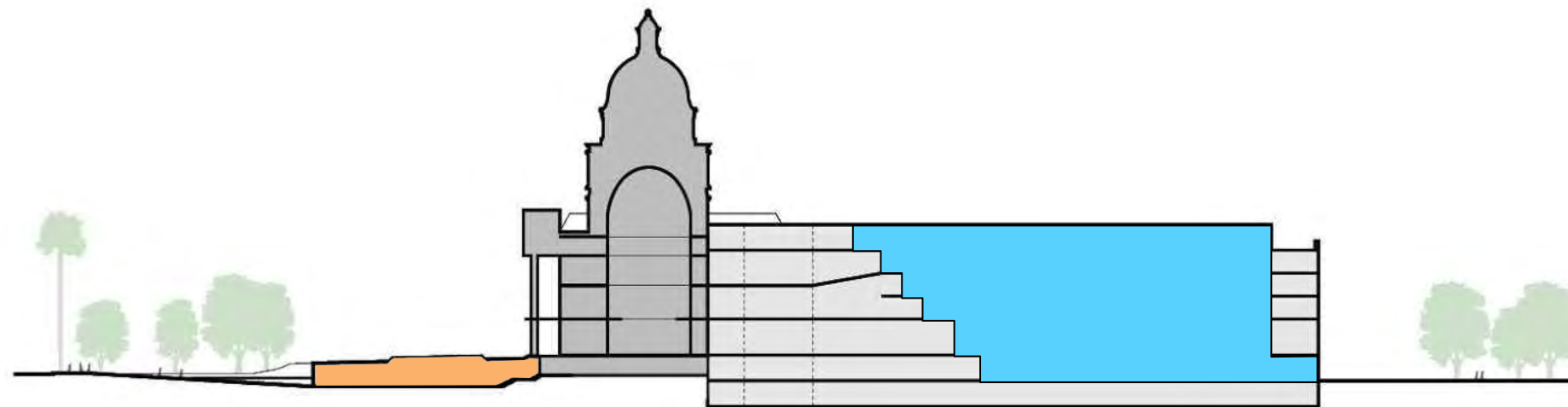
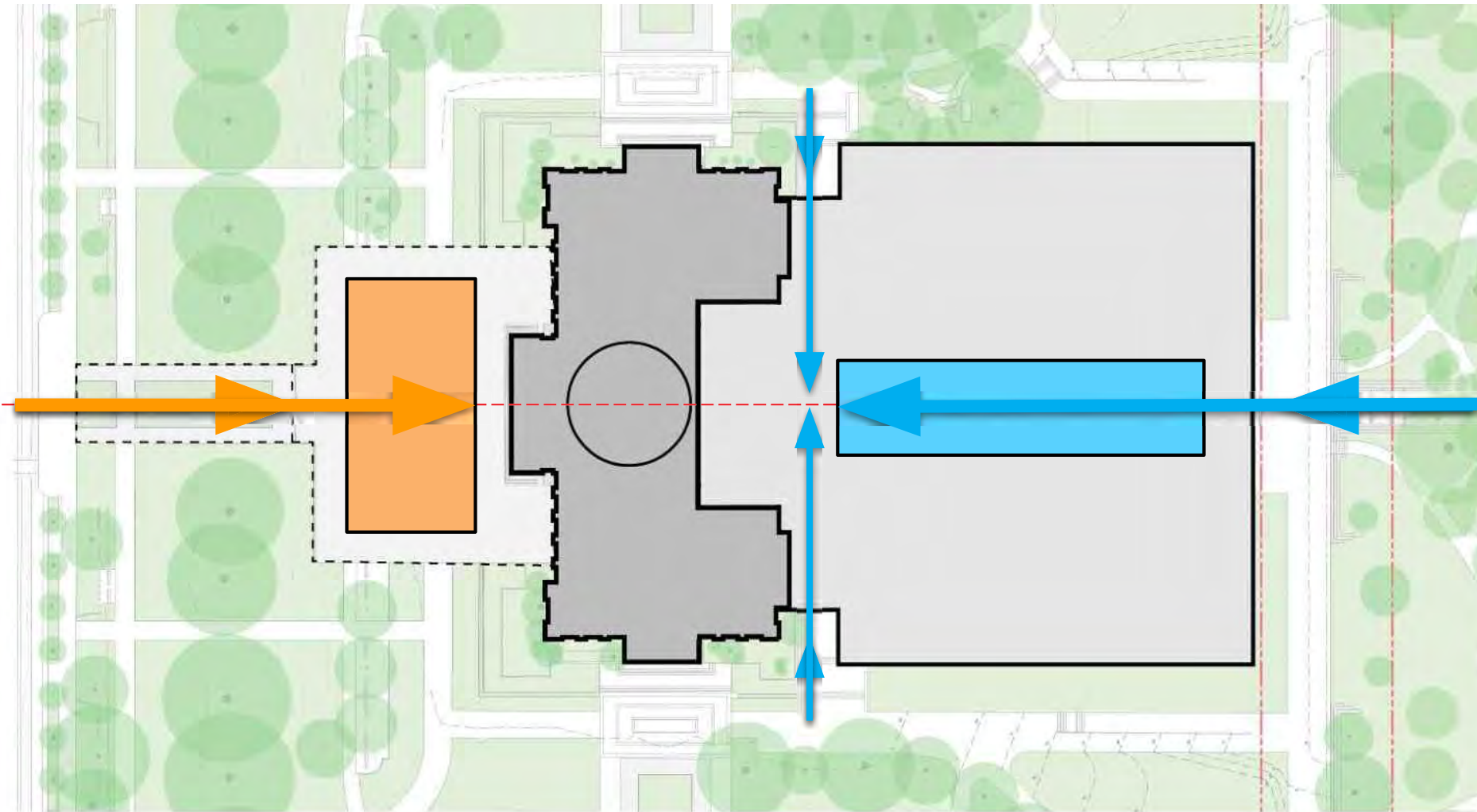
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
INCLUSIVE & WELCOMING



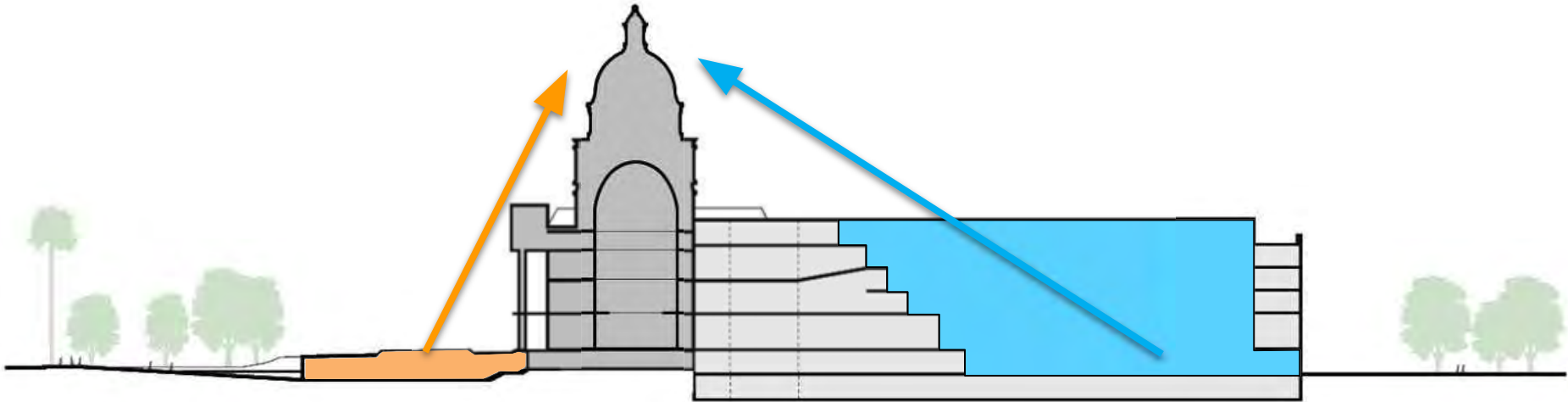
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
SAFE, SECURE & ACCESSIBLE



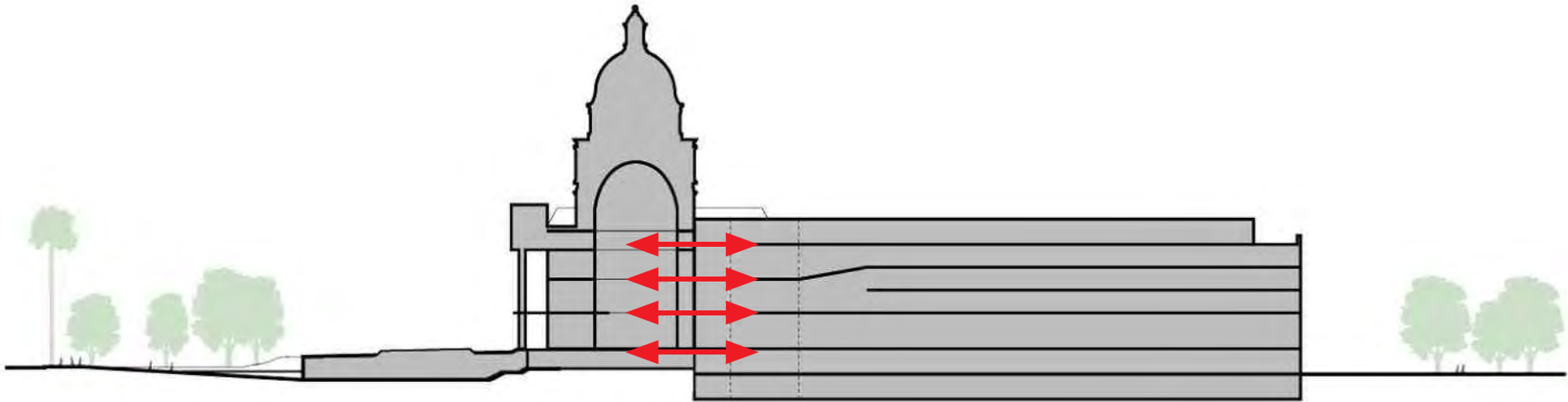
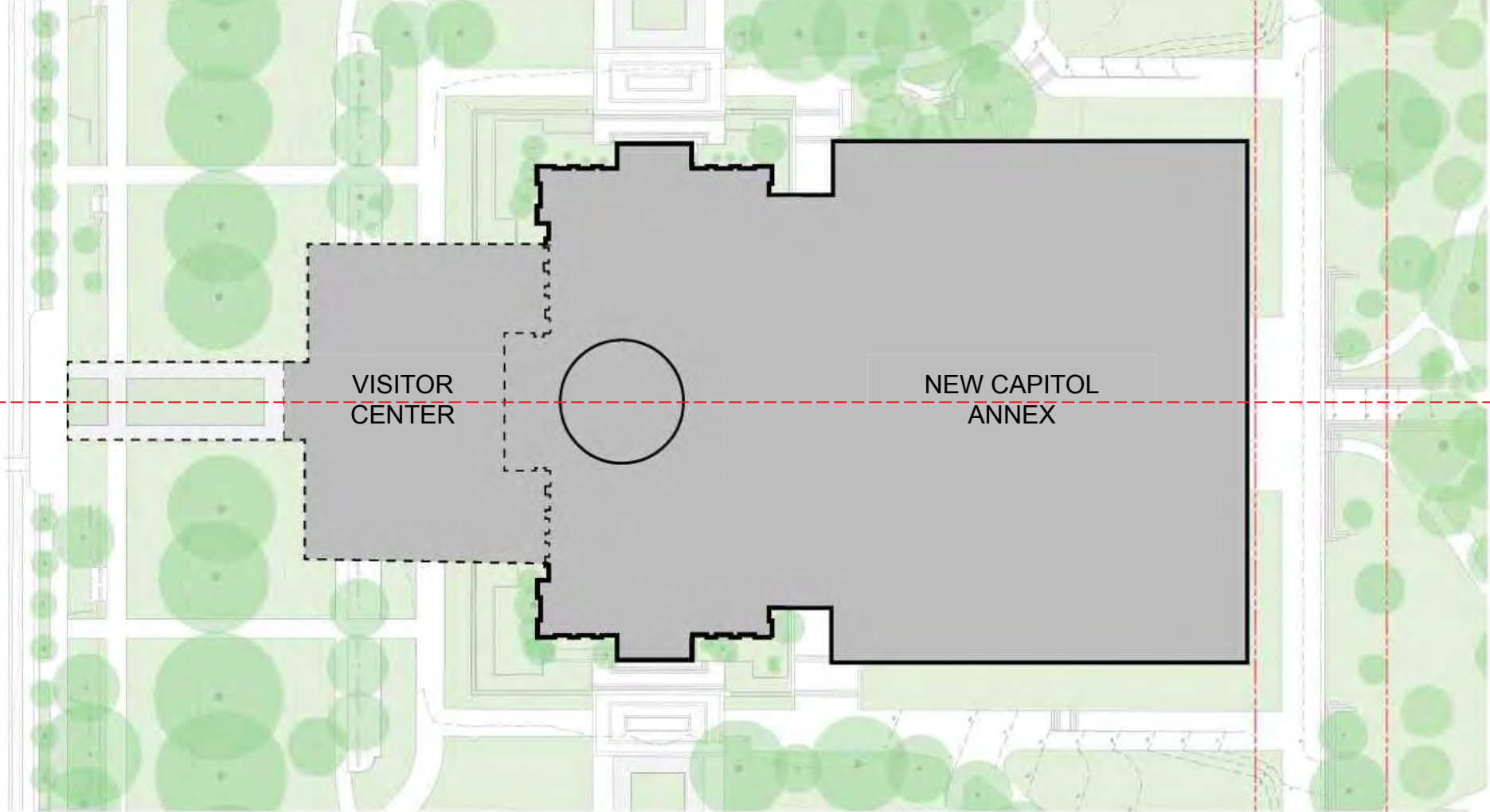
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
ACCESS TO ALL



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

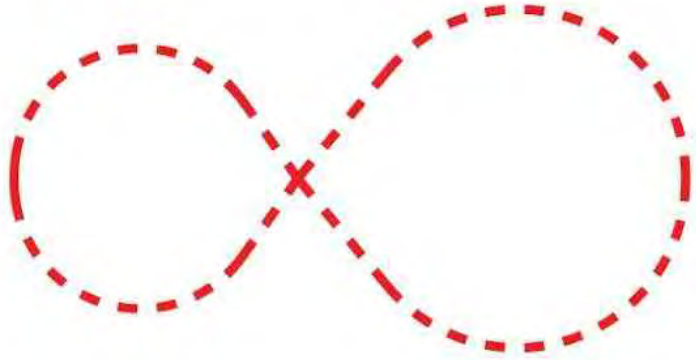
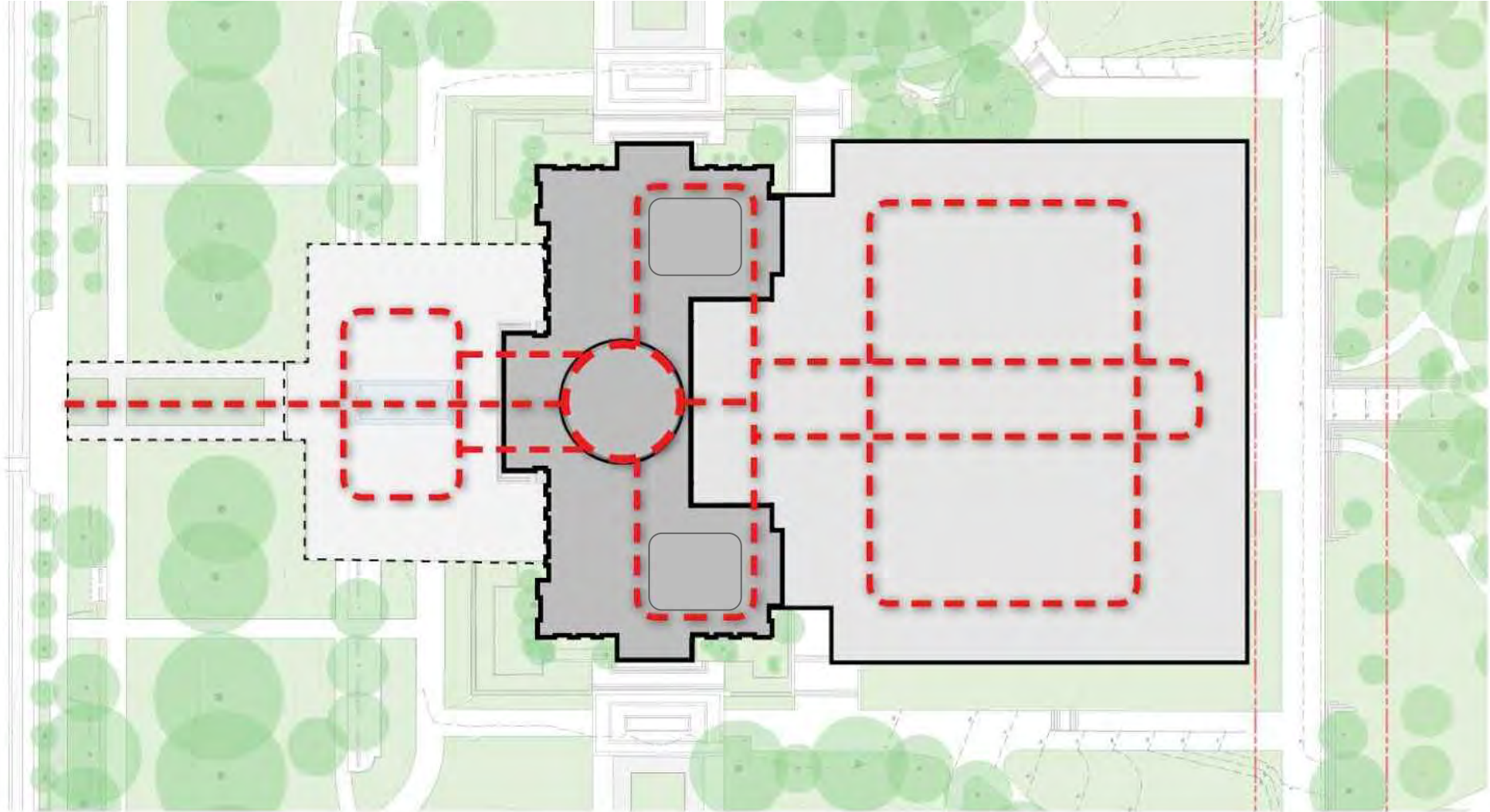


PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
**ONE BUILDING - TO FUNCTION AS ONE BUILDING**

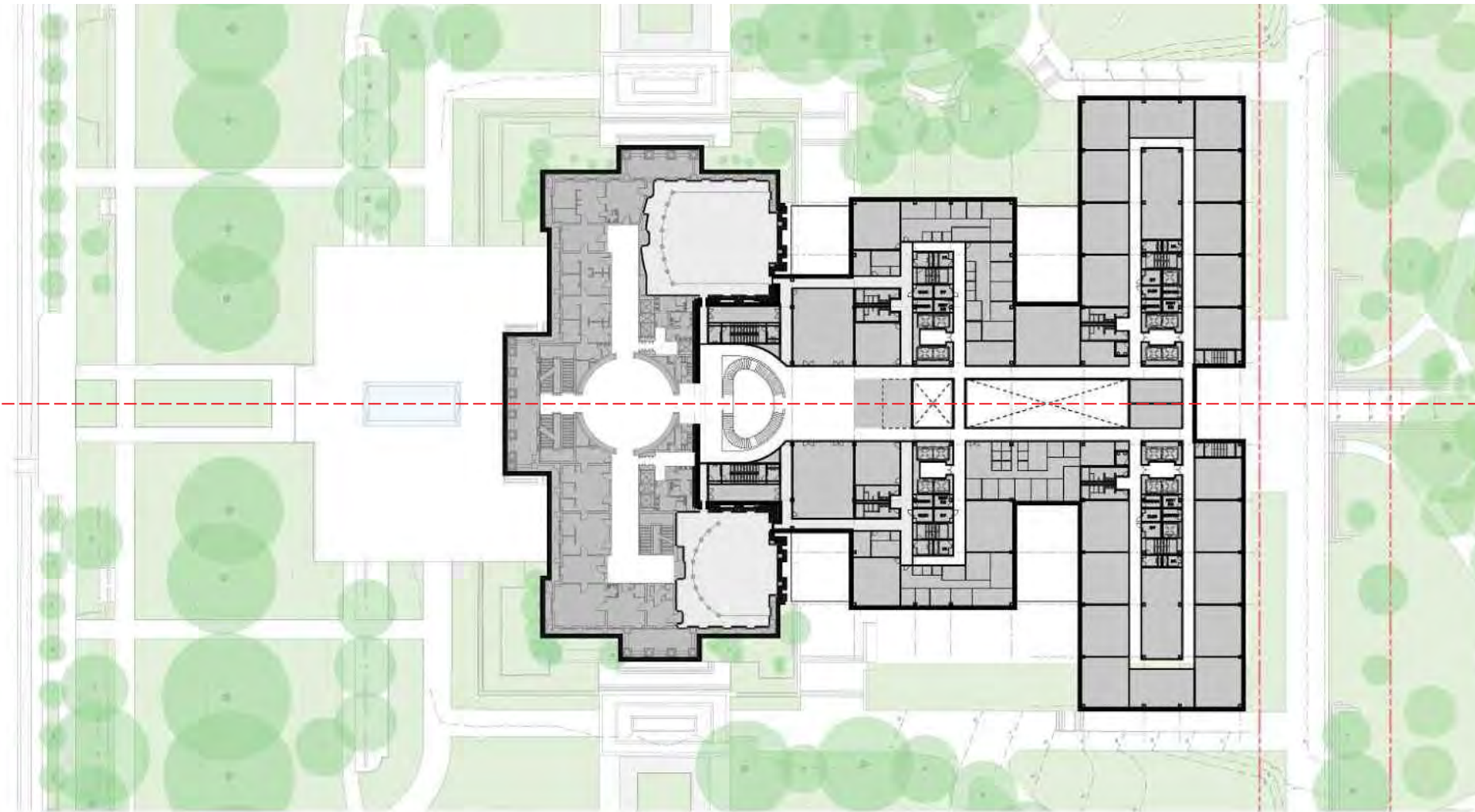




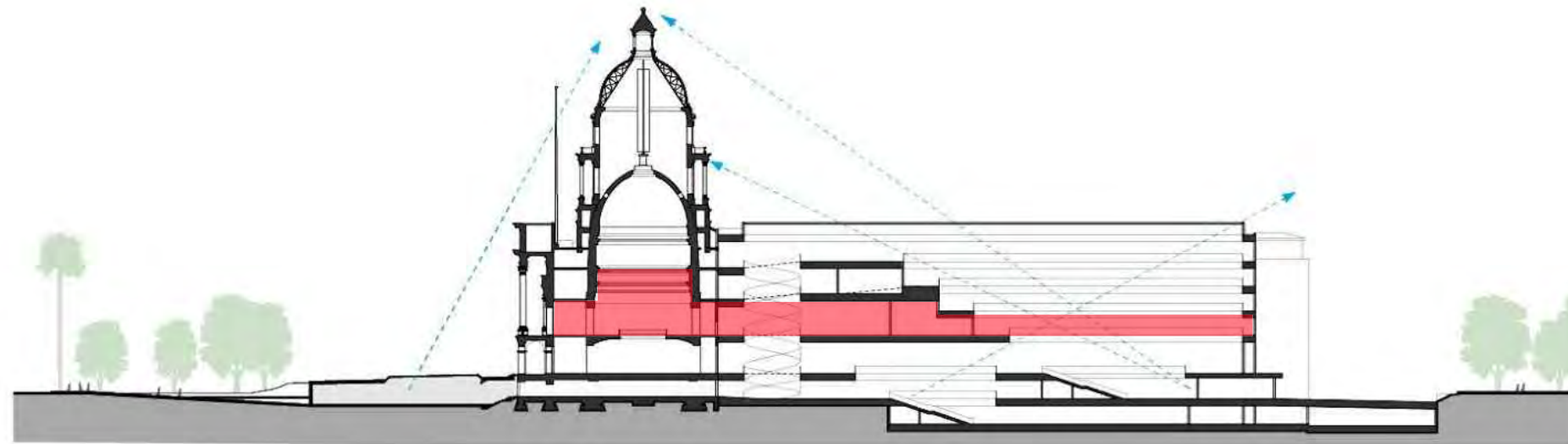
PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES  
“ADJACENCY TO EVERYTHING” - *FACILITATES A PRODUCTIVE WORKDAY*



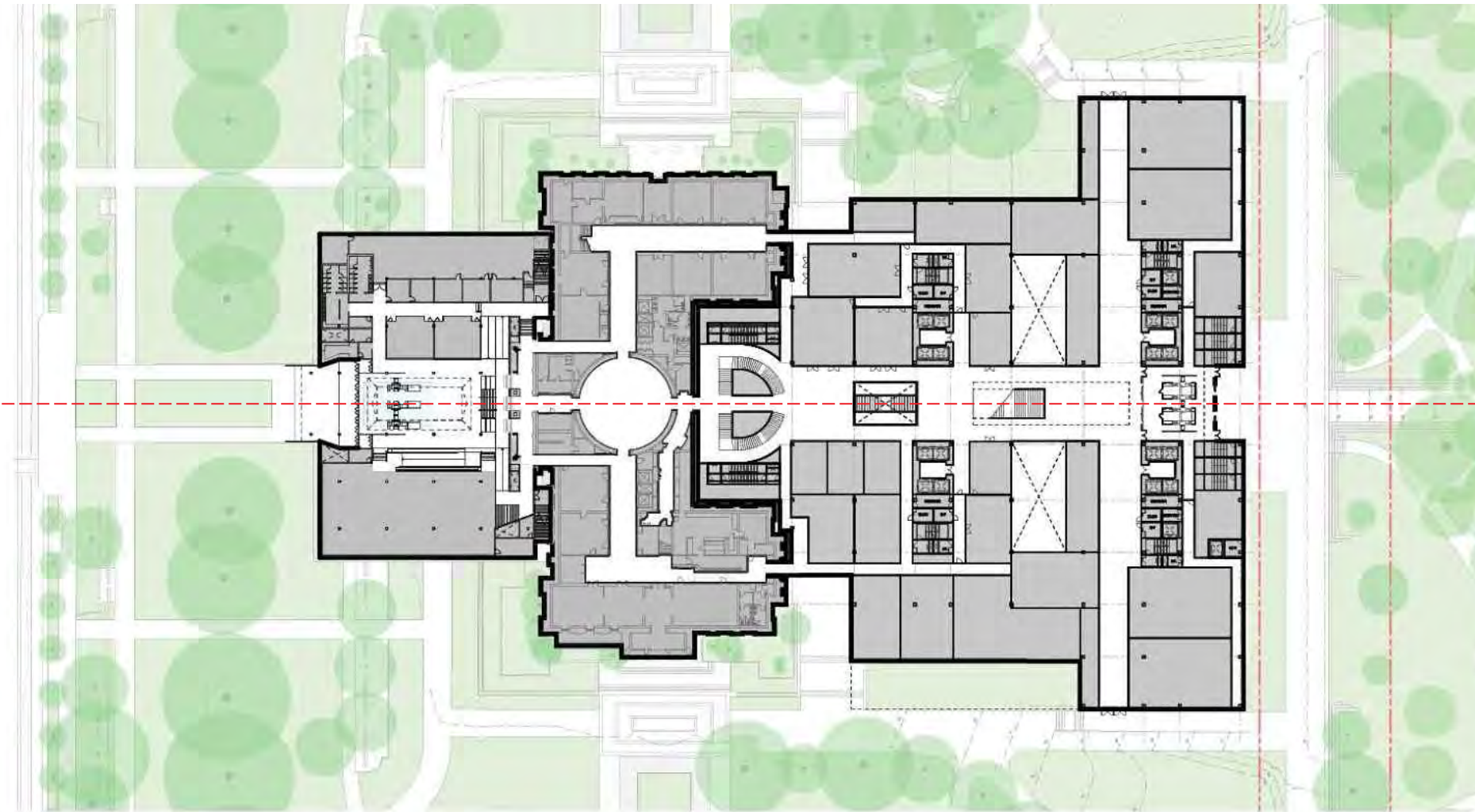
# PROJECT OVERVIEW & SEQUENCE REPORT (P.O.S.), AUGUST 2019 - PRINCIPLES FUNCTIONAL



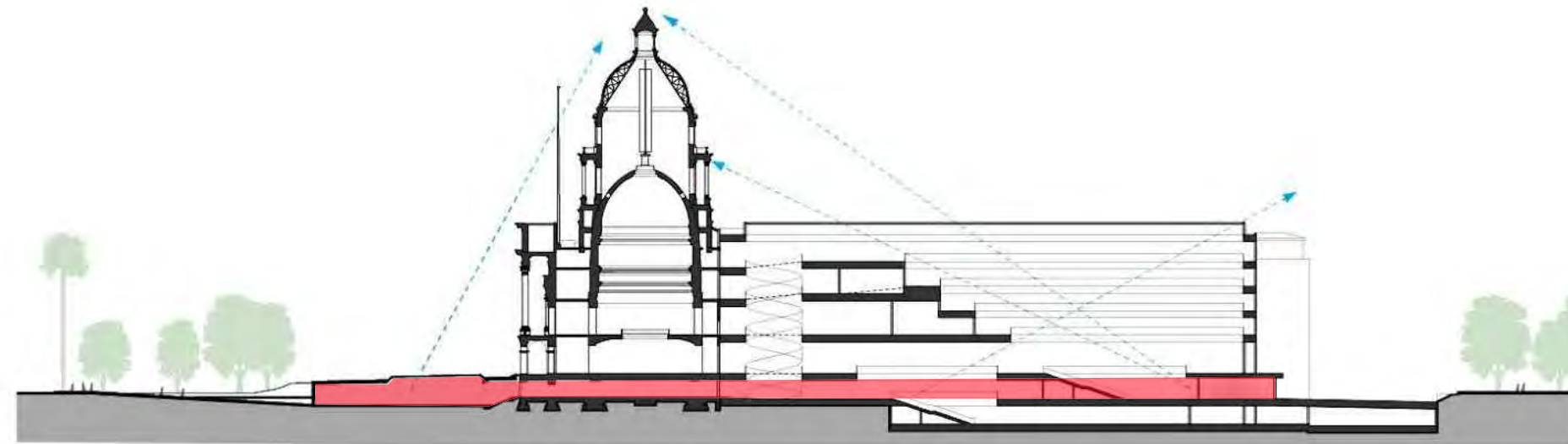
LEVEL 2



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



GARDEN LEVEL

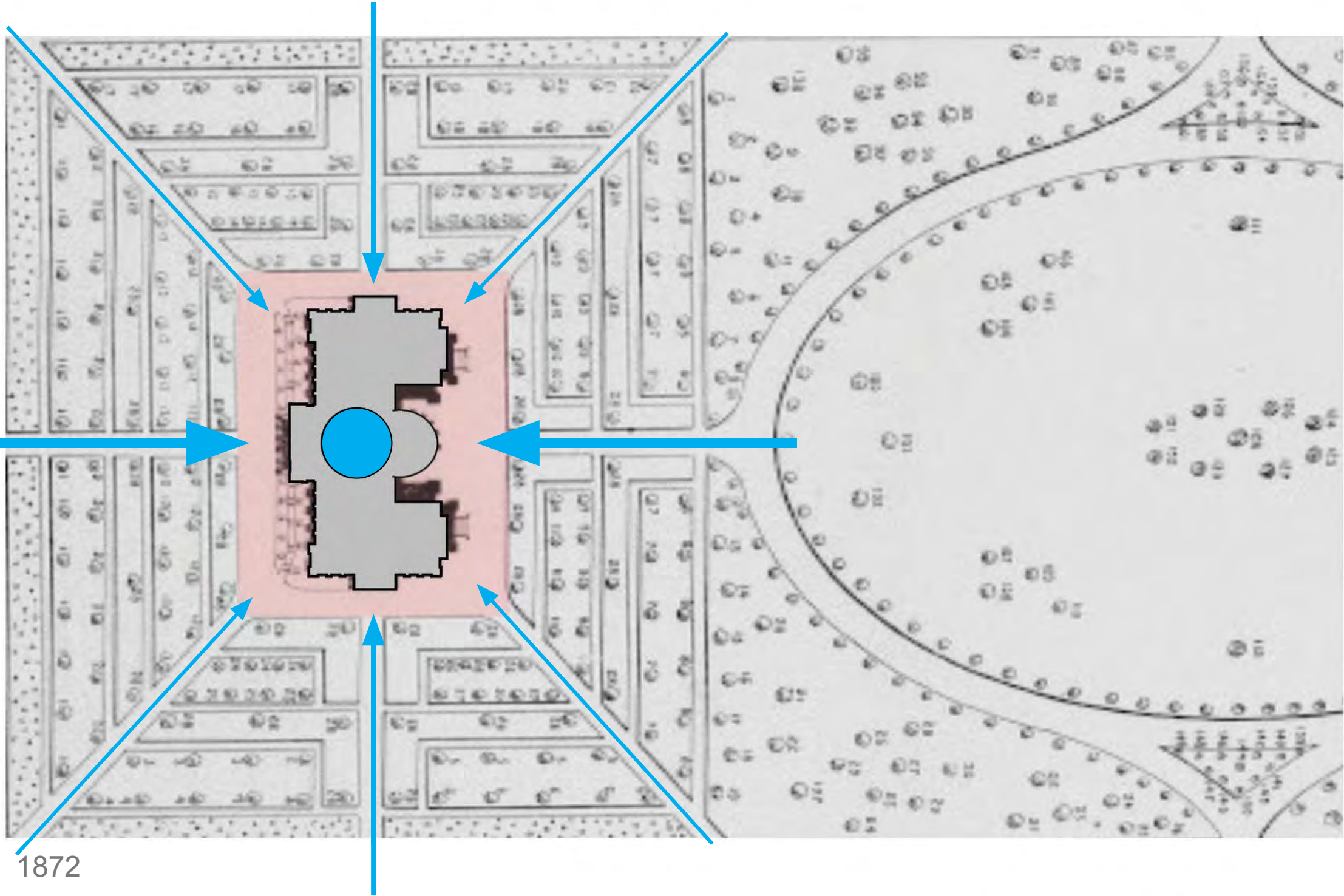


# **SITE CONSIDERATIONS & OPPORTUNITIES**

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



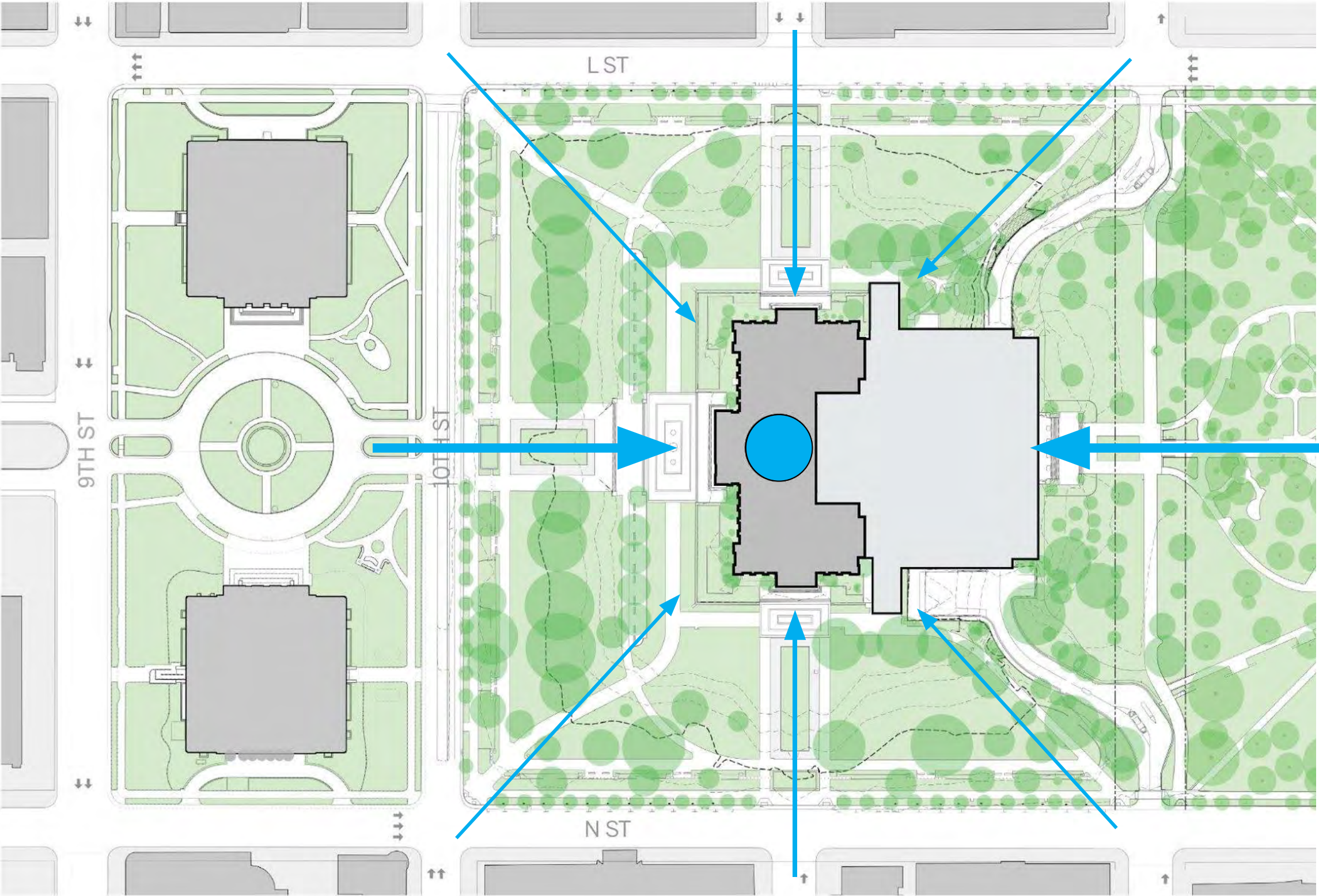
1860 -1870



1872

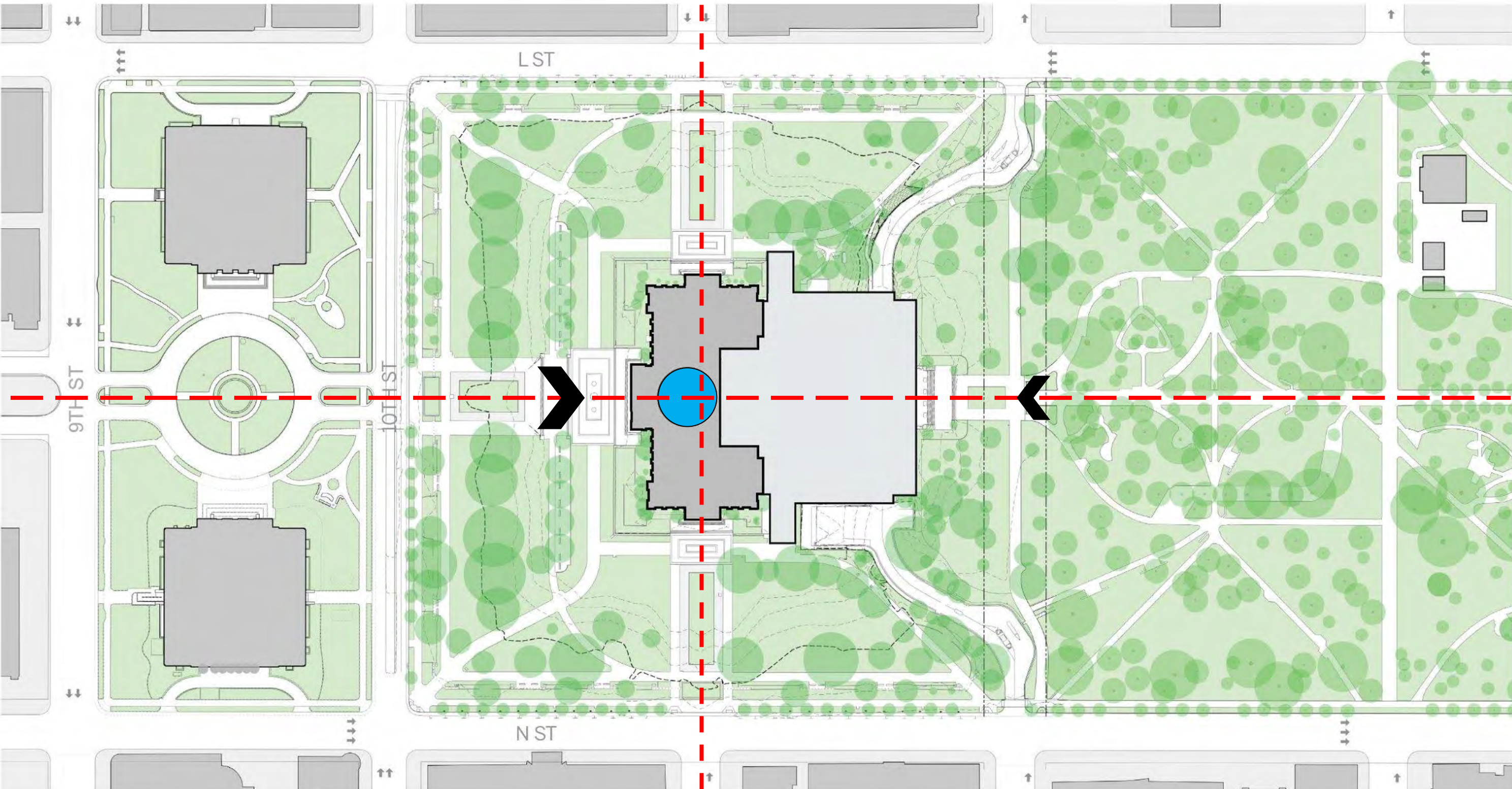
# SITE CONSIDERATIONS & OPPORTUNITIES

## VIEWS TO THE DOME



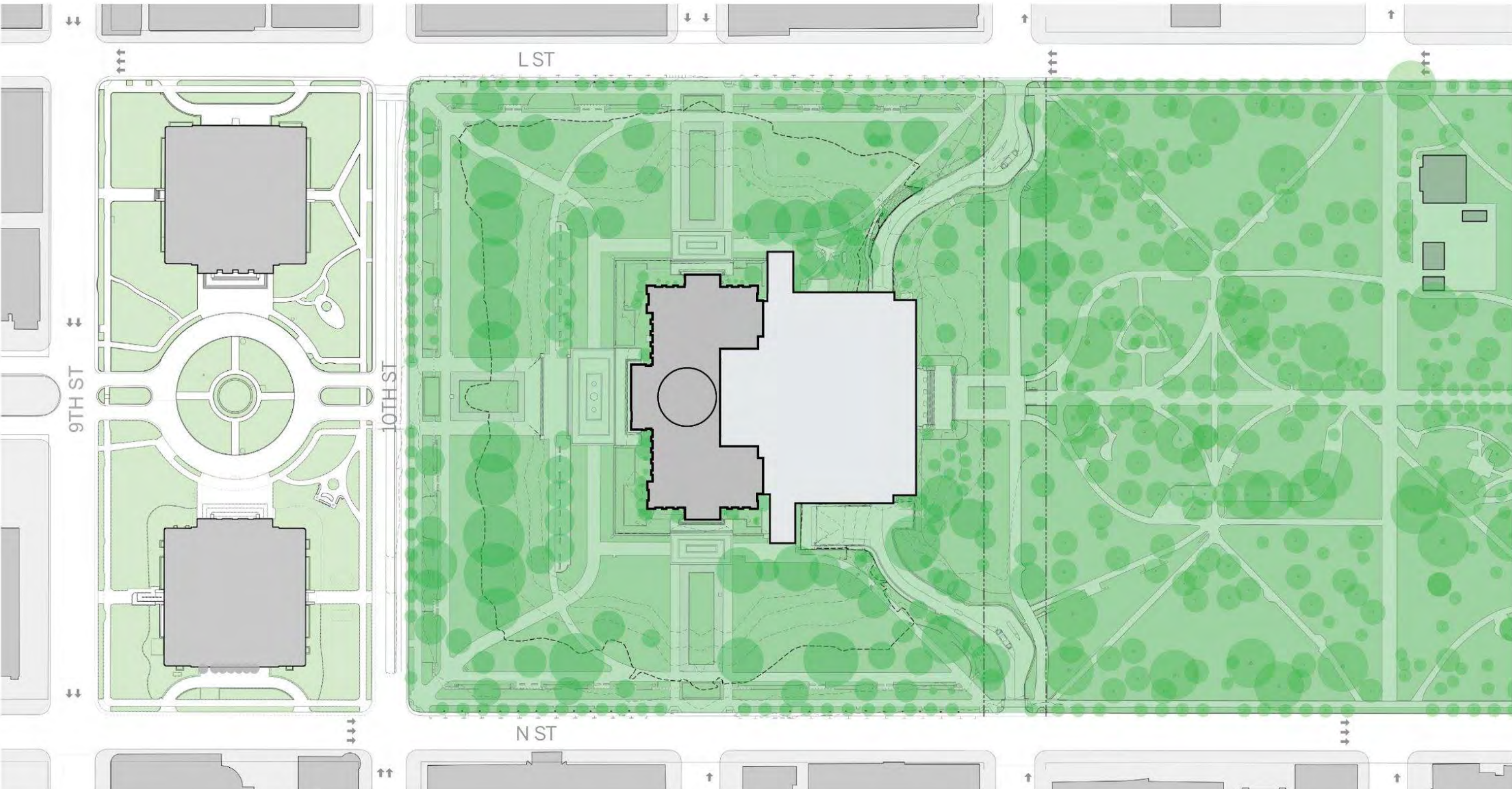
# SITE CONSIDERATIONS & OPPORTUNITIES

## AXIS - WEST & EAST ENTRIES



# SITE CONSIDERATIONS & OPPORTUNITIES

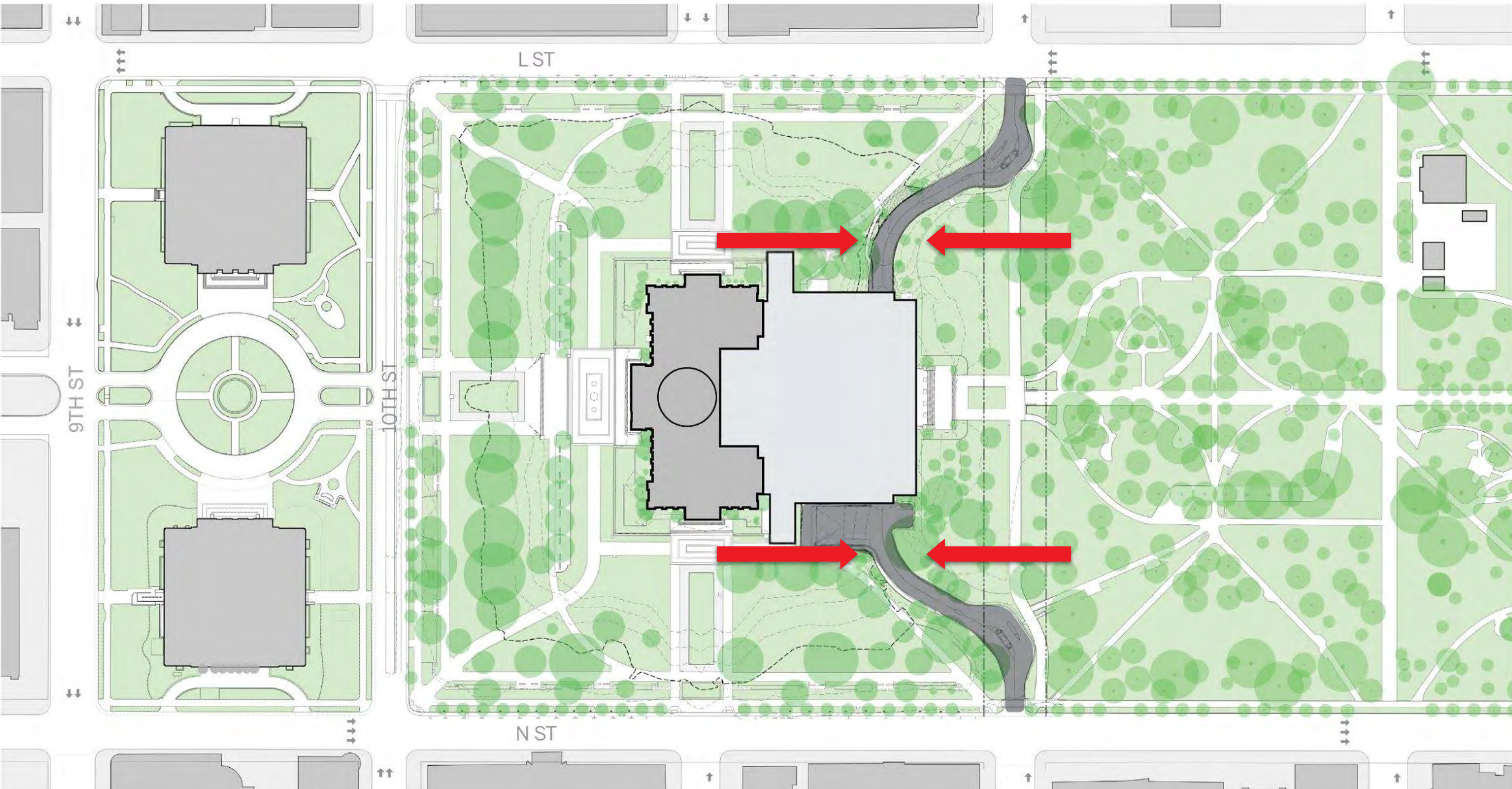
## PARK SETTING





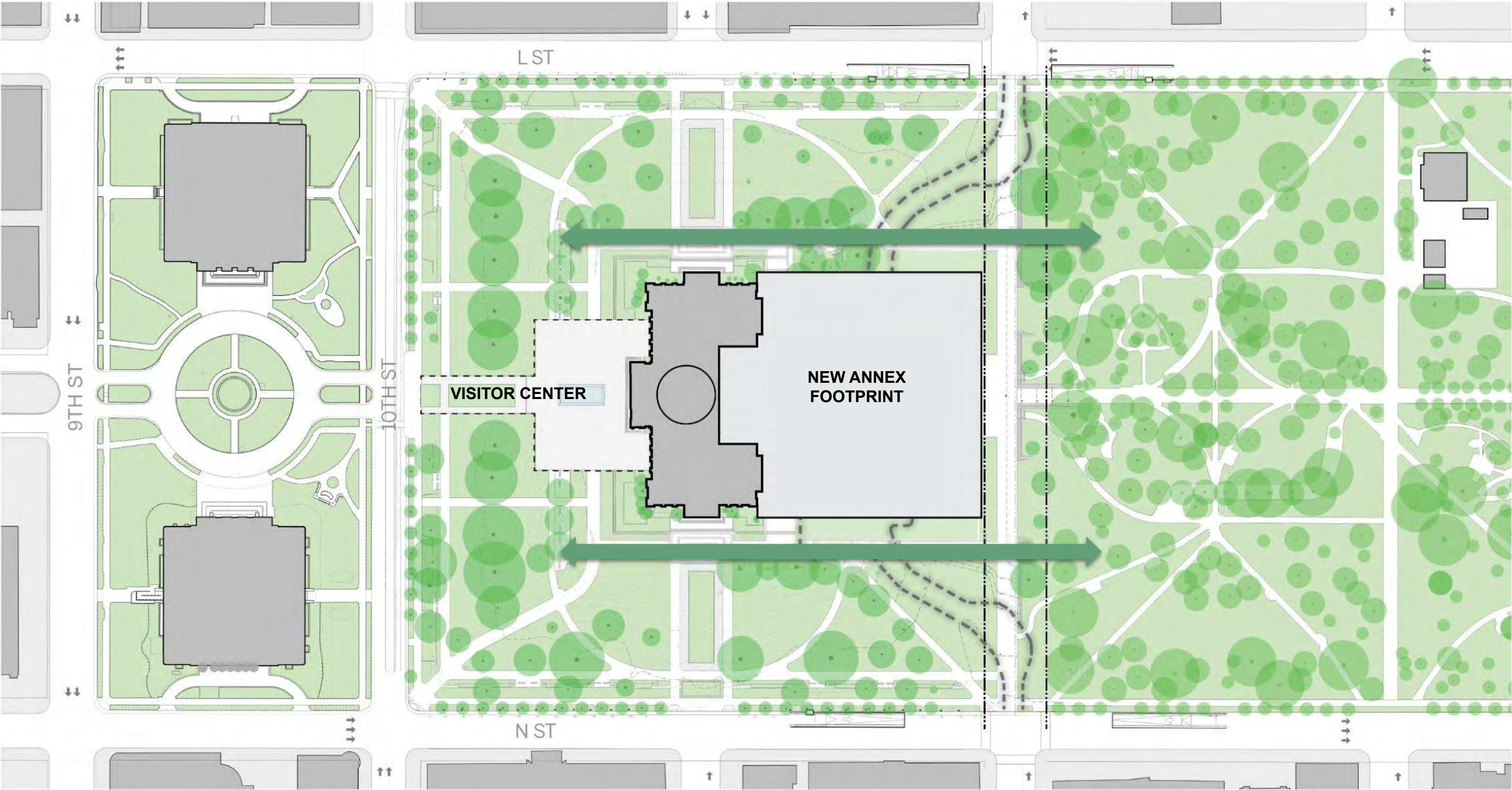
# SITE CONSIDERATIONS & OPPORTUNITIES

## EXISTING RAMPS

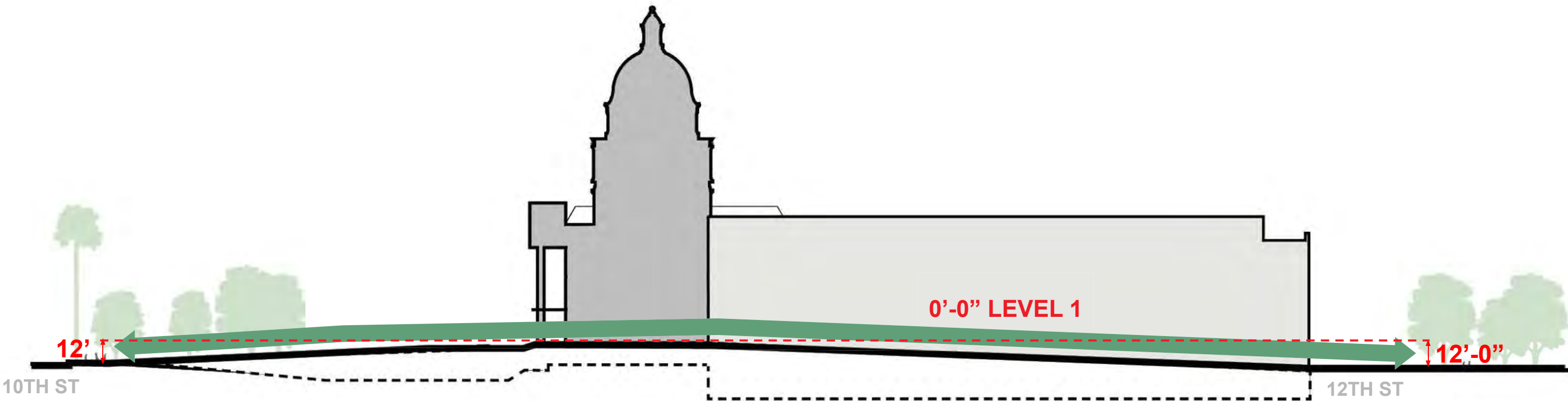
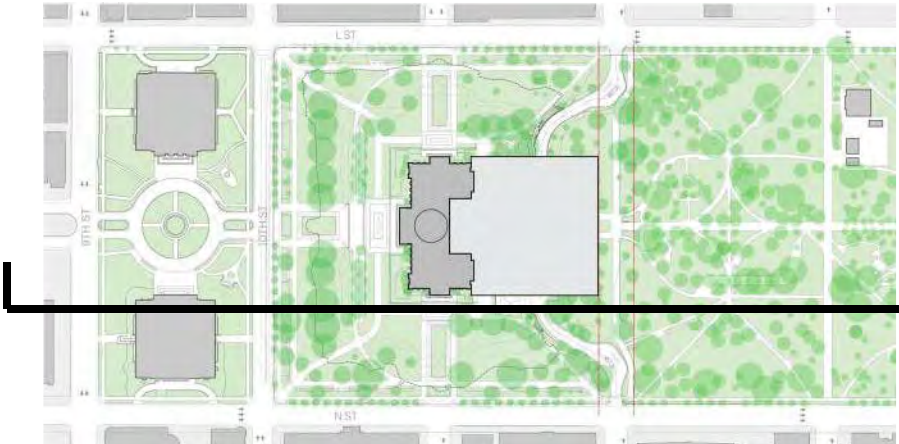


# SITE CONSIDERATIONS & OPPORTUNITIES

## CONNECT THE PARK

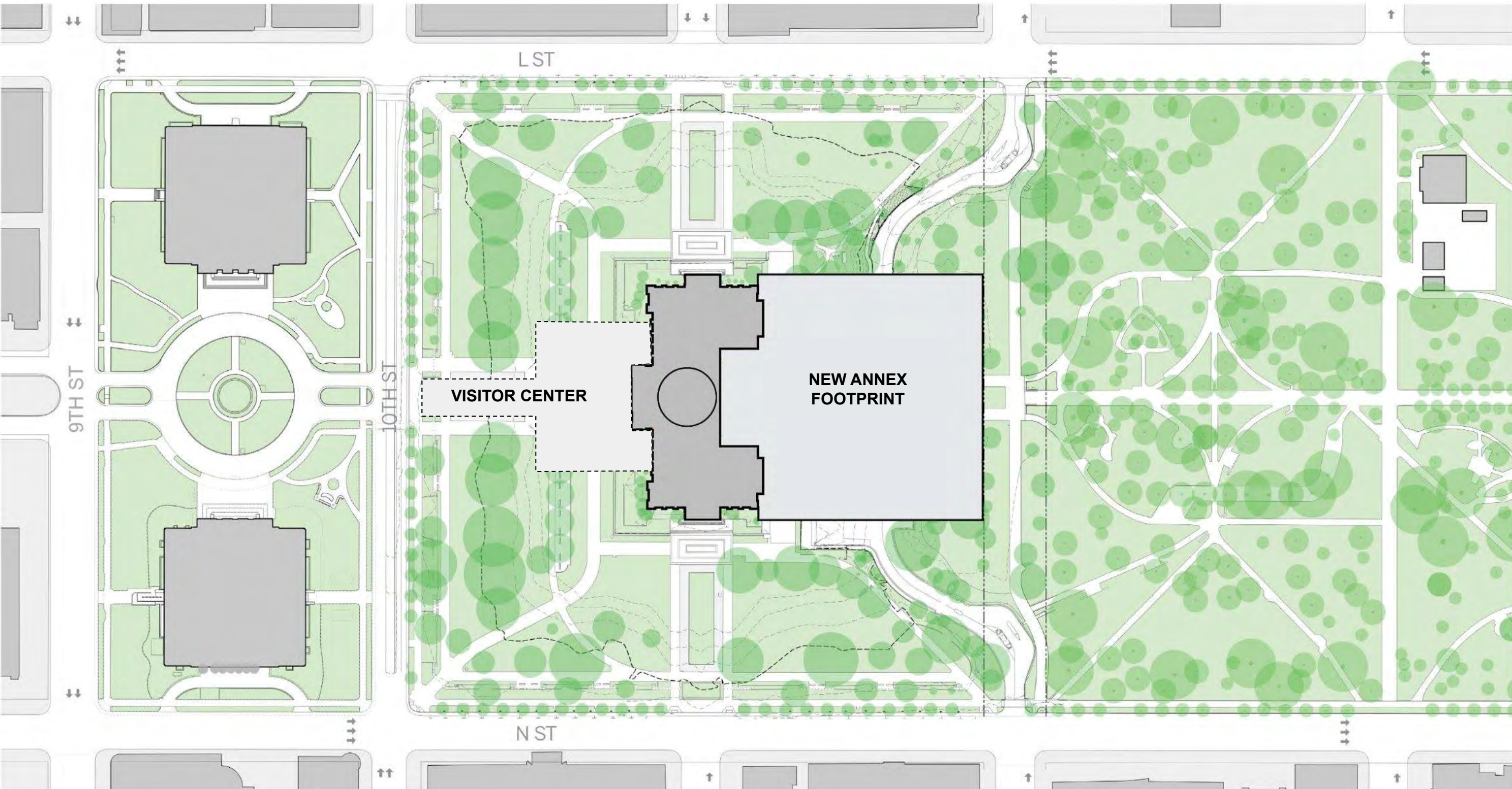


# SITE CONSIDERATIONS & OPPORTUNITIES TOPOGRAPHY & UNIVERSAL ACCESS





# SITE CONSIDERATIONS & OPPORTUNITIES

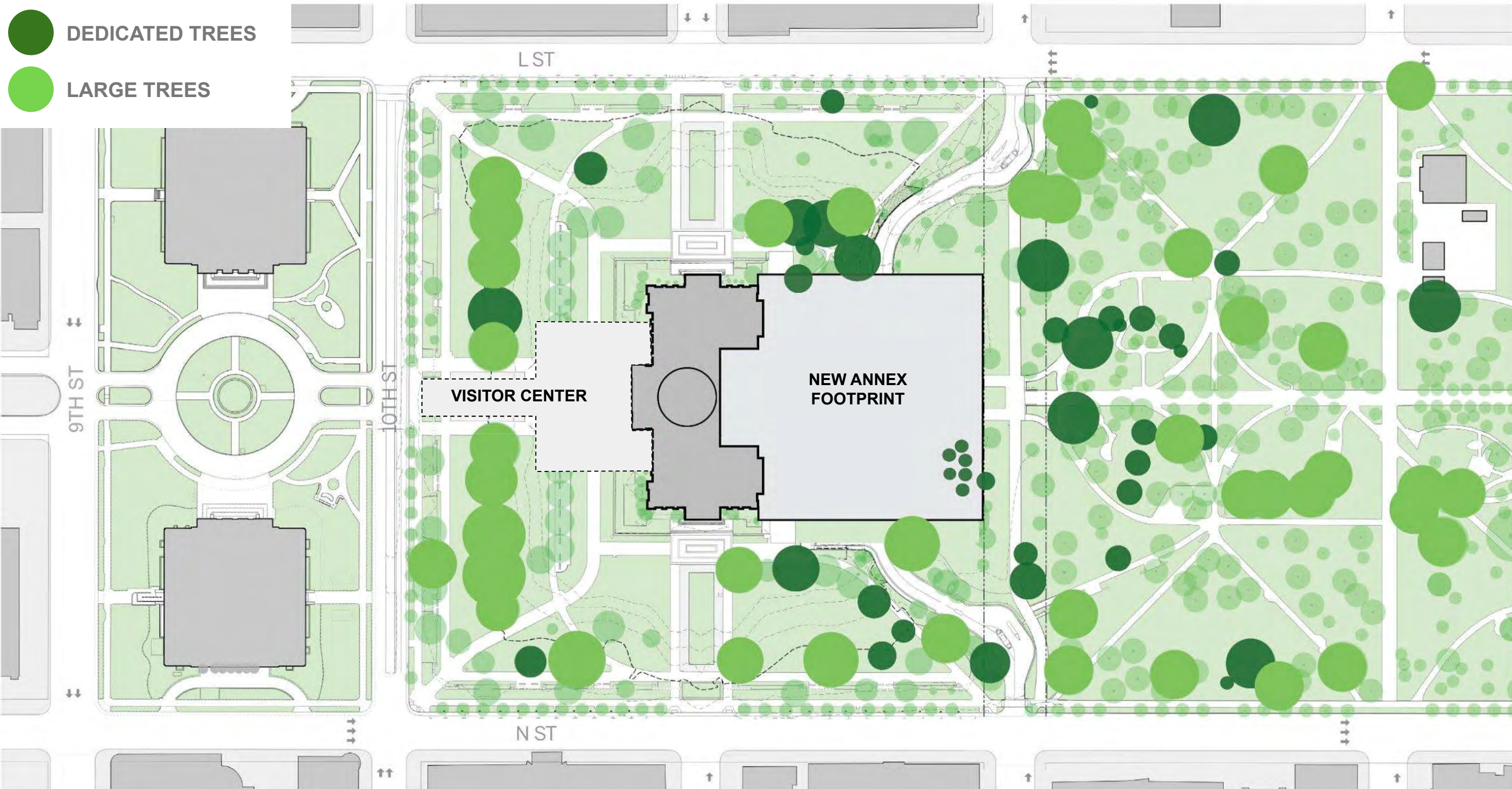
## PARK SETTING & IMPORTANCE OF TREES



# SITE CONSIDERATIONS & OPPORTUNITIES

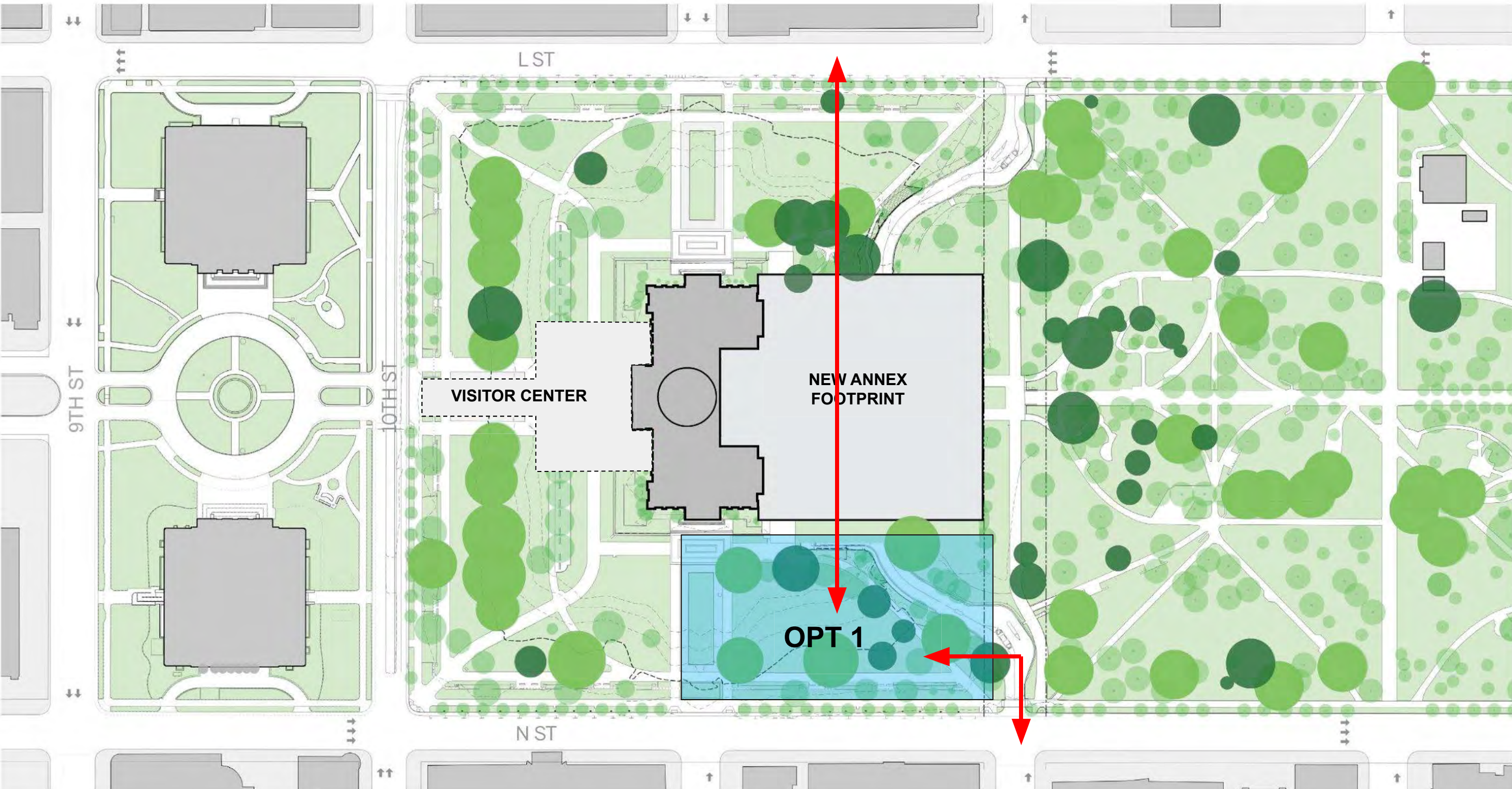
## LARGE & DEDICATED TREES

-  DEDICATED TREES
-  LARGE TREES



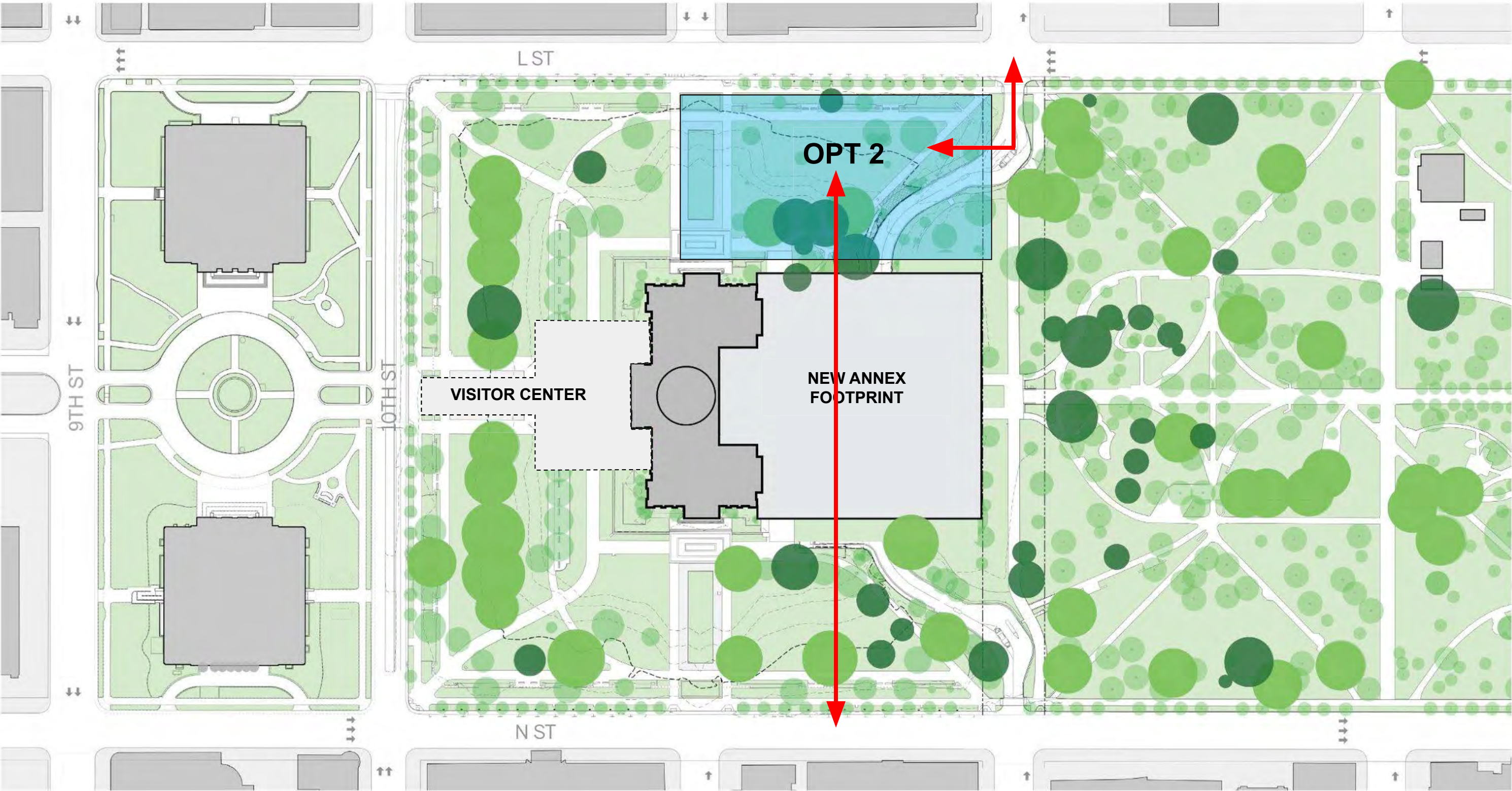
# SITE CONSIDERATIONS & OPPORTUNITIES

## PARKING - IMPACT ON TREES

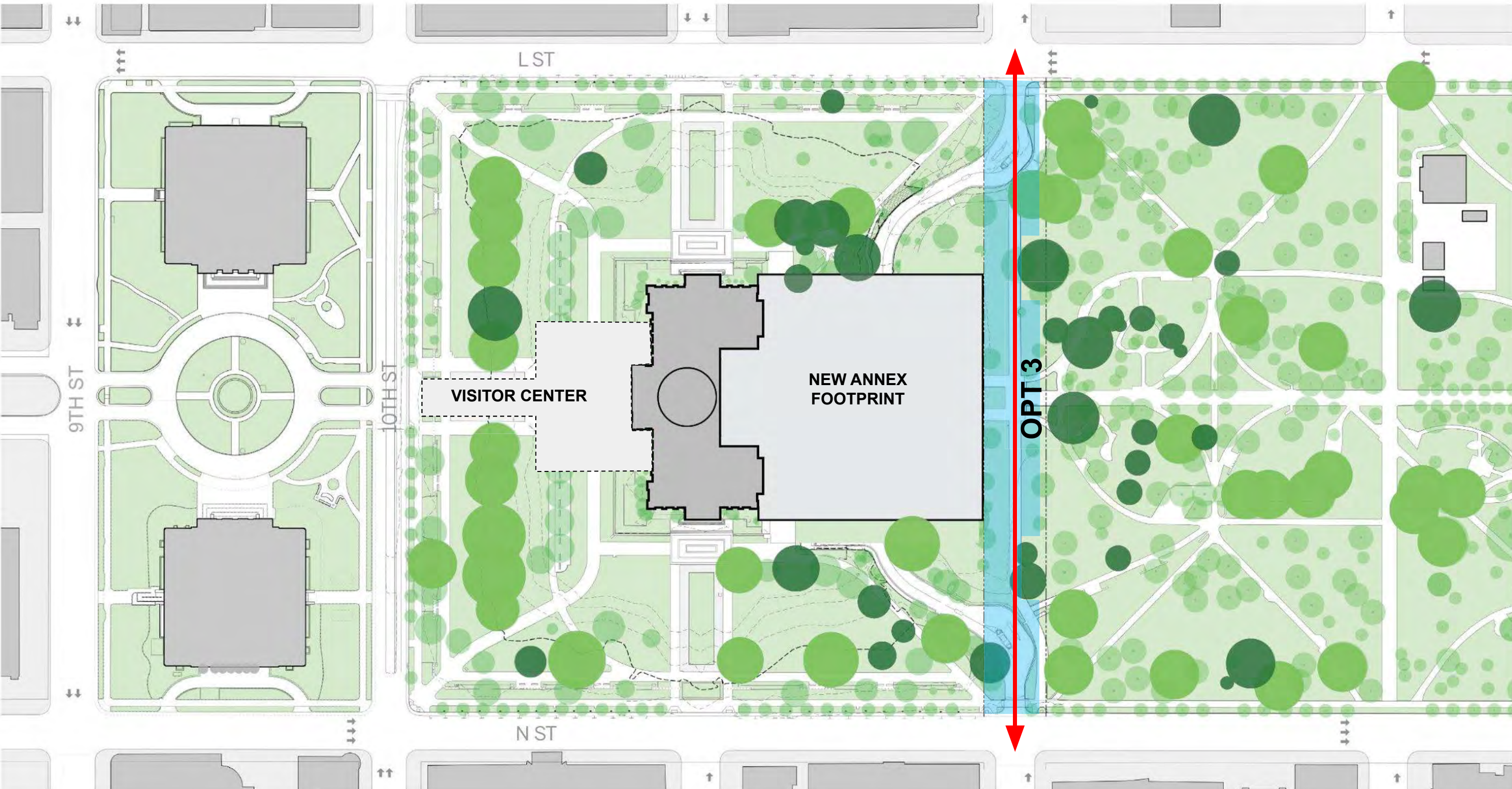


# SITE CONSIDERATIONS & OPPORTUNITIES

## PARKING - IMPACT ON TREES

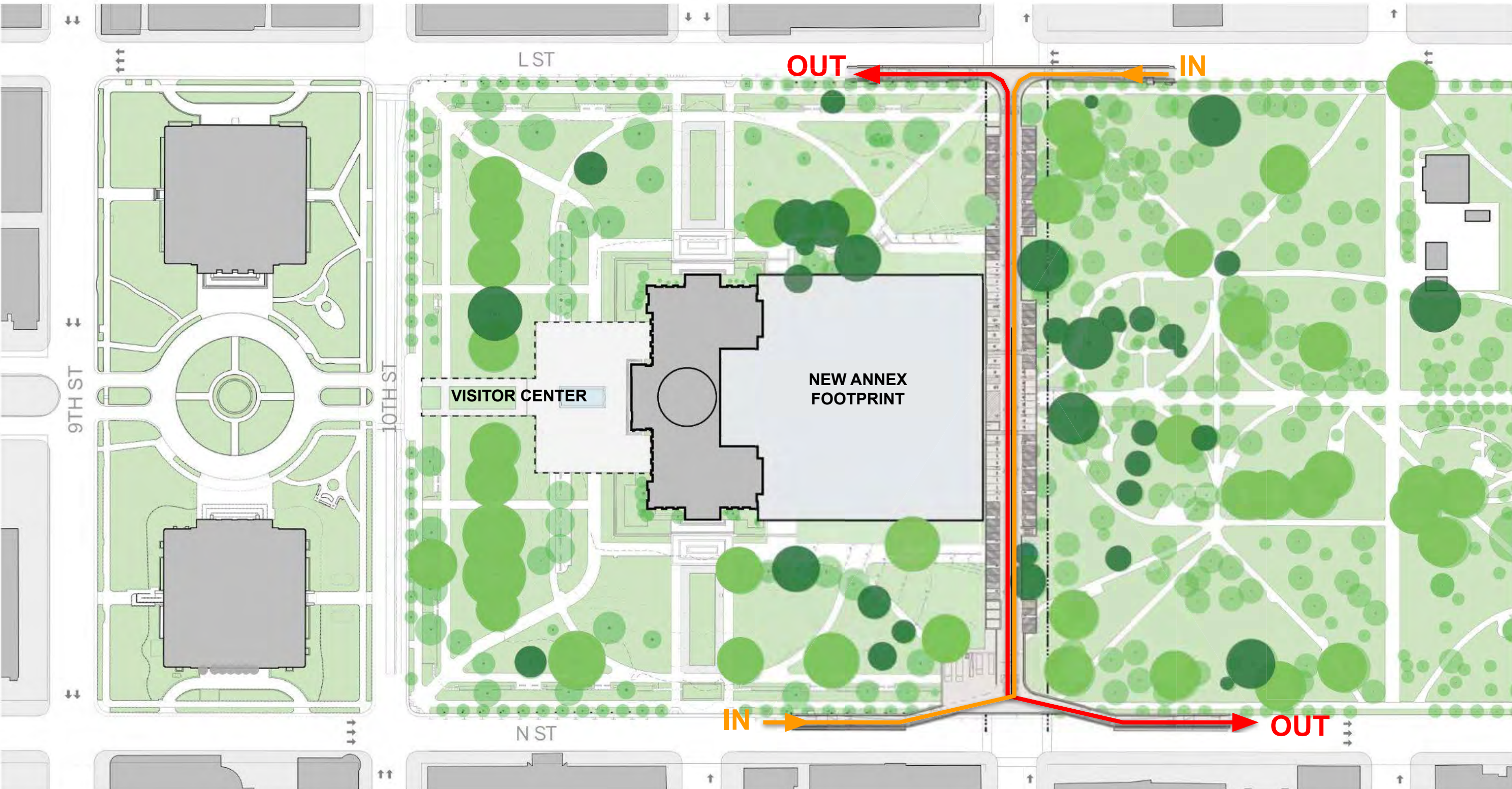


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - IMPACT ON TREES



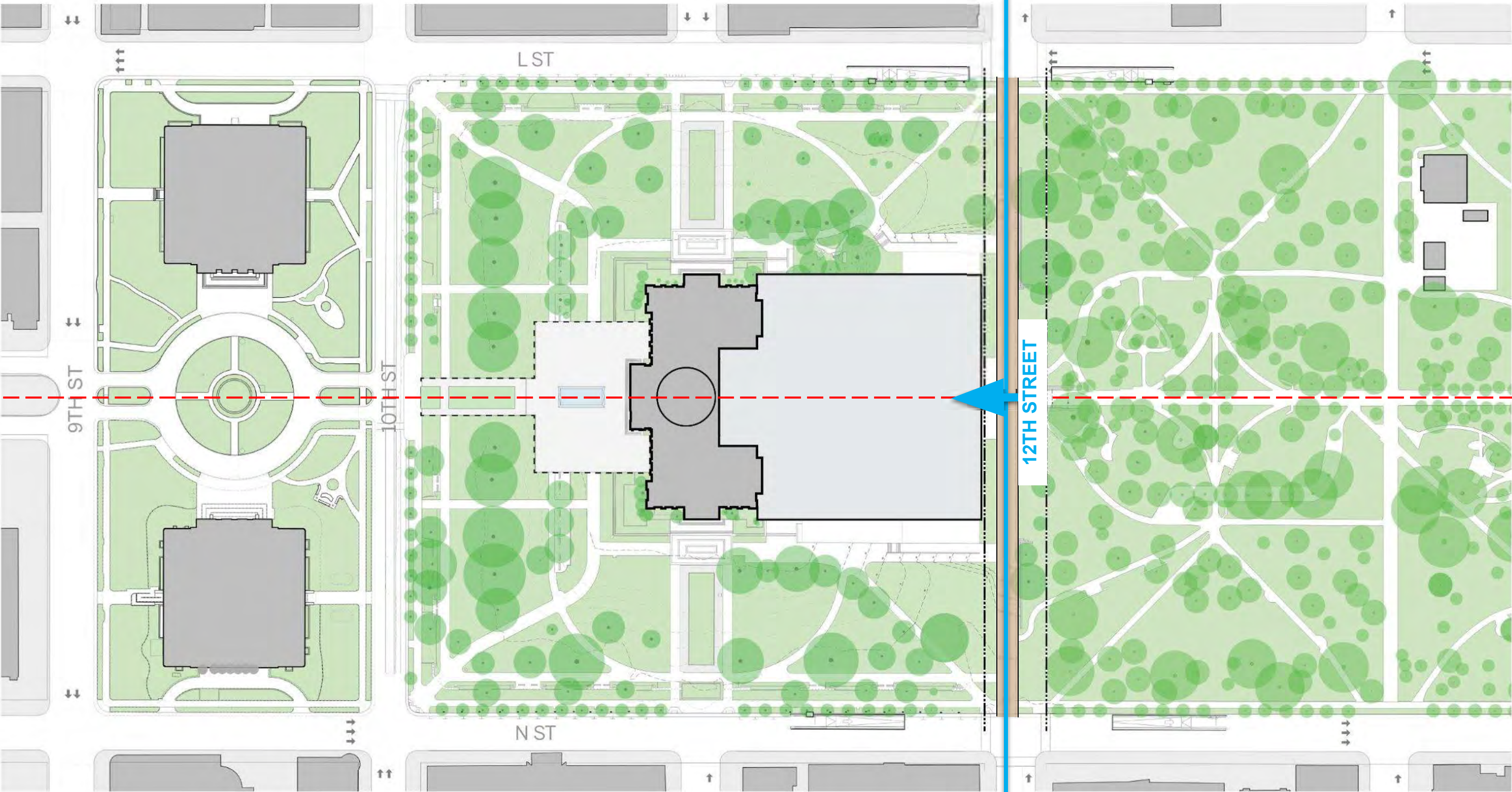


SITE CONSIDERATIONS & OPPORTUNITIES  
PARKING - ACCESS & EGRESS



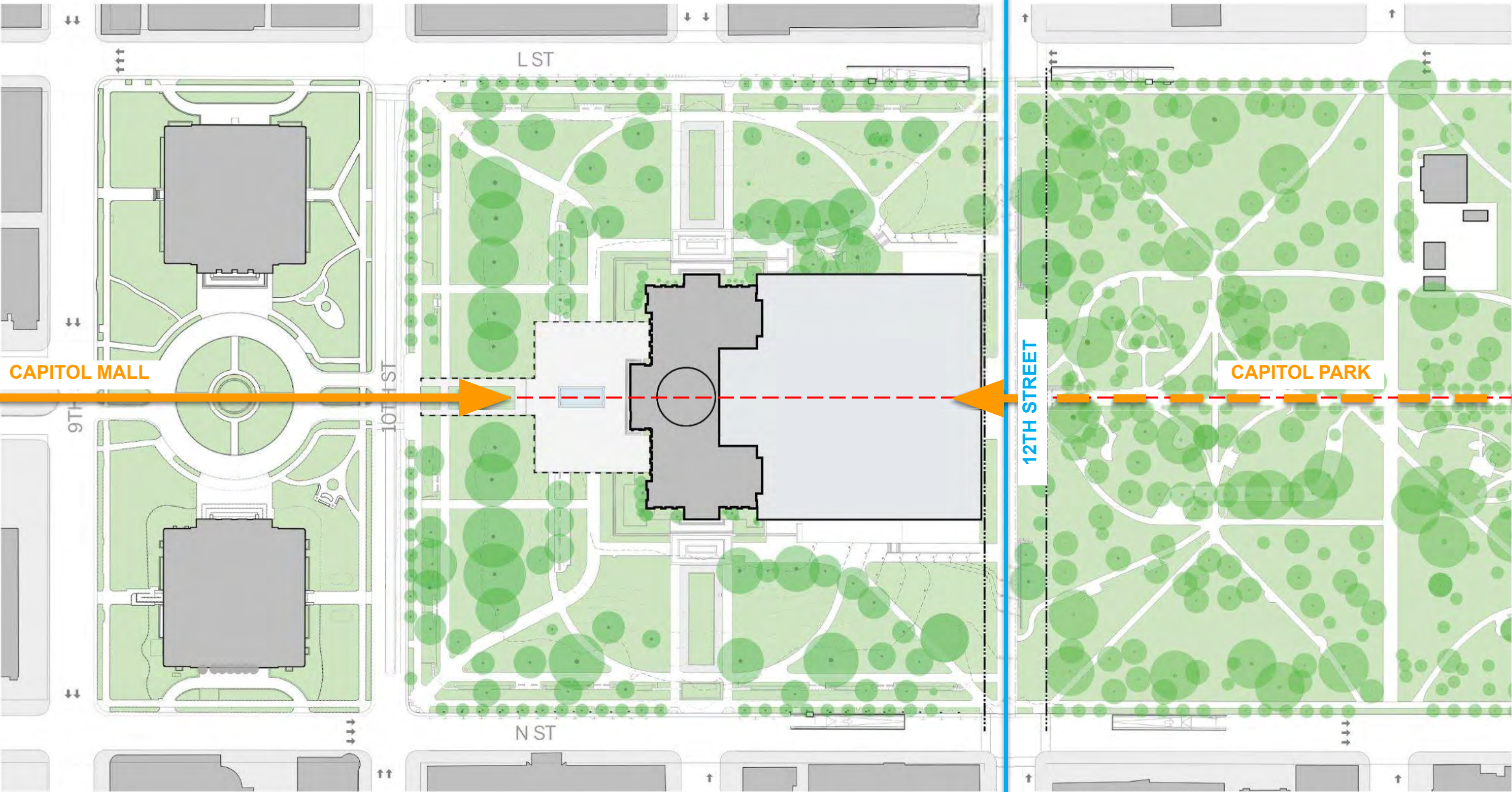
# SITE CONSIDERATIONS & OPPORTUNITIES

## VISITOR ACCESS - 12TH STREET PROMENADE



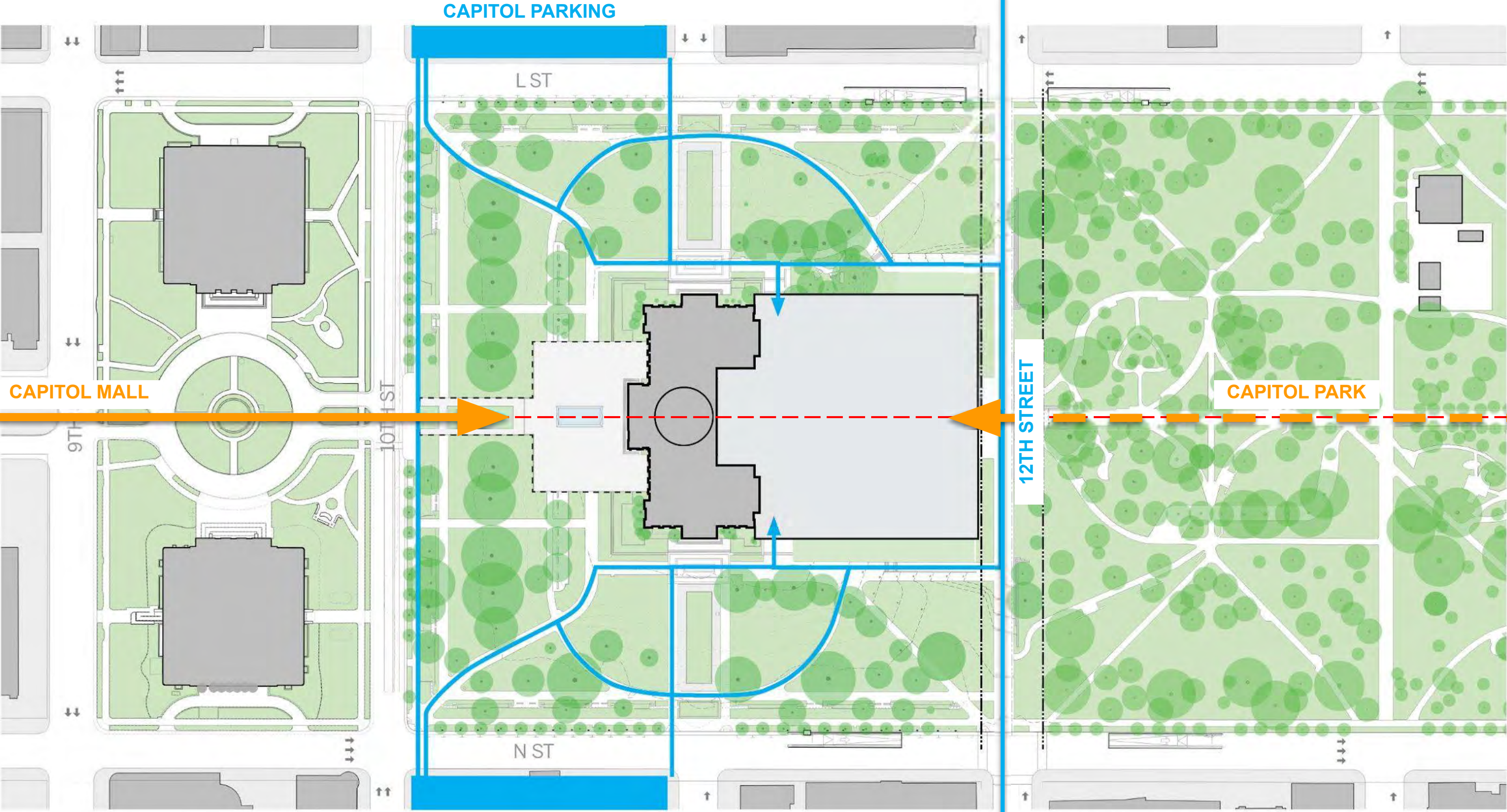
# SITE CONSIDERATIONS & OPPORTUNITIES

## VISITOR ACCESS



# SITE CONSIDERATIONS & OPPORTUNITIES

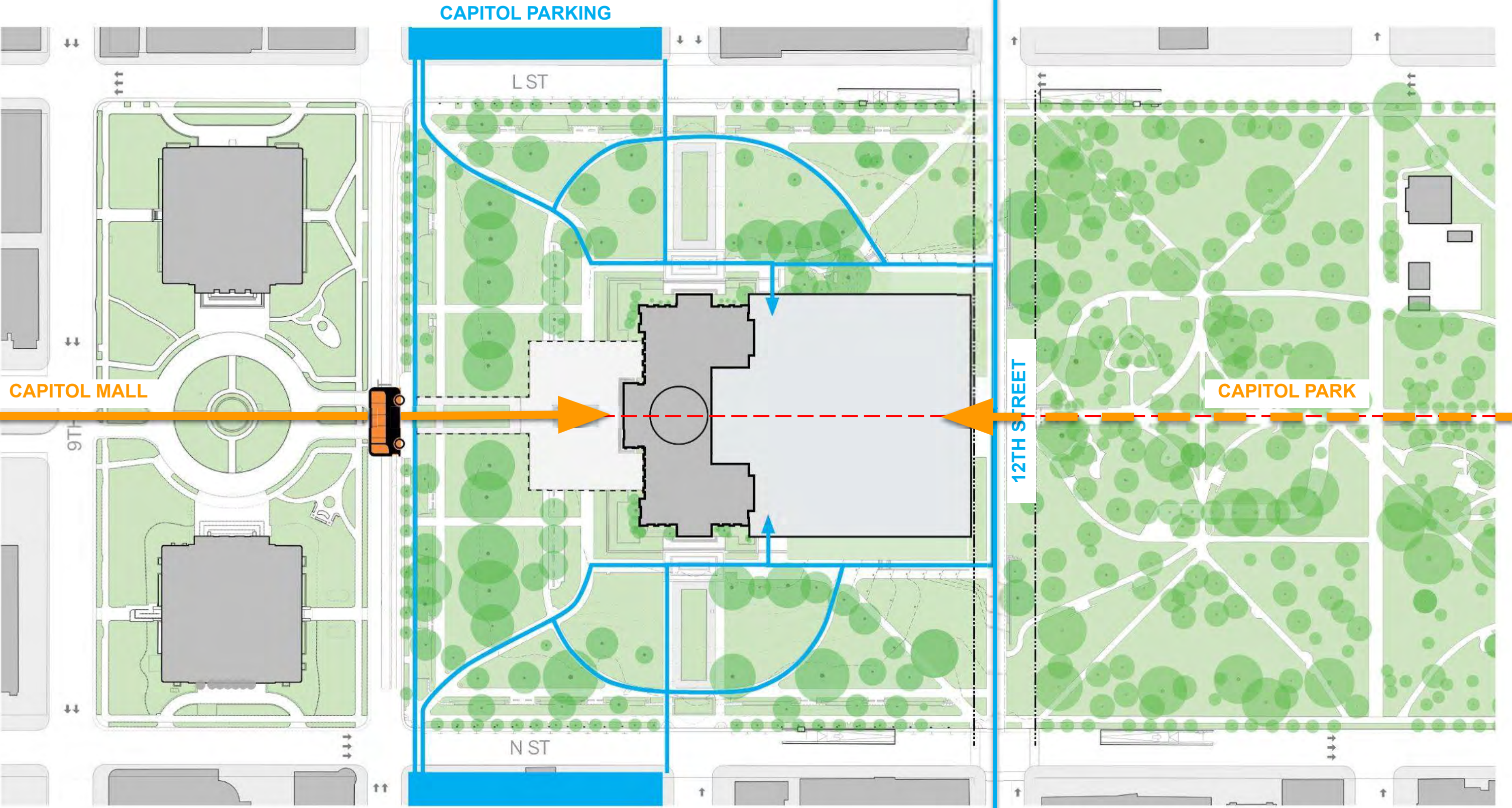
## VISITOR ACCESS



LOB, 10TH & O

# SITE CONSIDERATIONS & OPPORTUNITIES

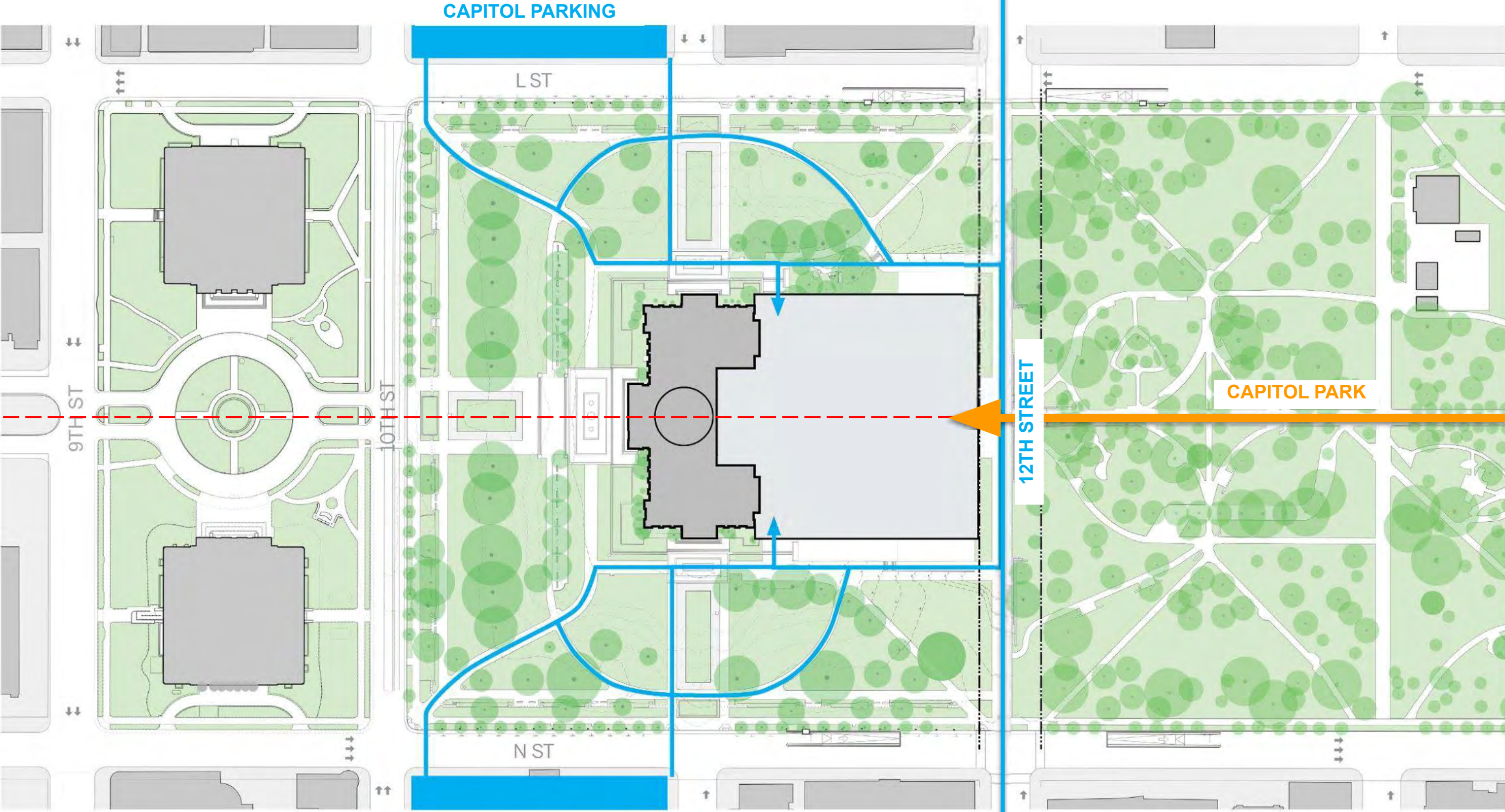
## TOUR BUS DROP-OFF



LOB, 10TH & O

# SITE CONSIDERATIONS & OPPORTUNITIES

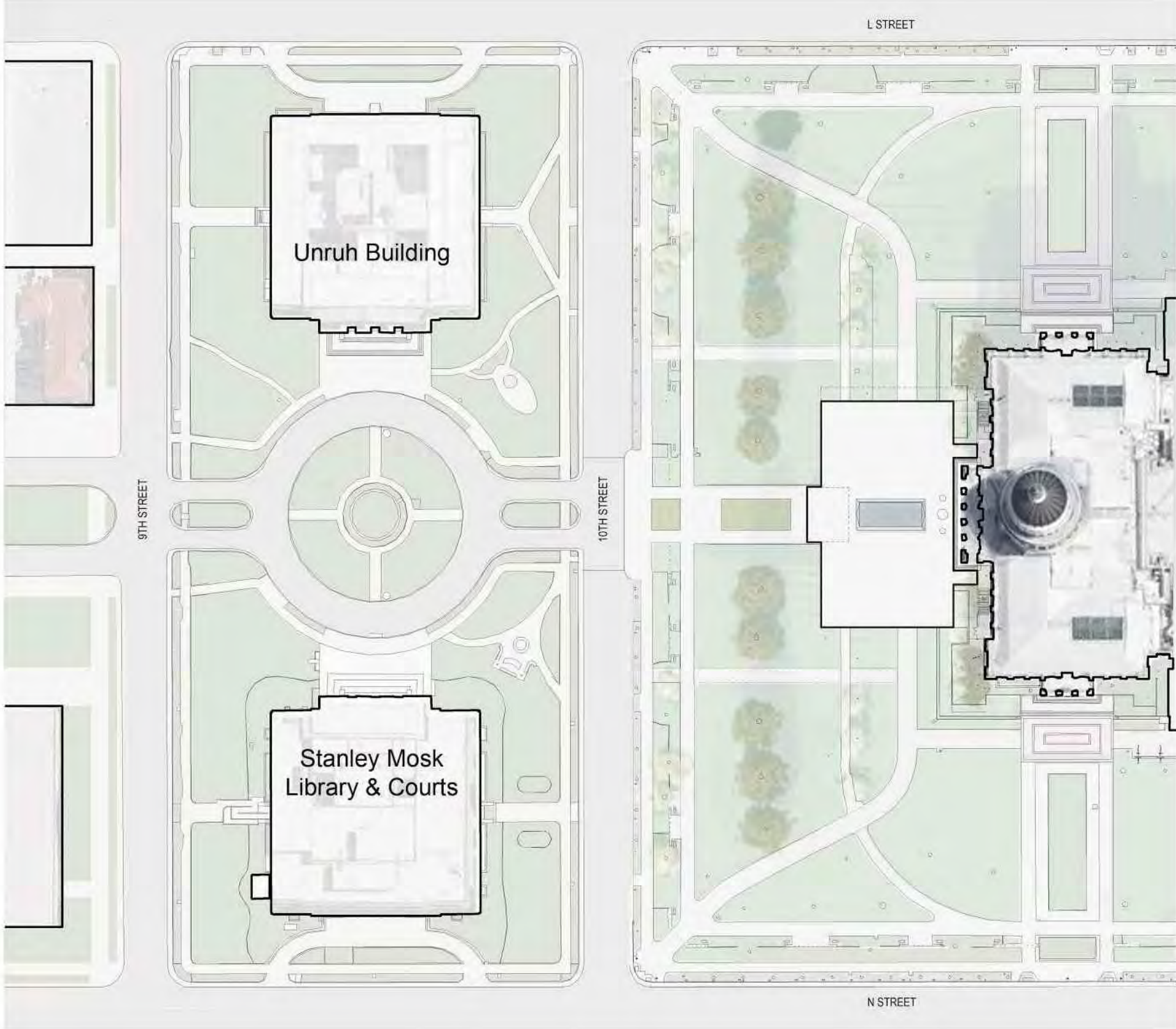
## TOUR BUS DROP-OFF - NO VISITOR CENTER



LOB, 10TH & O

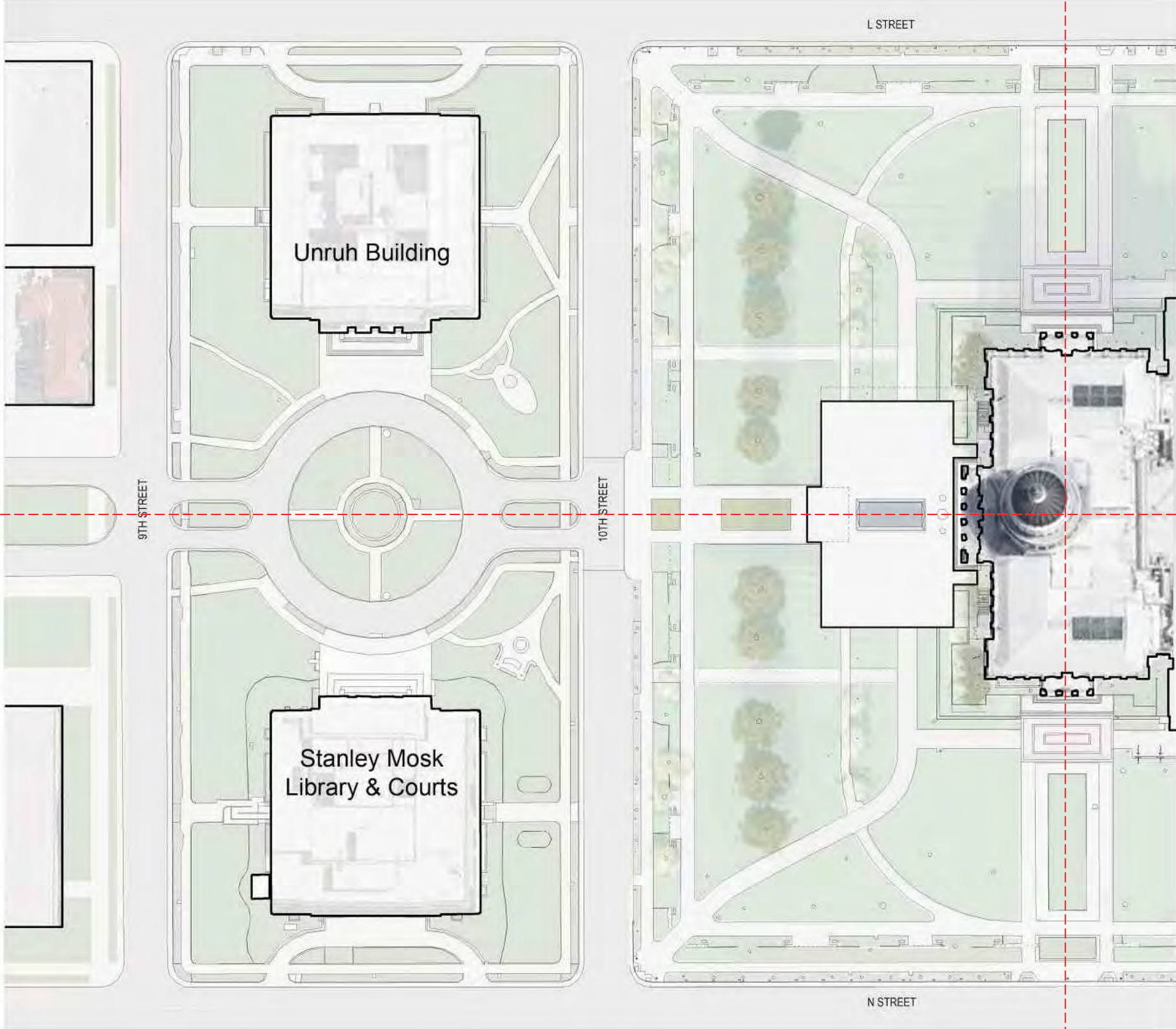
**NEW VISITOR CENTER**

# VISITOR CENTER SITE PLAN

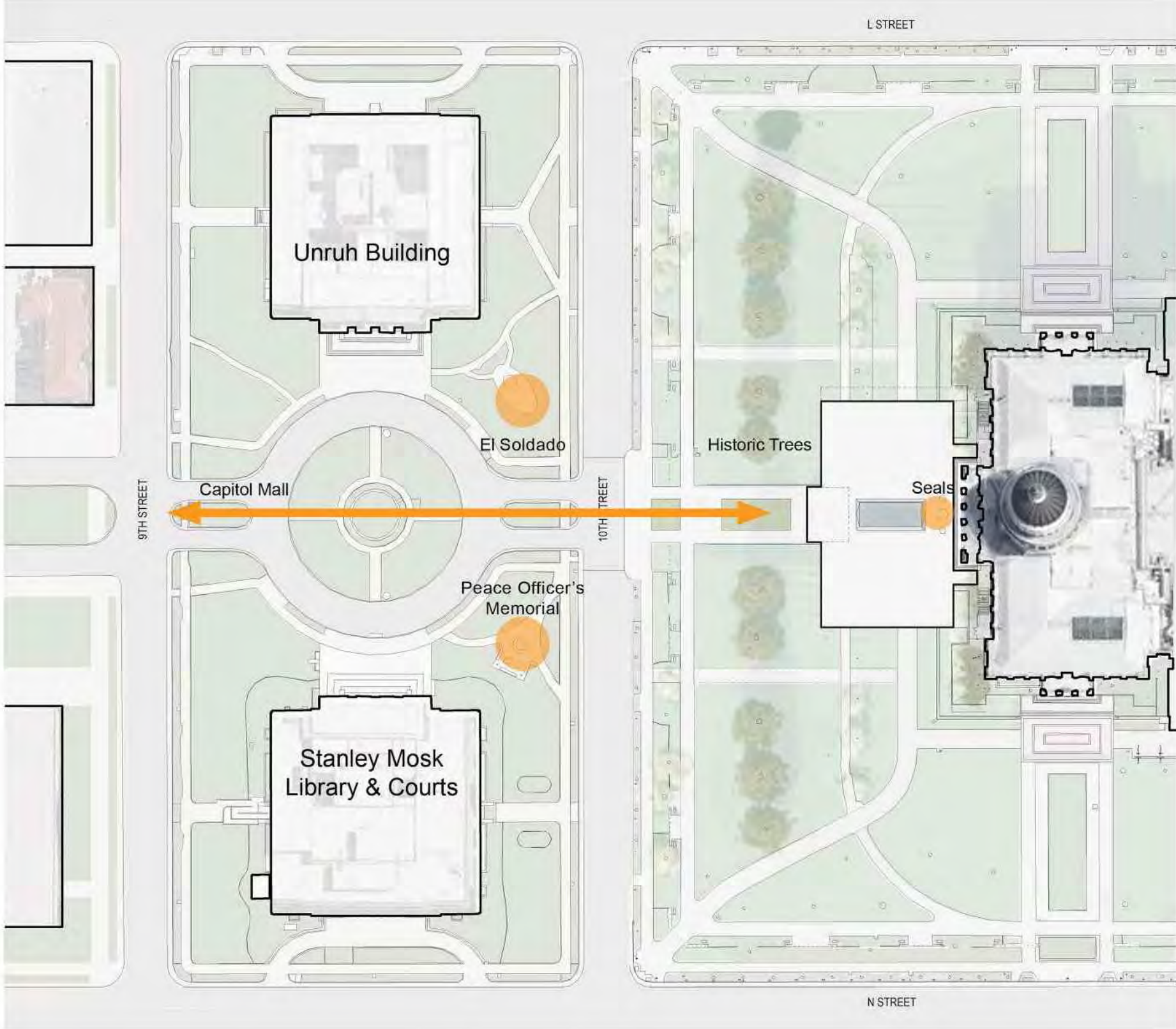




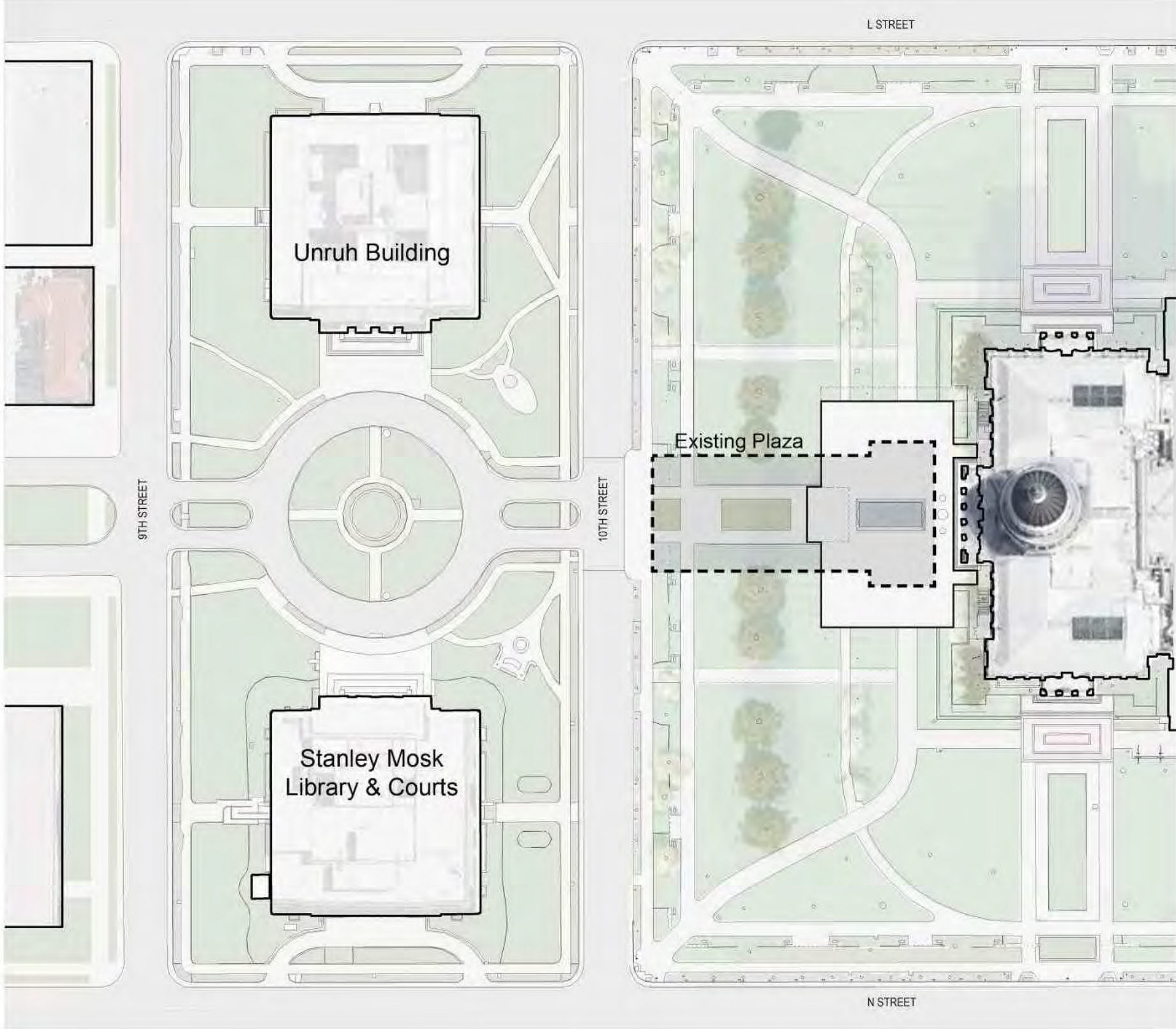
# VISITOR CENTER SITE PLAN



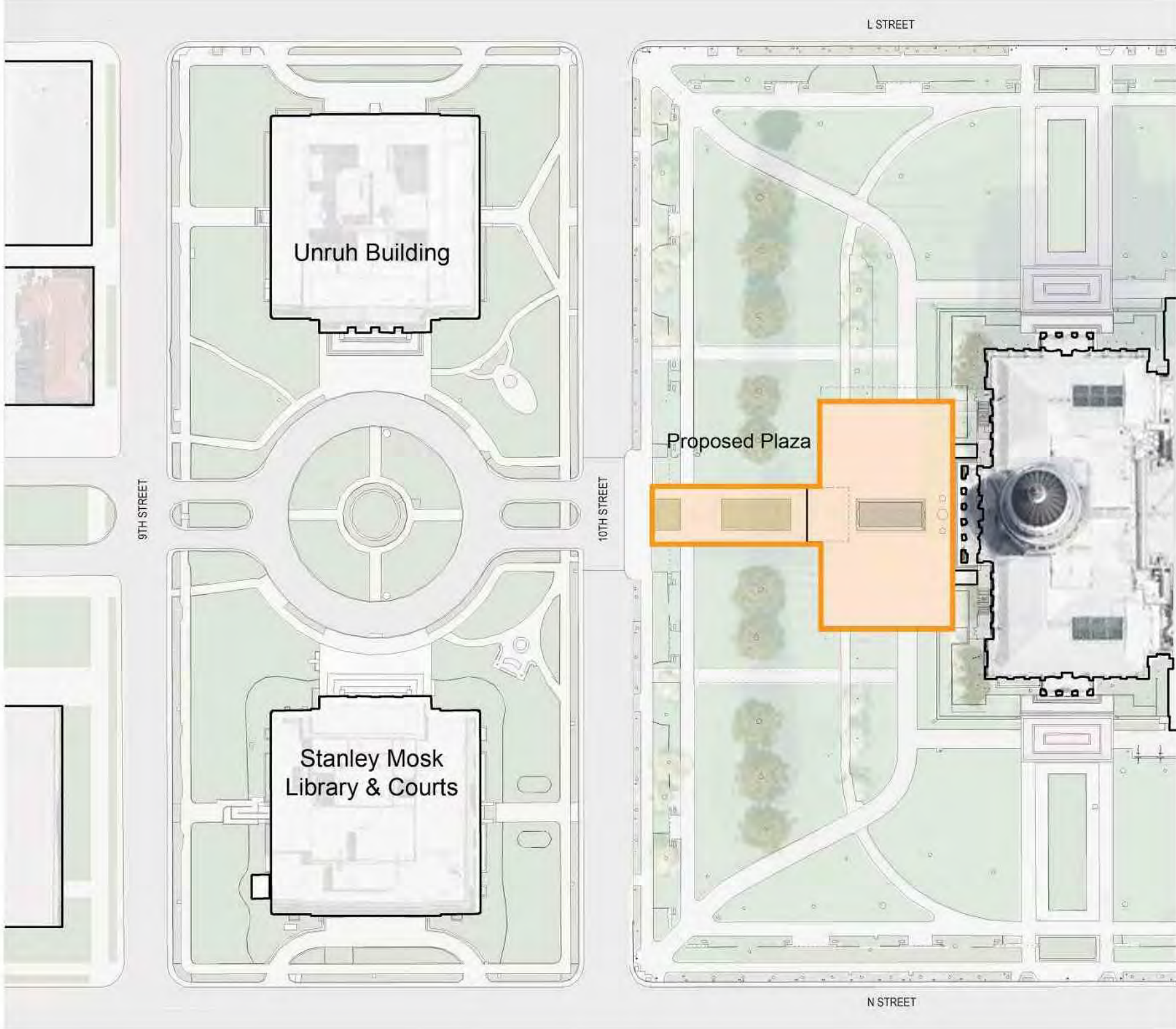
# VISITOR CENTER SITE PLAN: CONSIDERATIONS



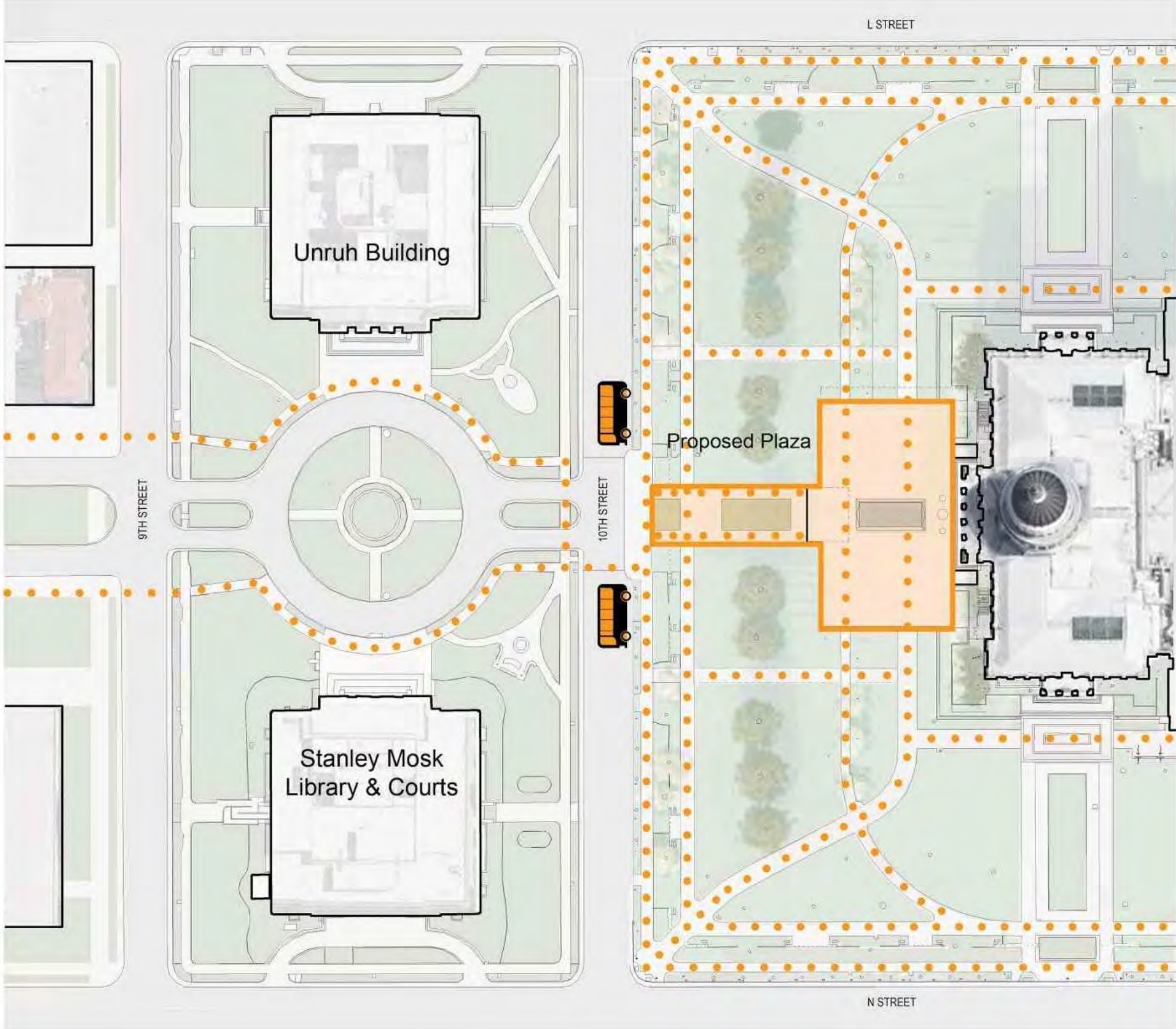
VISITOR CENTER  
SITE PLAN: CONSIDERATIONS



# VISITOR CENTER SITE PLAN: CONSIDERATIONS



# VISITOR CENTER SITE PLAN: CIRCULATION



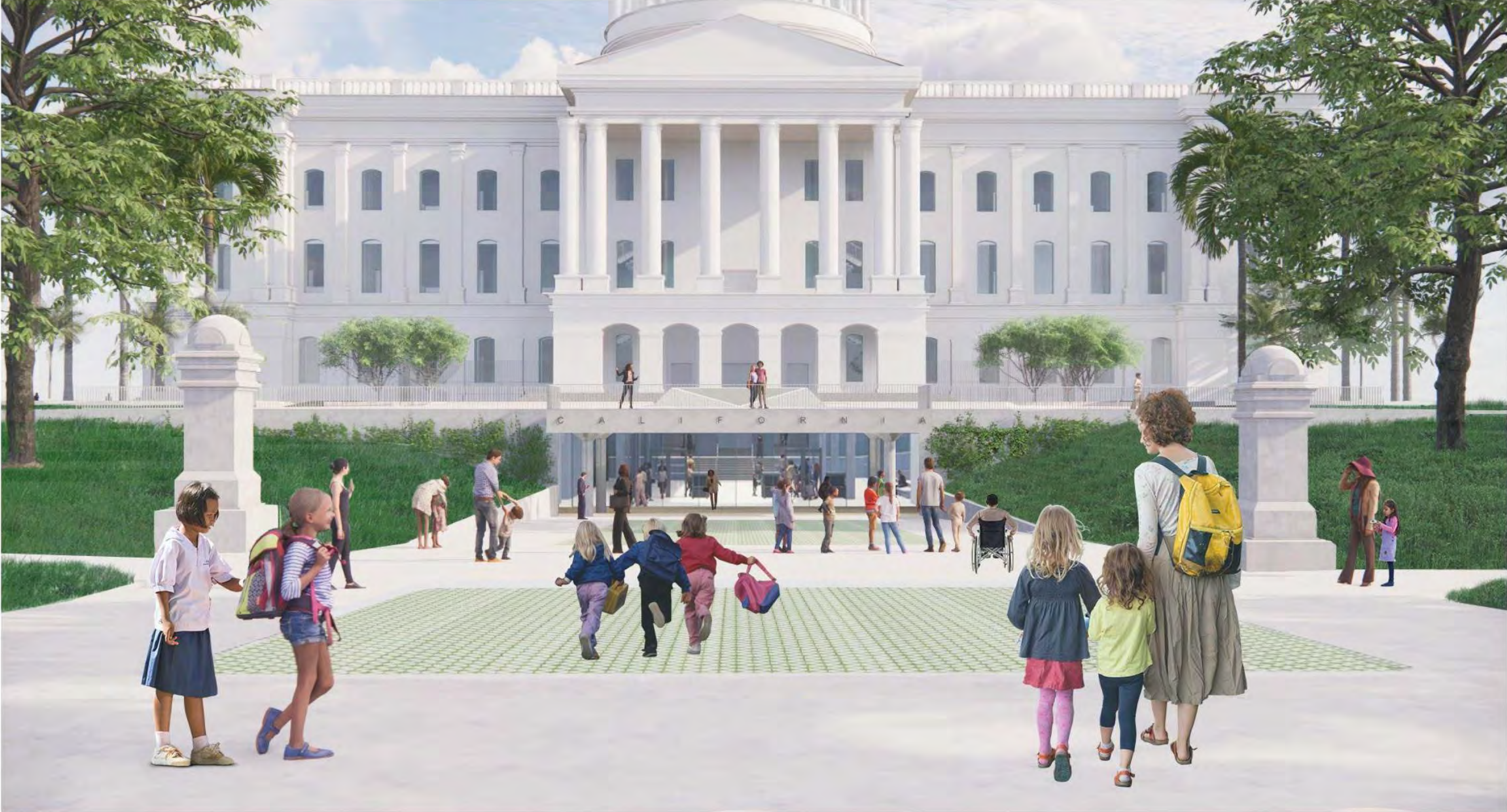
# VISITOR CENTER SITE AXONOMETRIC - LOOKING NORTH



VISITOR CENTER  
ELEVATION PERSPECTIVE FROM STREET



# VISITOR CENTER ELEVATION PERSPECTIVE

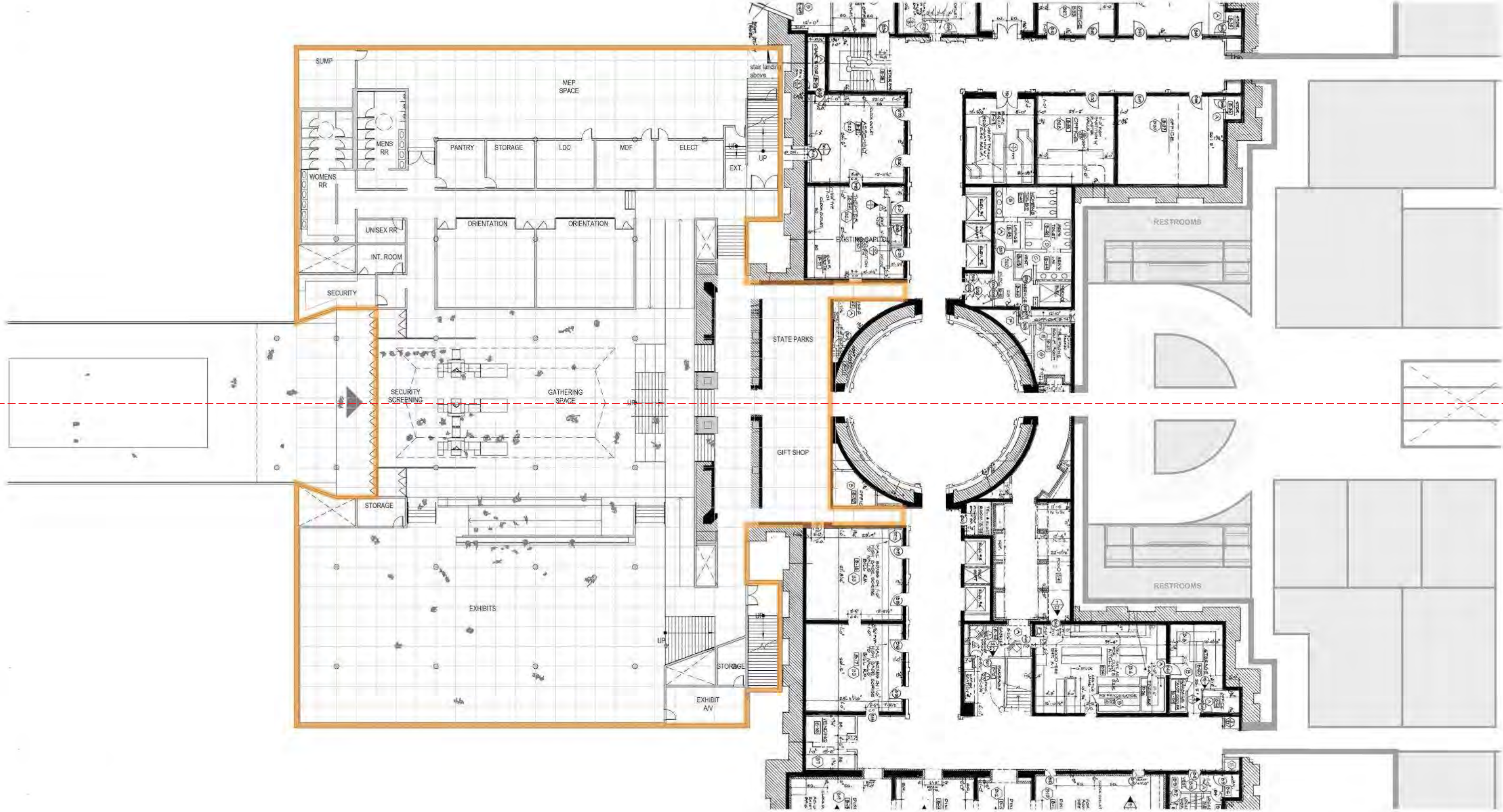




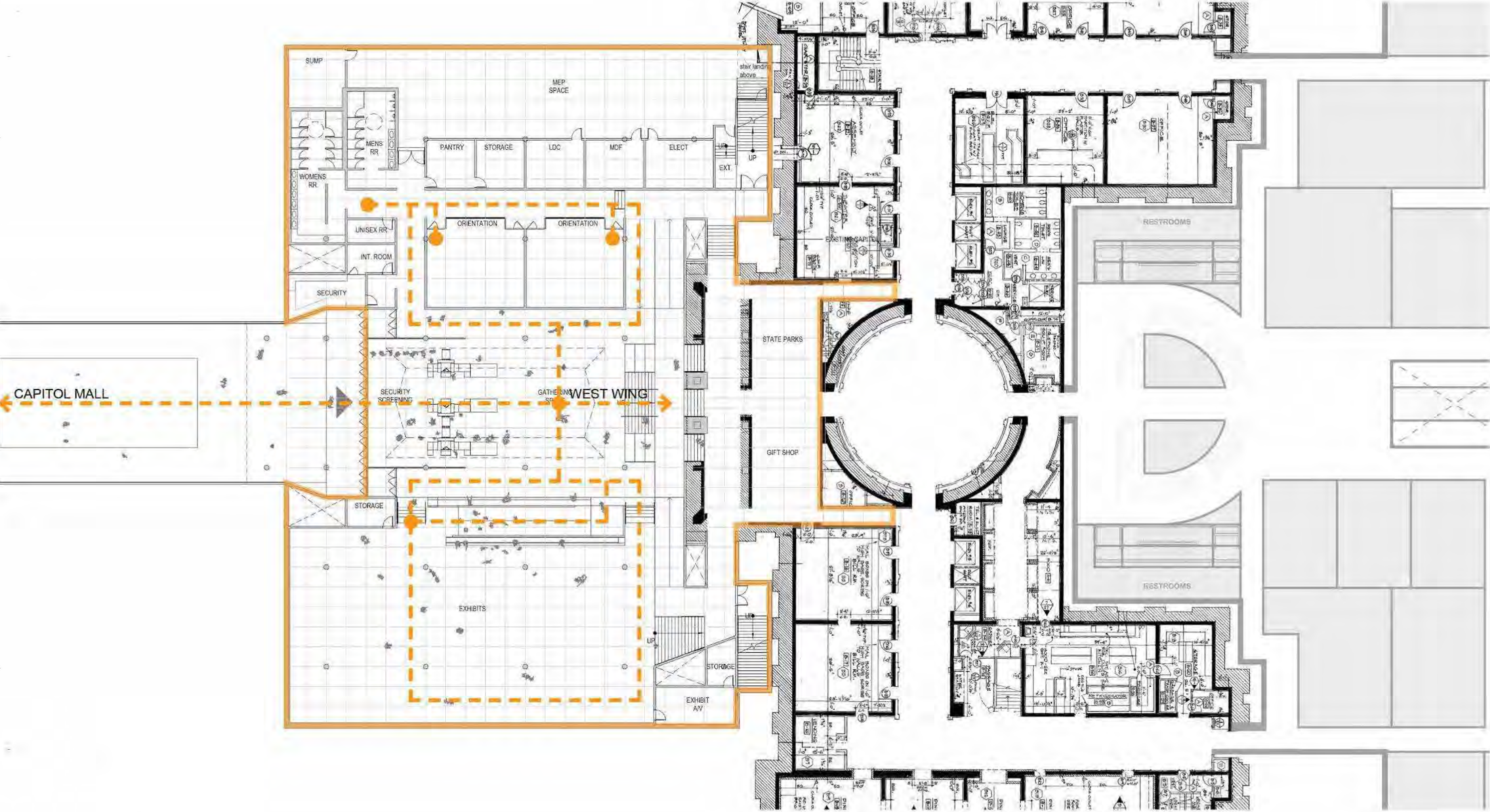
# VISITOR CENTER MAIN ENTRY



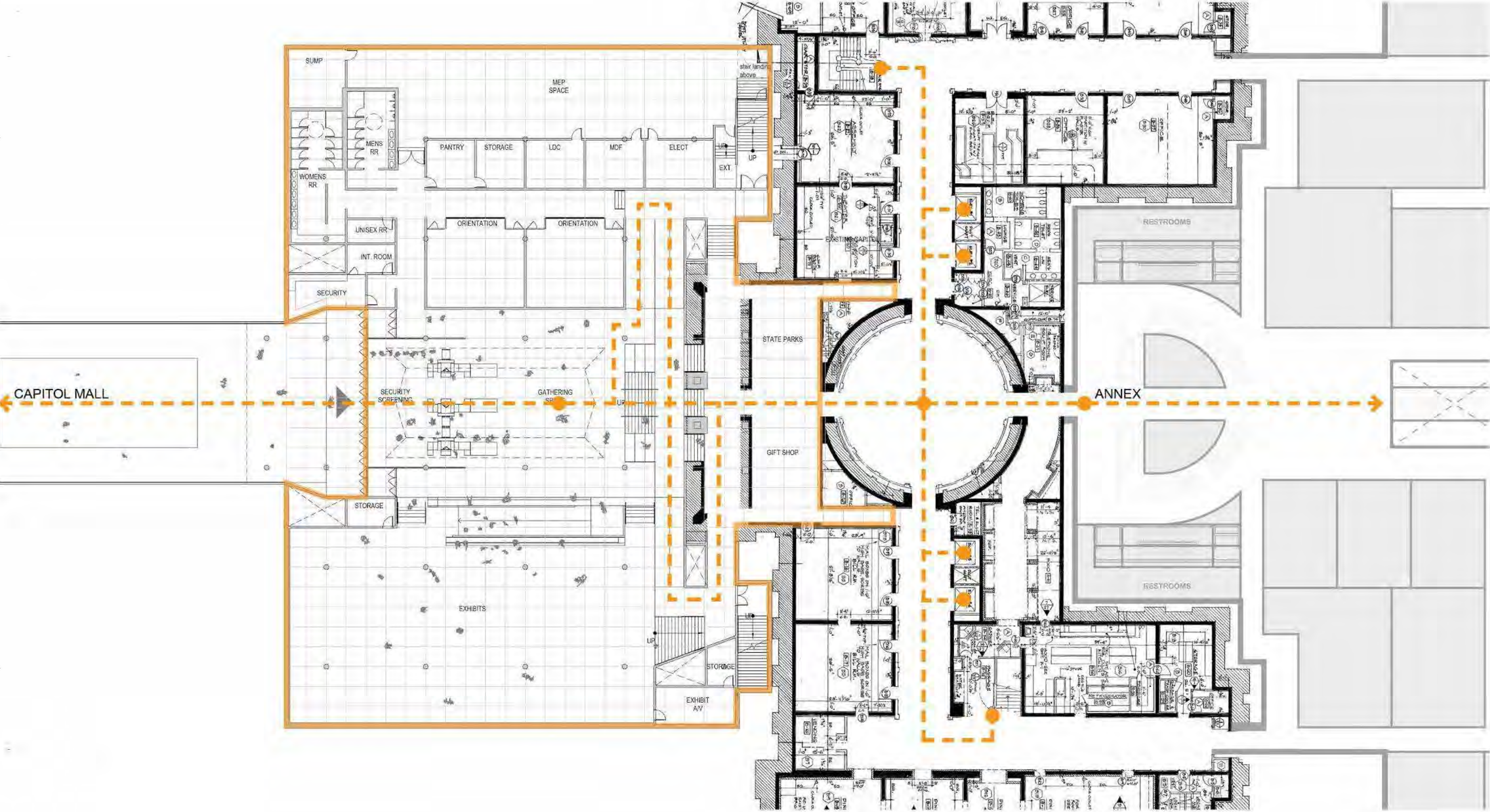
# VISITOR CENTER FLOOR PLAN



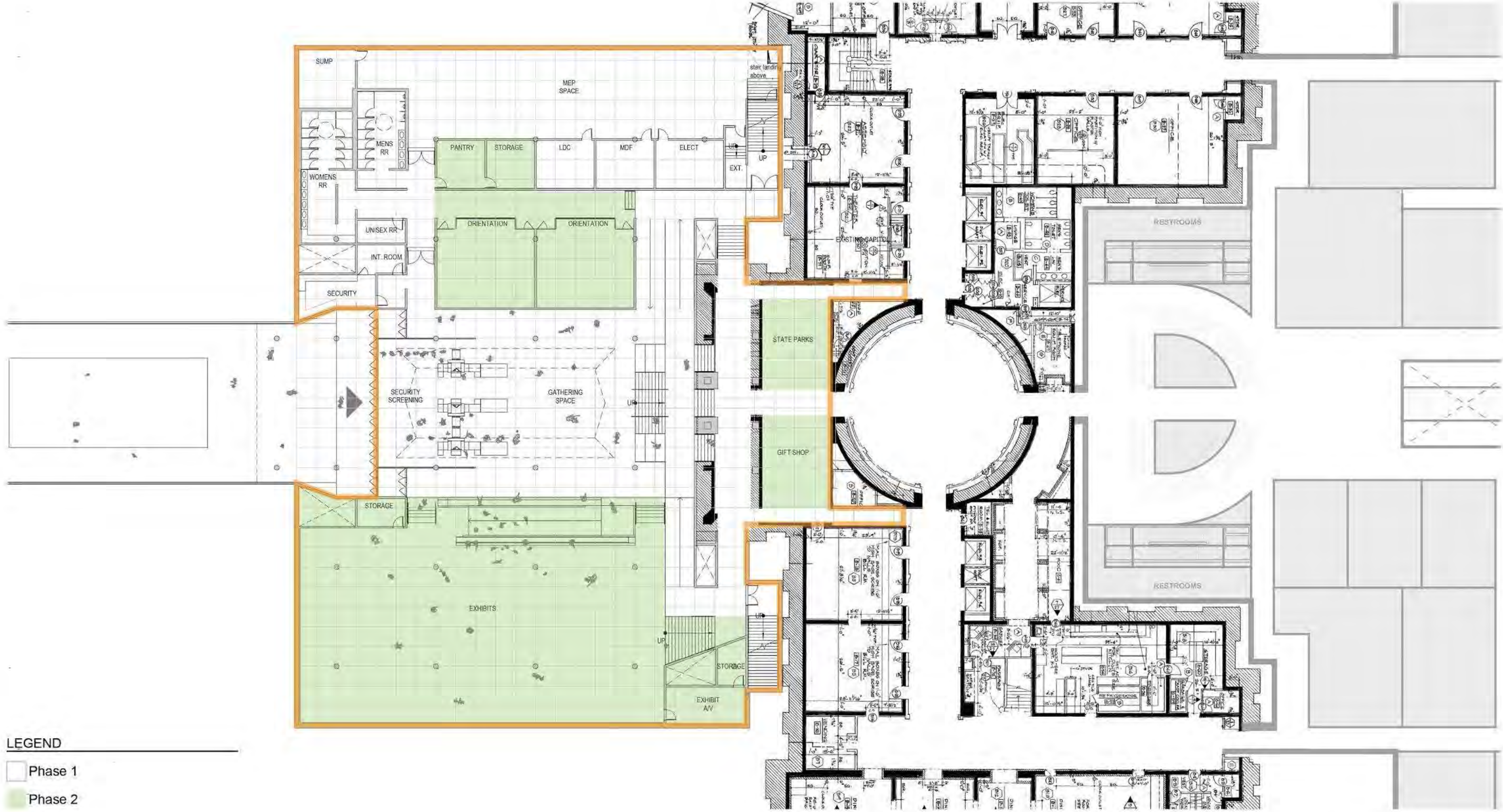
# VISITOR CENTER FLOOR PLAN - INTERIOR CIRCULATION



# VISITOR CENTER FLOOR PLAN - THROUGH CIRCULATION



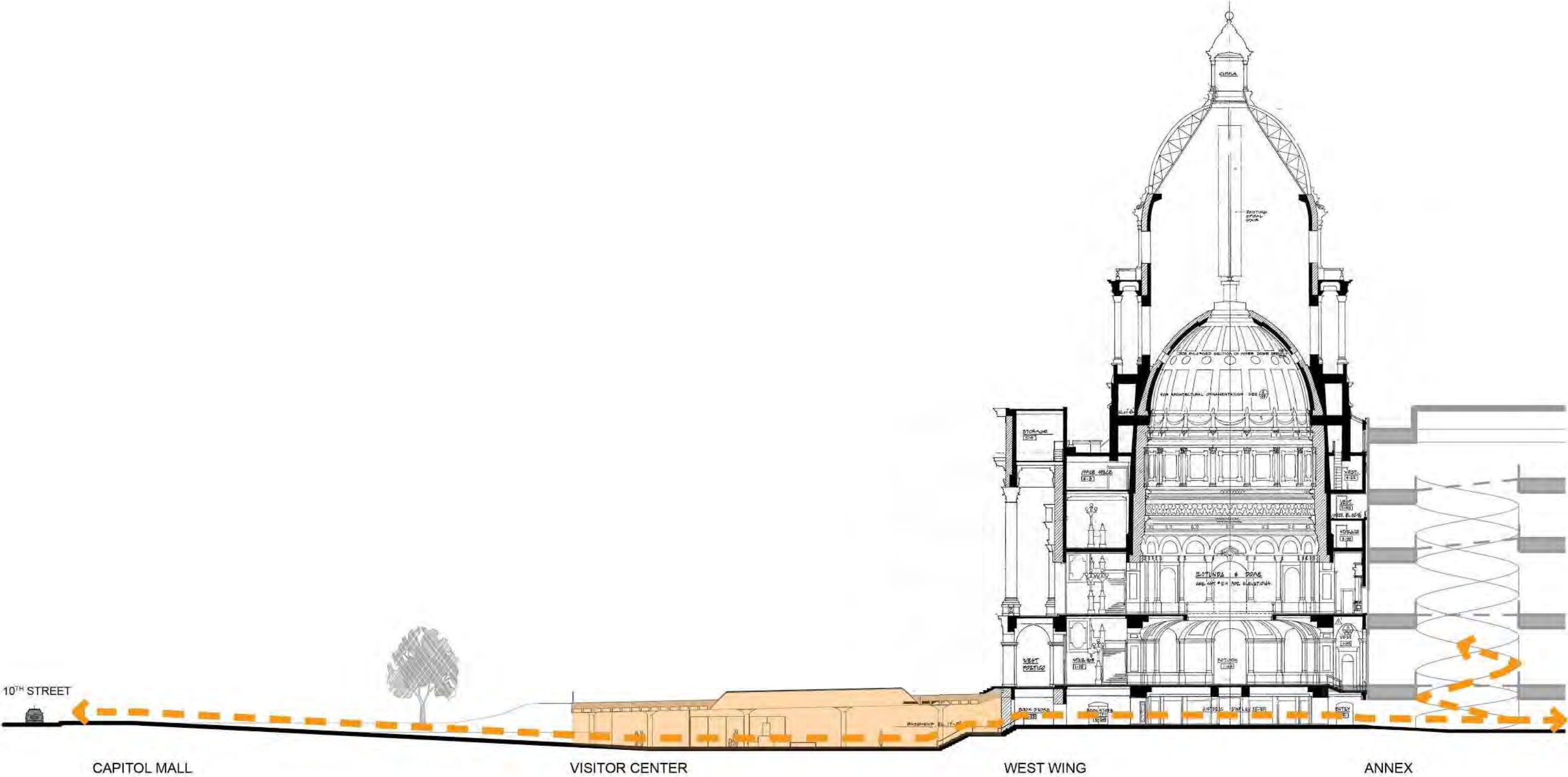
# VISITOR CENTER FLOOR PLAN - PHASING



**LEGEND**

- Phase 1
- Phase 2

# 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

<b>Phase</b>	<b>Scope</b>	<b>POS Budget</b>	<b>Current Estimate</b>	<b>Status</b>
<b>Phase One</b>	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
<b>Phase Two</b>	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.

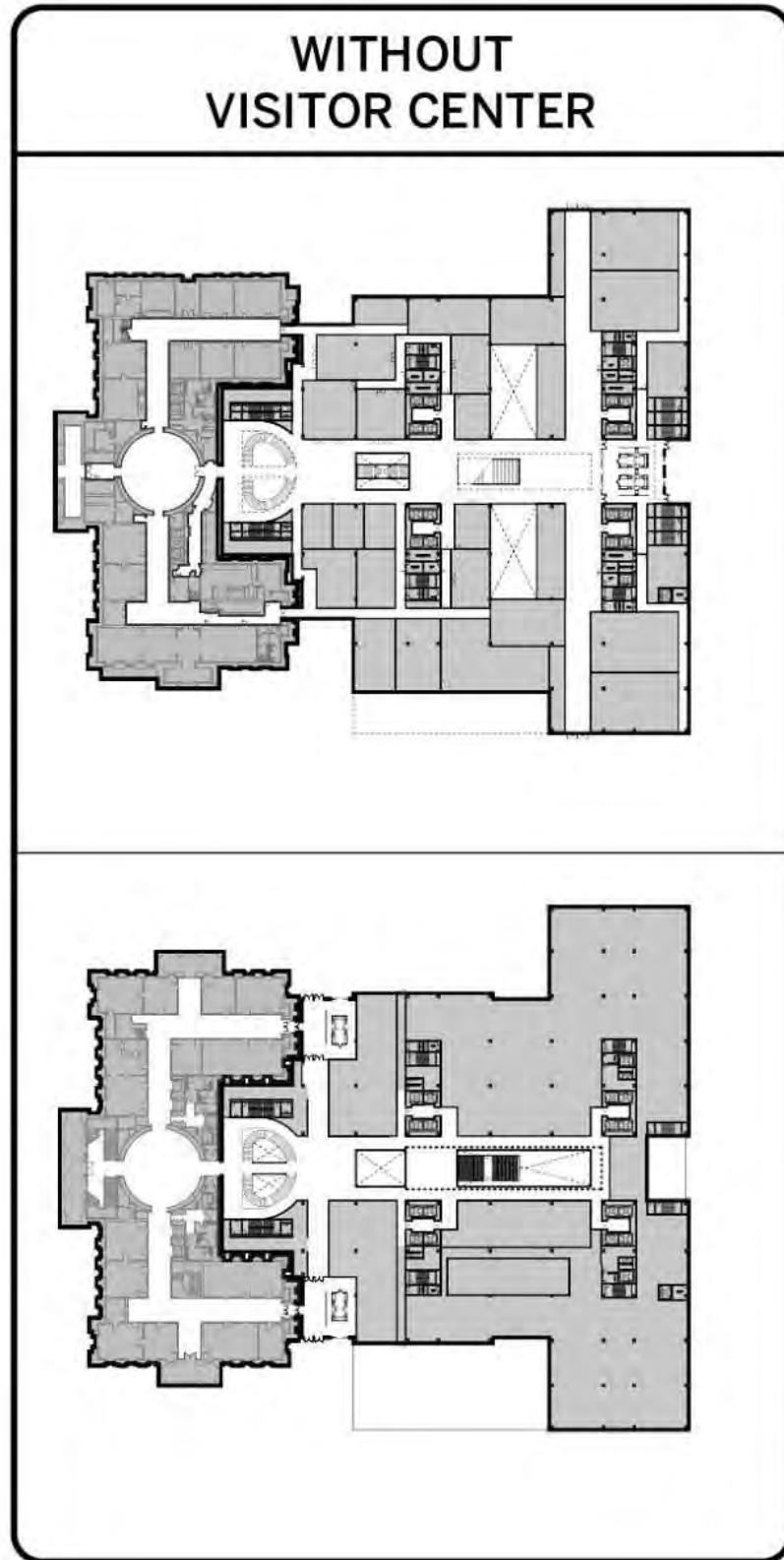
### Cost to the Annex of Placing the Visitor Center on Hold

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



# NO VISITOR CENTER IMPLICATIONS

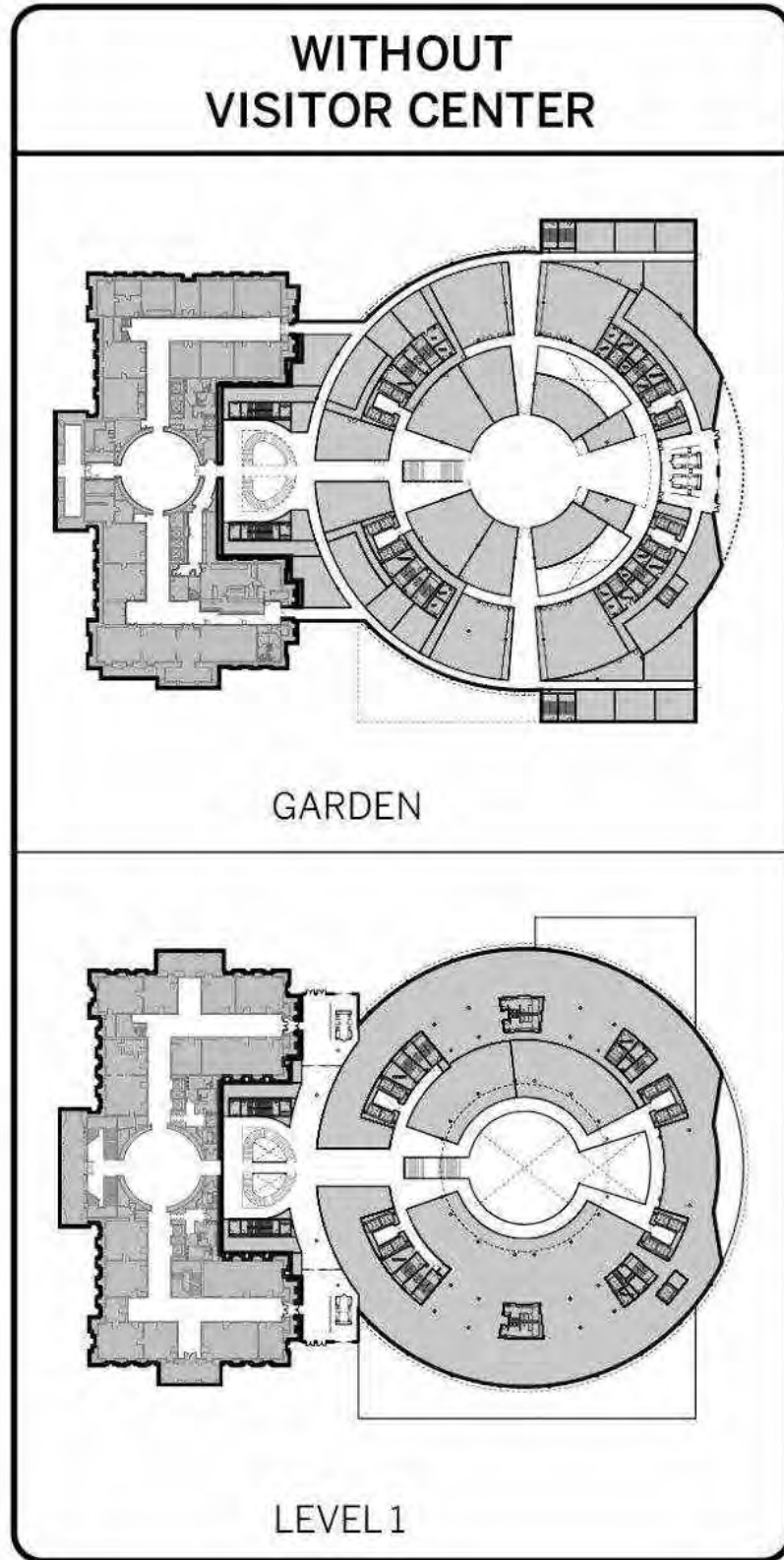
## DOUBLE T



WITHOUT VISITOR CENTER		WITH VISITOR CENTER		- 1,145 GSF FOOTPRINT + 3,950 USF PROGRAM	
CIRCULATION	SECURITY	TOILET ROOMS	TOTAL		
<p>- 353 GSF + 230 USF</p>	<p>4 MAGNETOMETERS</p> <p>2 MAGNETOMETERS</p> <p>+ 510 USF</p>	<p>+ 750 USF</p>	<p>- 353 GSF + 1,490 USF</p>		
<p>- 792 GSF + 460 USF</p>	<p>3 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>2 MAGNETOMETERS (NORTH SHOWN HERE)</p> <p>+ 1,250 USF</p>	<p>+ 750 USF</p>	<p>- 792 GSF + 2,460 USF</p>		

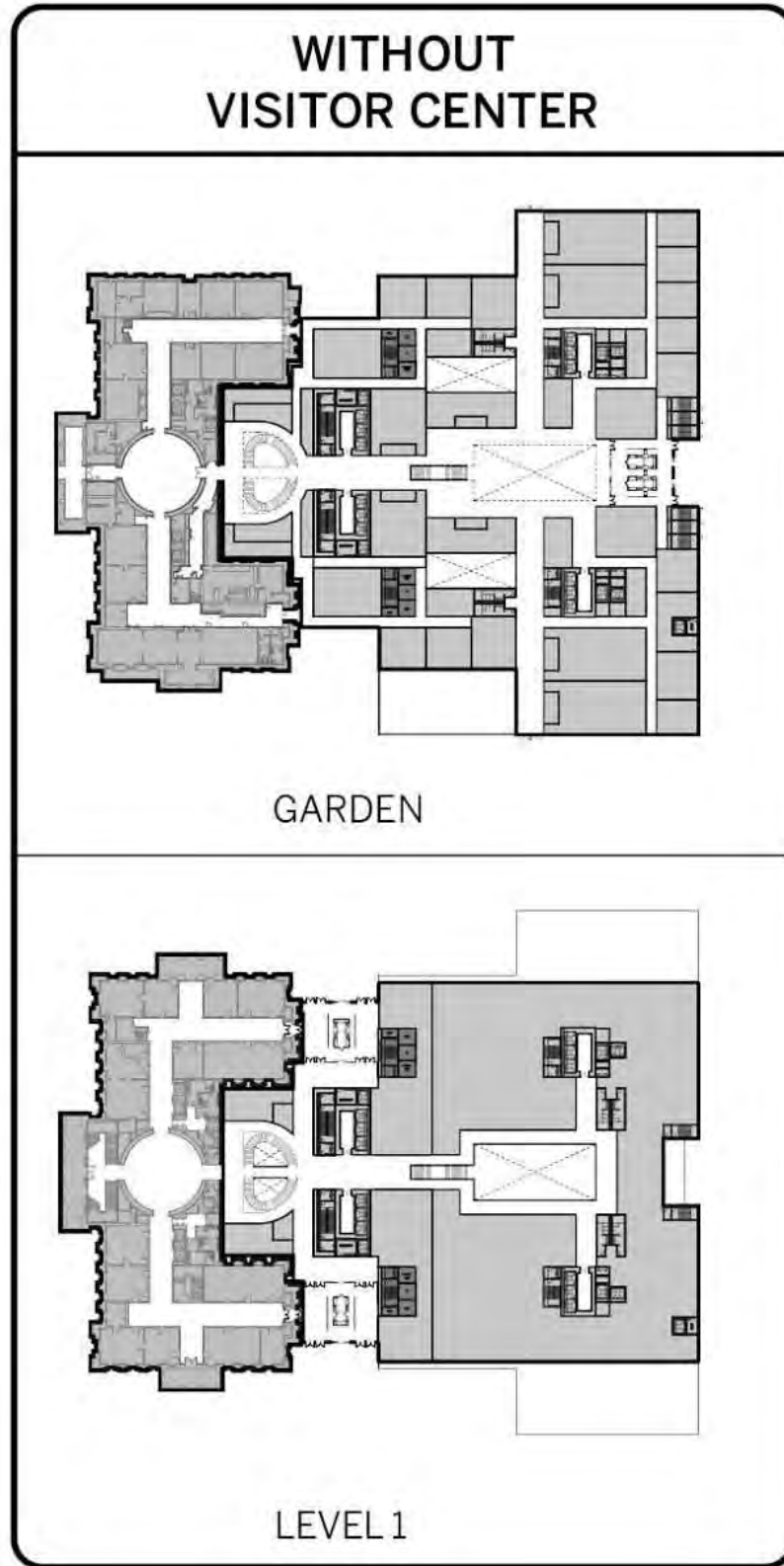
# NO VISITOR CENTER IMPLICATIONS

## 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 → 2 MAGNETOMETERS + 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) → 2 MAGNETOMETERS (NORTH SHOWN HERE) - 600 GSF + 1,400 USF</p>	<p>+ 750 USF</p>	<p>- 885 GSF + 2,915 USF</p>

# NO VISITOR CENTER IMPLICATIONS SQUARE



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 → 2 MAGNETOMETERS + 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) → 2 MAGNETOMETERS (NORTH SHOWN HERE) - 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)

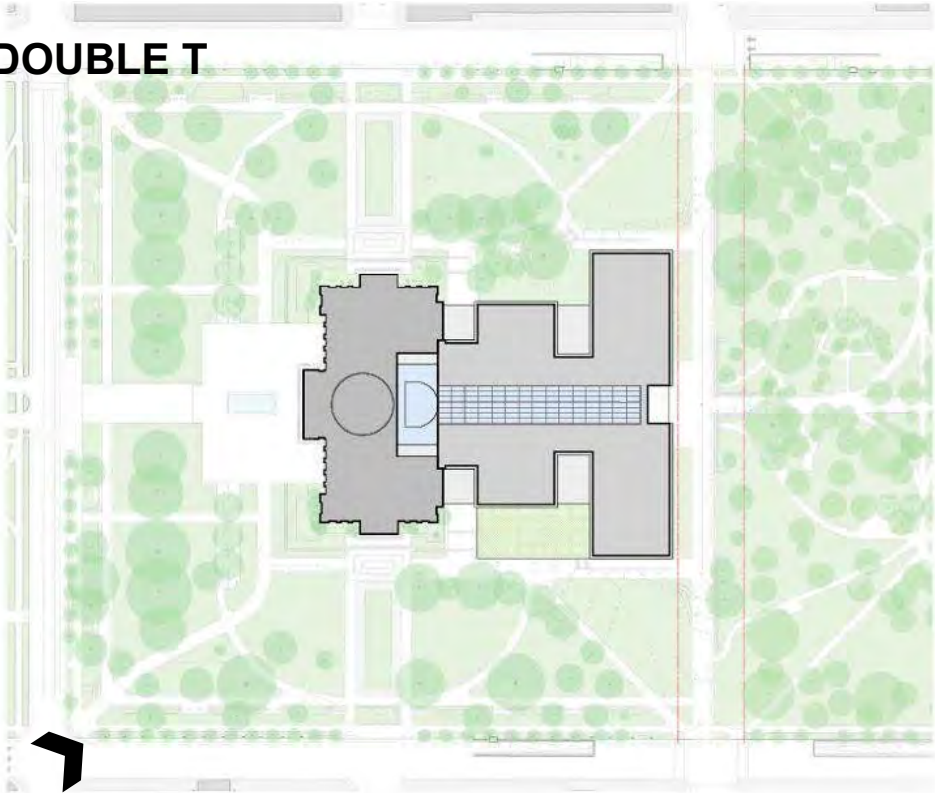
## Request of the Joint Rules Committee

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

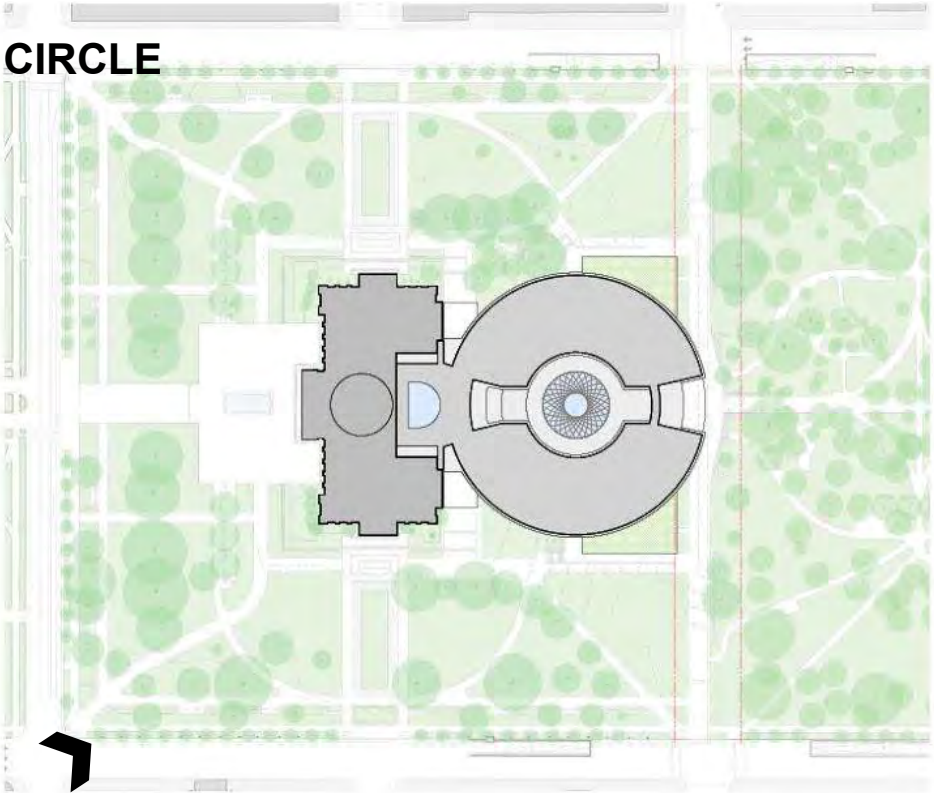
# **NEW CAPITOL ANNEX CONCEPTS**

# NEW CAPITOL ANNEX OVERVIEW

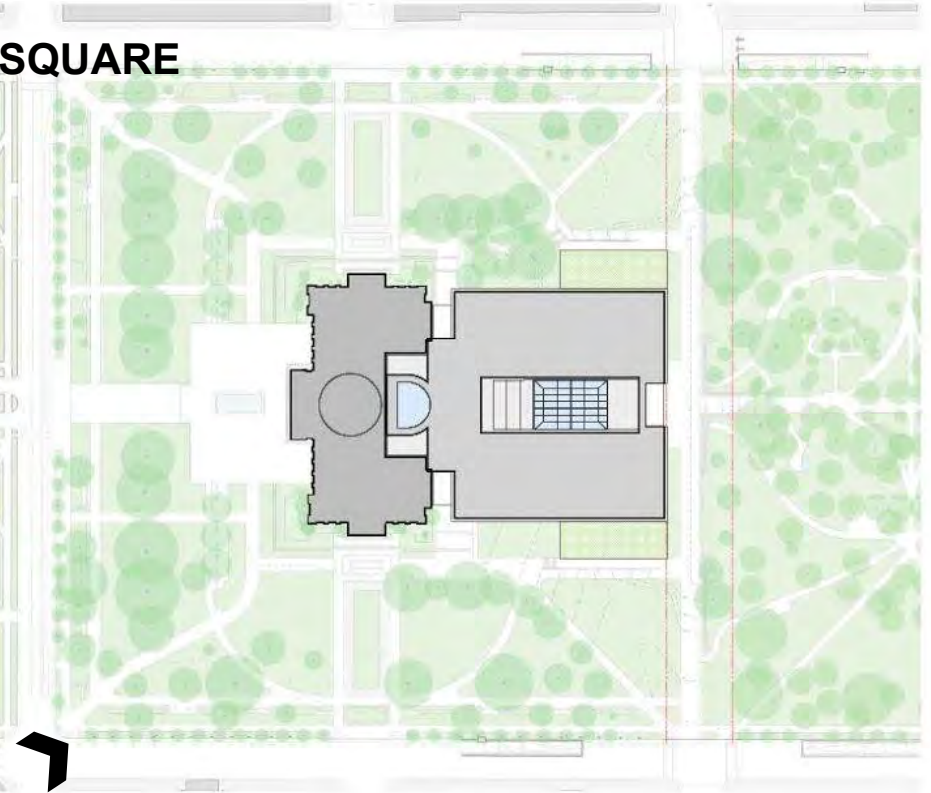
**DOUBLE T**



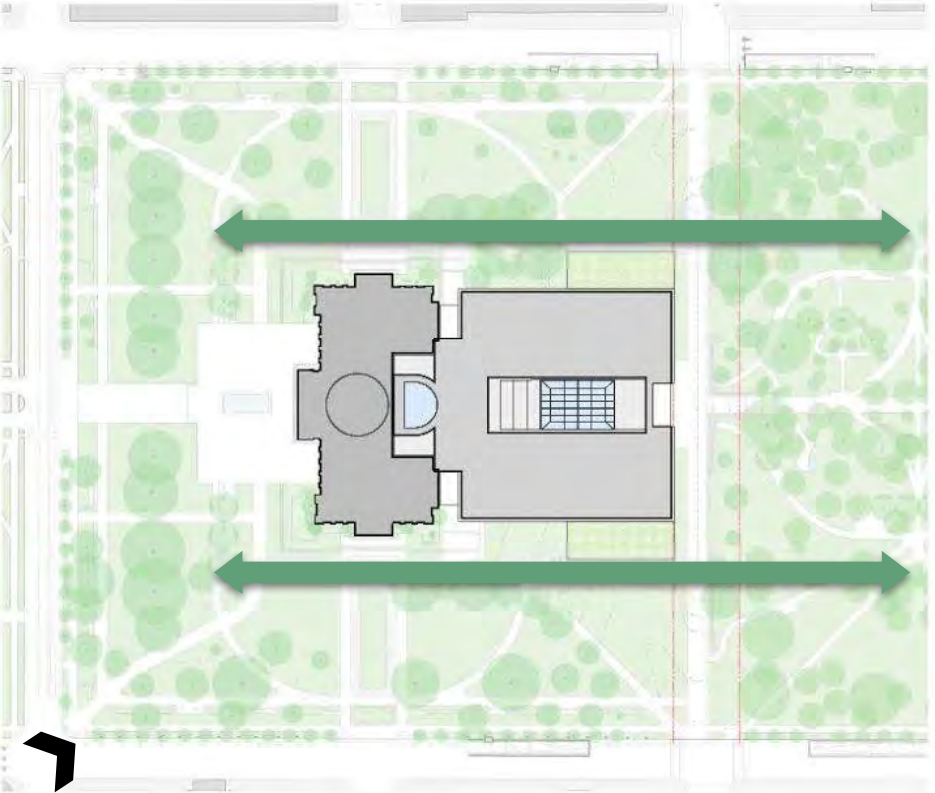
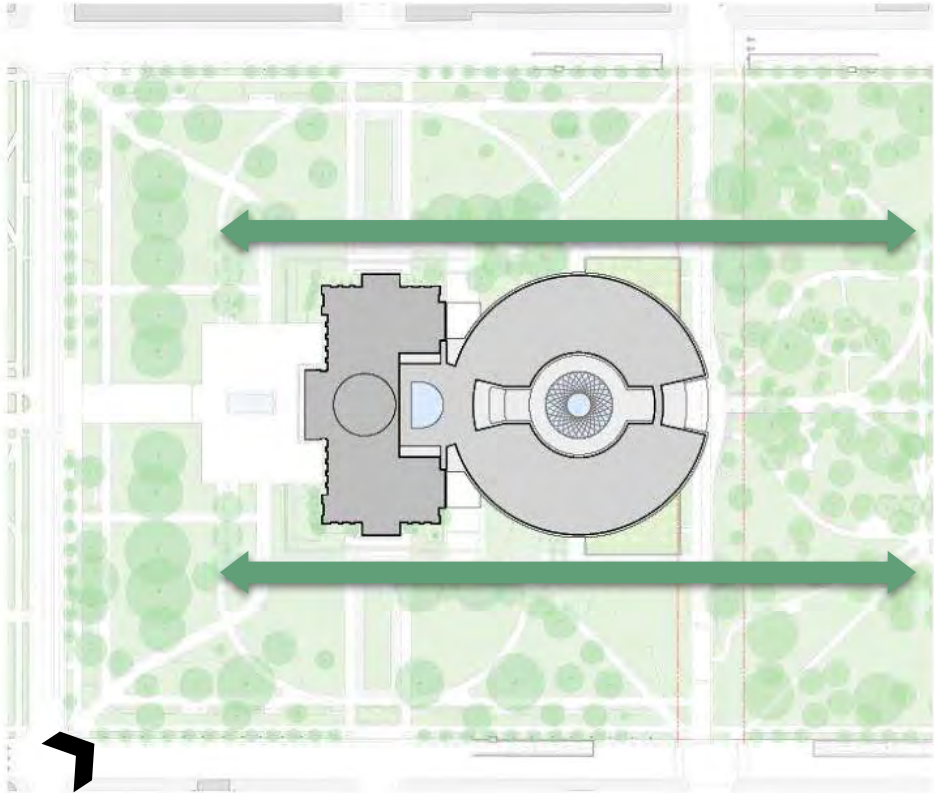
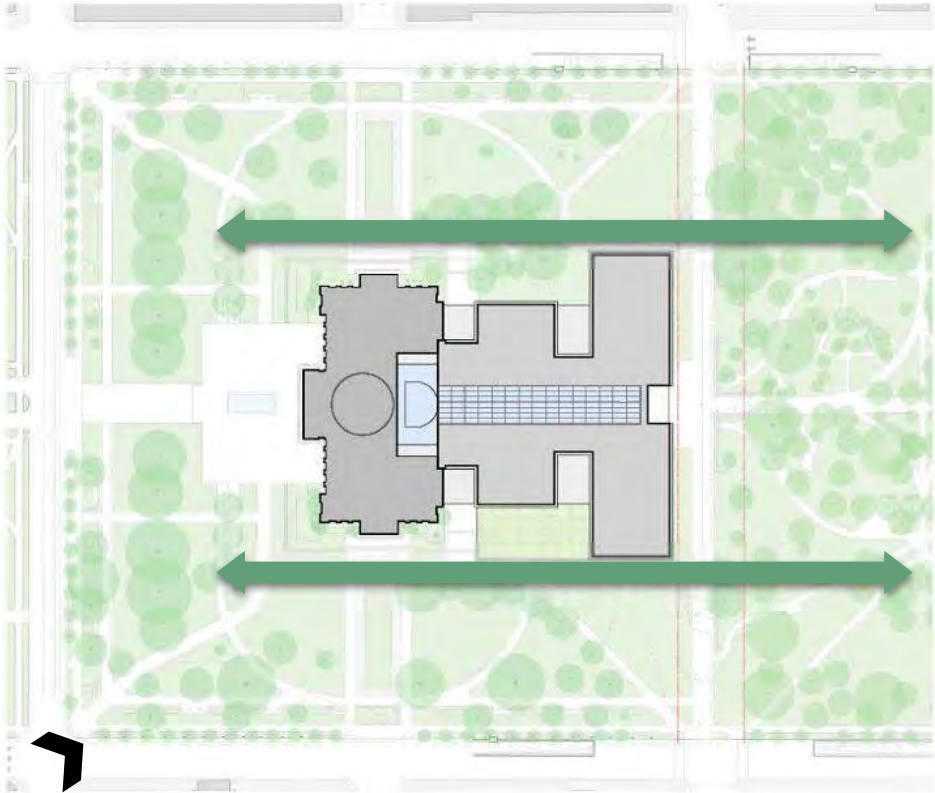
**CIRCLE**



**SQUARE**

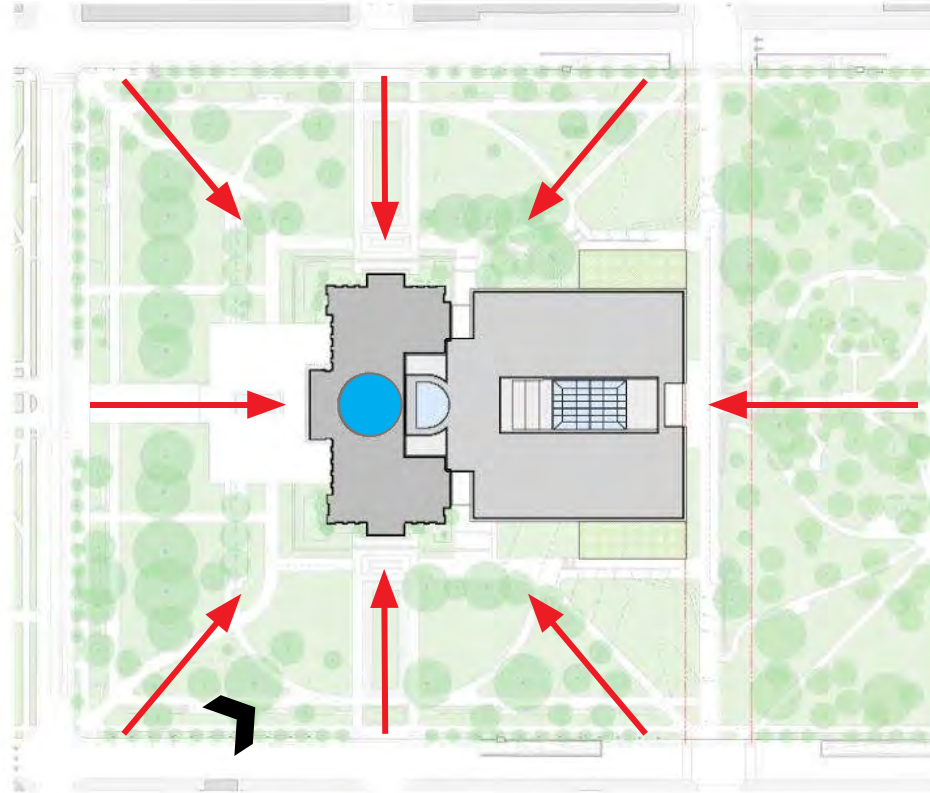
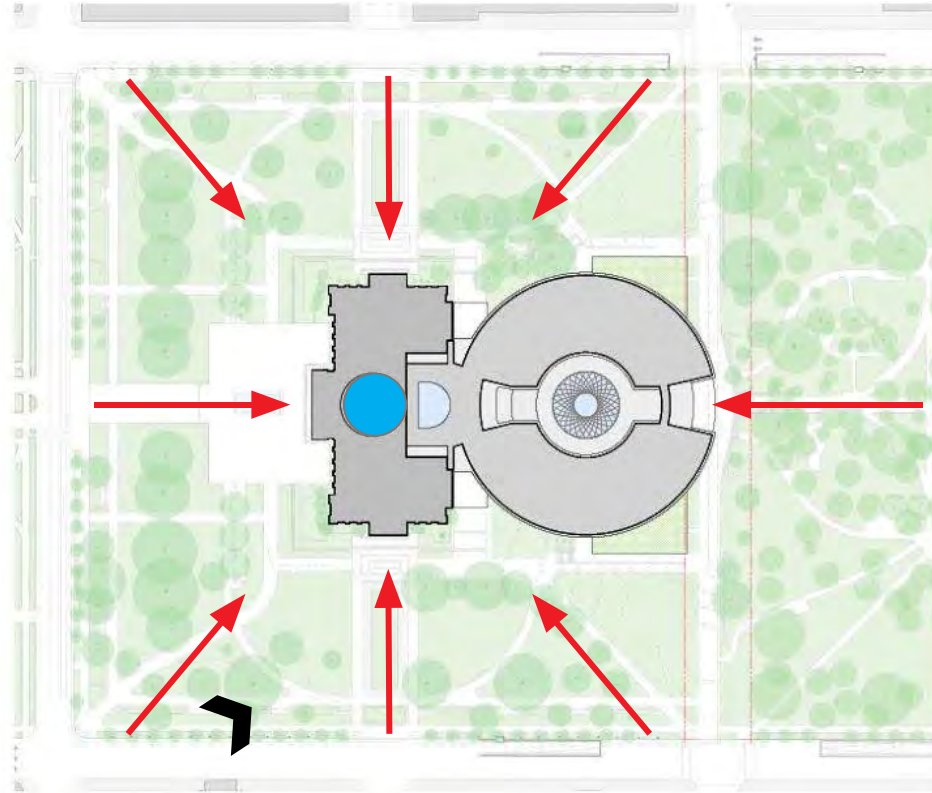
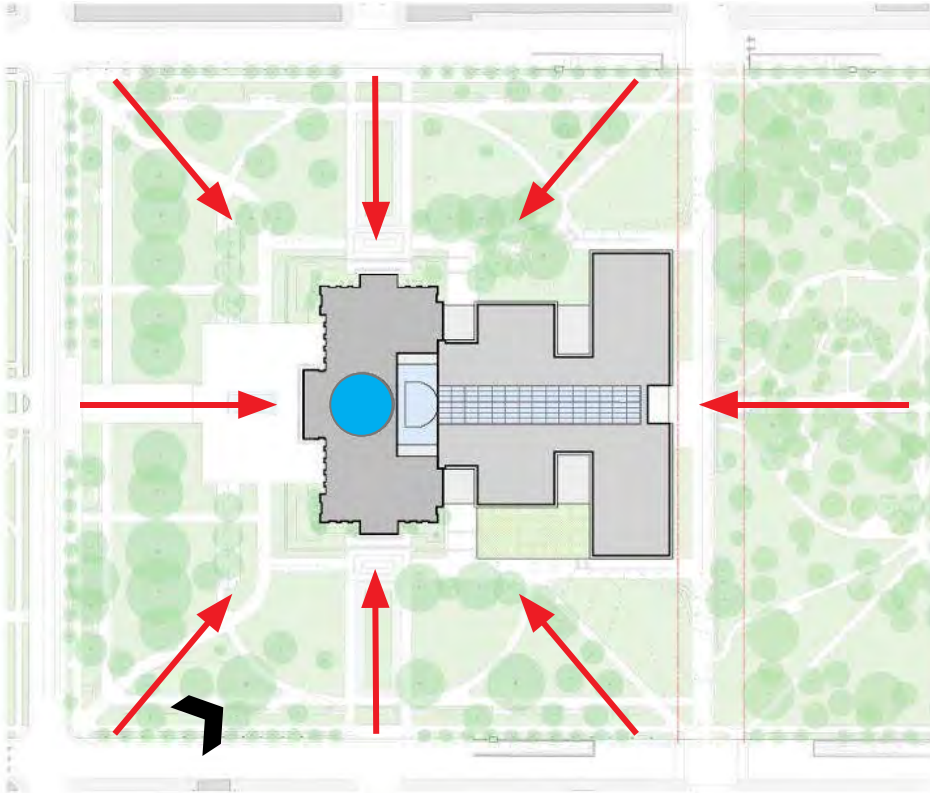


# NEW CAPITOL ANNEX CONNECTS THE PARK

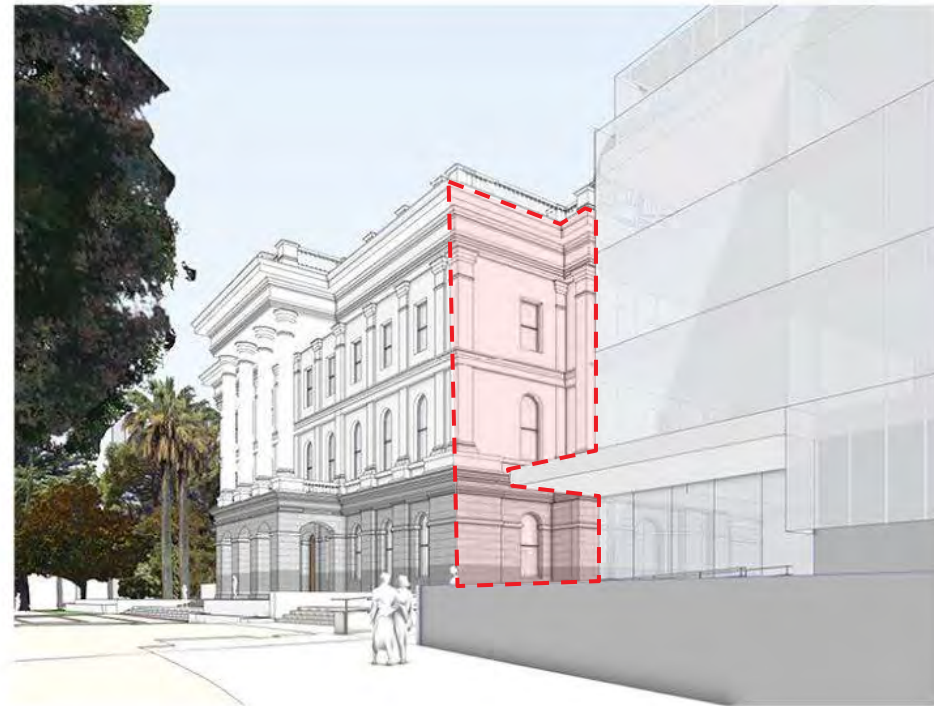
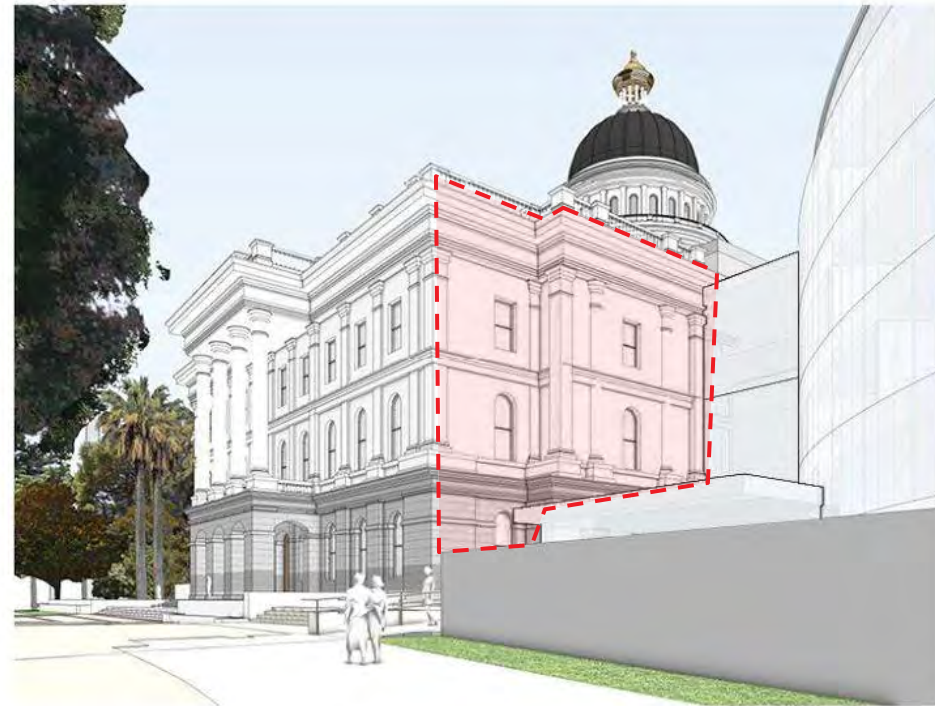
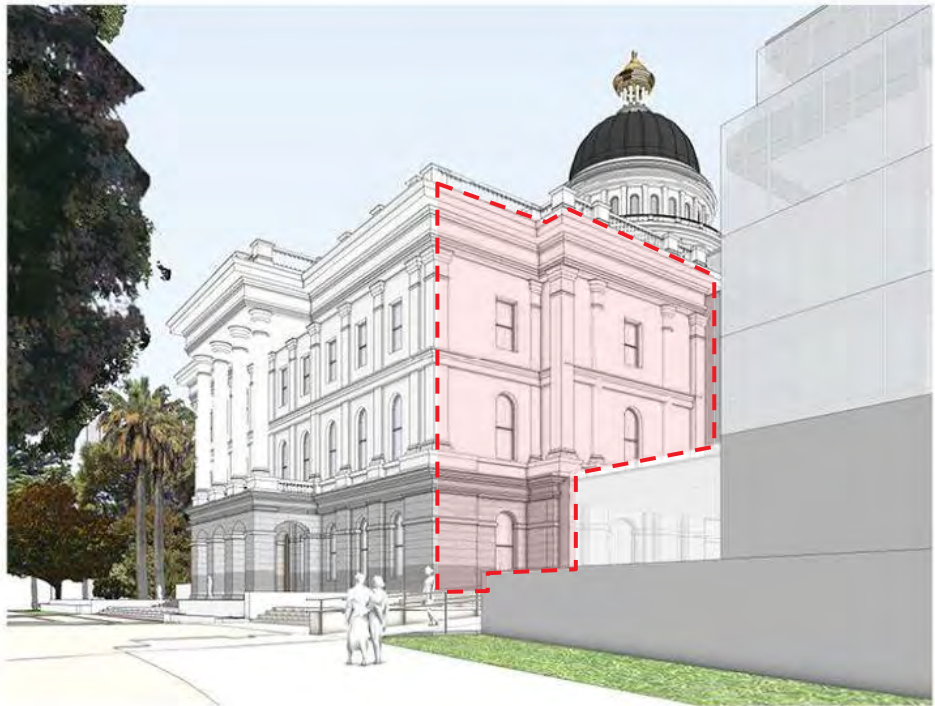
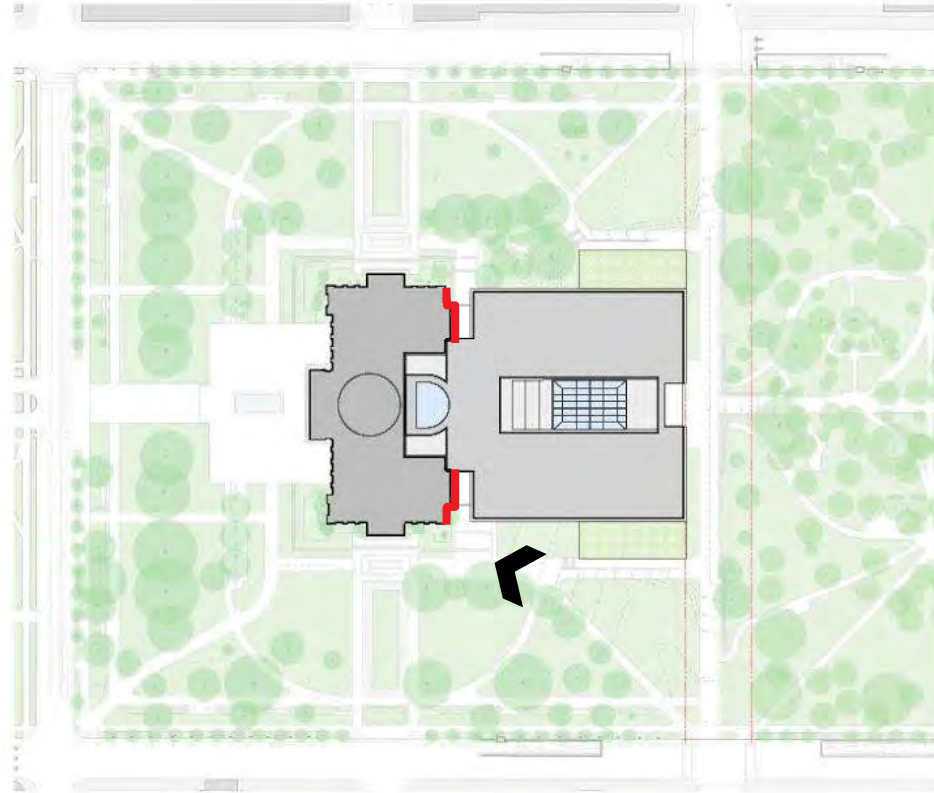
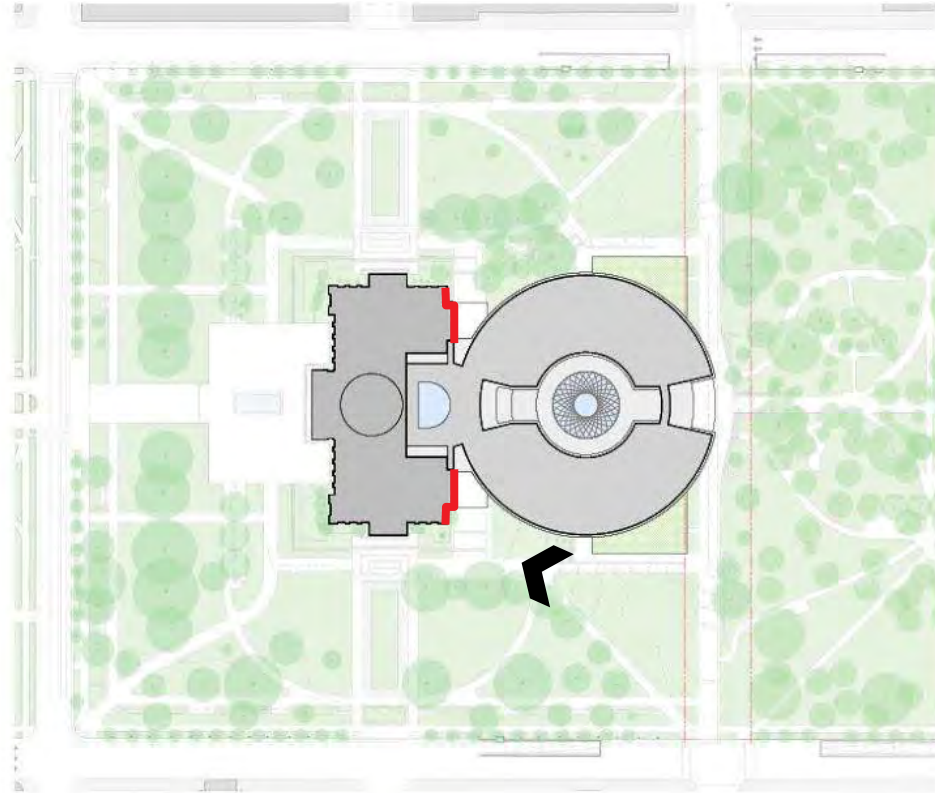
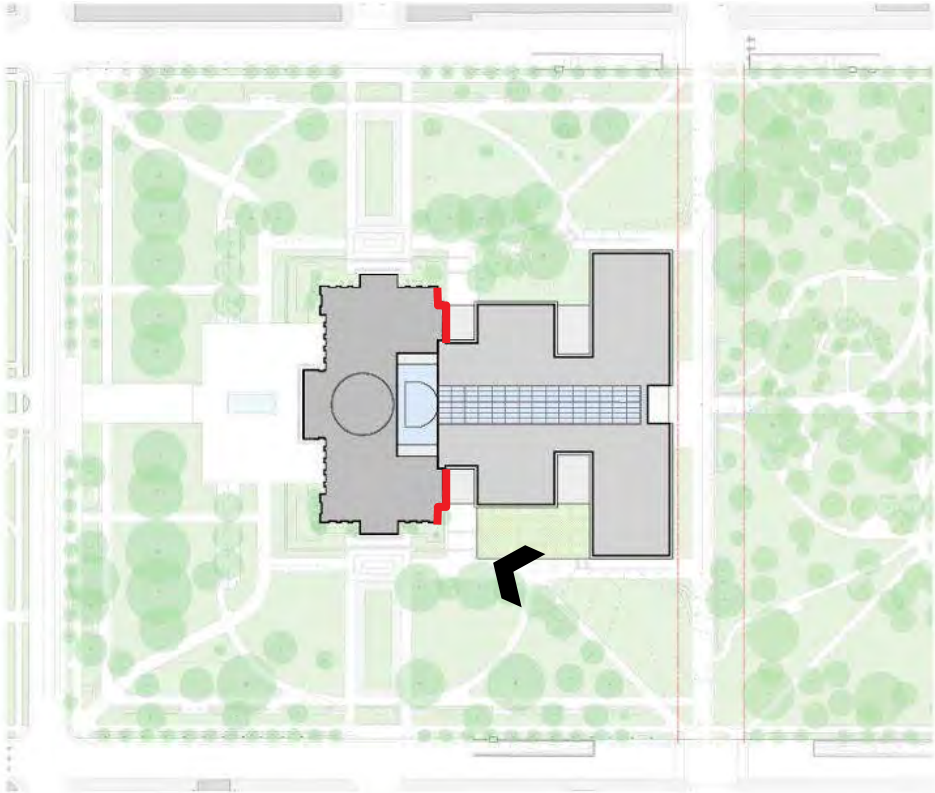




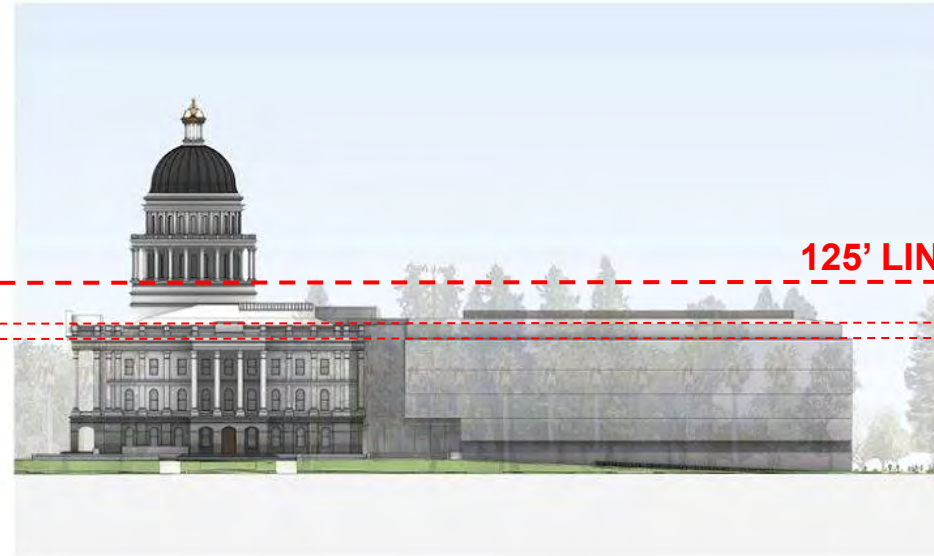
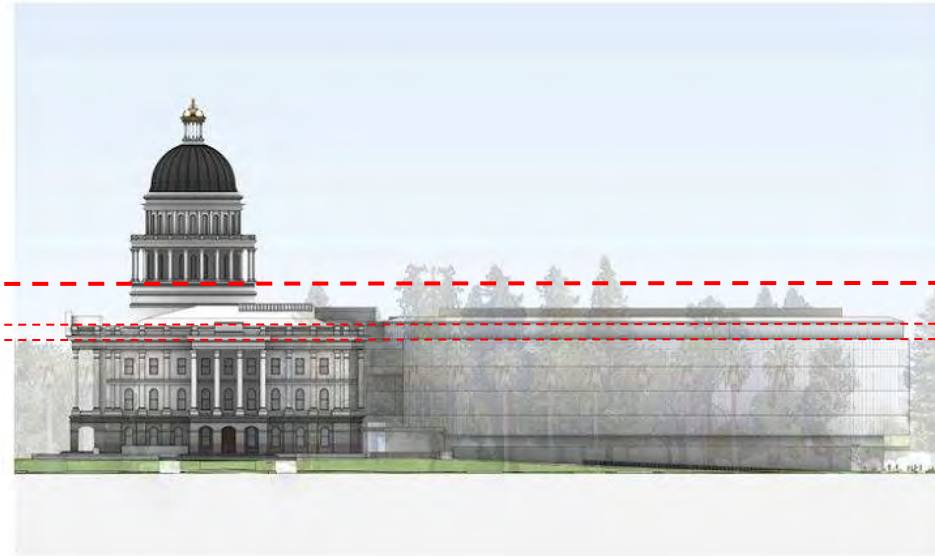
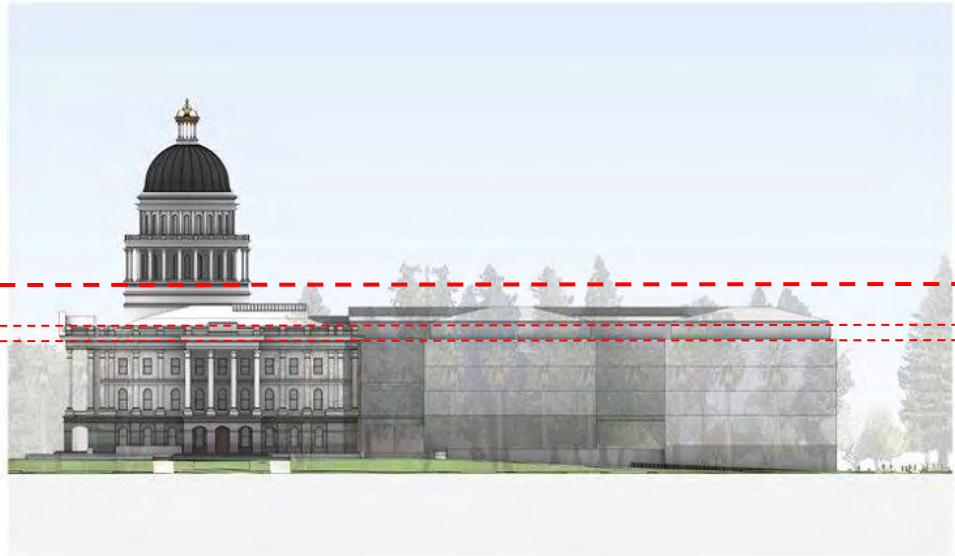
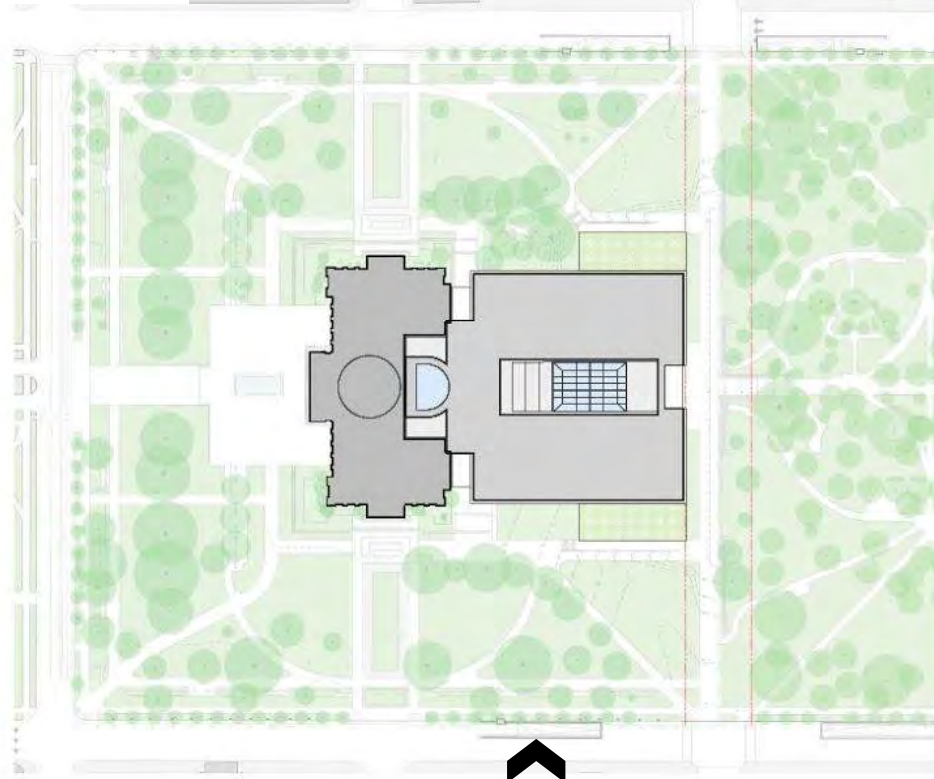
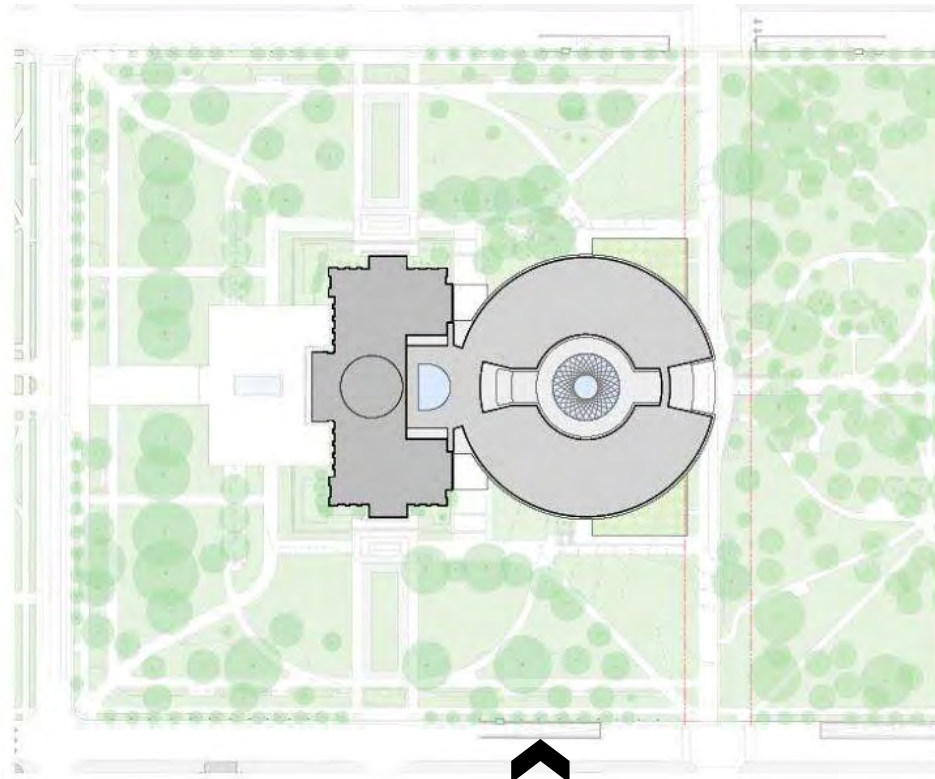
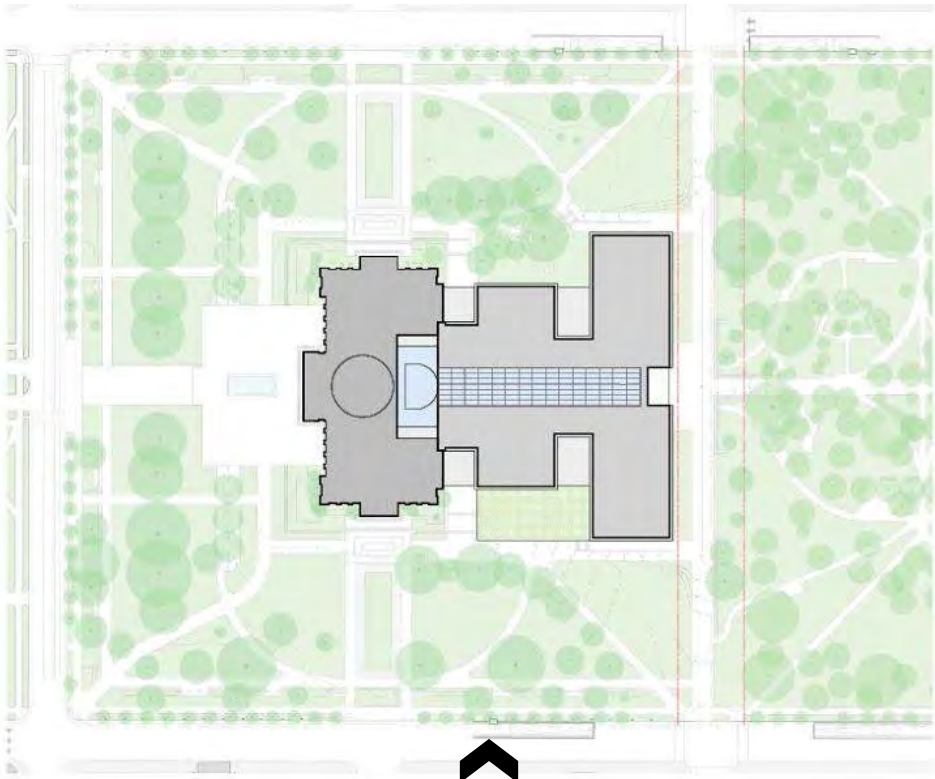
NEW CAPITOL ANNEX  
ENHANCES VIEWS TO THE DOME



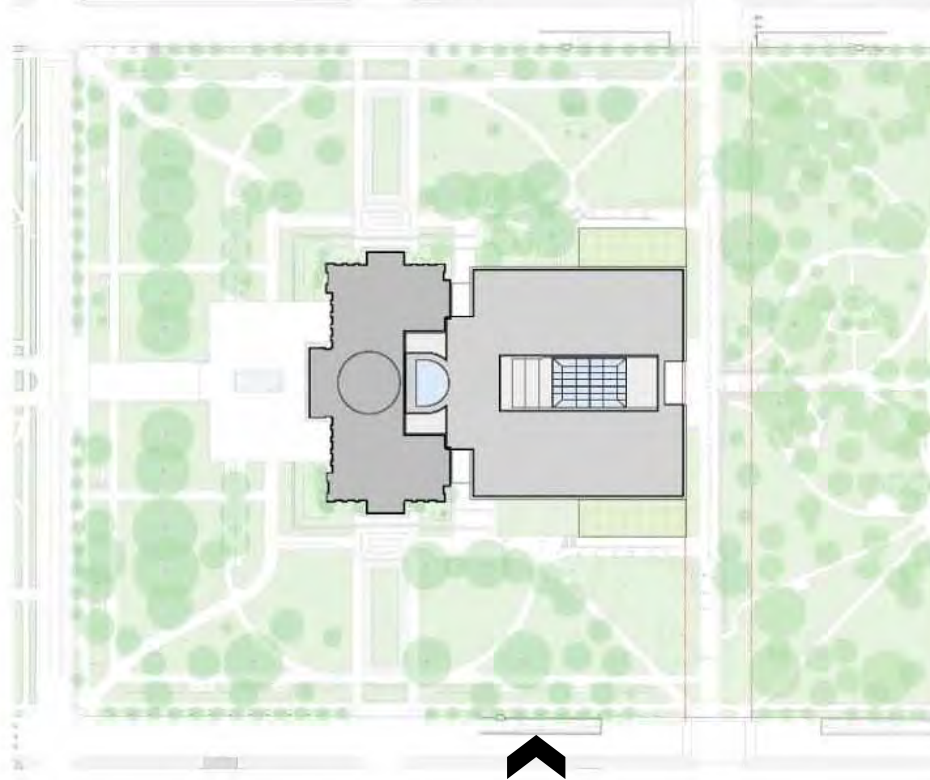
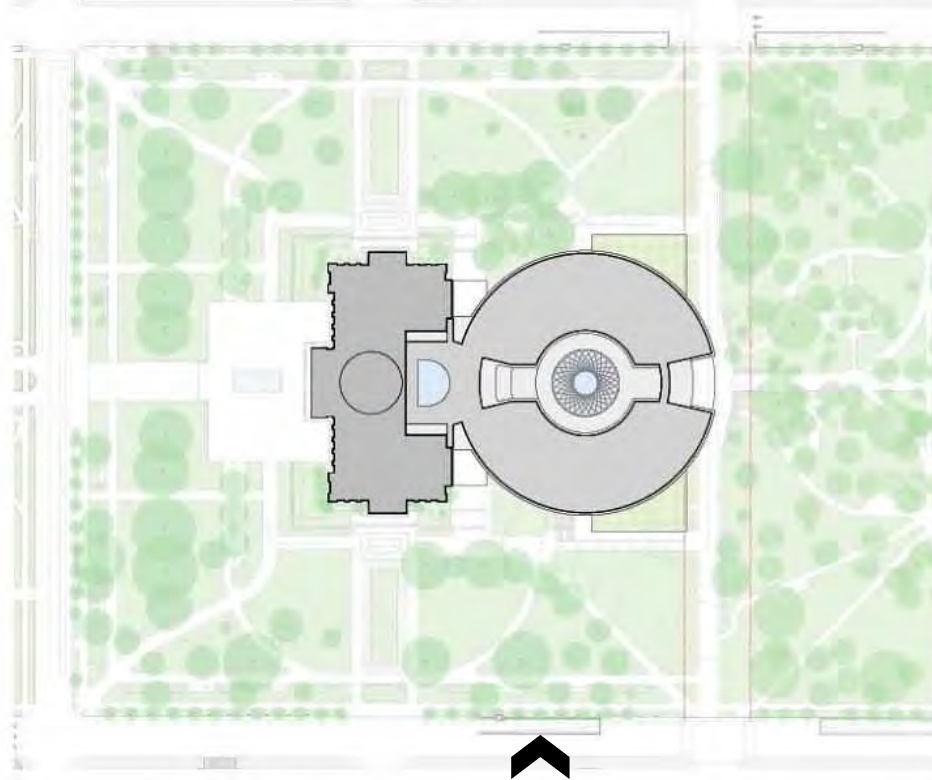
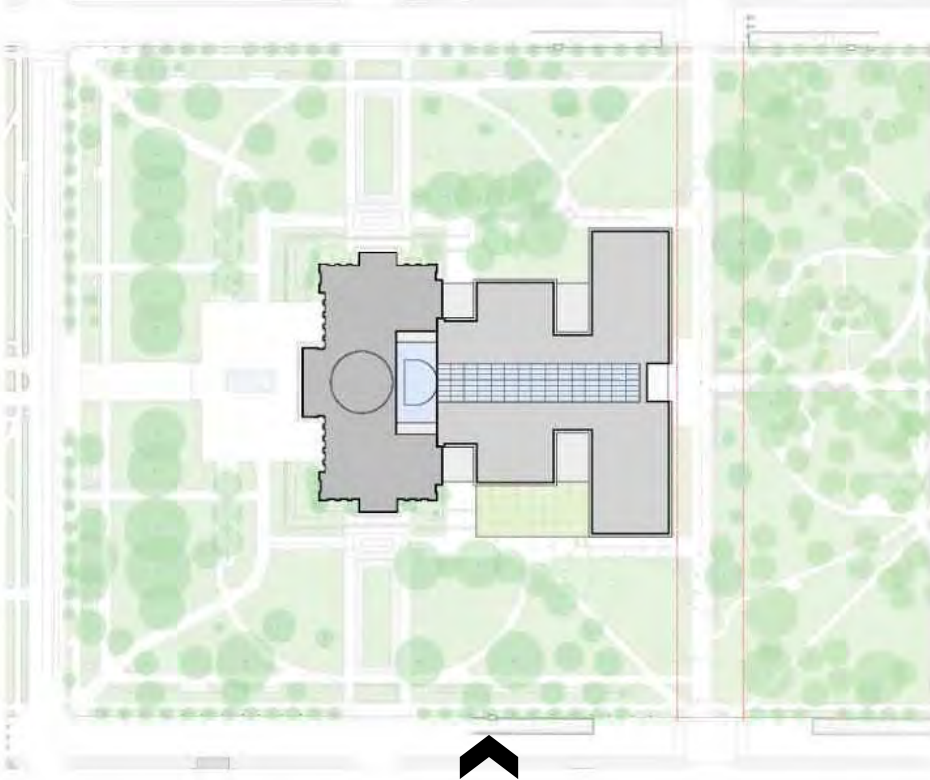
NEW CAPITOL ANNEX  
REVEALS WEST WING EAST FACADE



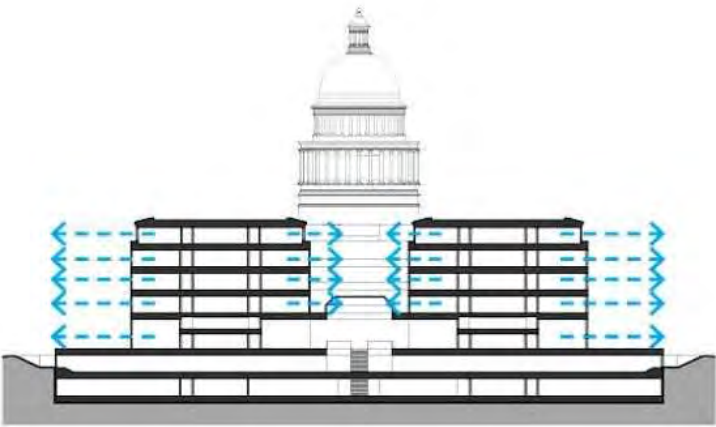
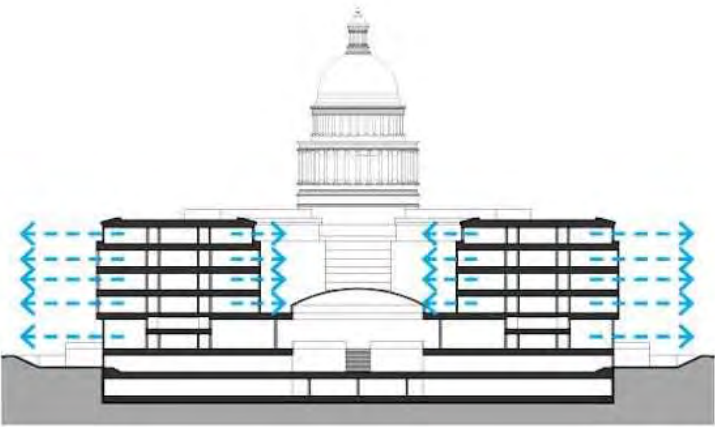
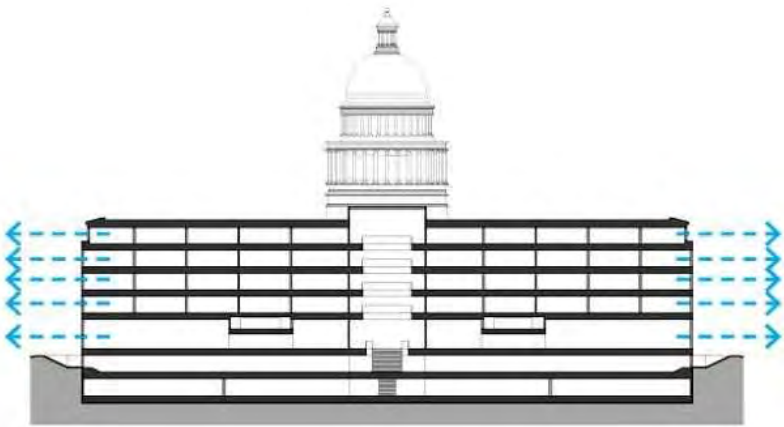
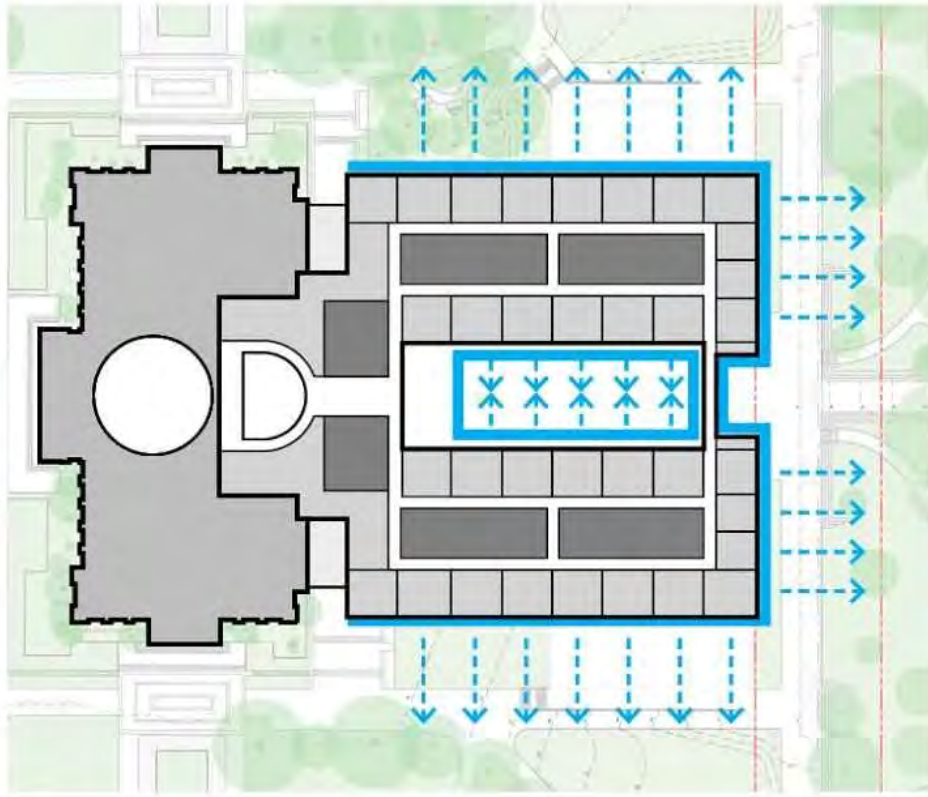
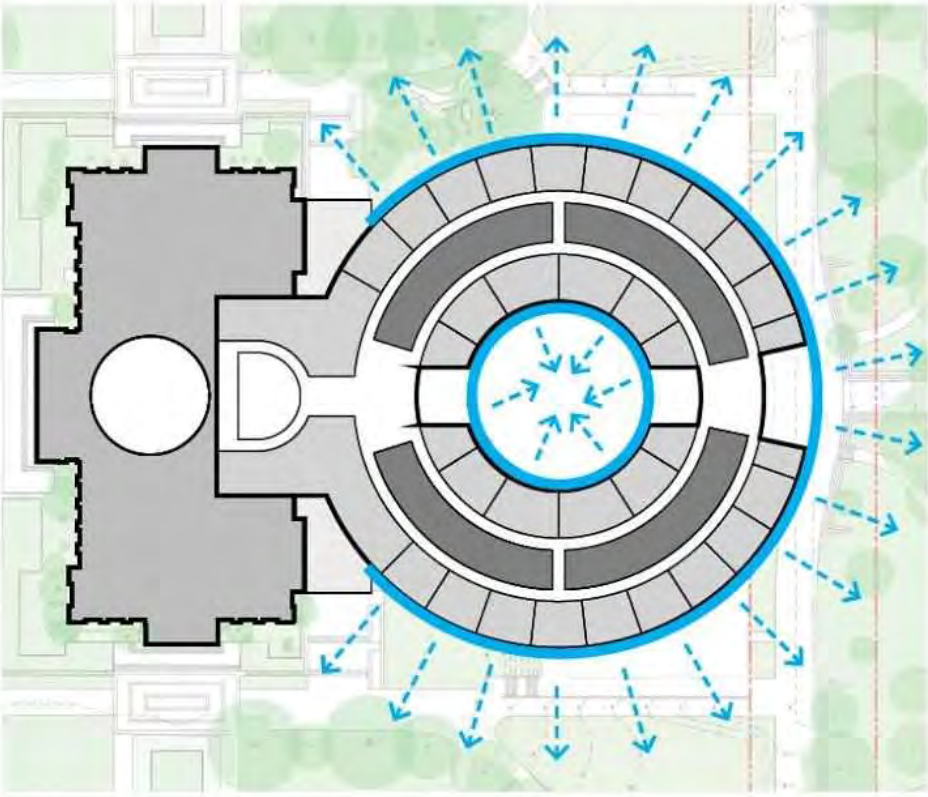
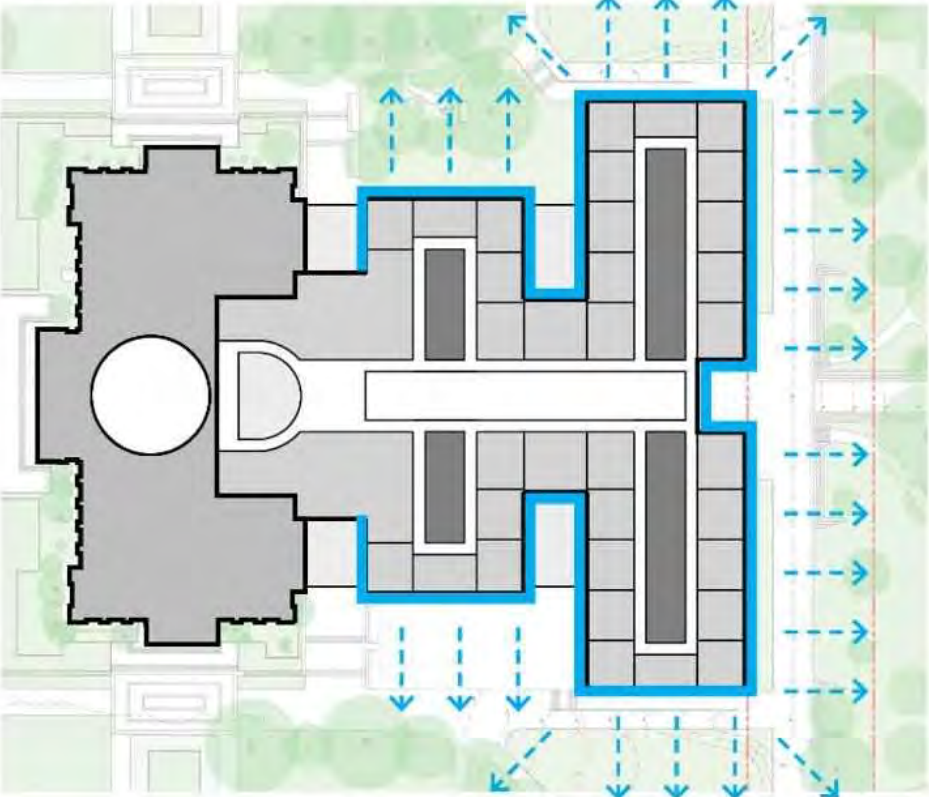
CONCEPT SIMILARITIES & DIFFERENCES  
RESPECTFUL OF WEST WING - *FIRST AMONGST EQUALS*



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

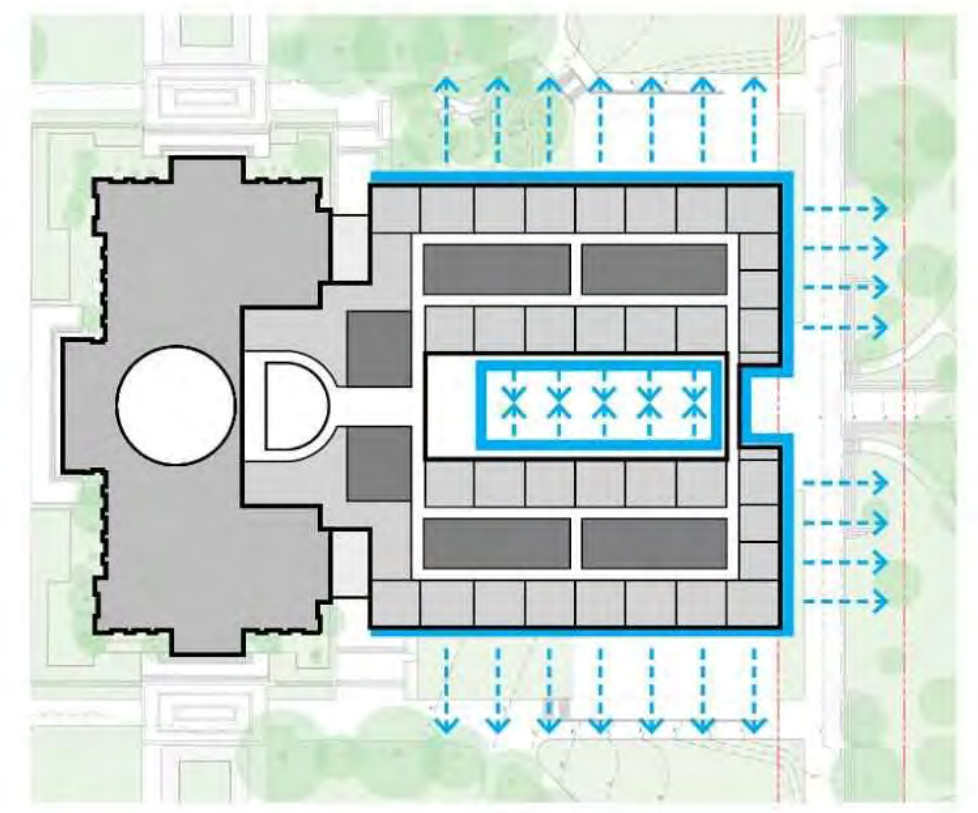
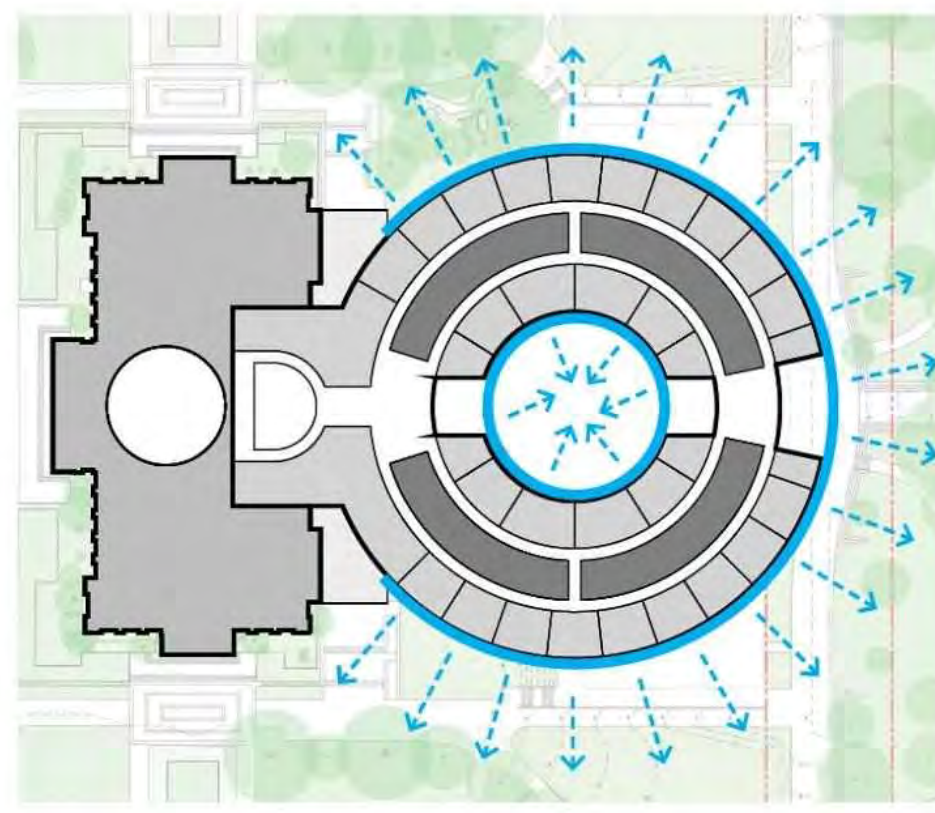
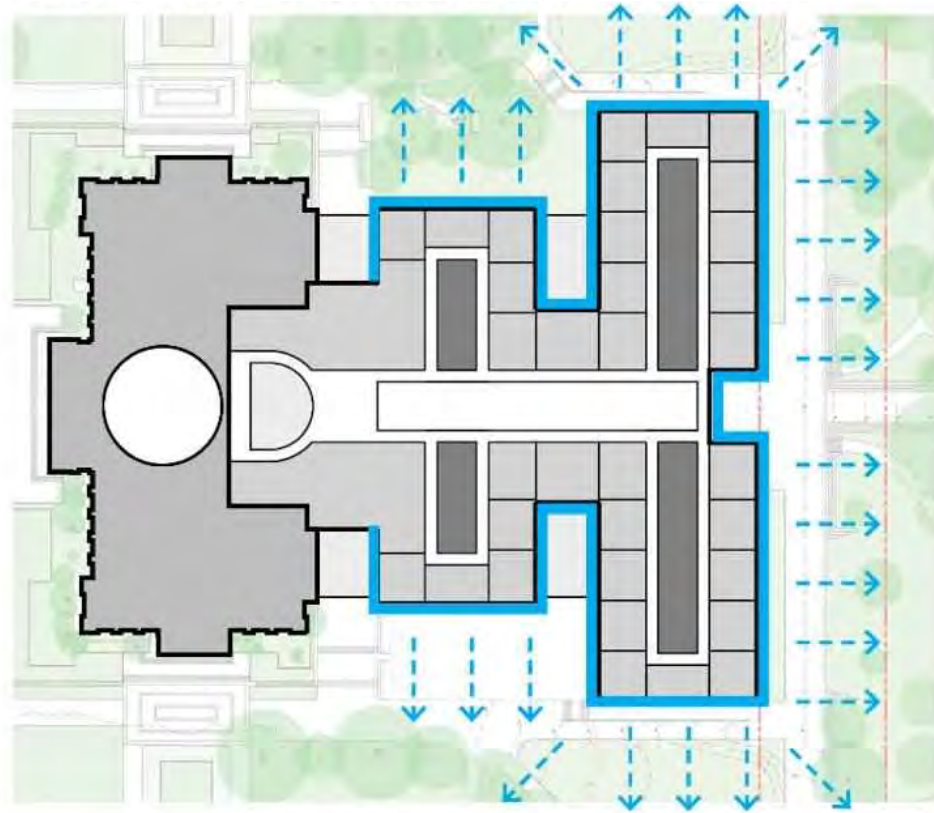


CONCEPT SIMILARITIES & DIFFERENCES  
**ACCESS TO DAYLIGHT & VIEWS**

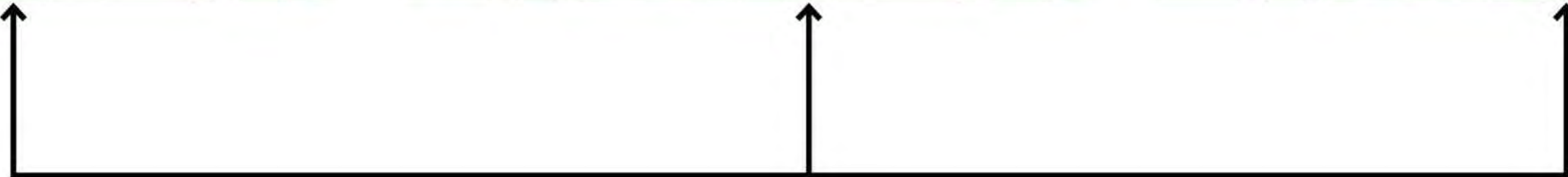
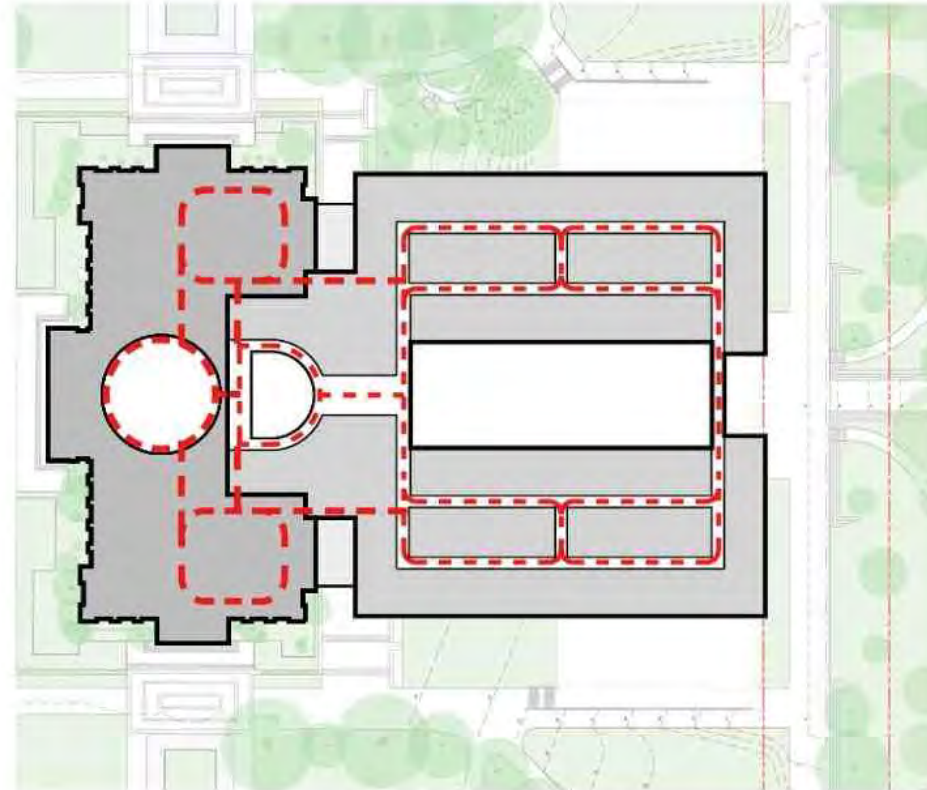
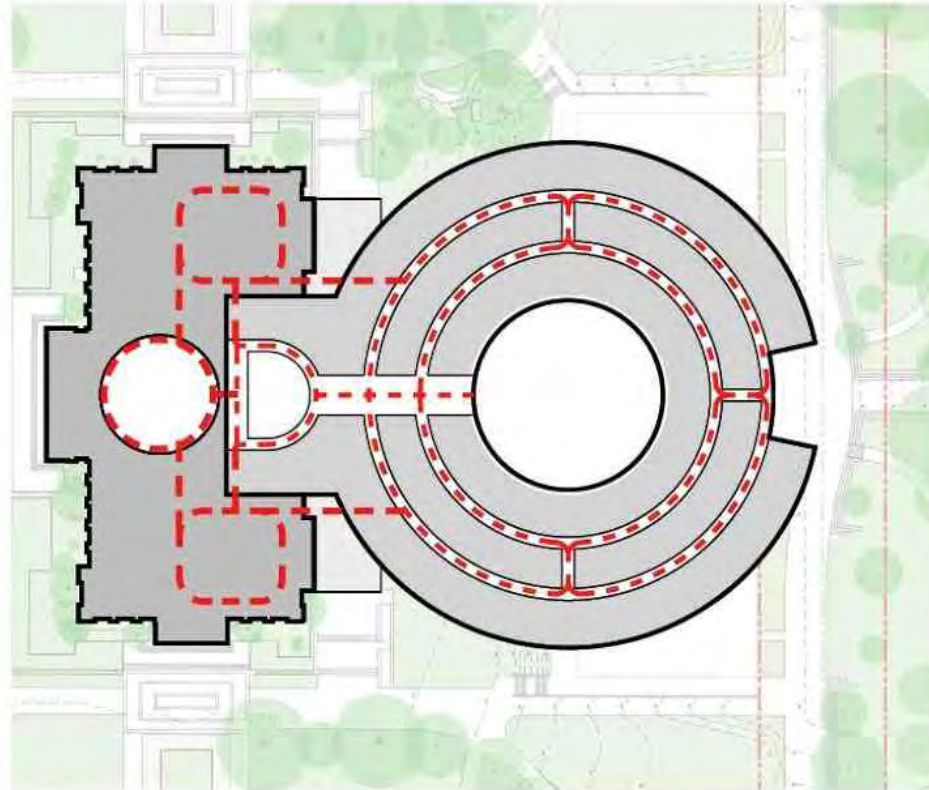
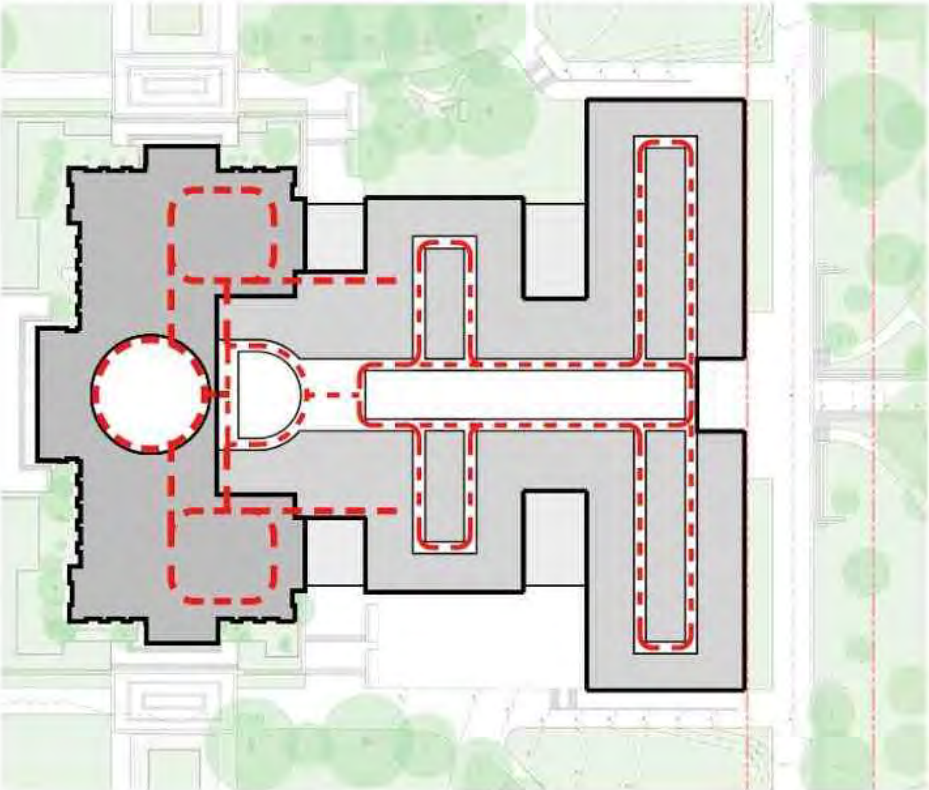


# CONCEPT SIMILARITIES & DIFFERENCES

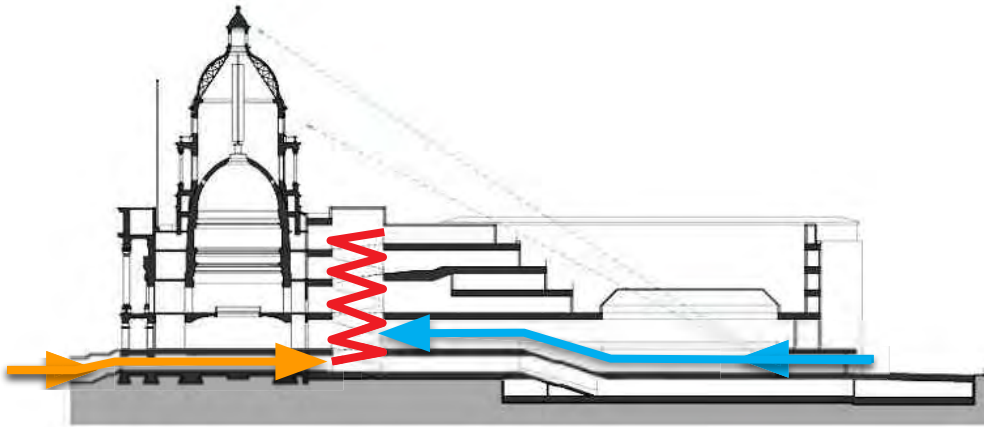
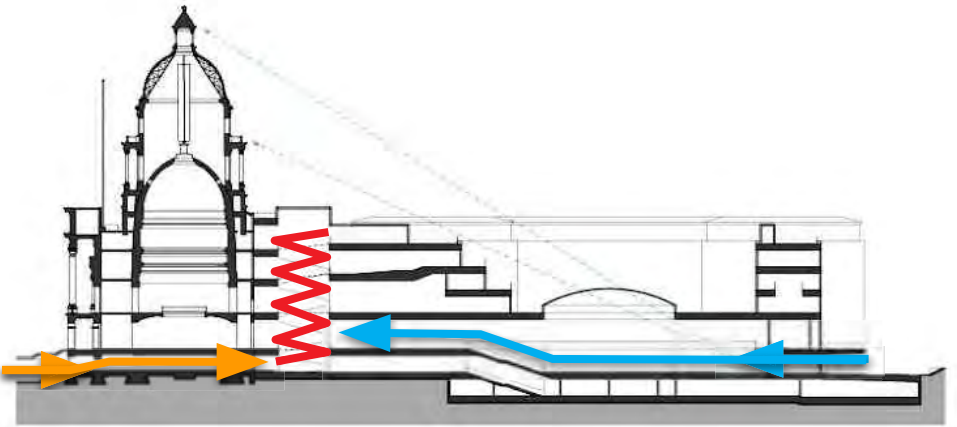
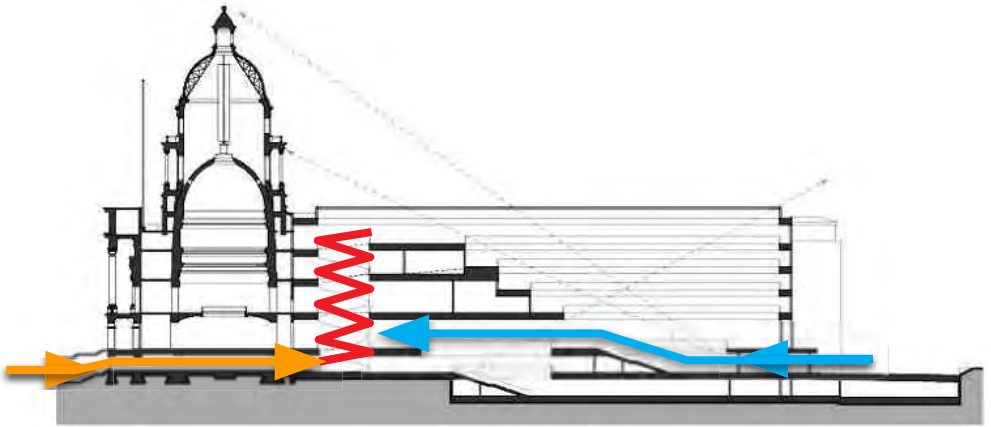
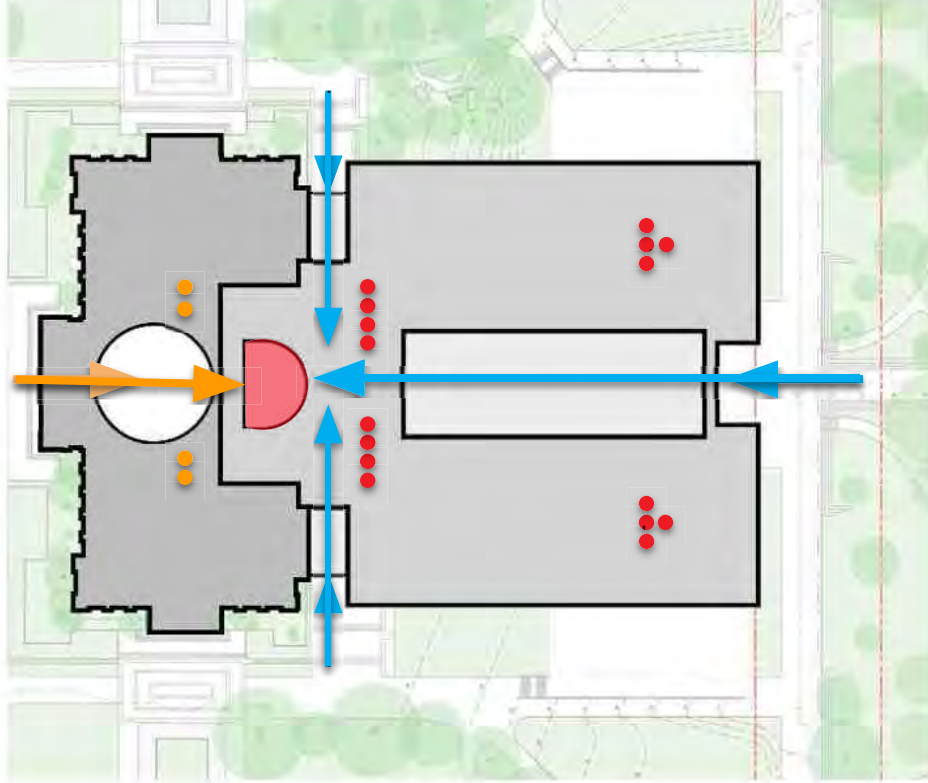
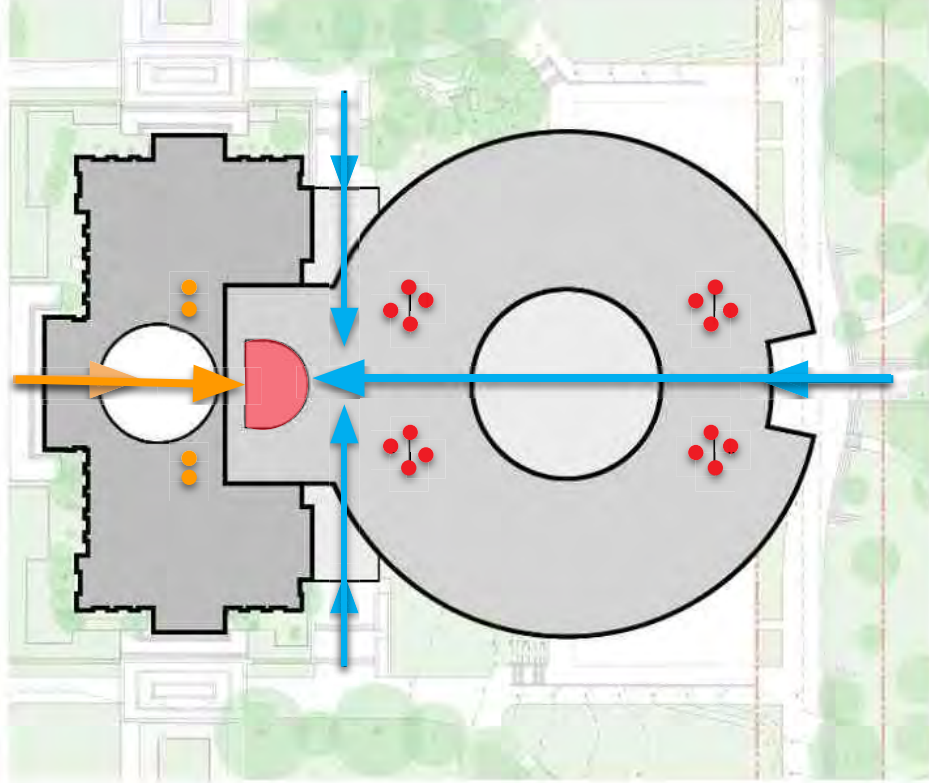
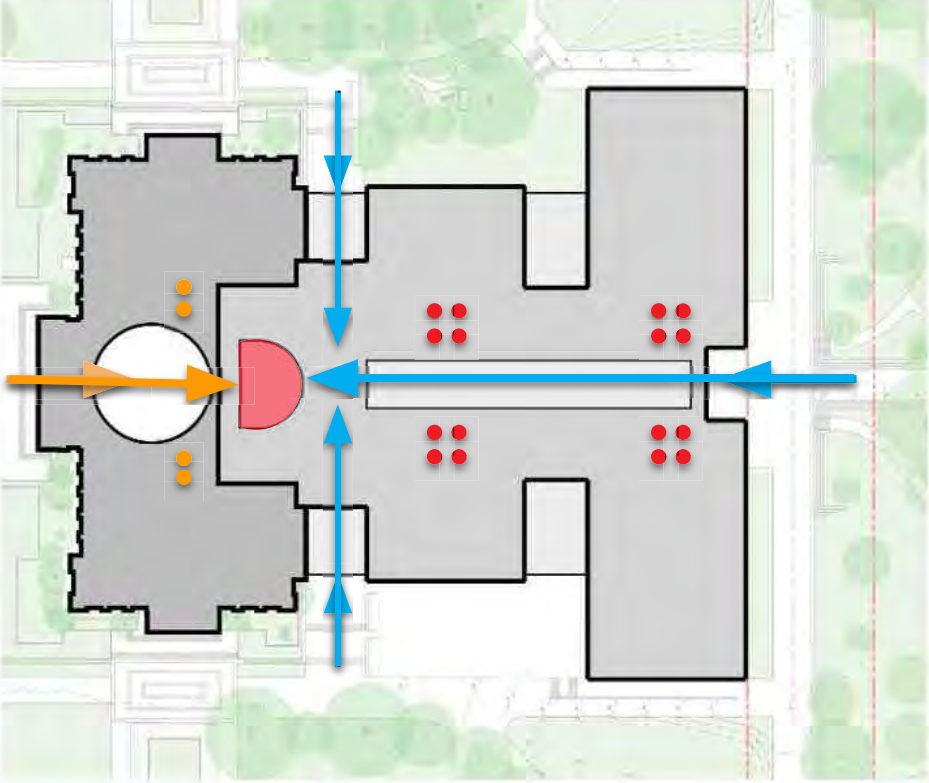
## ACCESS TO DAYLIGHT & VIEWS



CONCEPT SIMILARITIES & DIFFERENCES  
CIRCULATION

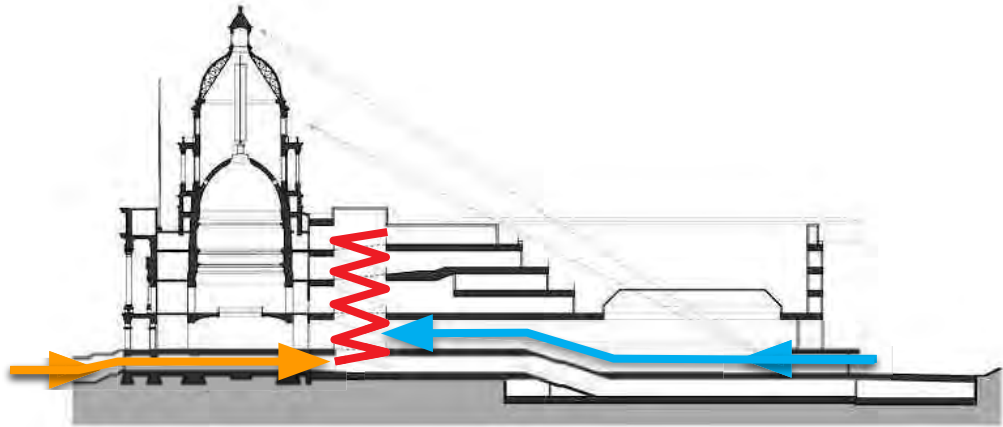
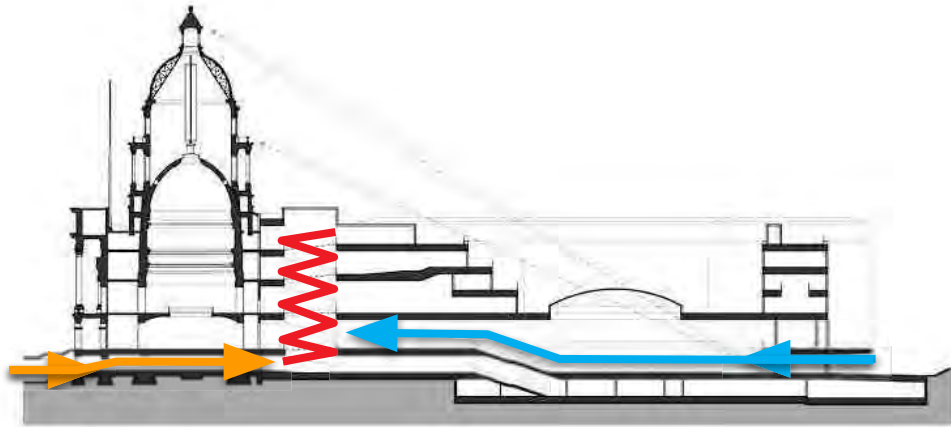
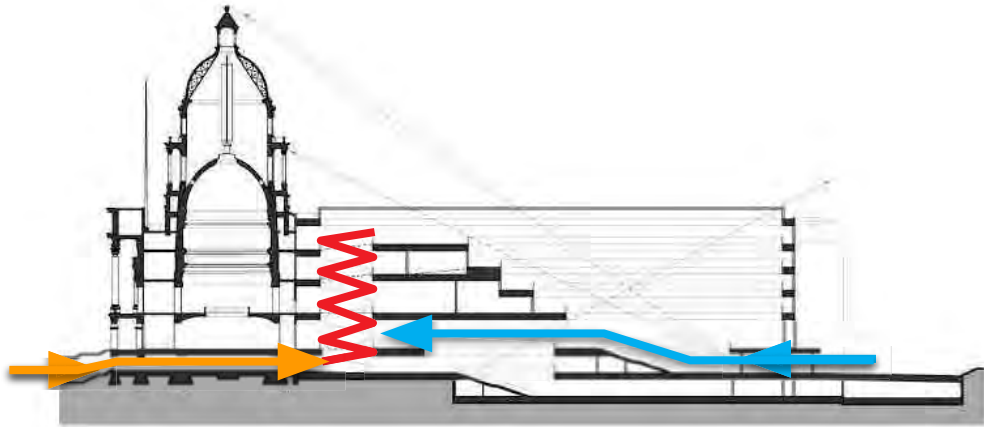
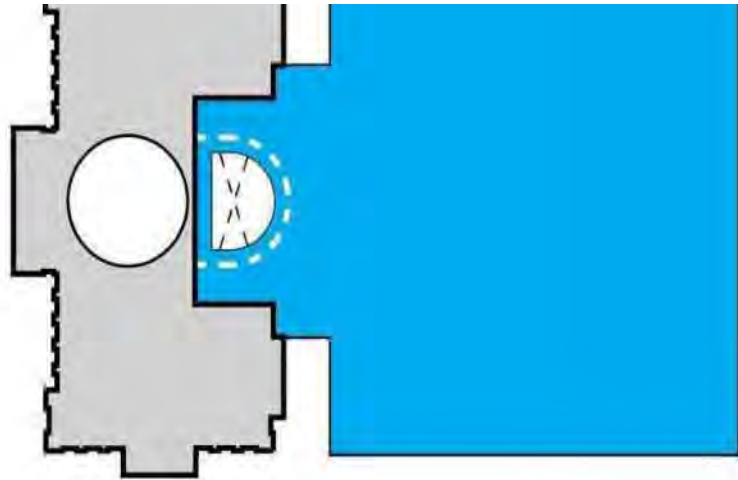
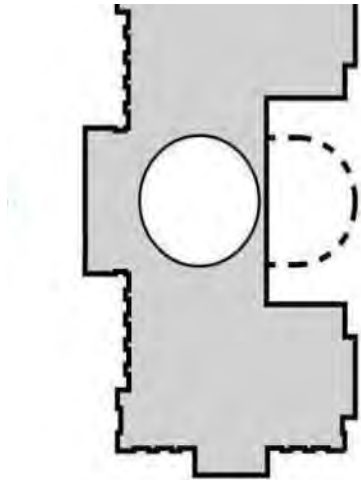
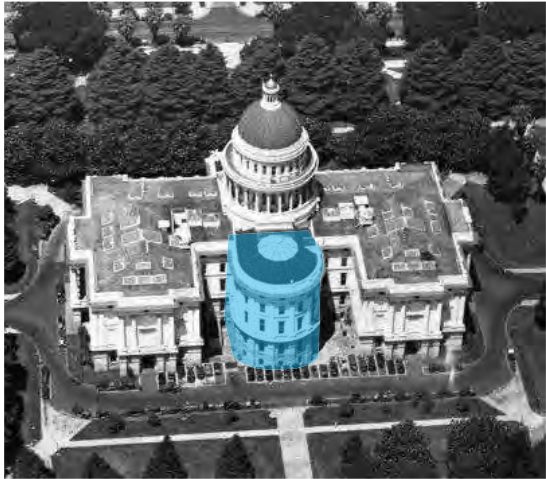


CONCEPT SIMILARITIES & DIFFERENCES  
CIRCULATION





CONCEPT SIMILARITIES & DIFFERENCES  
CIRCULATION

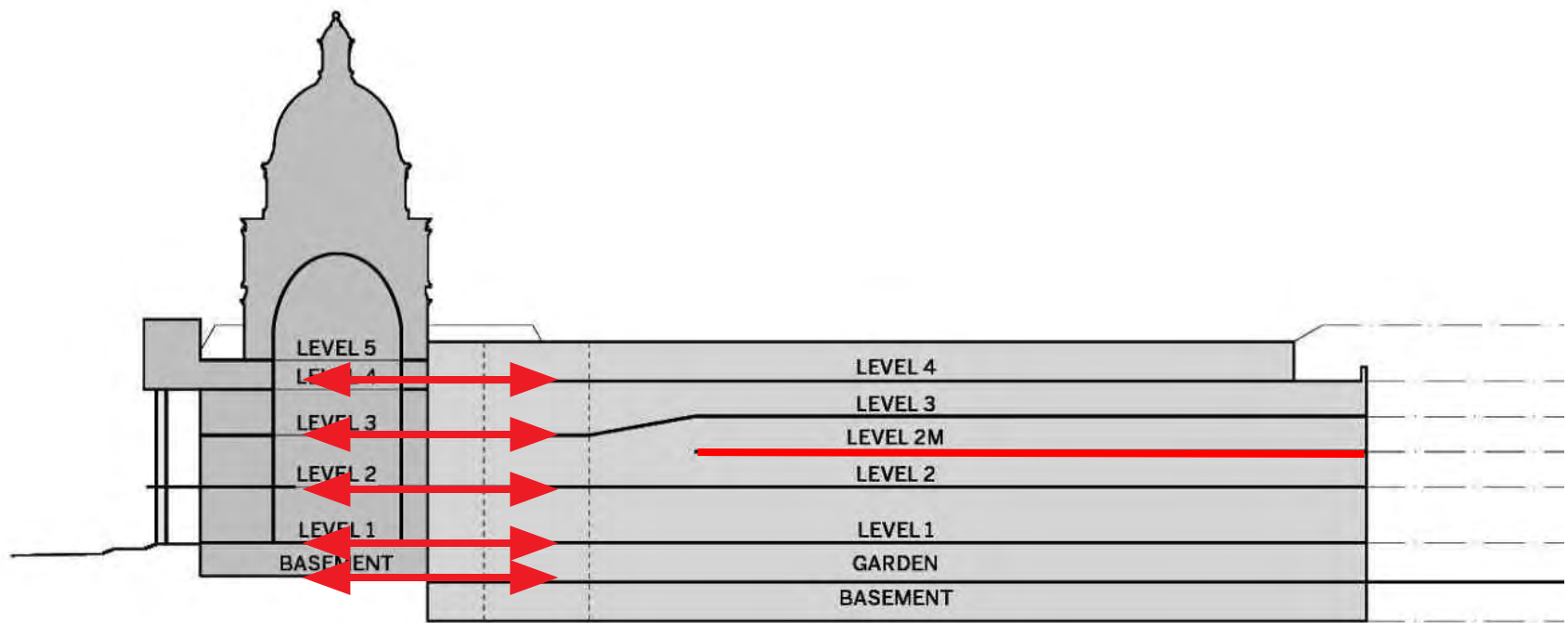
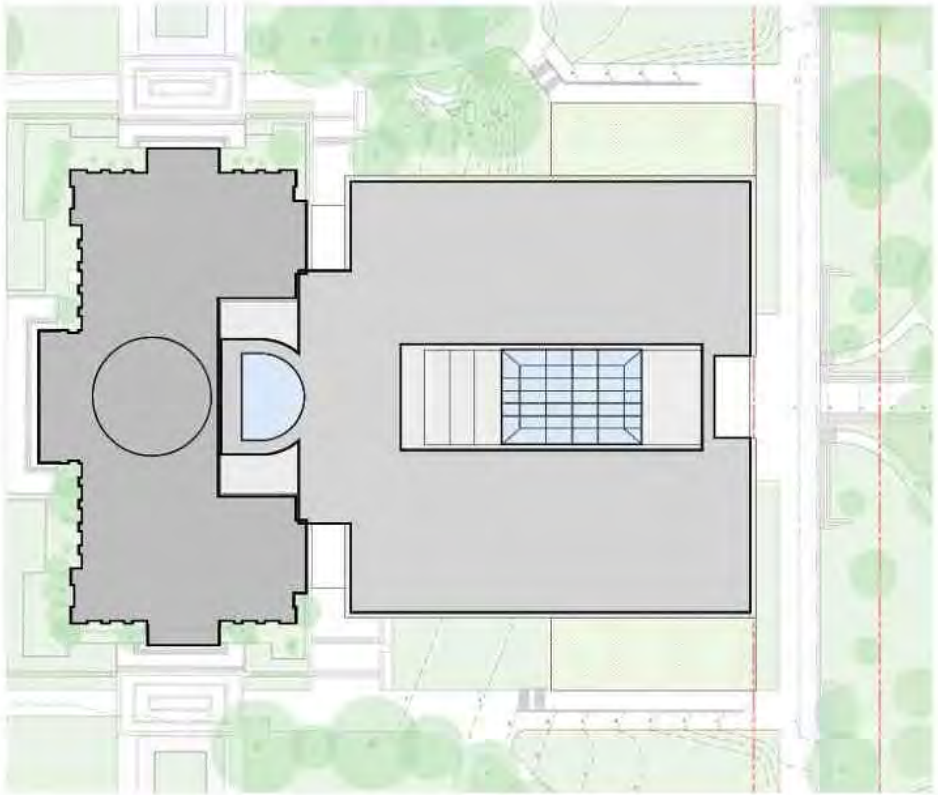
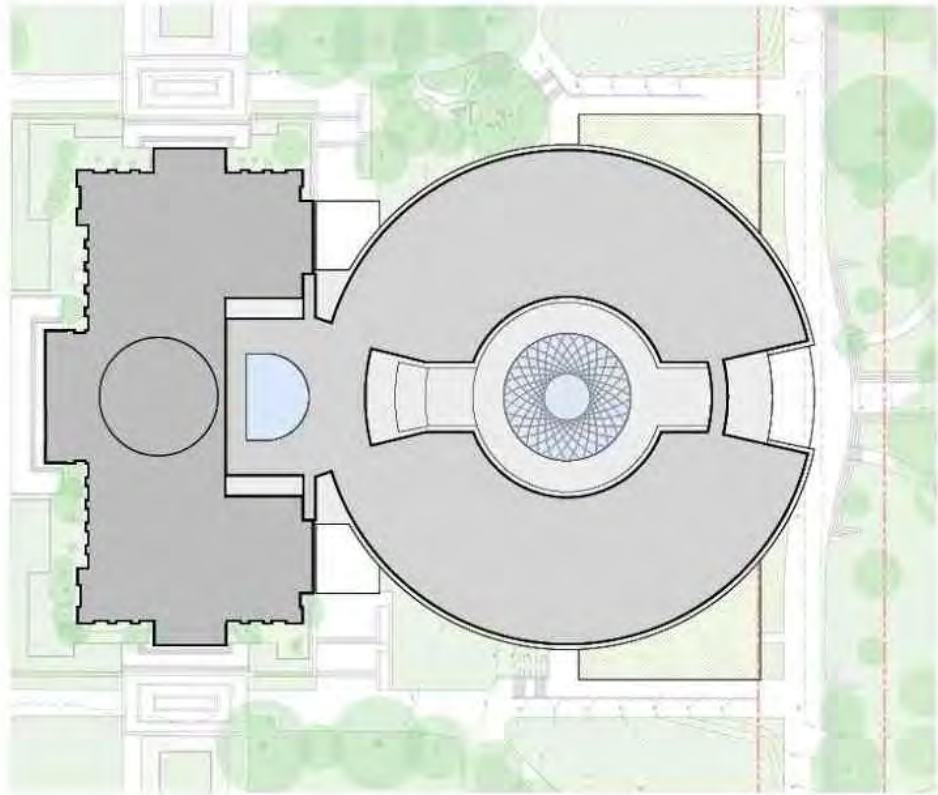
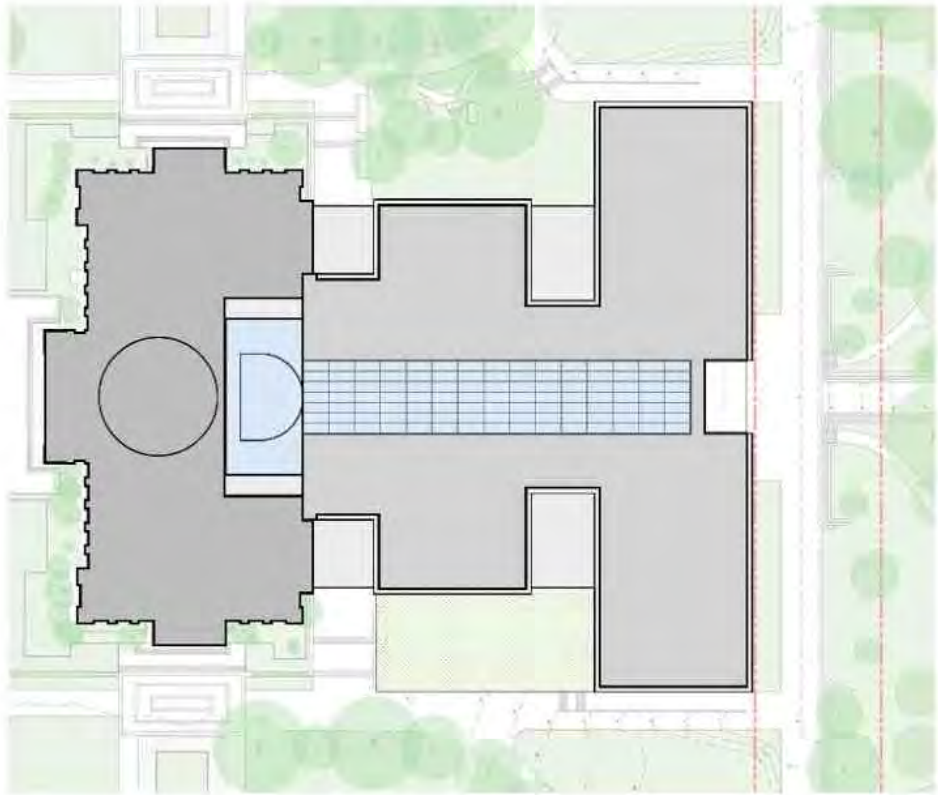


CONCEPT SIMILARITIES & DIFFERENCES  
APSIDAL CIRCULATION

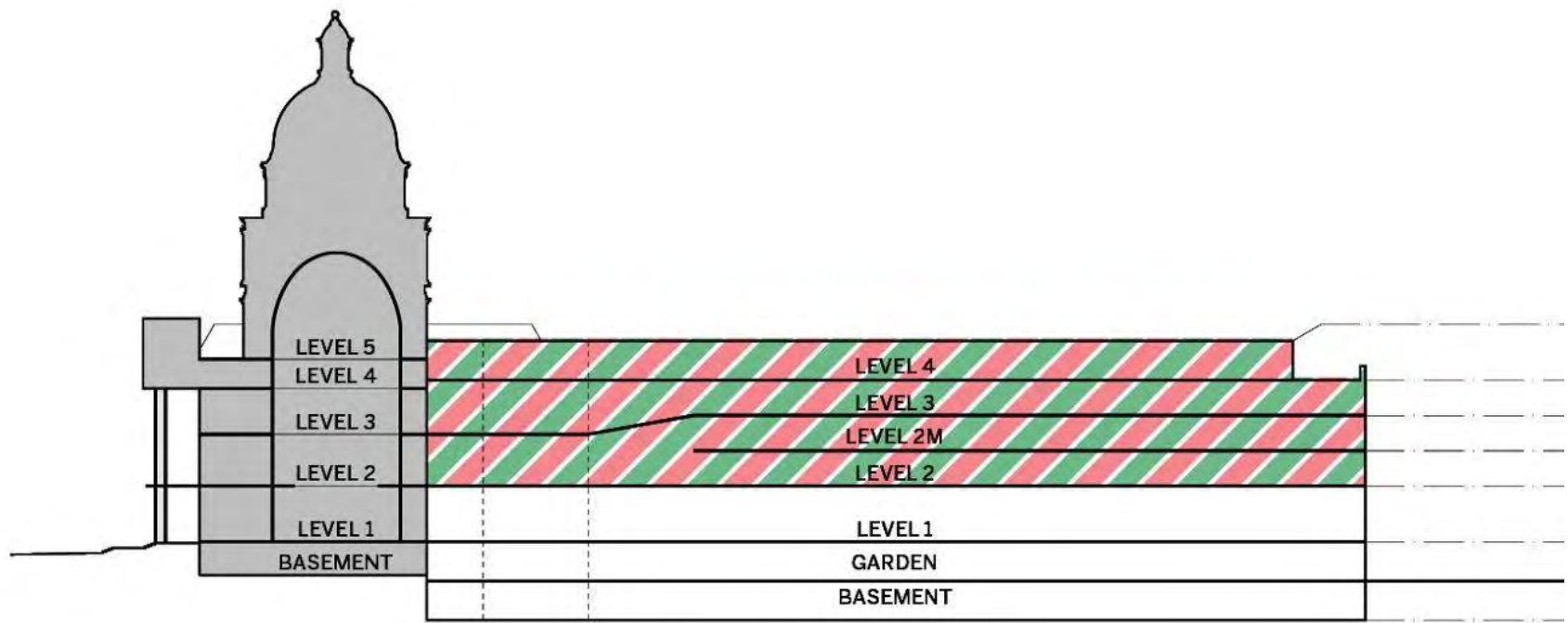
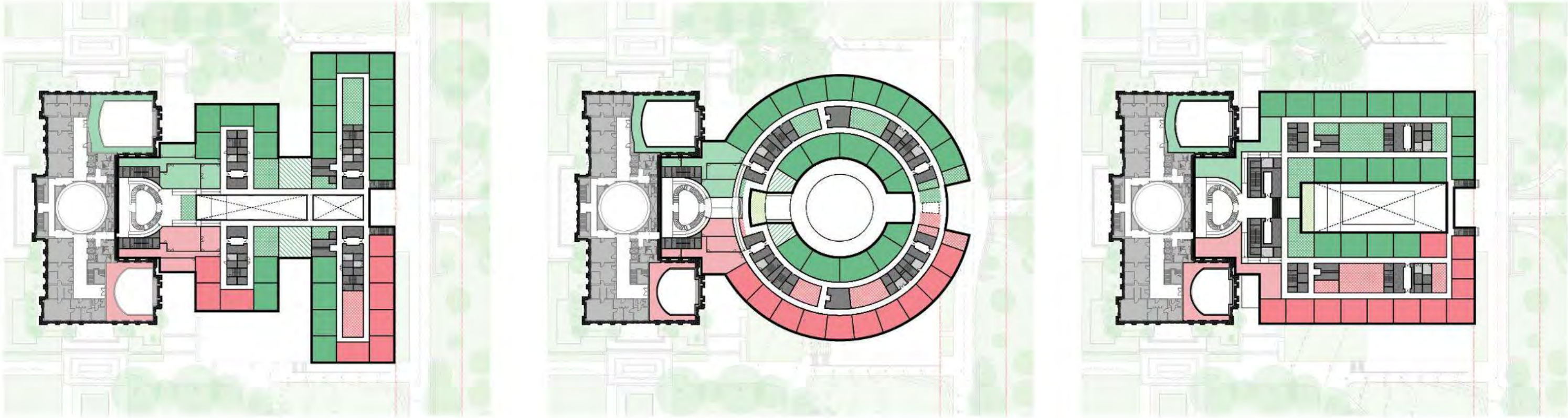


# CONCEPT SIMILARITIES & DIFFERENCES

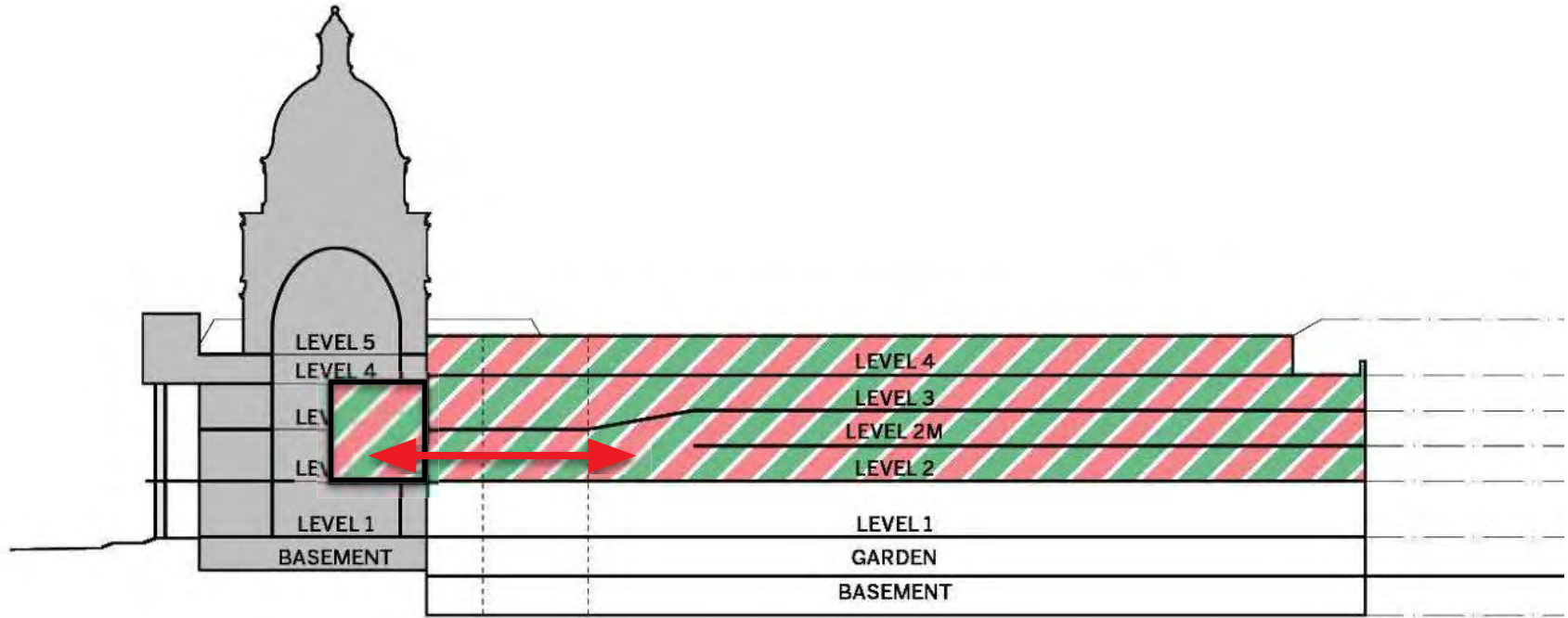
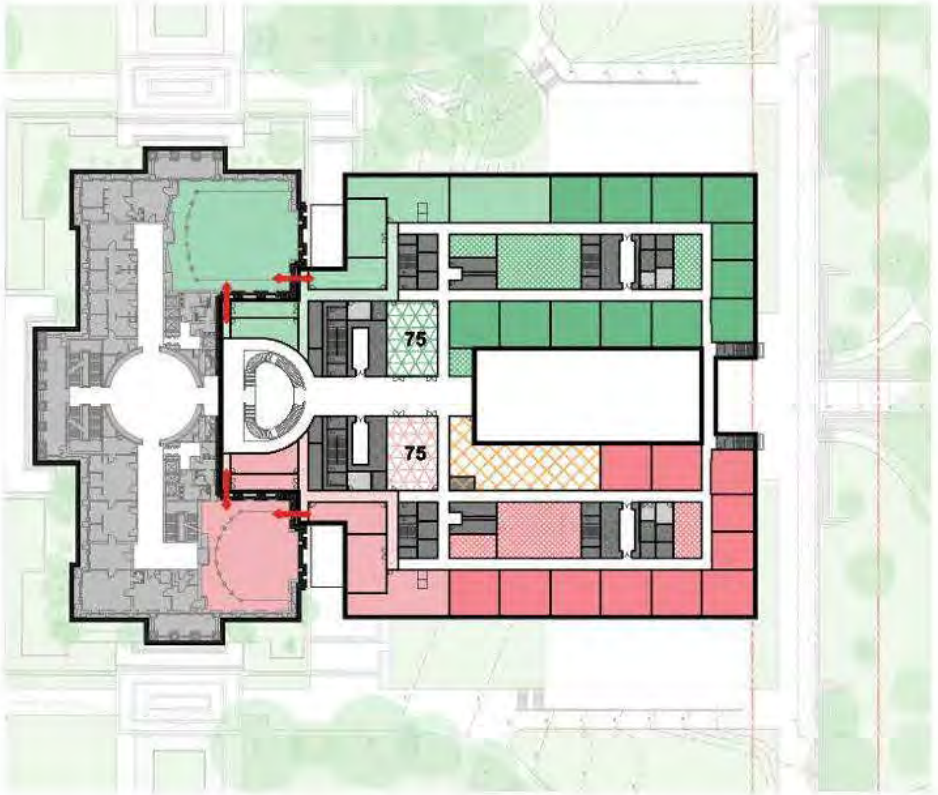
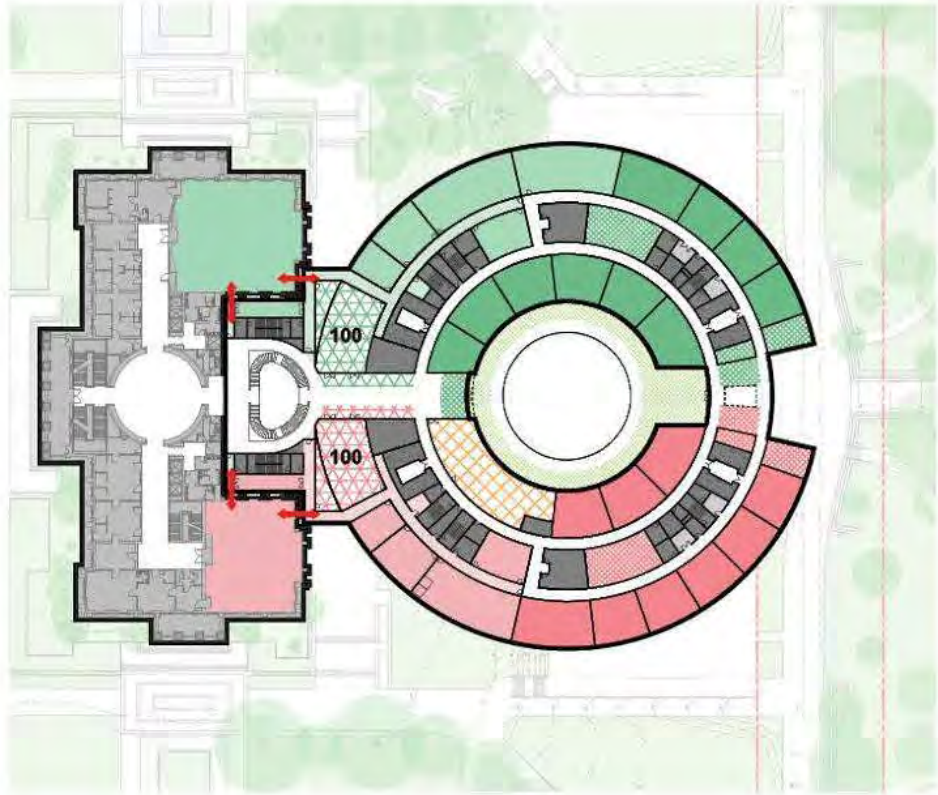
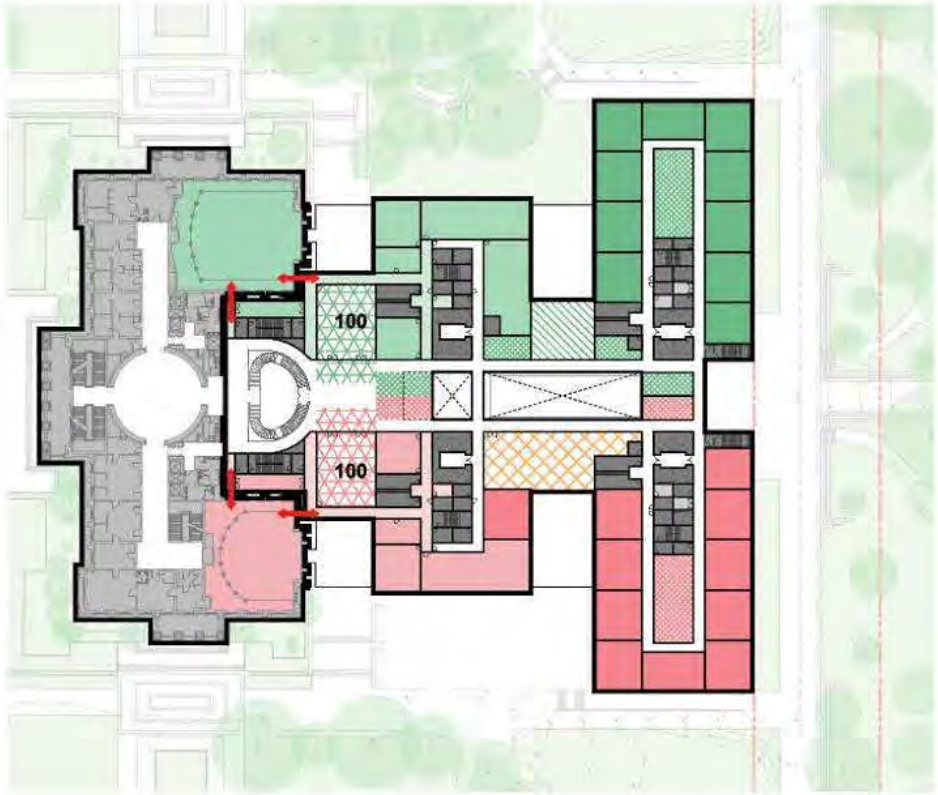
## FLOOR ALIGNMENT



CONCEPT SIMILARITIES & DIFFERENCES  
 TYPICAL FLOOR - LEGISLATURE MEMBER SUITES & SUPPORT

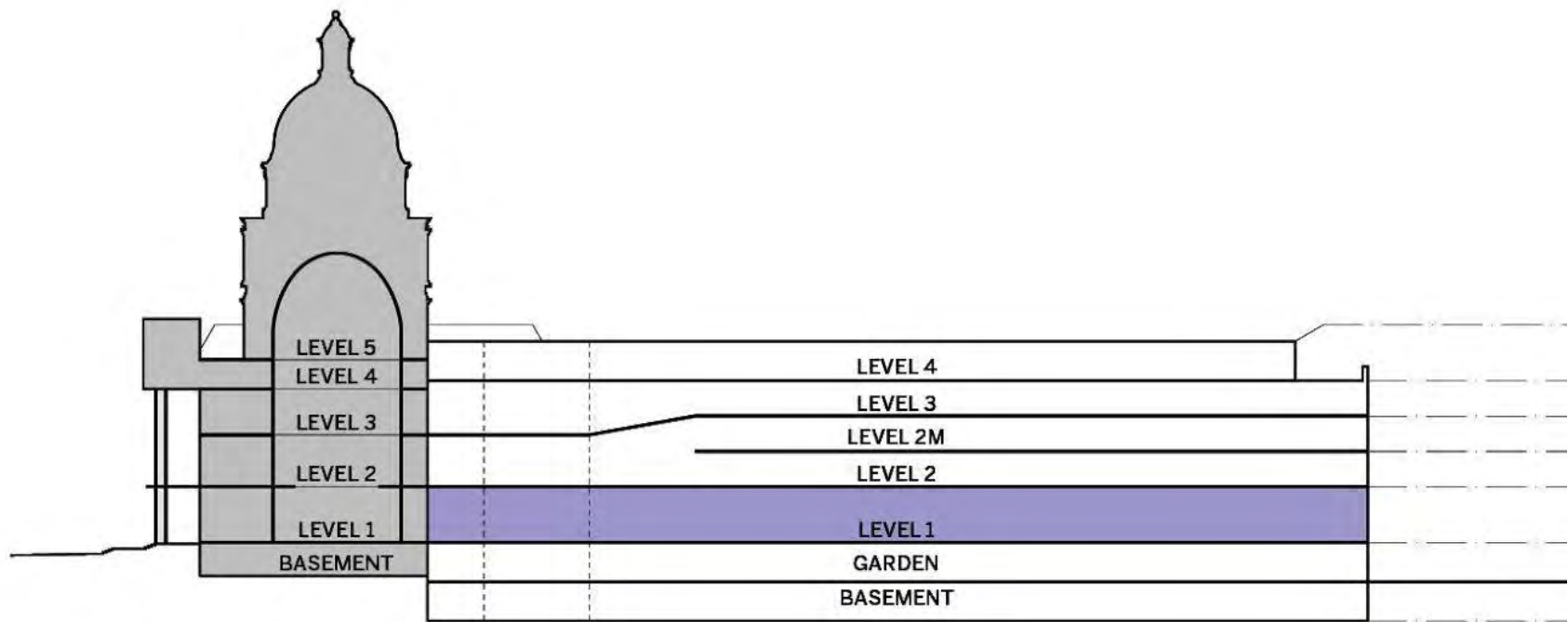
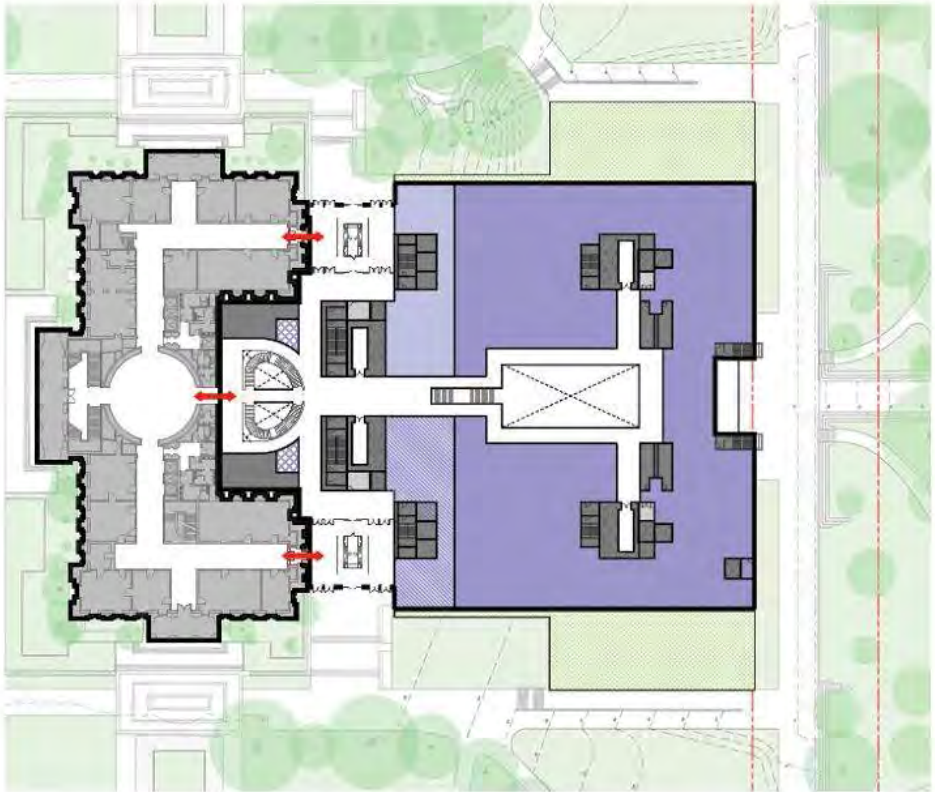
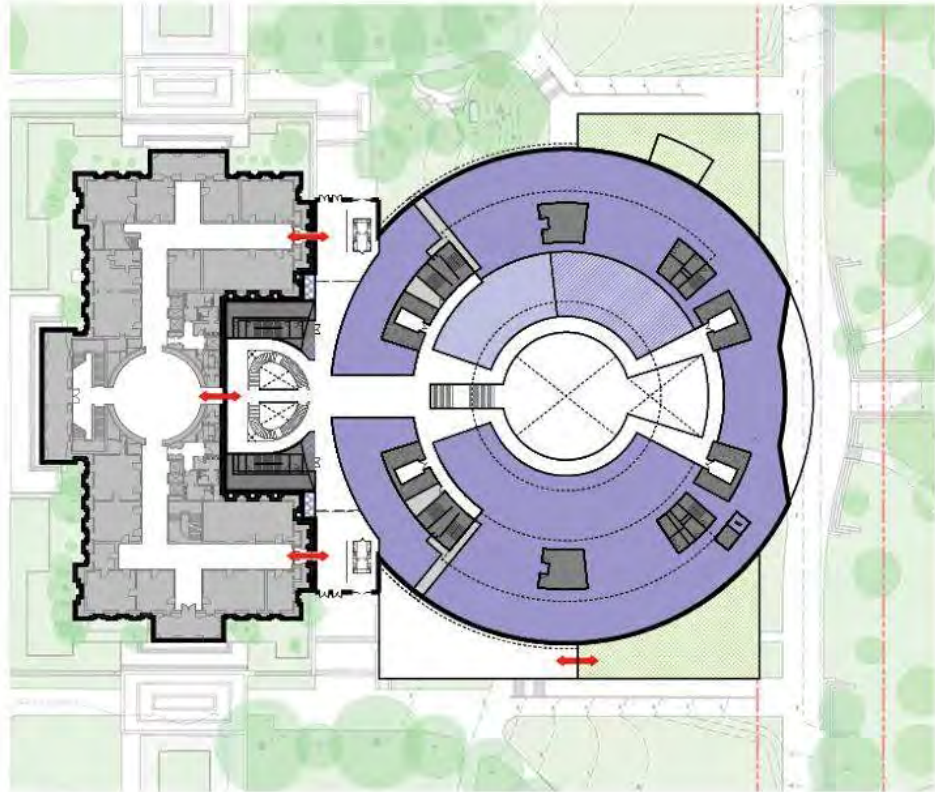
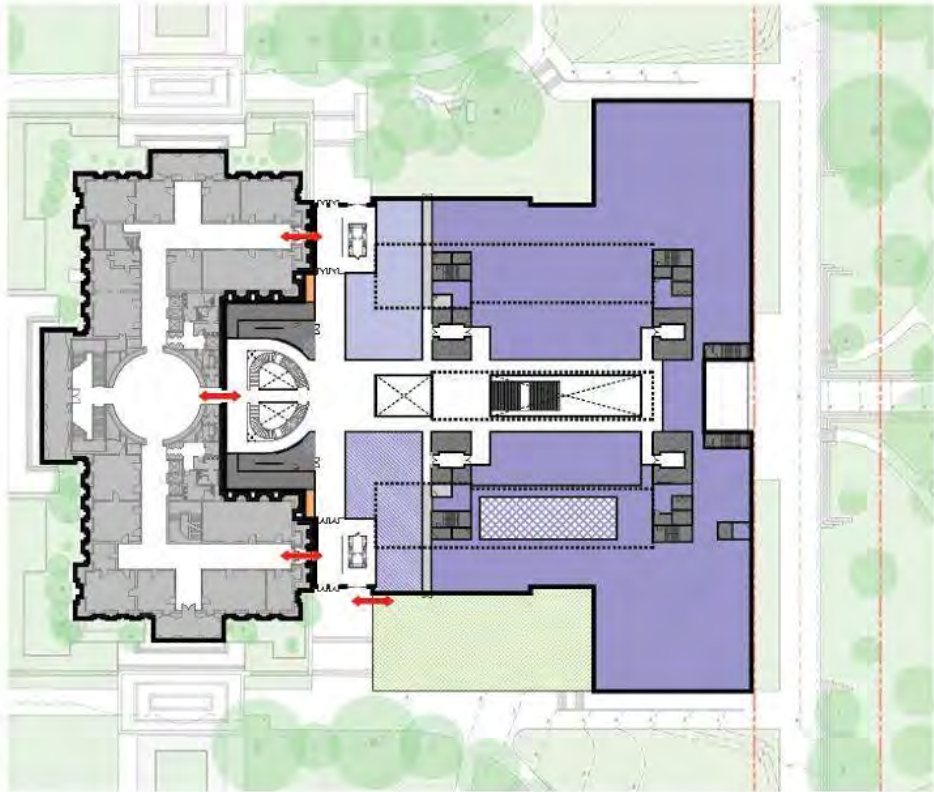


CONCEPT SIMILARITIES & DIFFERENCES  
**LEVEL 2 - CHAMBERS**

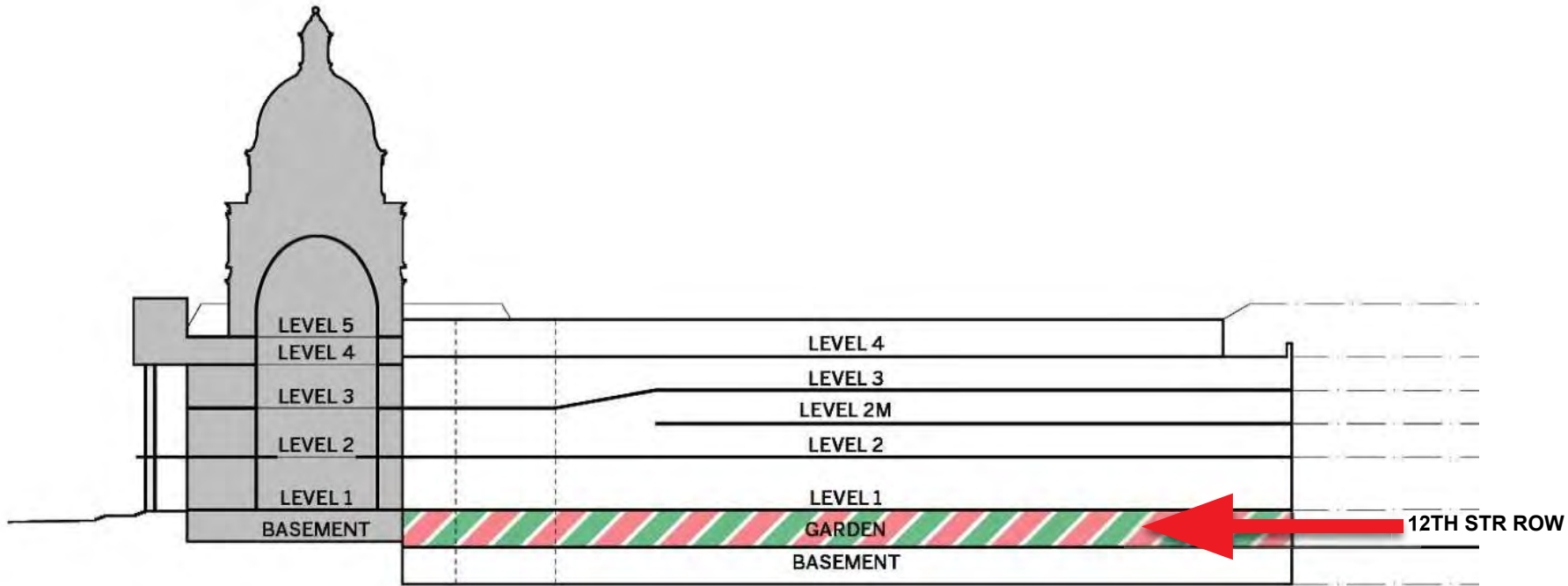
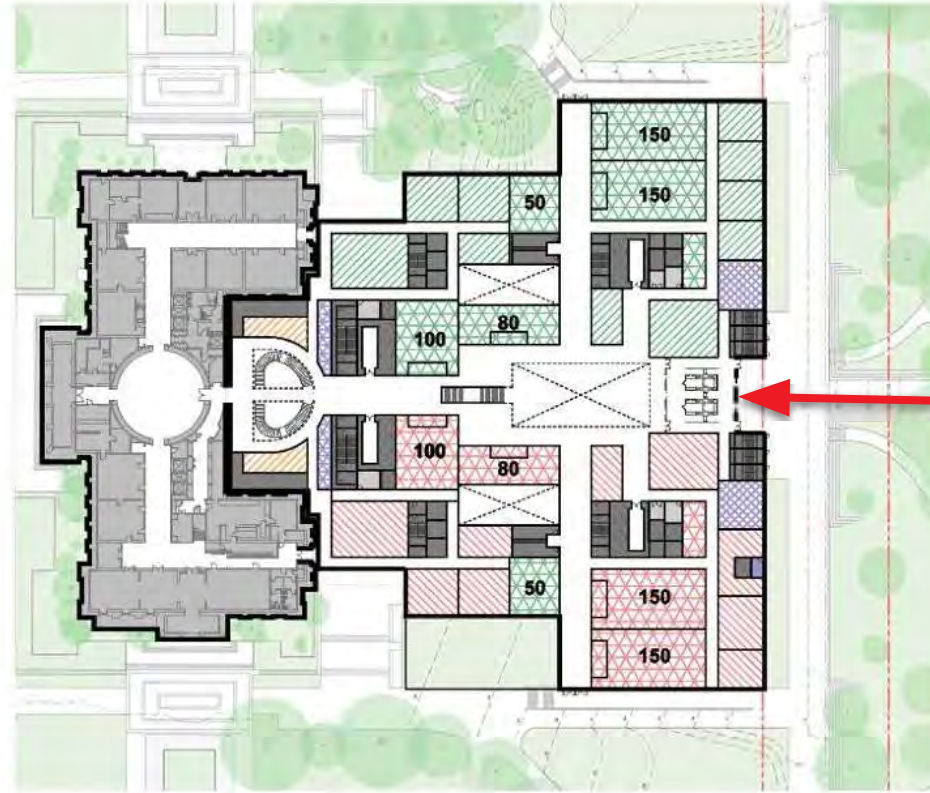
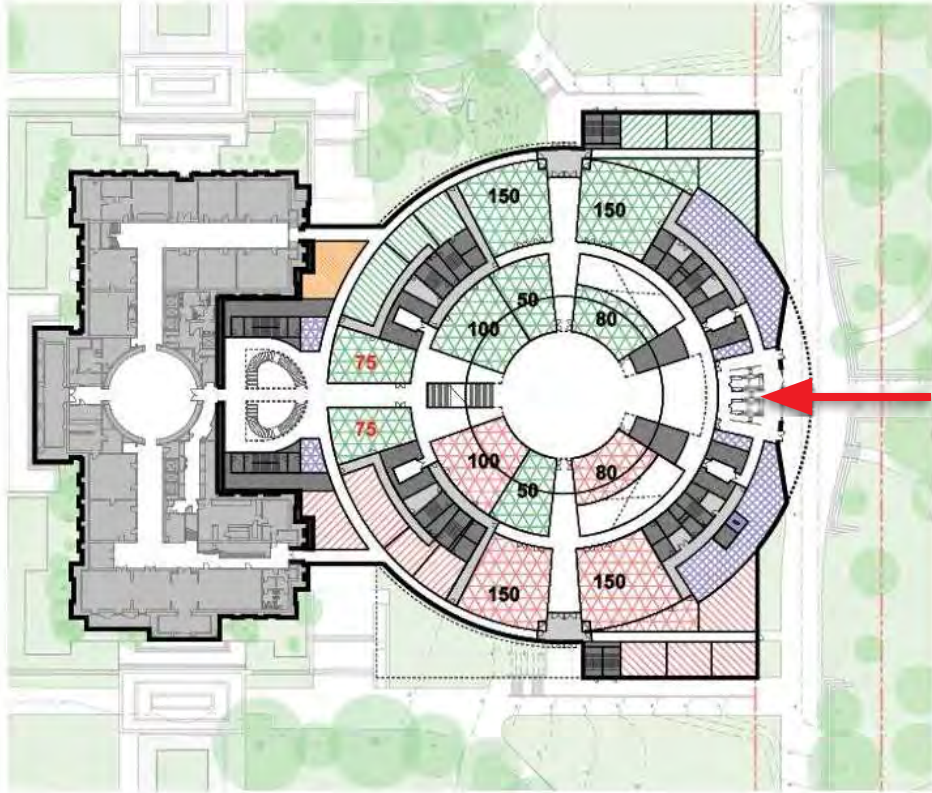
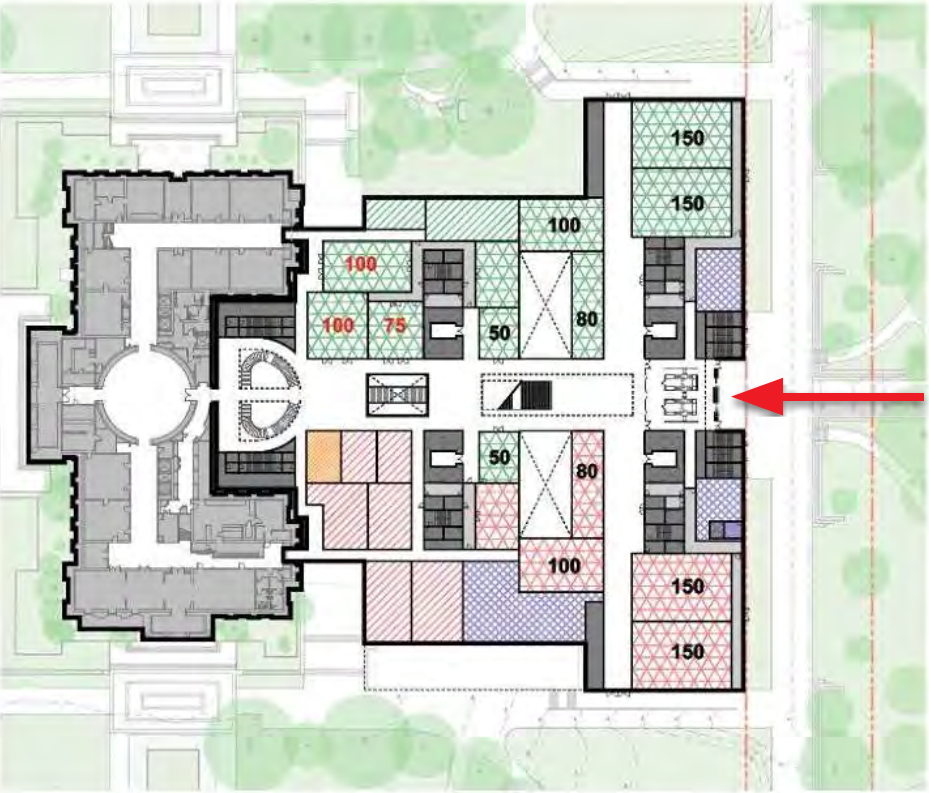


# CONCEPT SIMILARITIES & DIFFERENCES

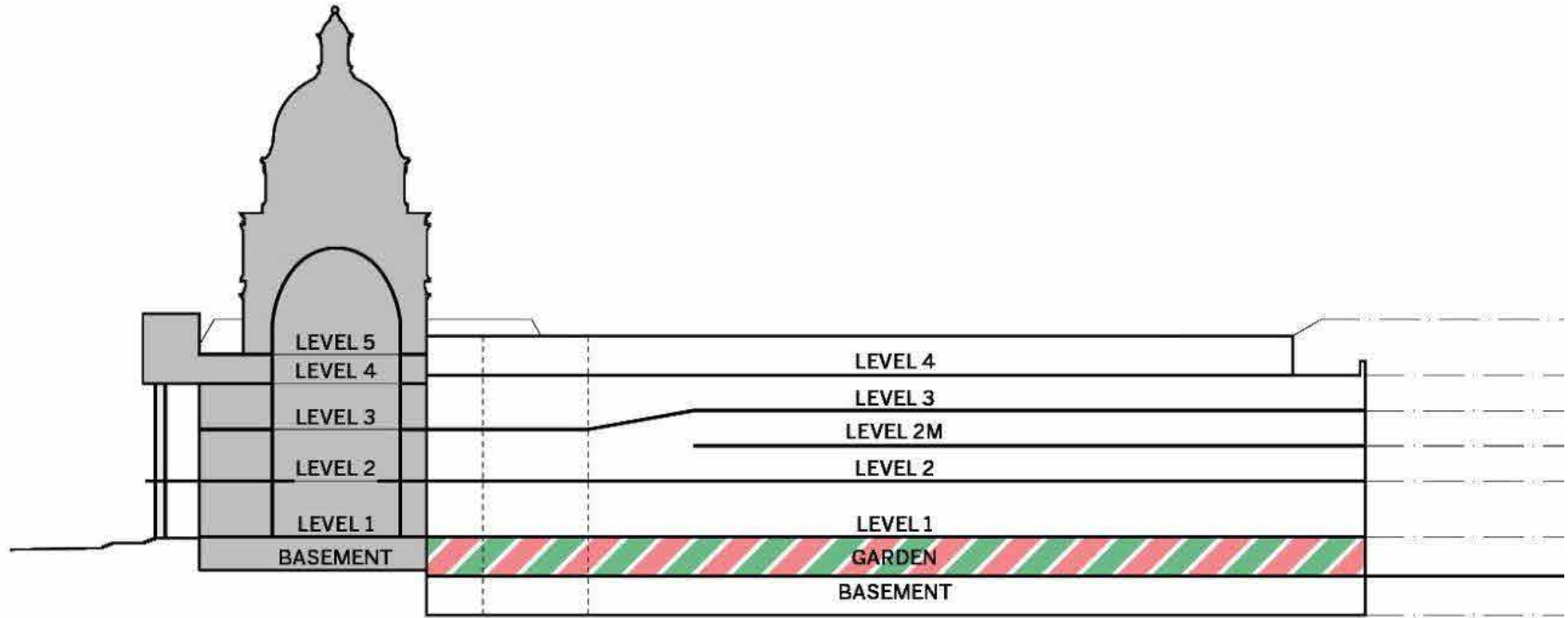
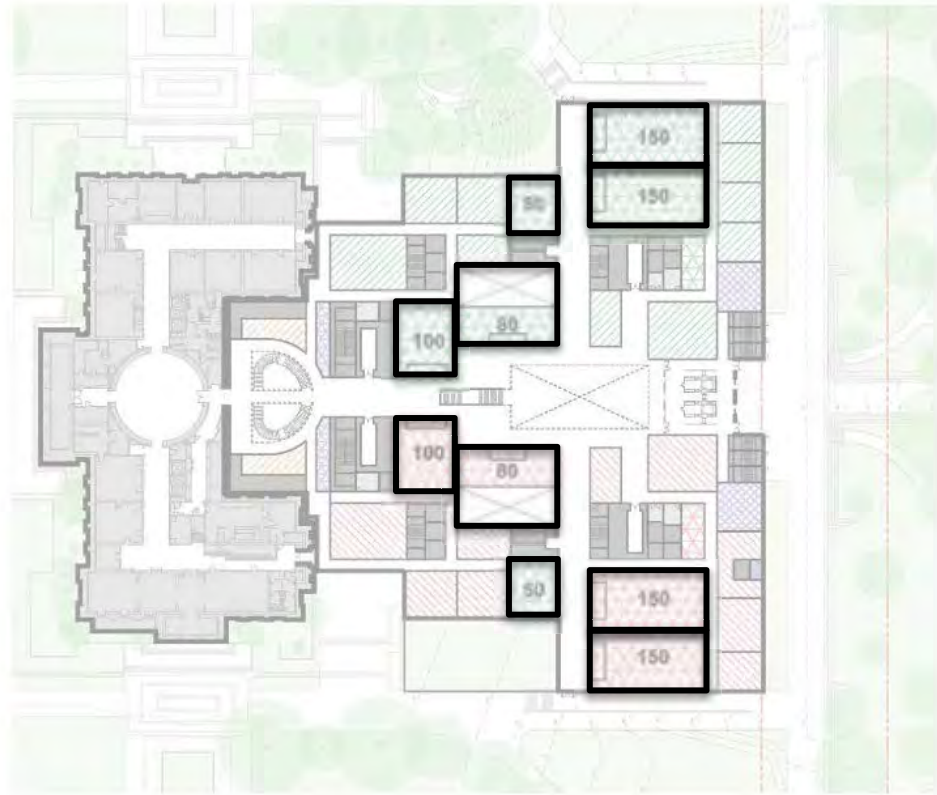
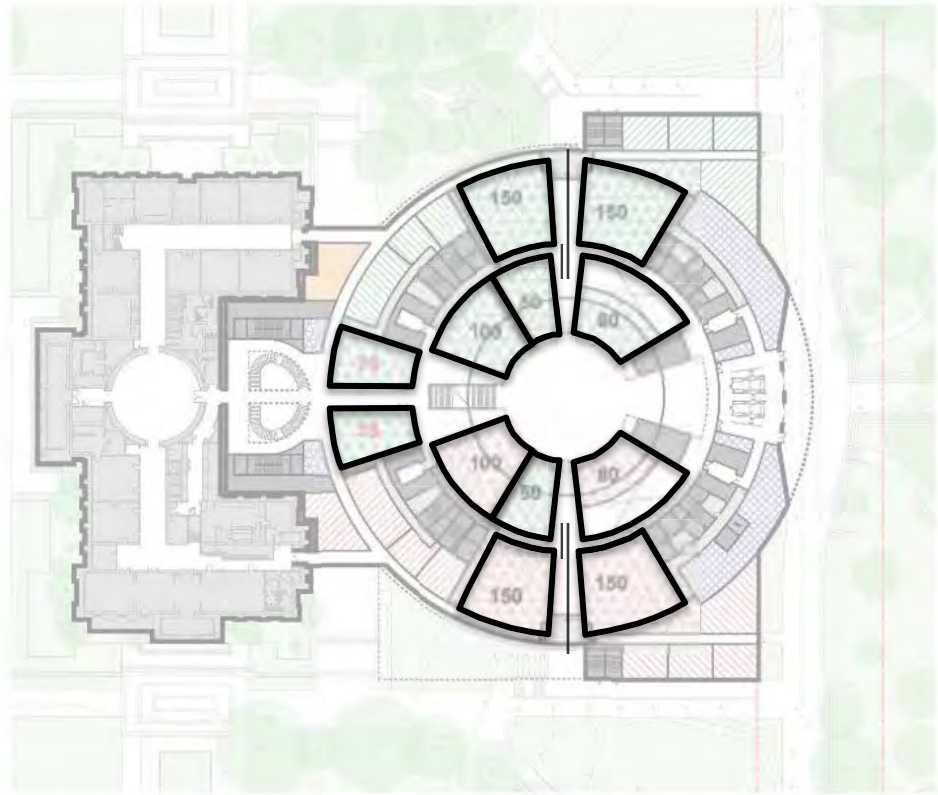
## LEVEL 1 - EXECUTIVE



CONCEPT SIMILARITIES & DIFFERENCES  
 GARDEN LEVEL - HEARING ROOMS



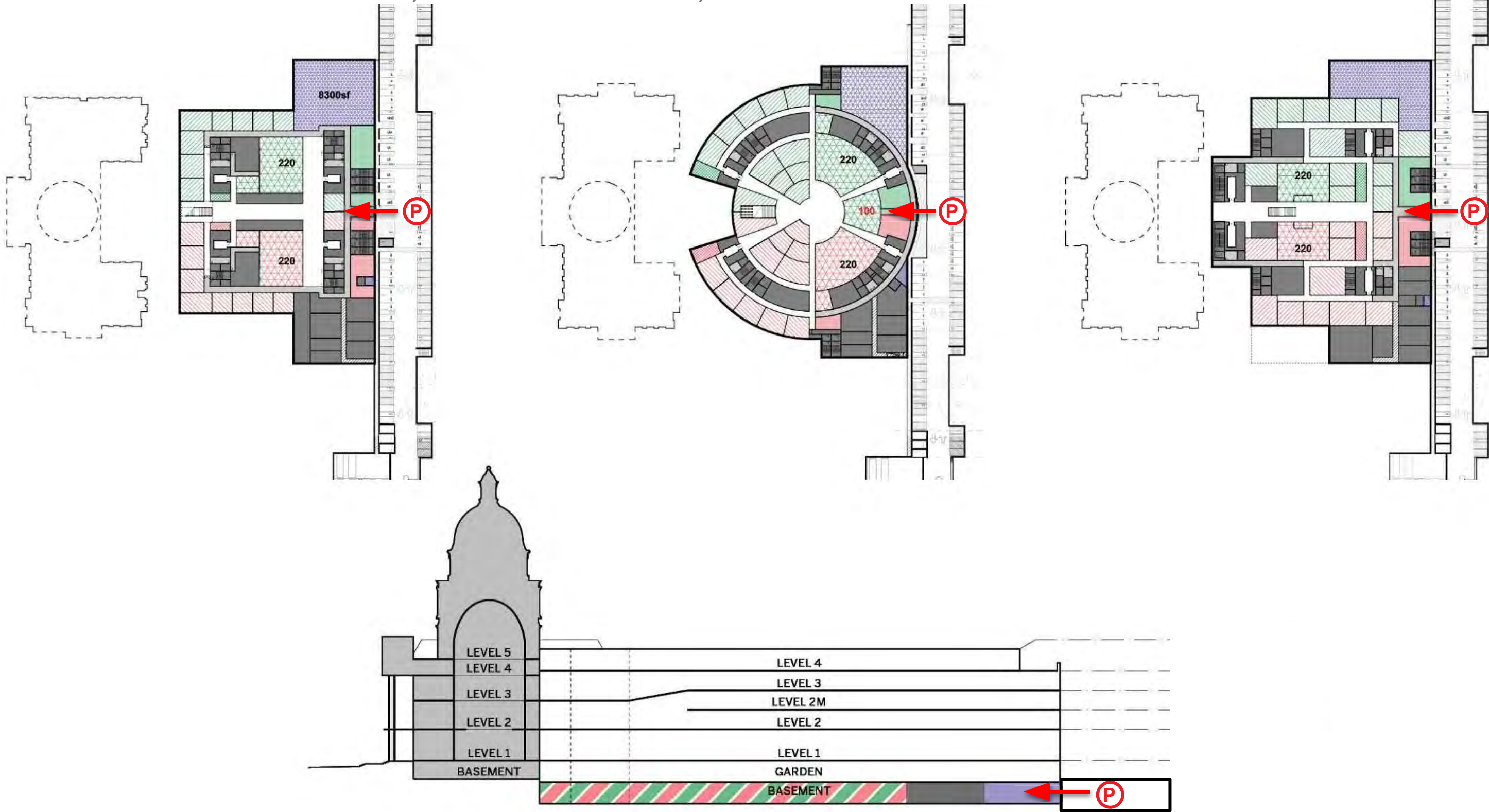
CONCEPT SIMILARITIES & DIFFERENCES  
**GARDEN LEVEL - HEARING ROOMS**



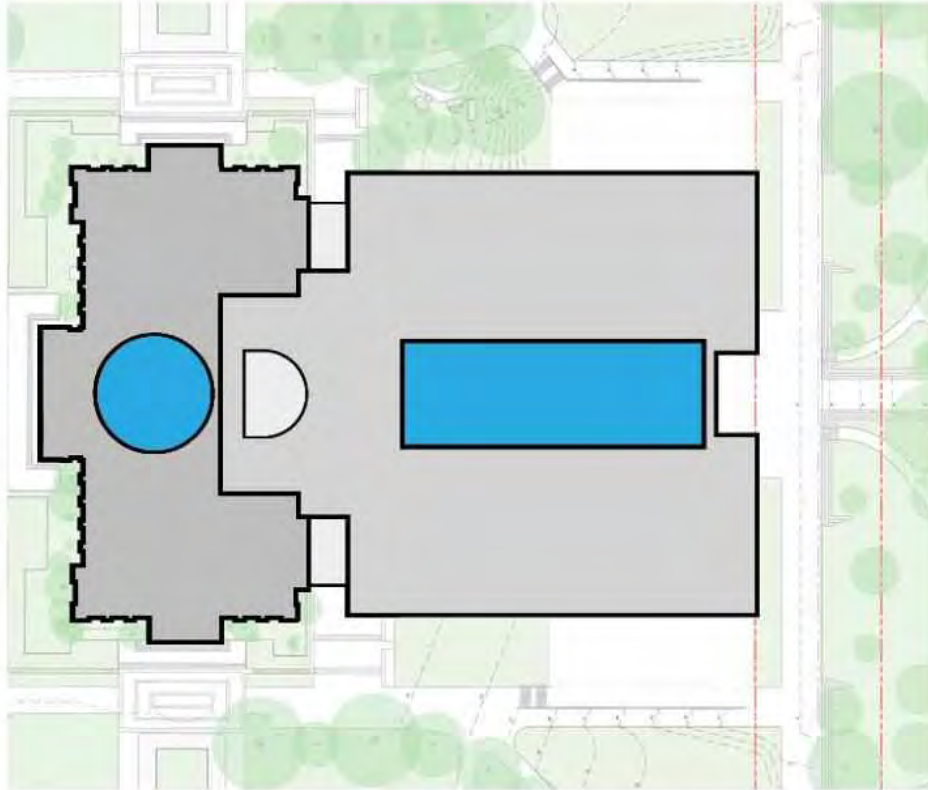
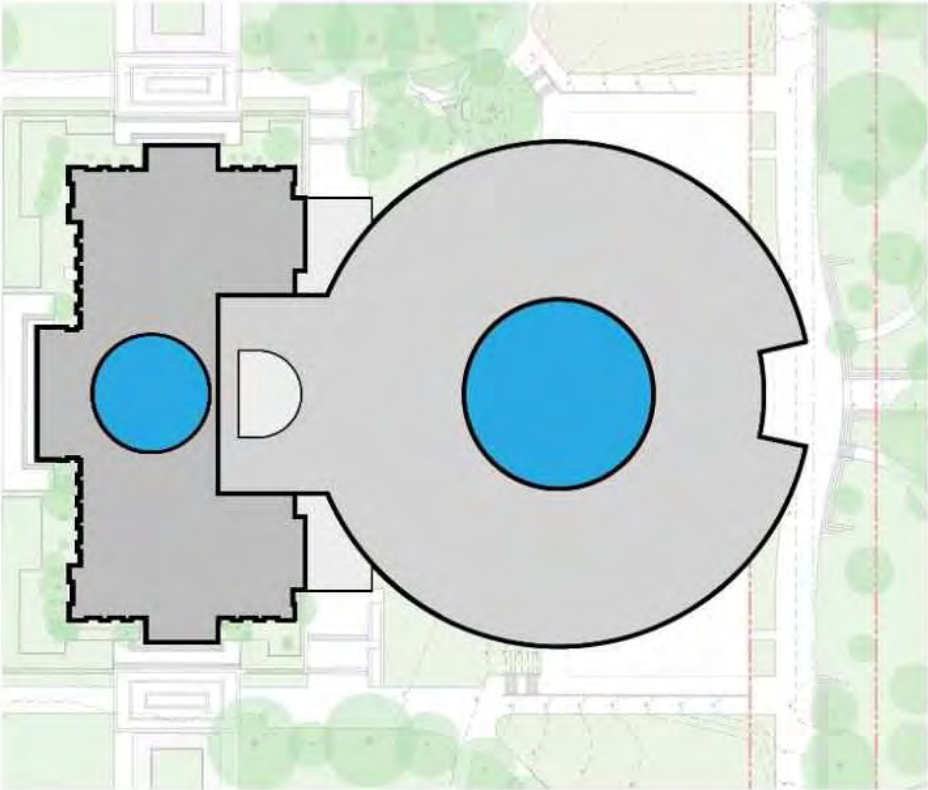
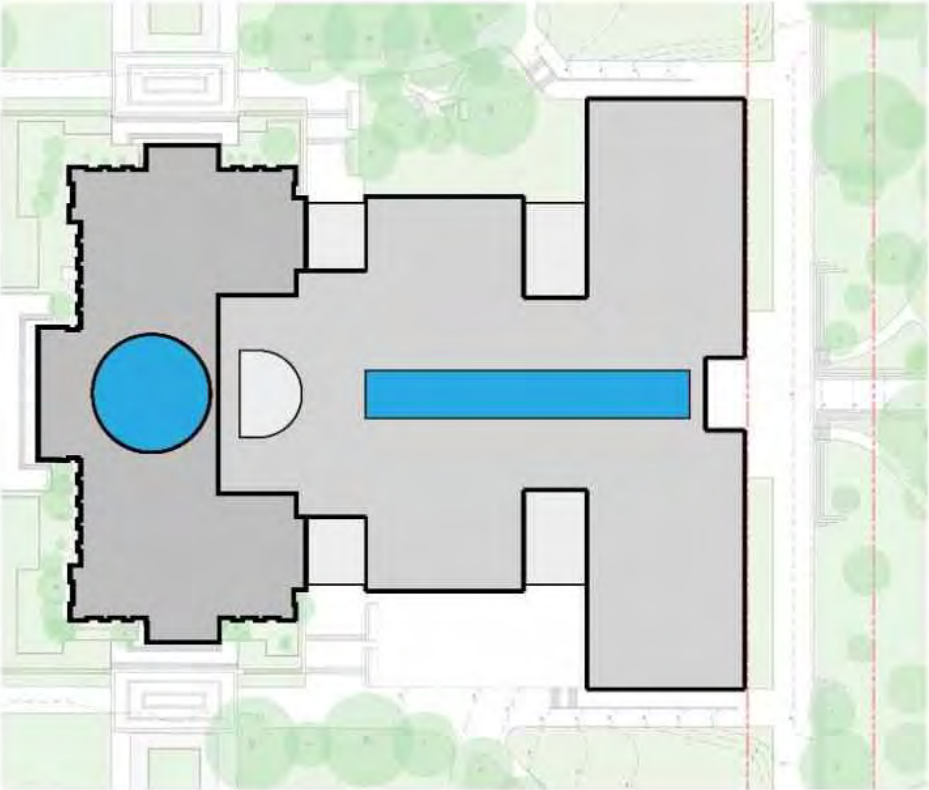


CONCEPT SIMILARITIES & DIFFERENCES

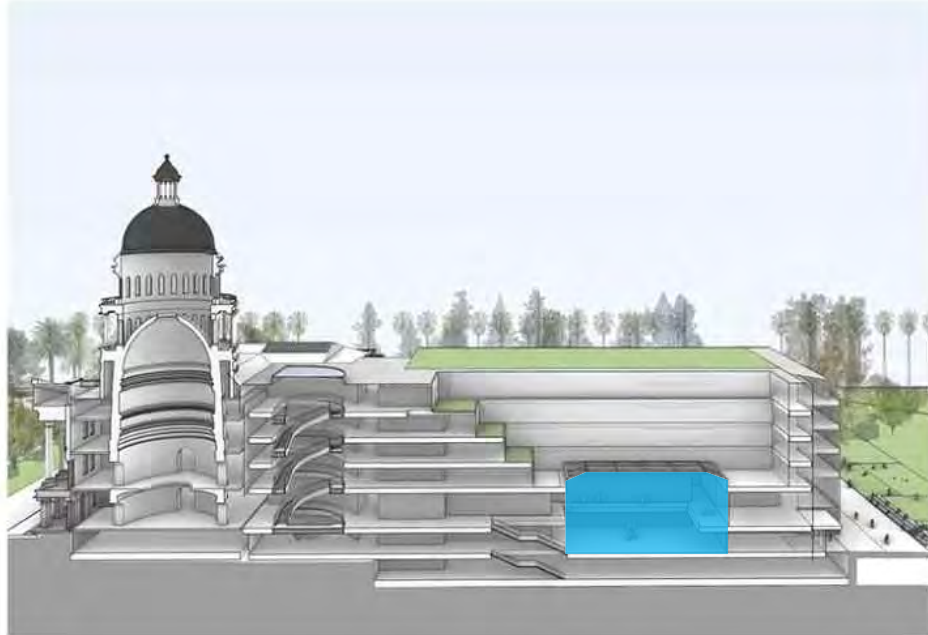
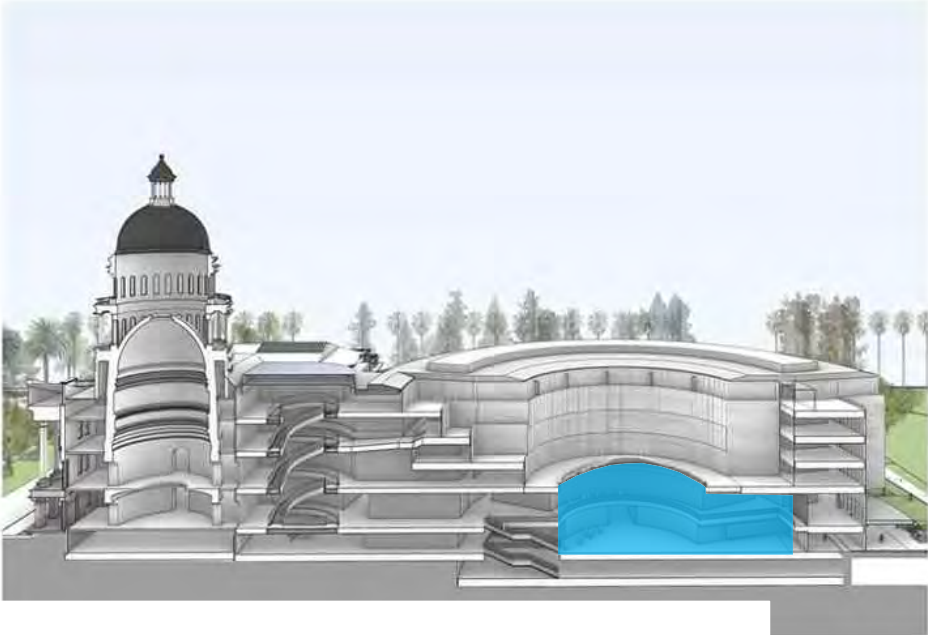
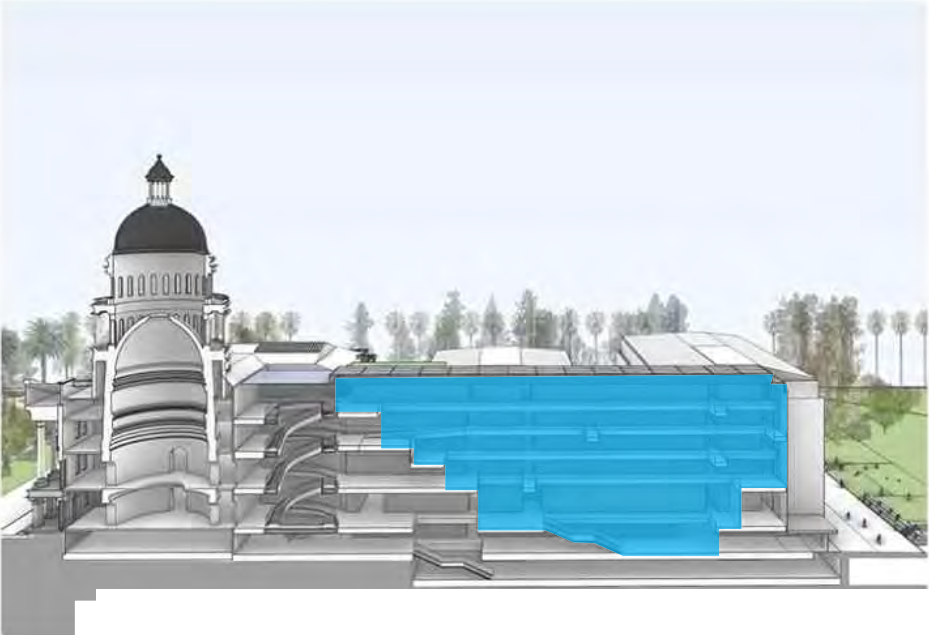
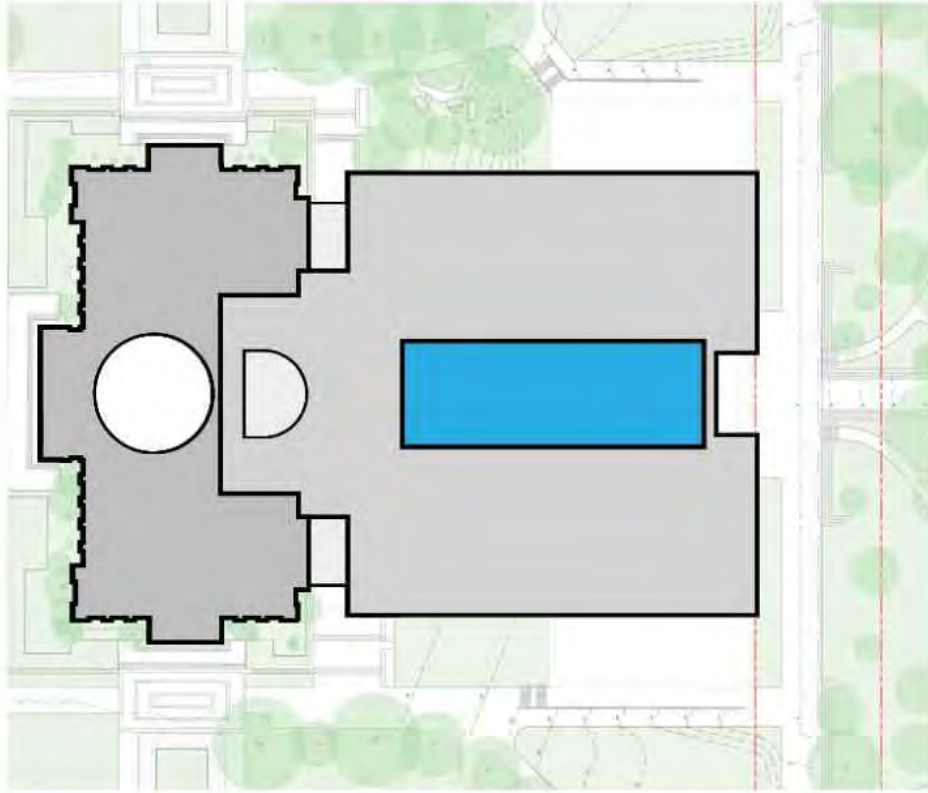
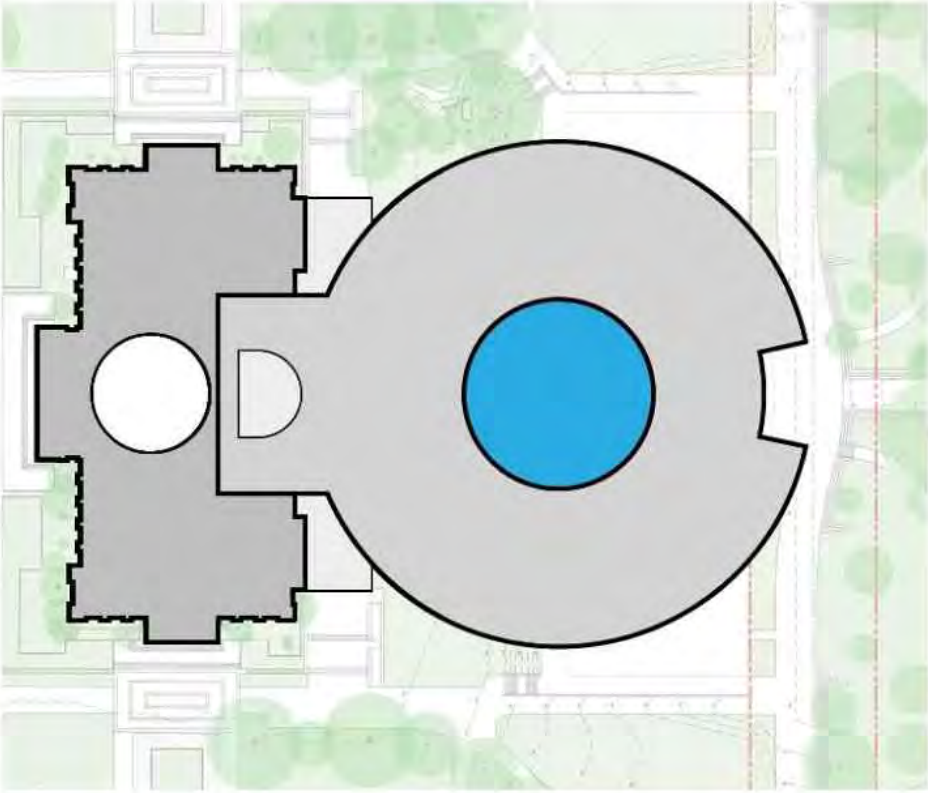
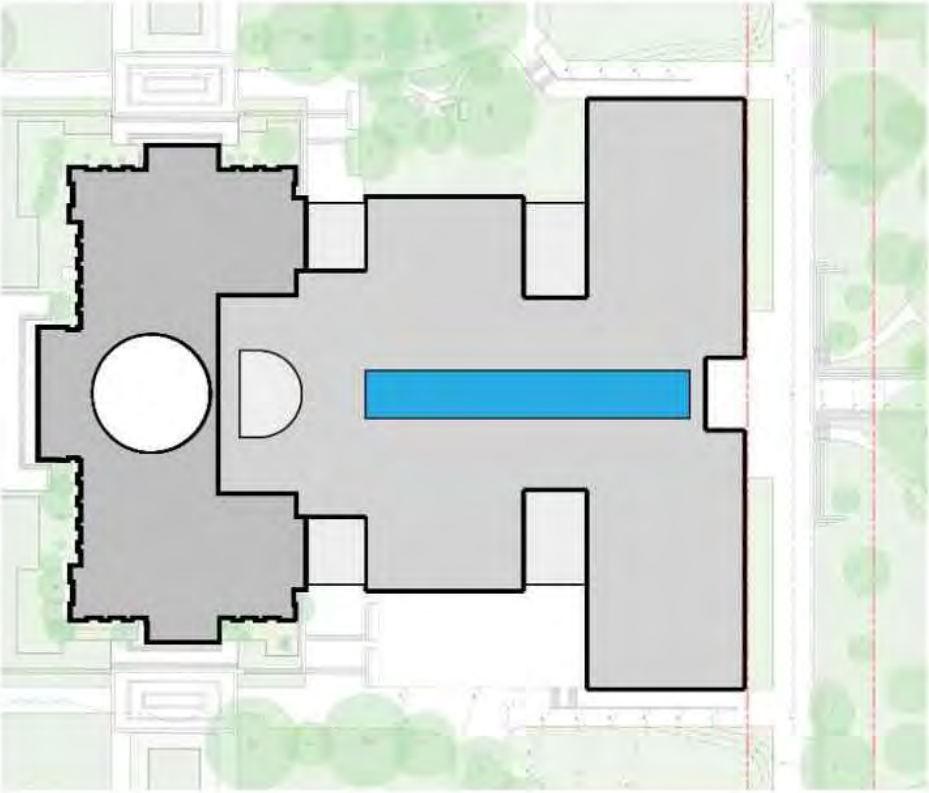
BASEMENT - HEARING ROOMS, COMMITTEE SUITES, FACILITIES MAINTENANCE



CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE

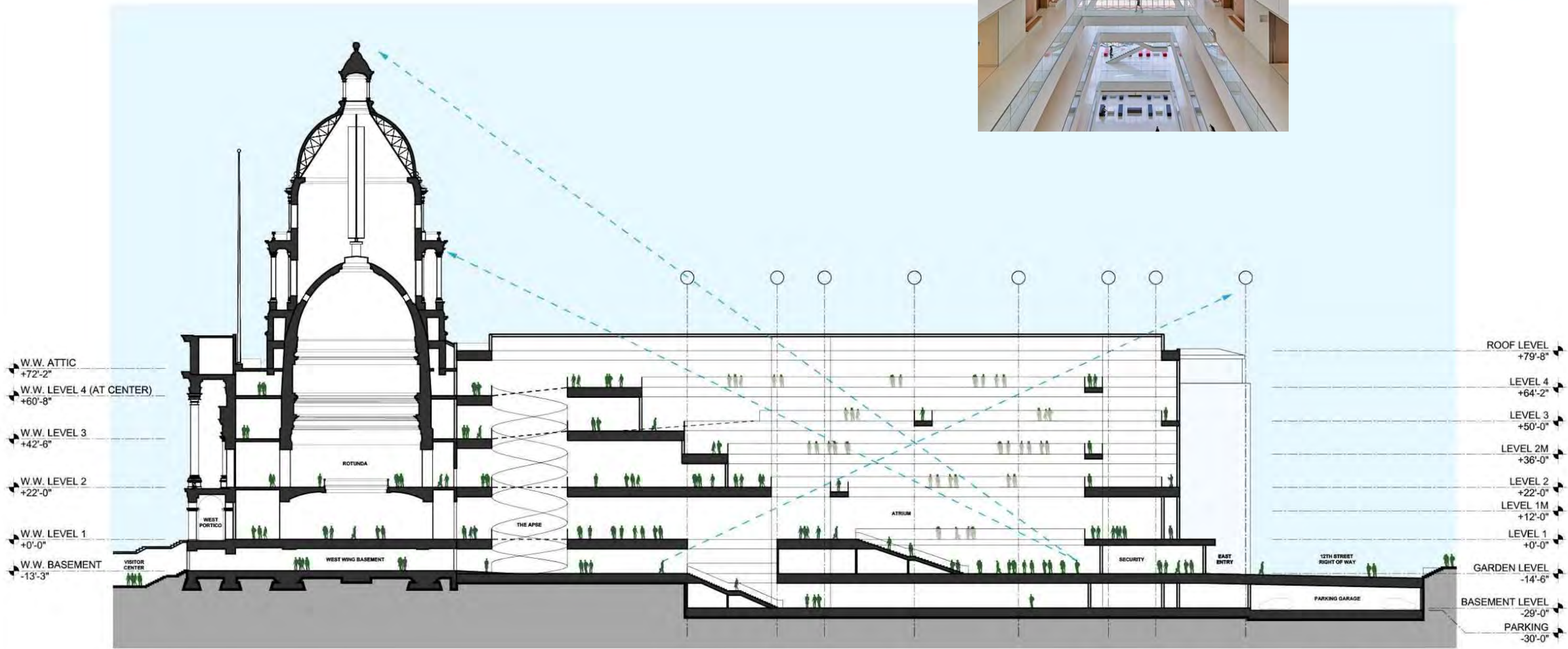
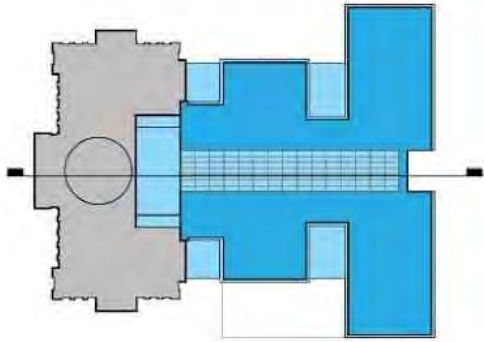


CONCEPT SIMILARITIES & DIFFERENCES  
PUBLIC SPACE



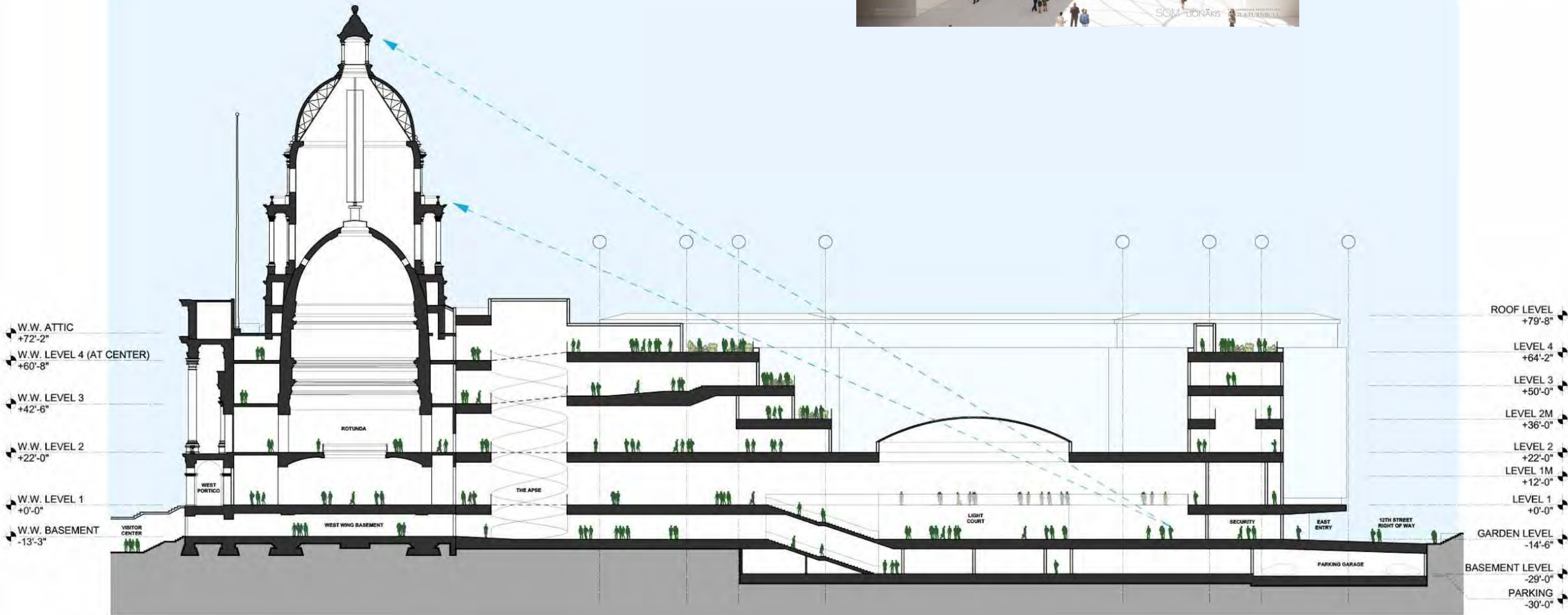
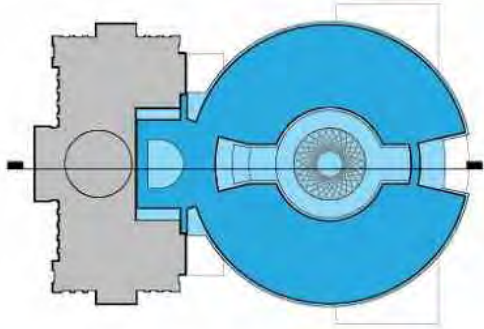
# CONCEPT SIMILARITIES & DIFFERENCES

## PUBLIC SPACE: DOUBLE T



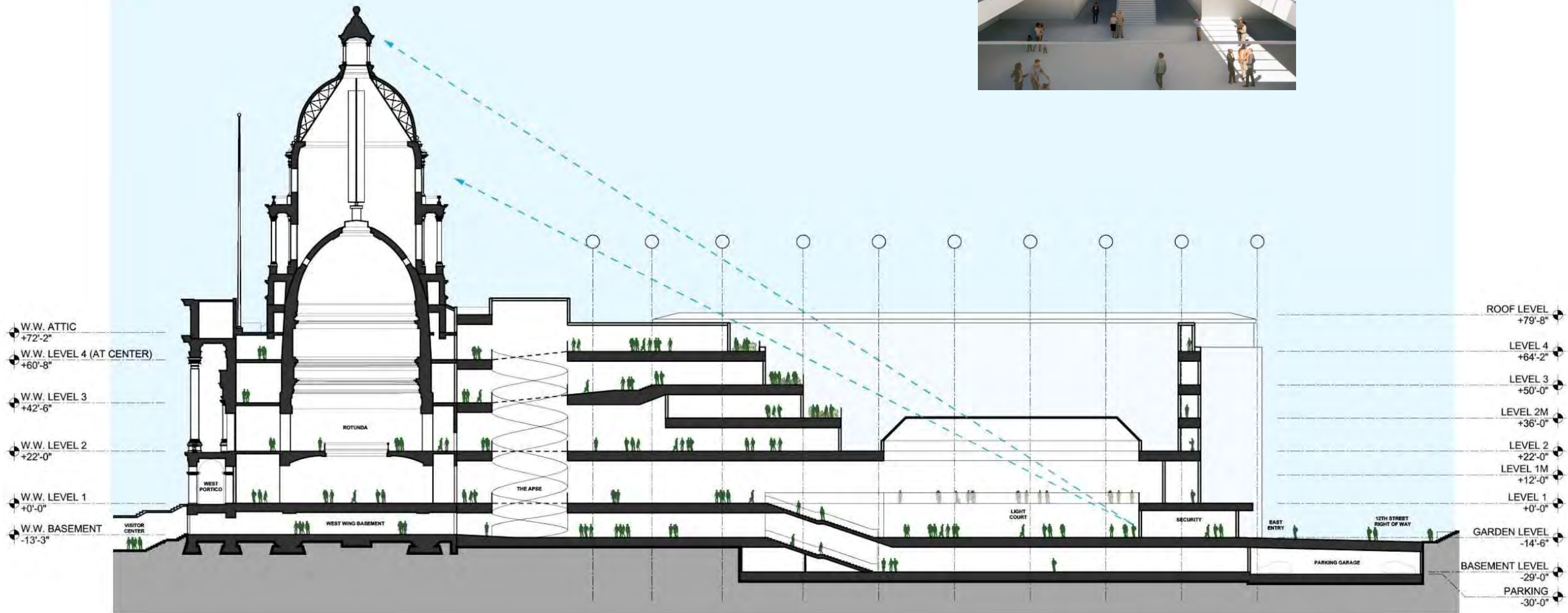
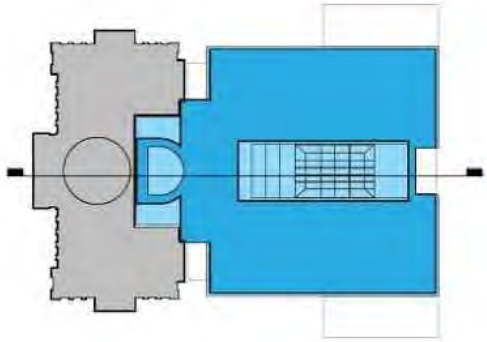
# CONCEPT SIMILARITIES & DIFFERENCES

## PUBLIC SPACE: CIRCLE

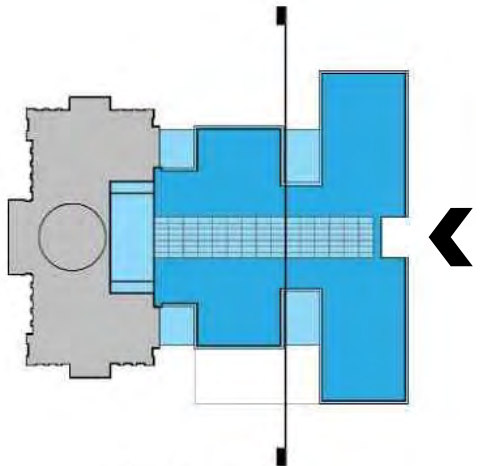
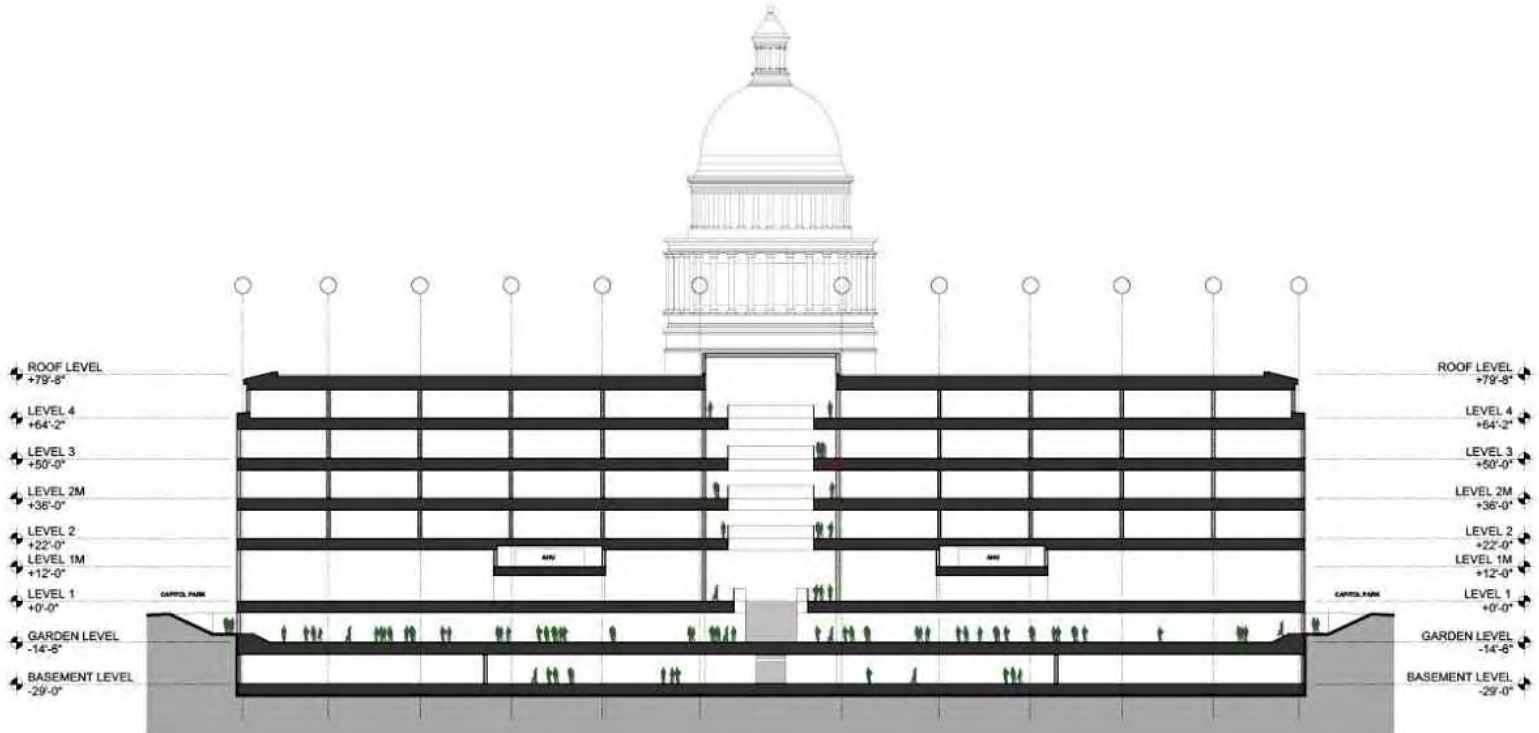


# CONCEPT SIMILARITIES & DIFFERENCES

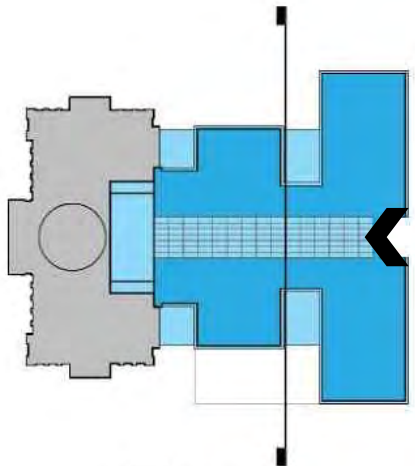
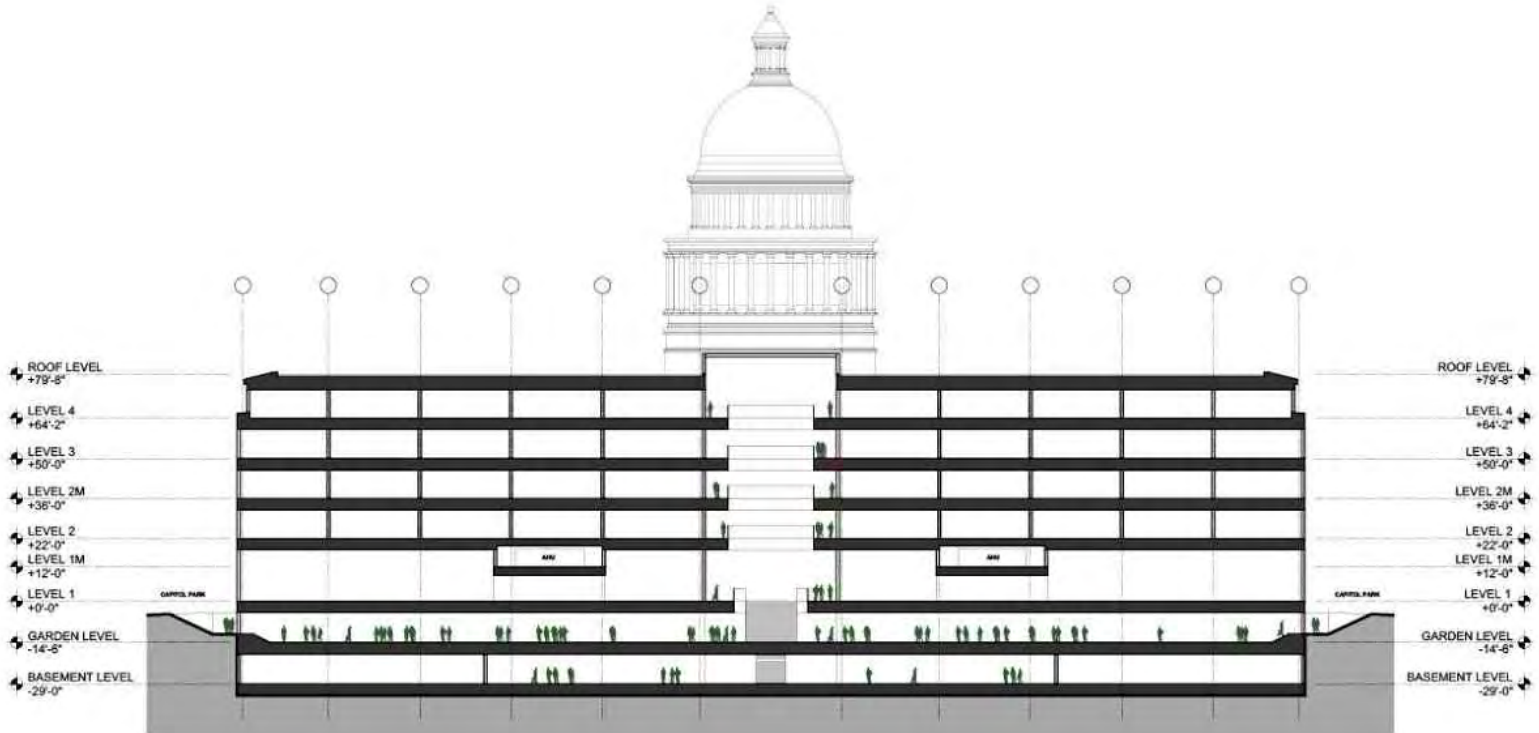
## PUBLIC SPACE: SQUARE



# DOUBLE T ENTRY SEQUENCE

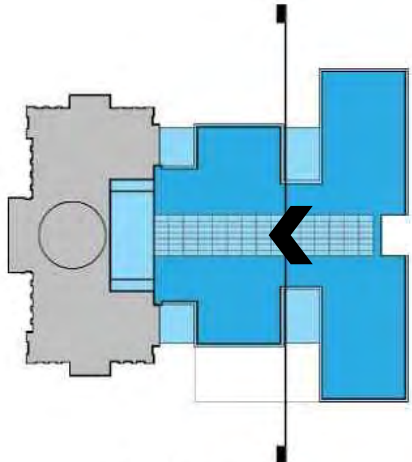
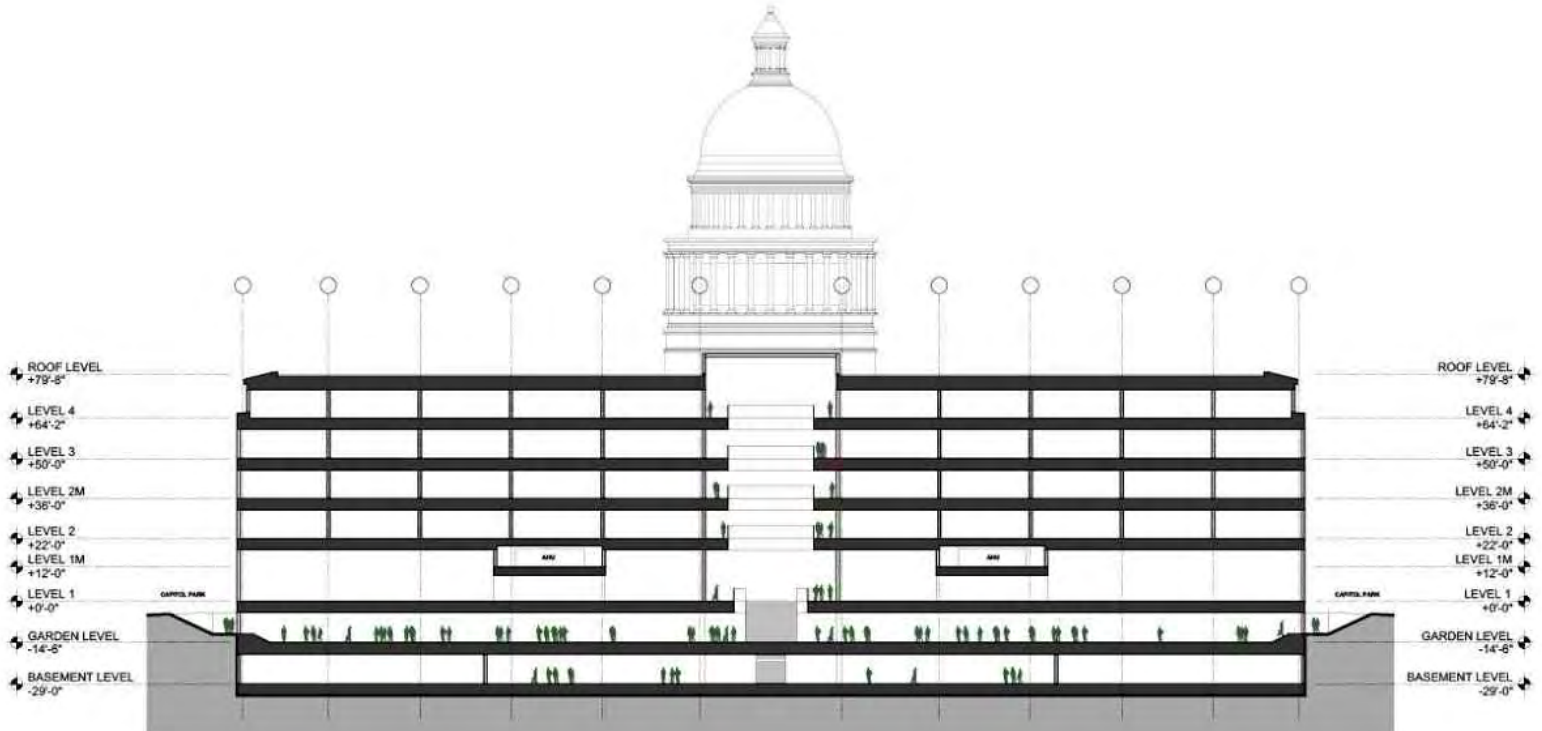


# DOUBLE T ENTRY SEQUENCE

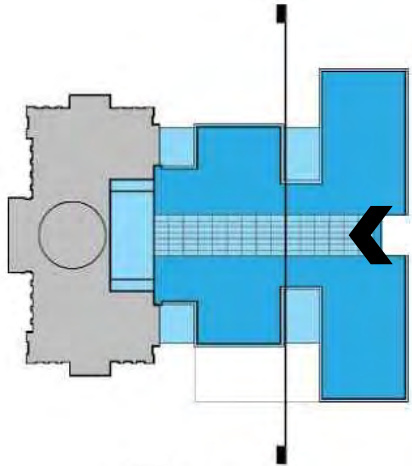
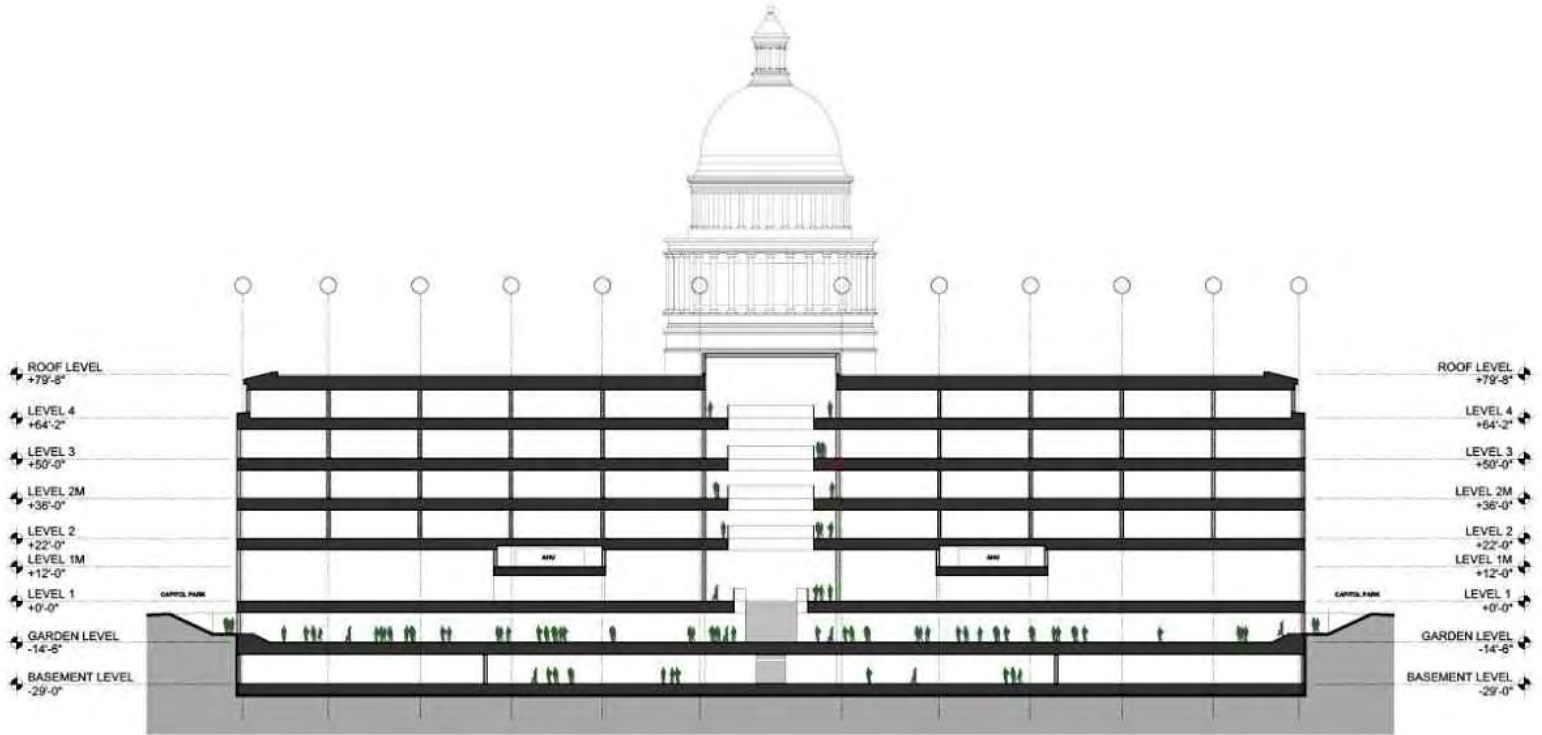




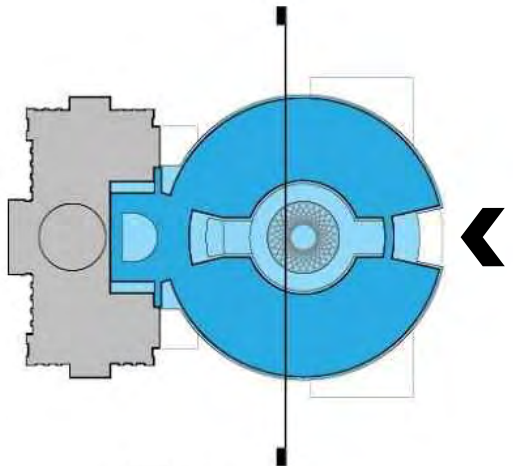
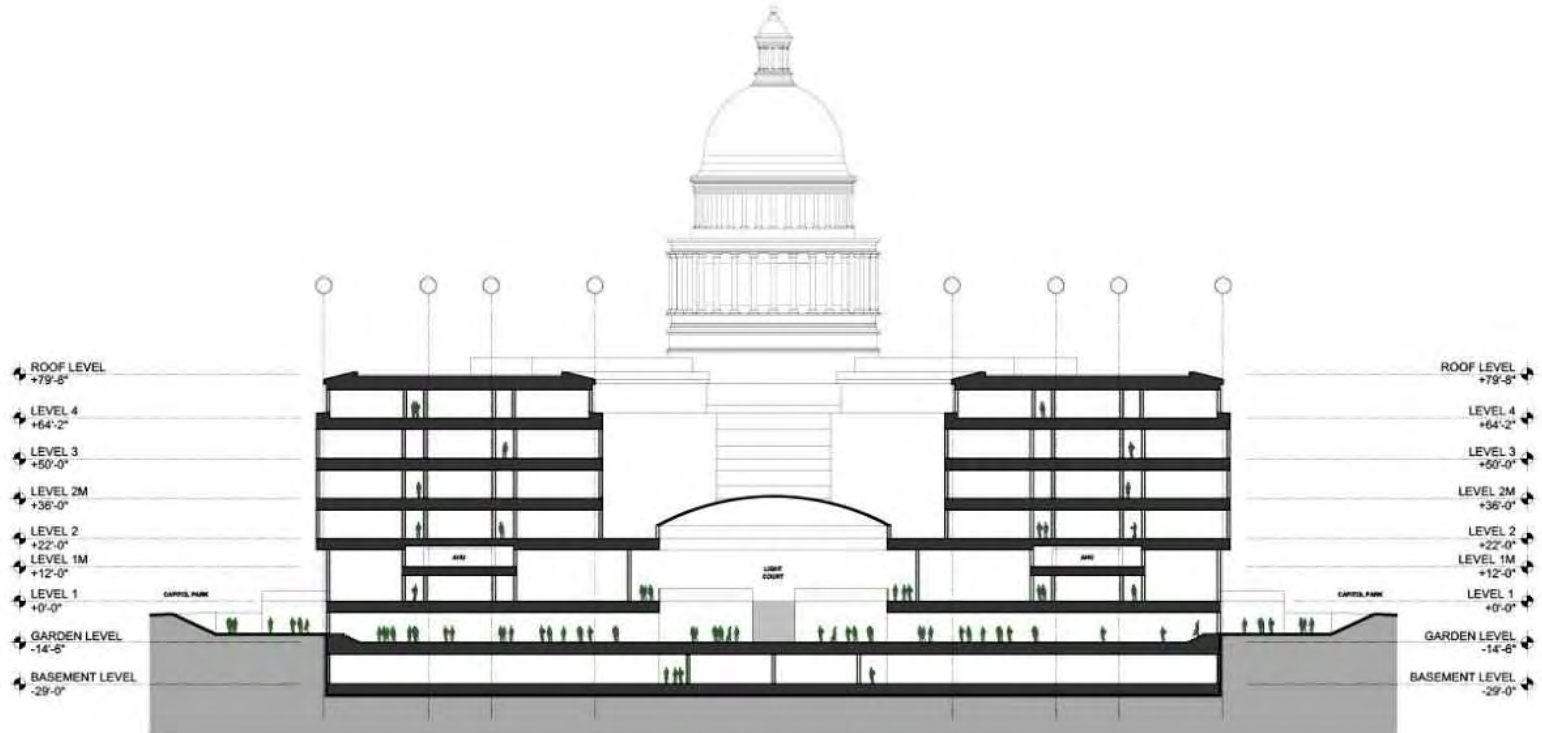
# DOUBLE T ENTRY SEQUENCE



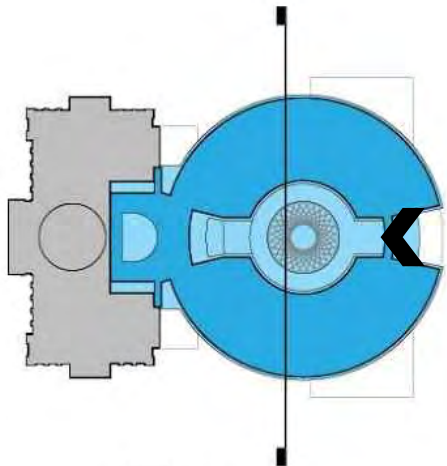
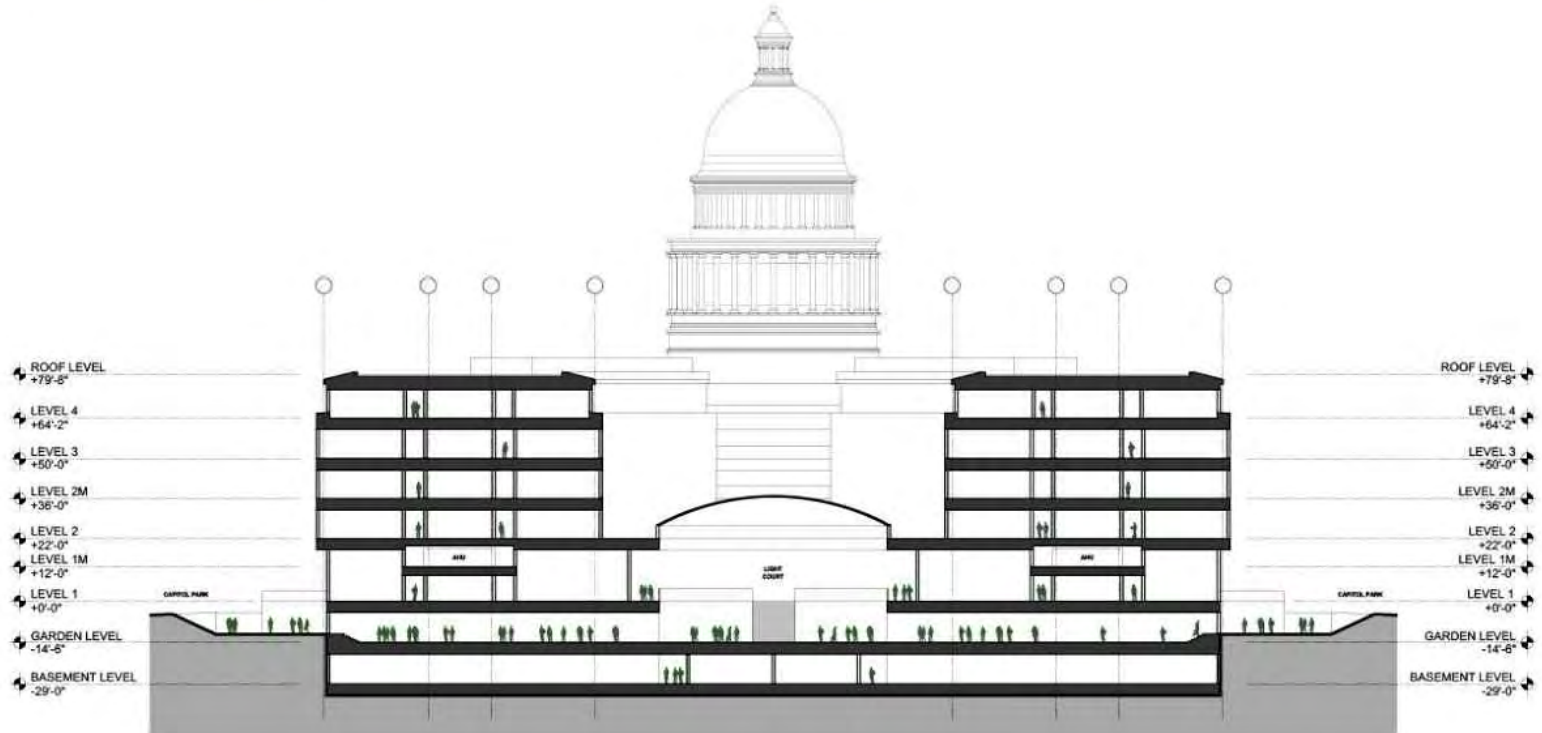
# DOUBLE T ENTRY SEQUENCE



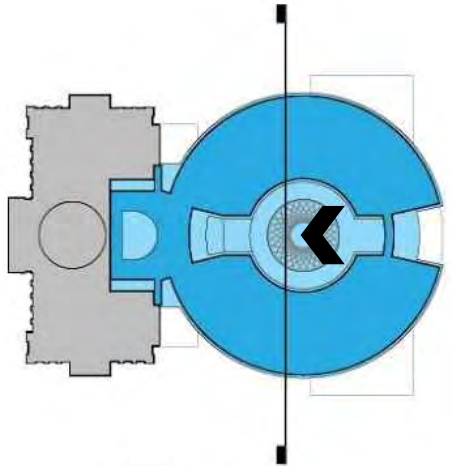
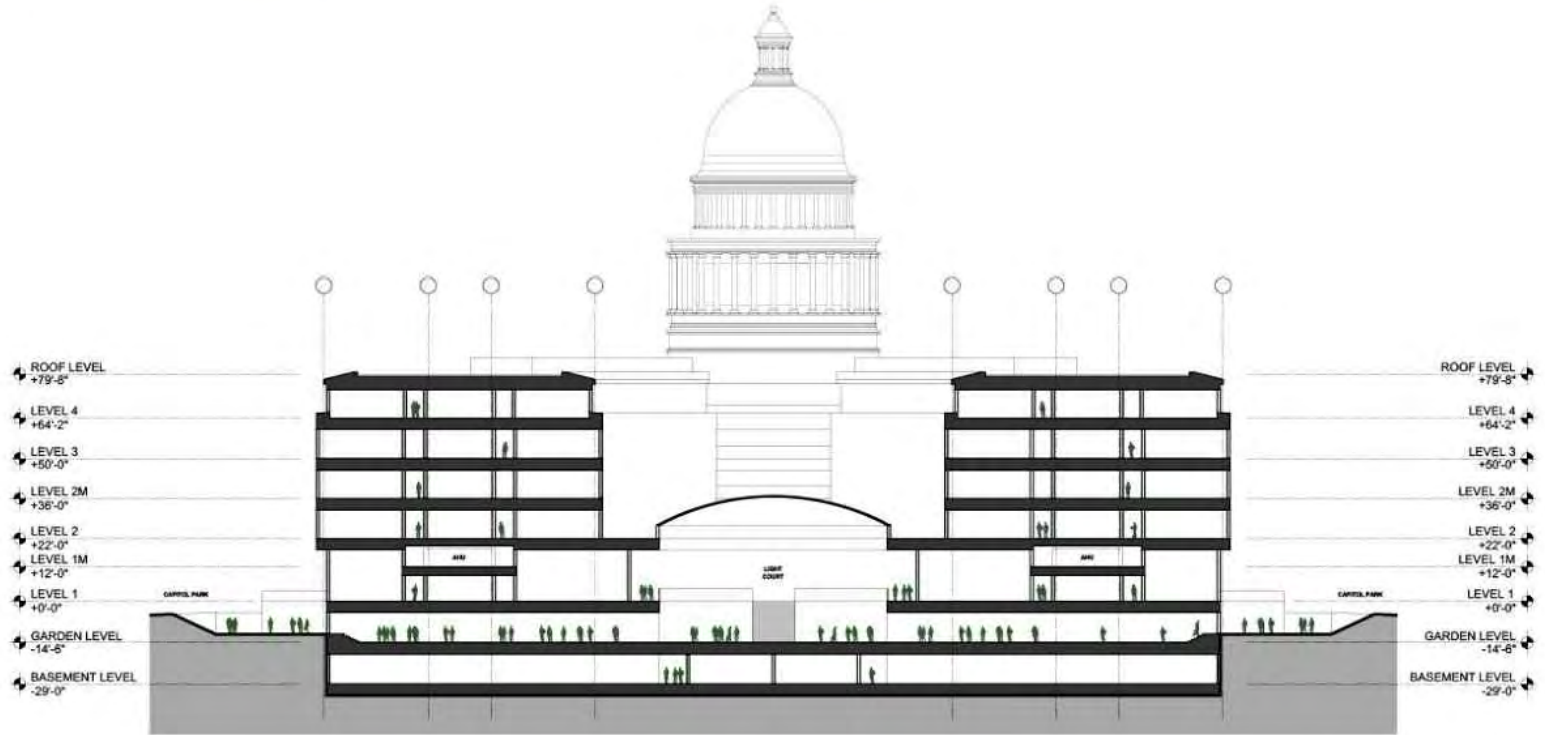
# CIRCLE ENTRY SEQUENCE



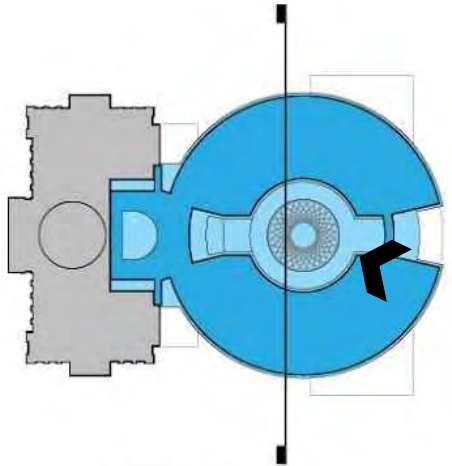
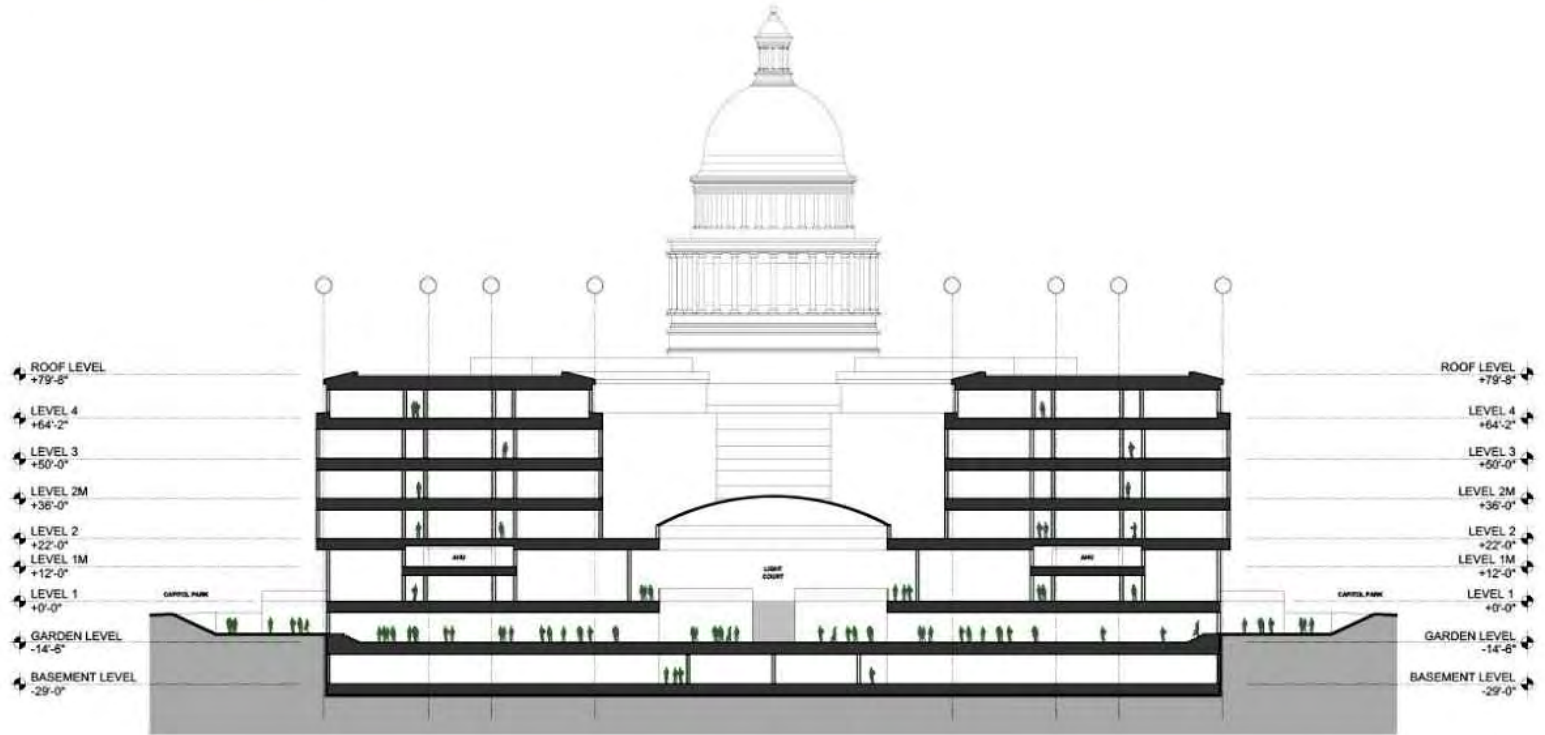
# CIRCLE ENTRY SEQUENCE



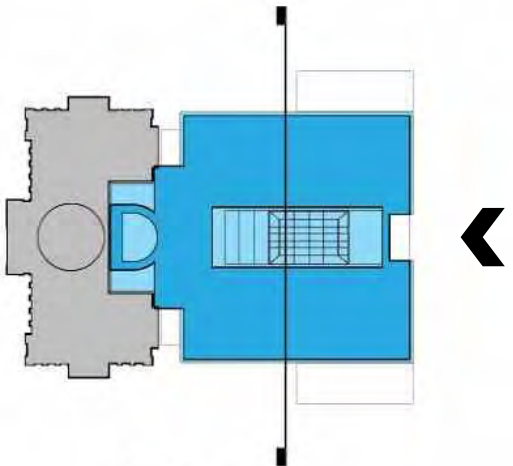
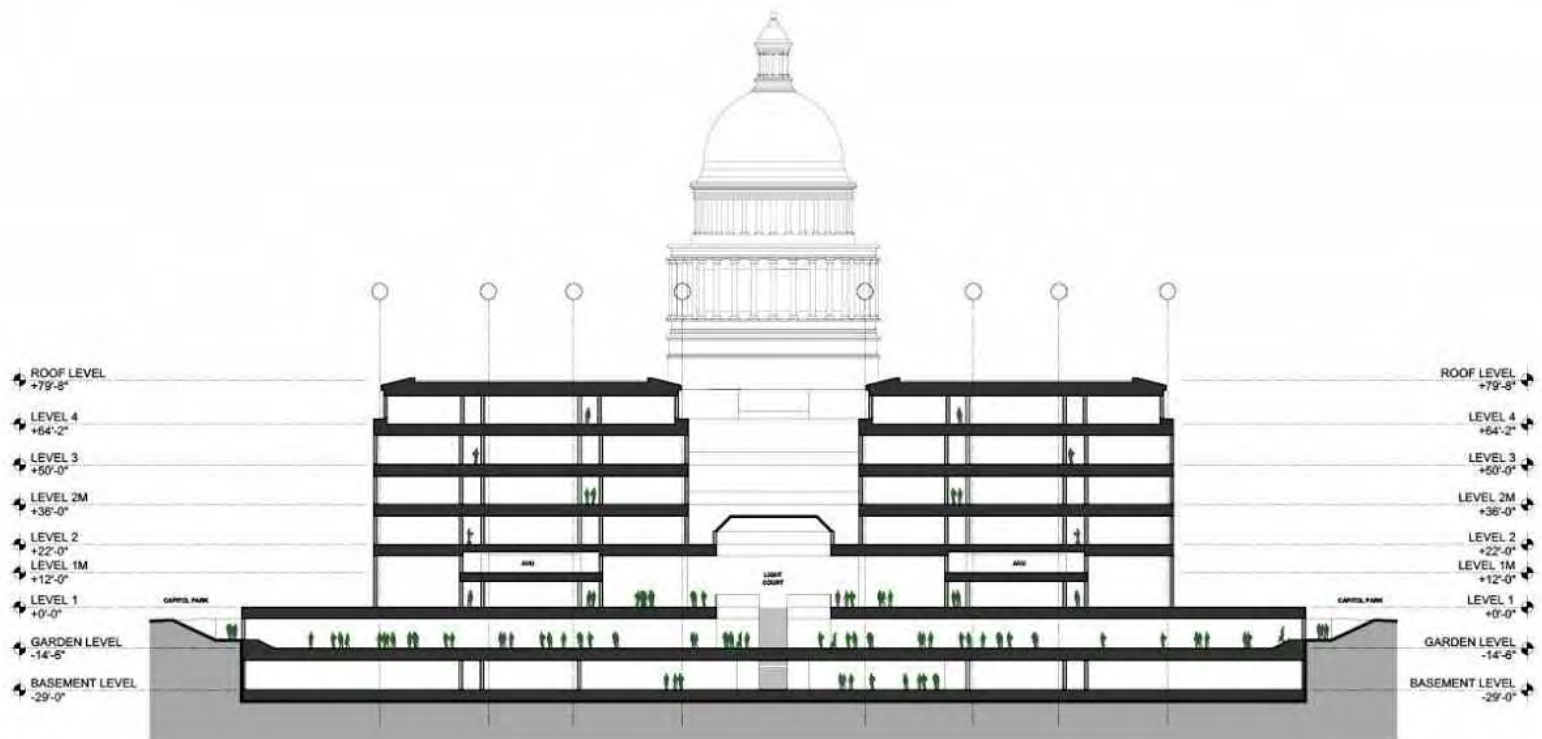
# CIRCLE ENTRY SEQUENCE



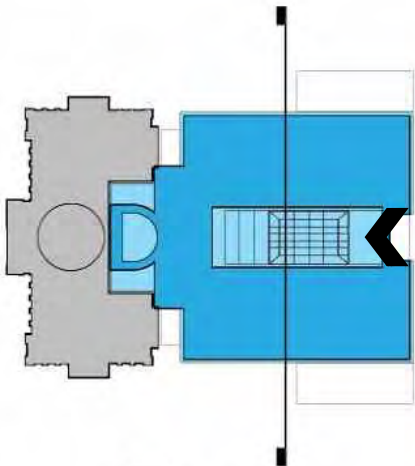
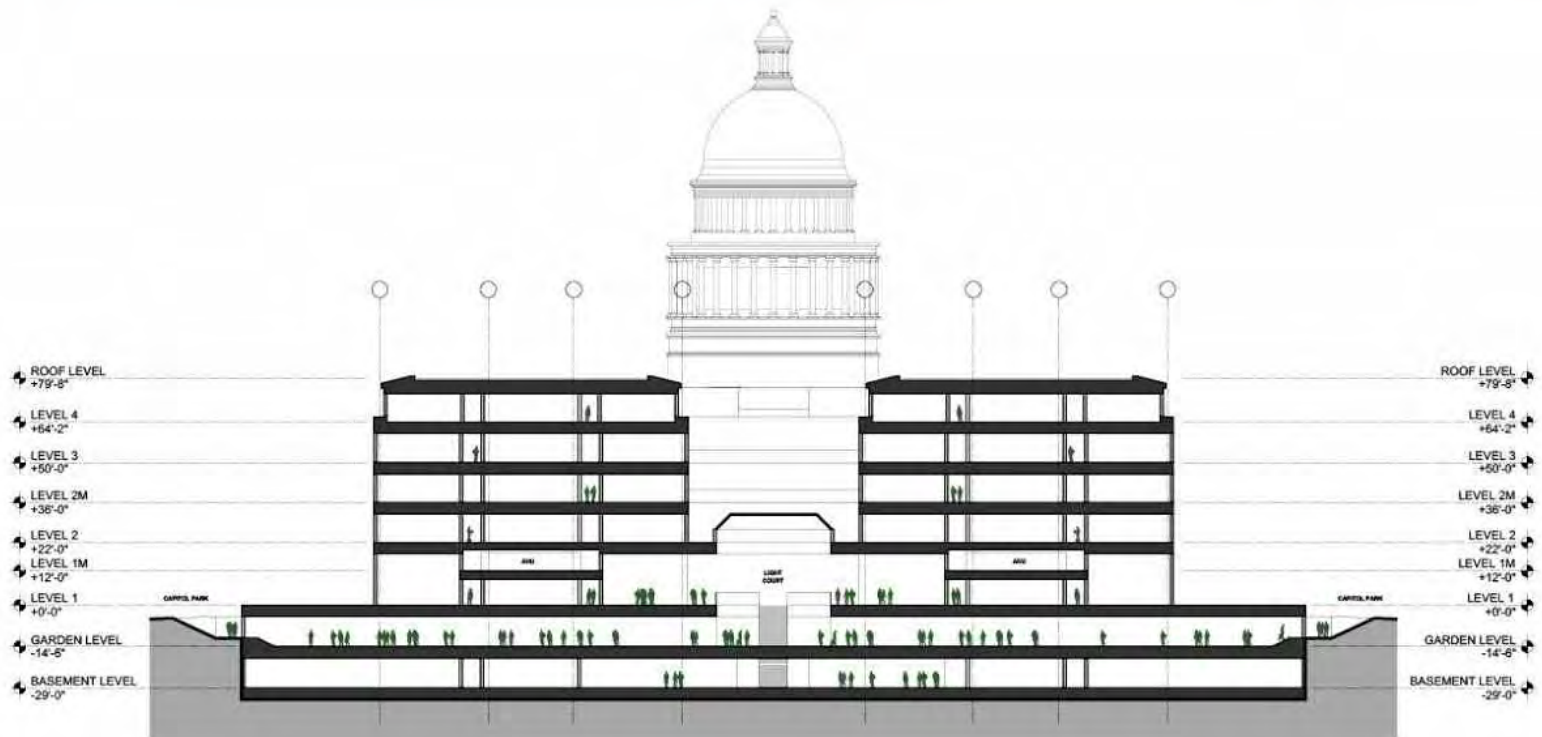
# CIRCLE ENTRY SEQUENCE



# SQUARE ENTRY SEQUENCE

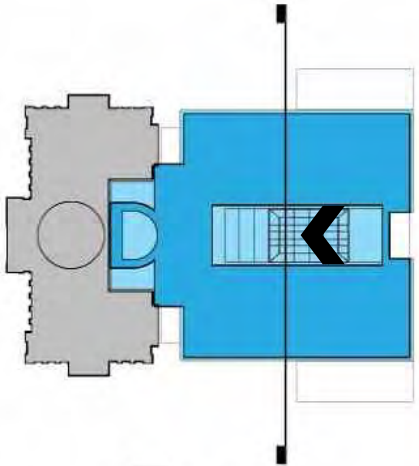
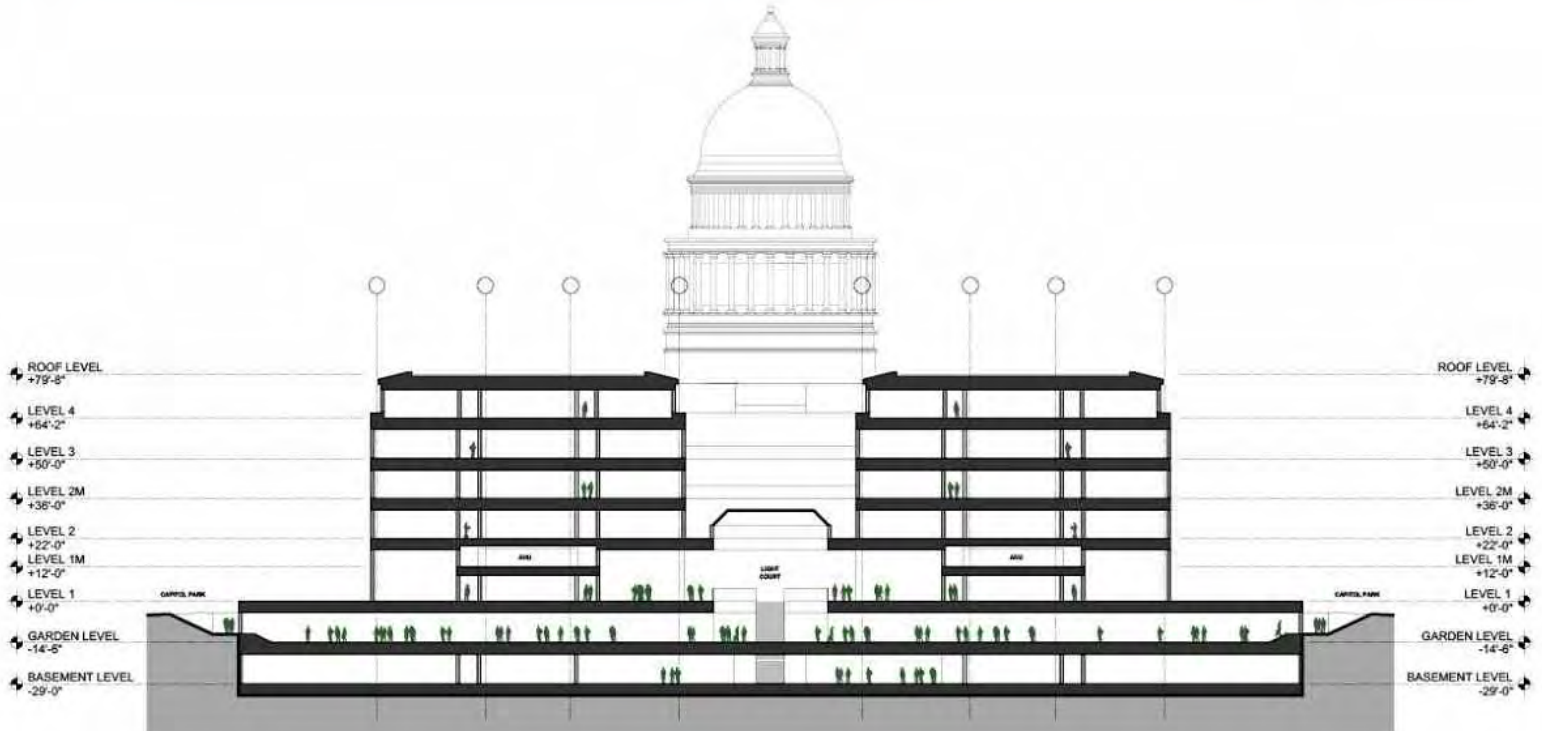


# SQUARE ENTRY SEQUENCE

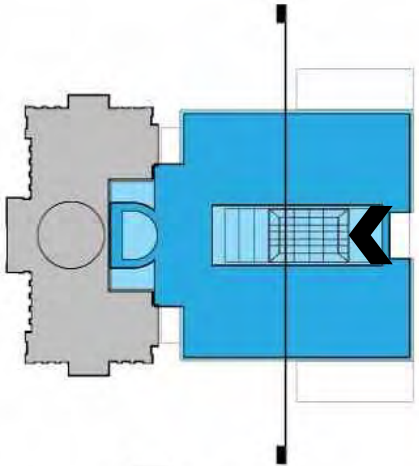
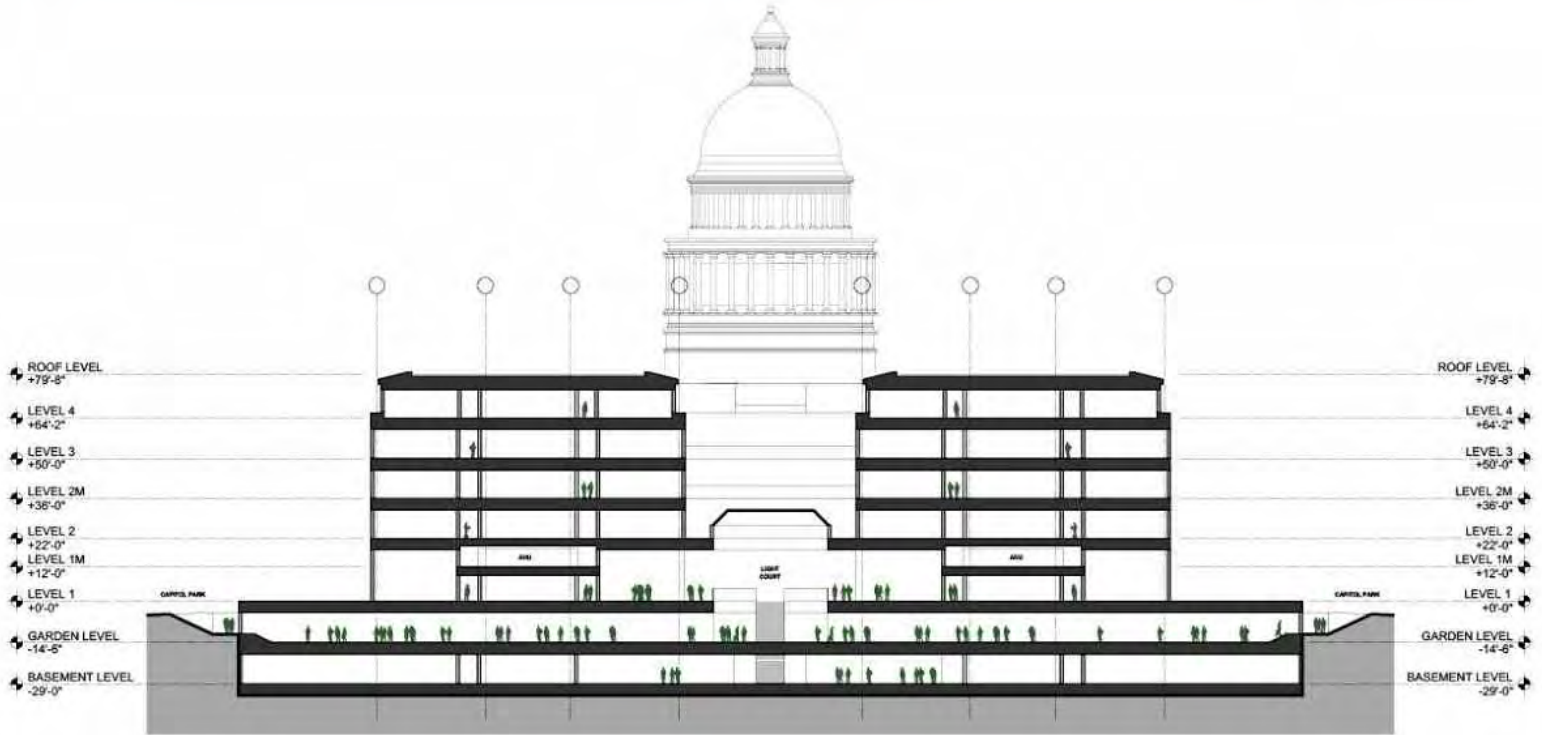




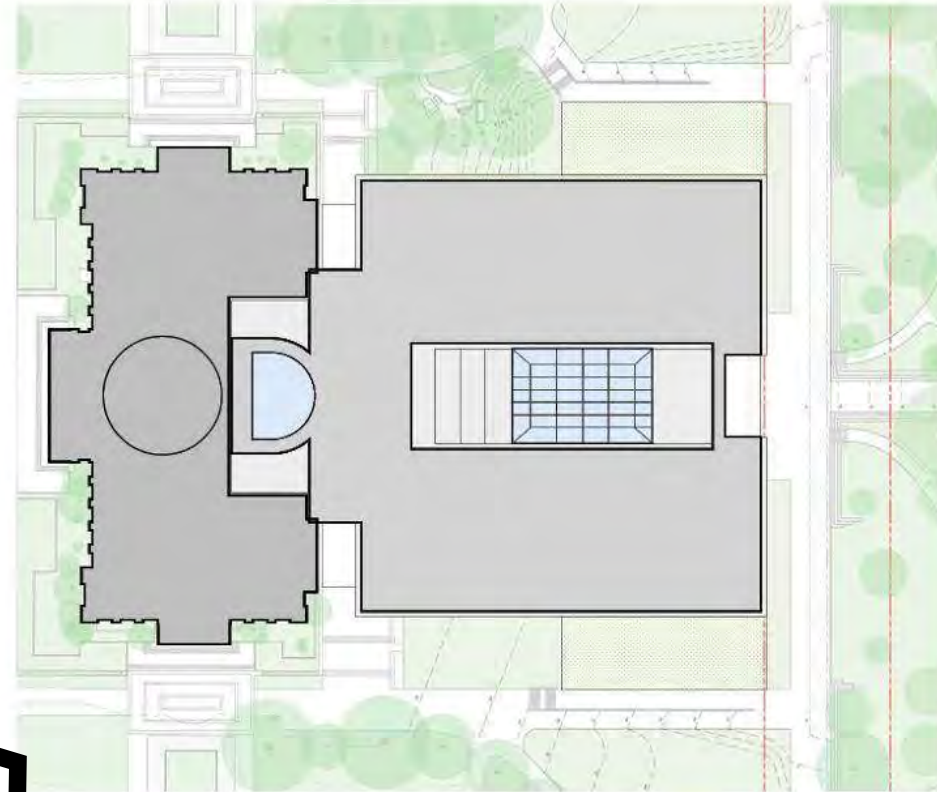
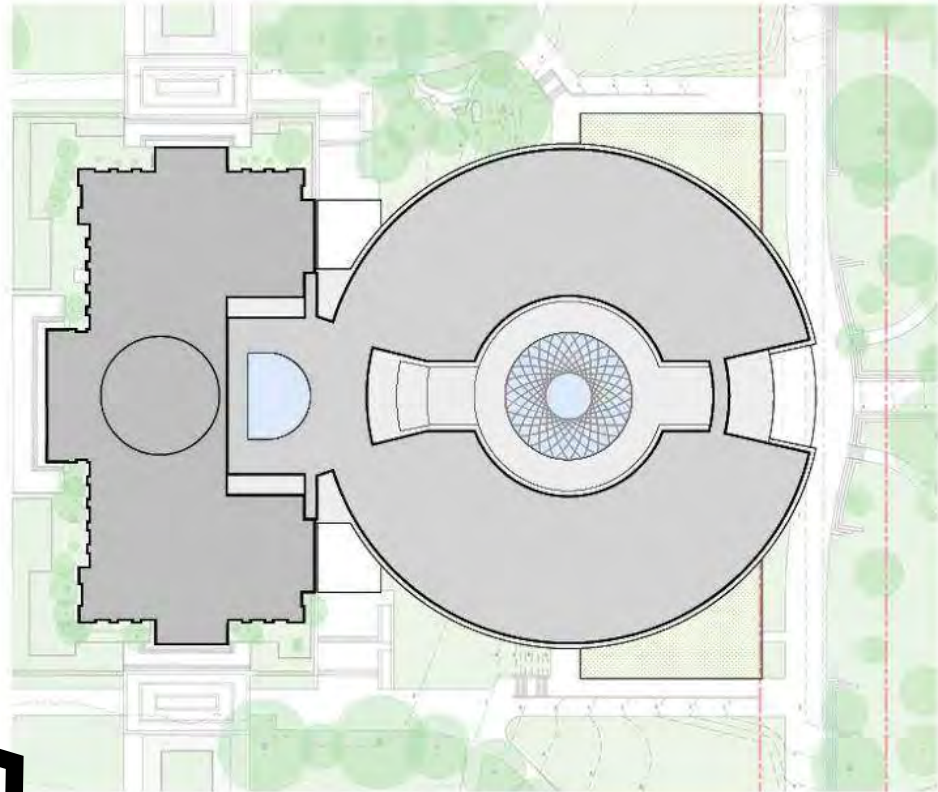
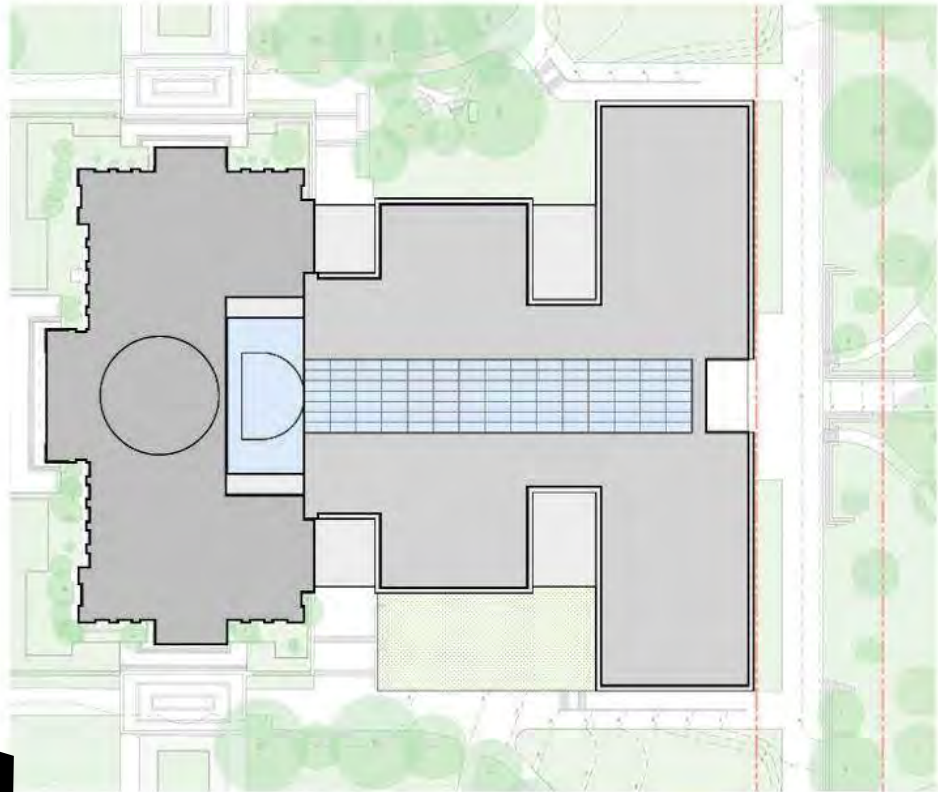
# SQUARE ENTRY SEQUENCE



# SQUARE ENTRY SEQUENCE

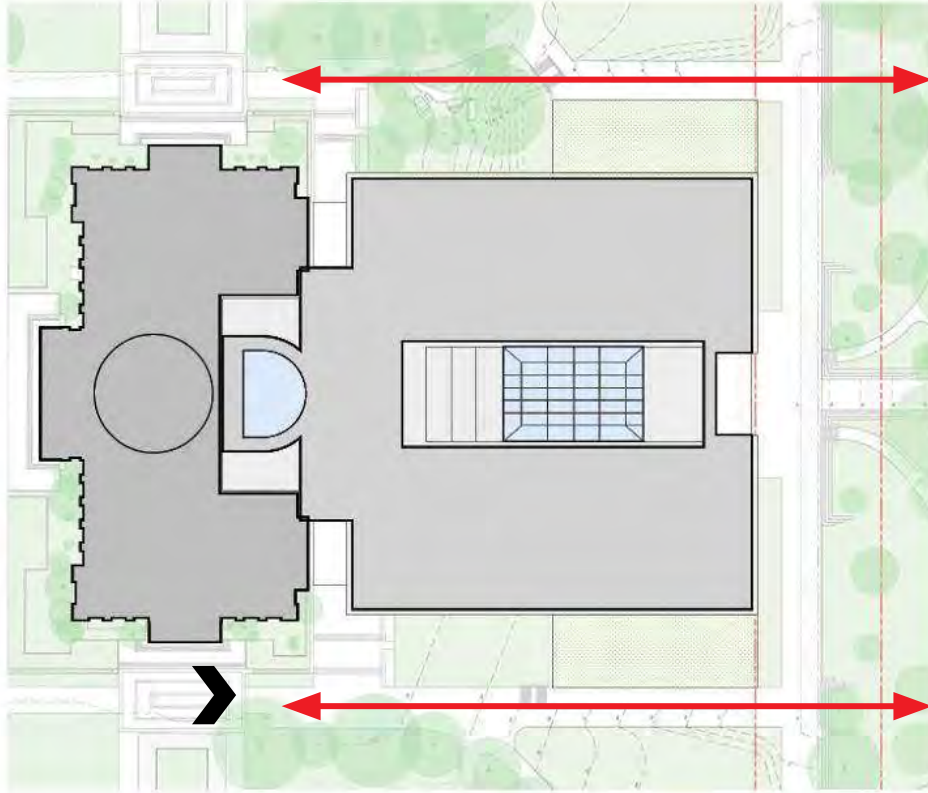
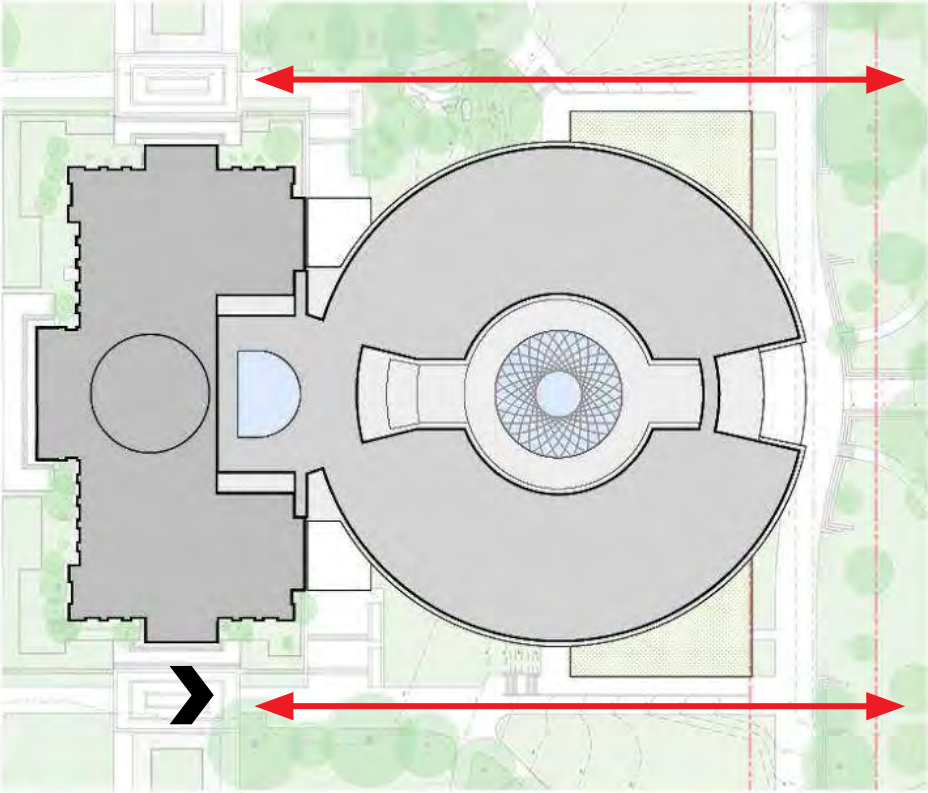
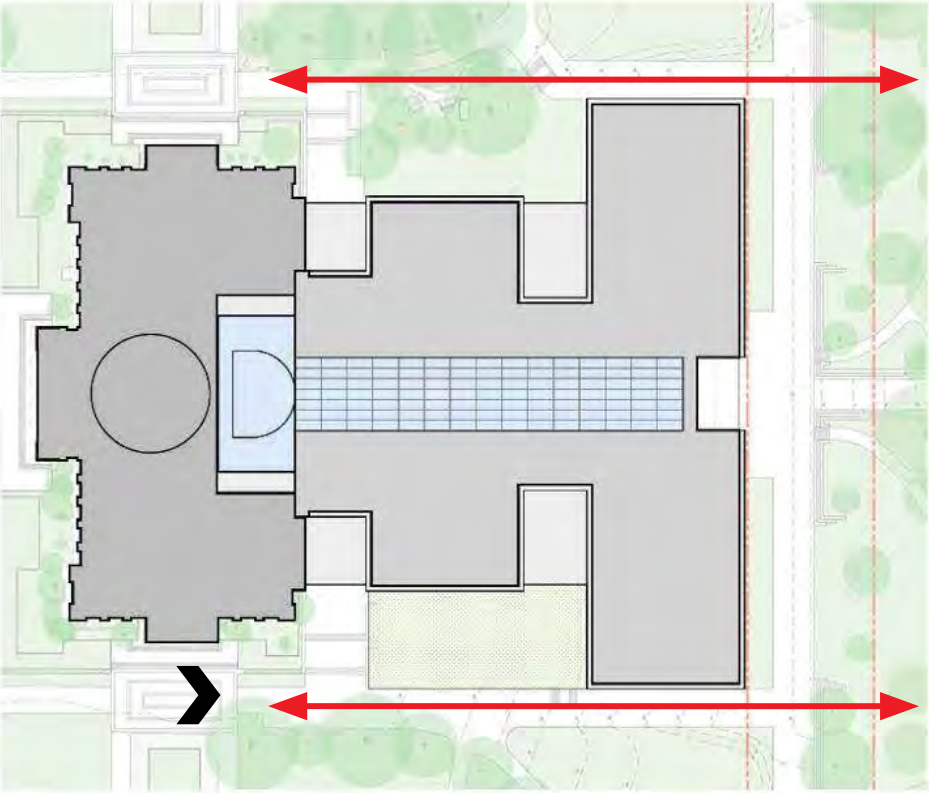


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS

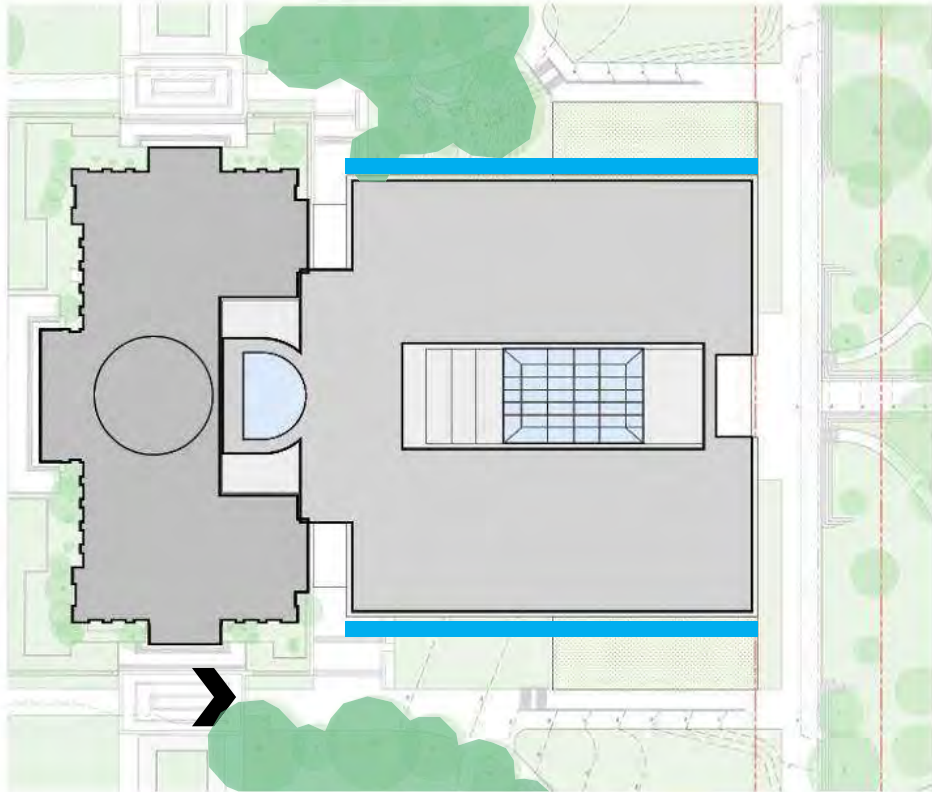
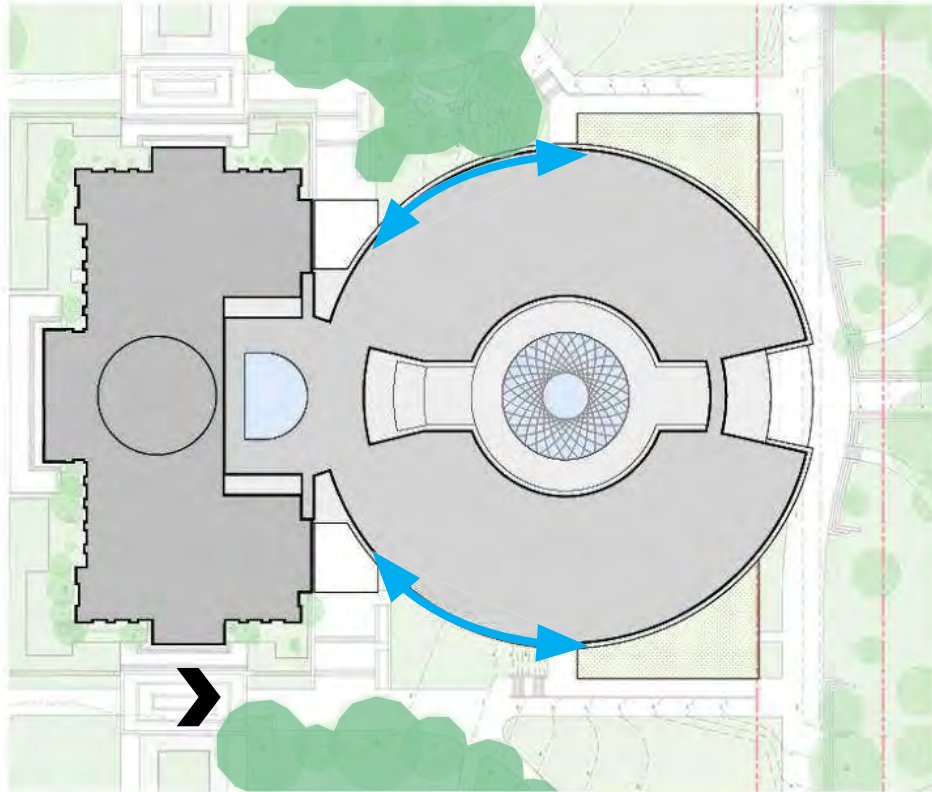
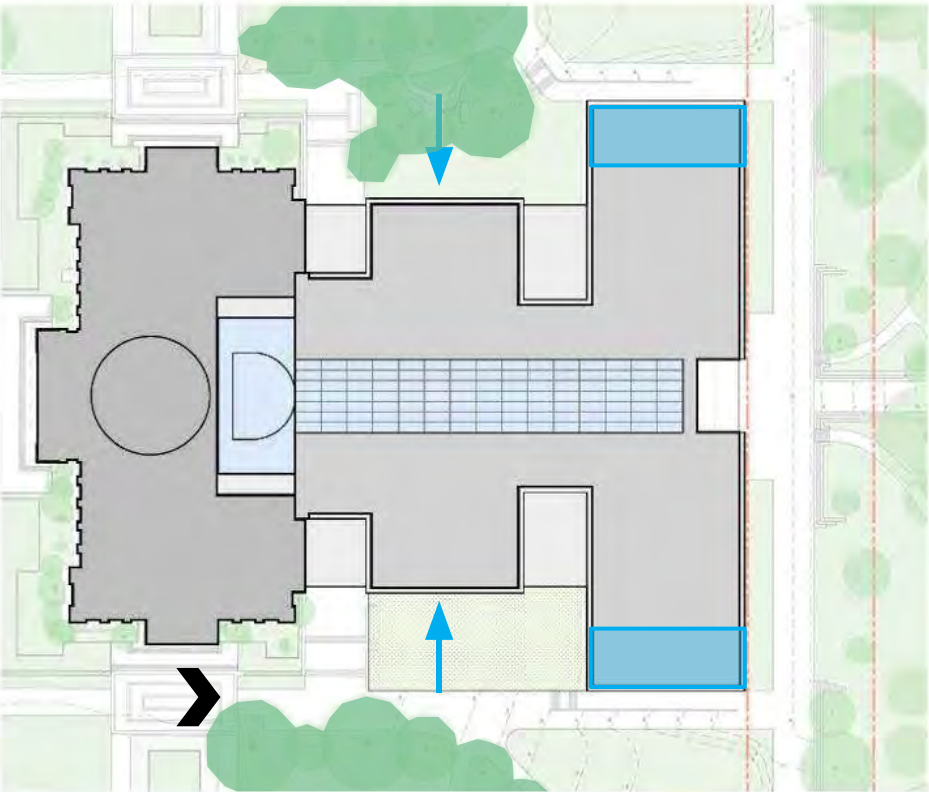


# CONCEPT SIMILARITIES & DIFFERENCES

## SITE VIEWS

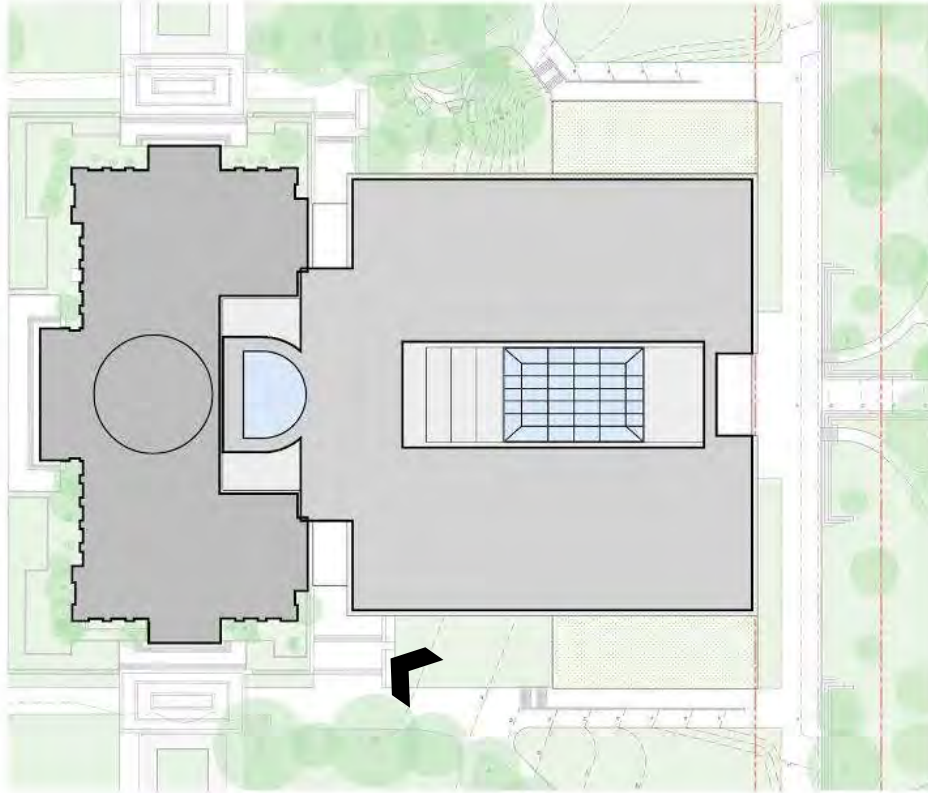
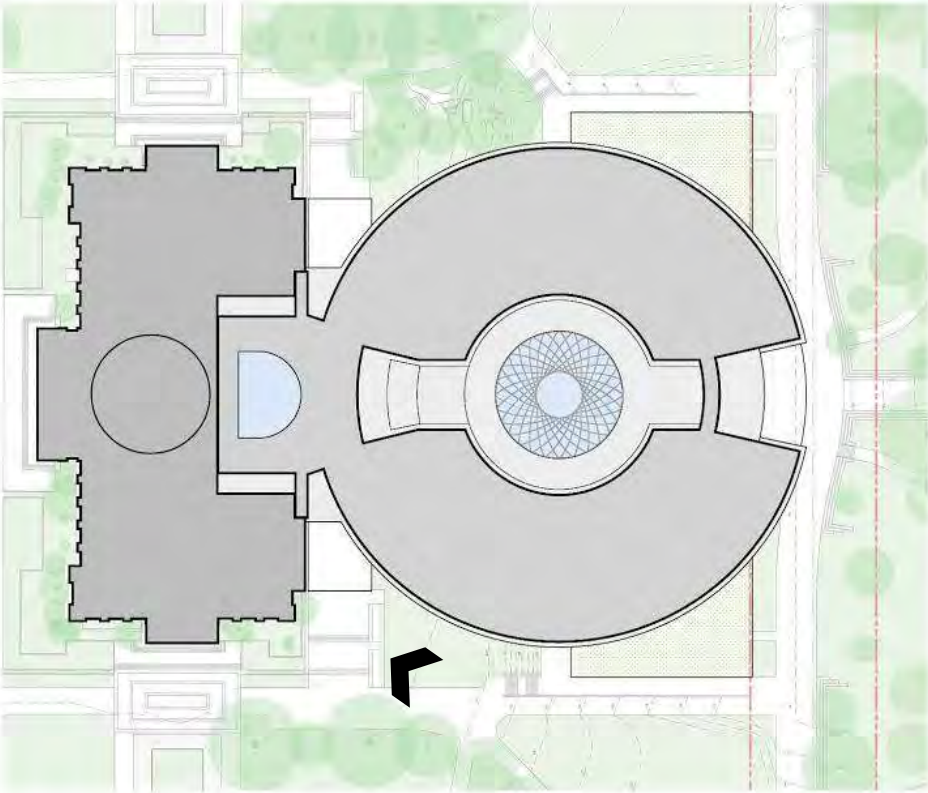
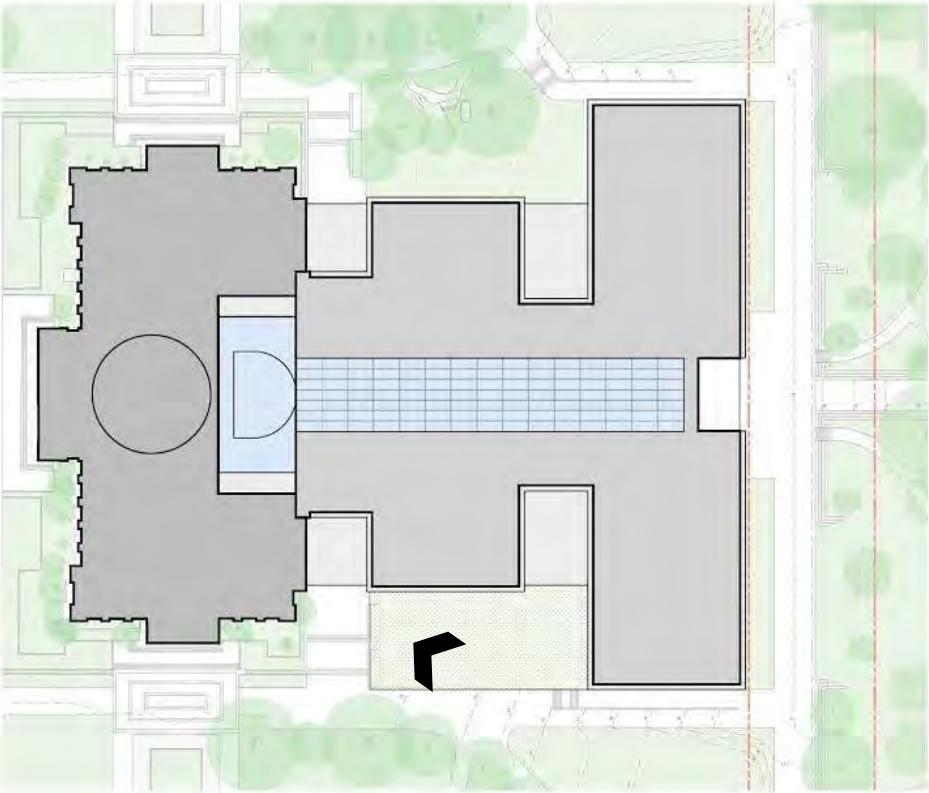


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS

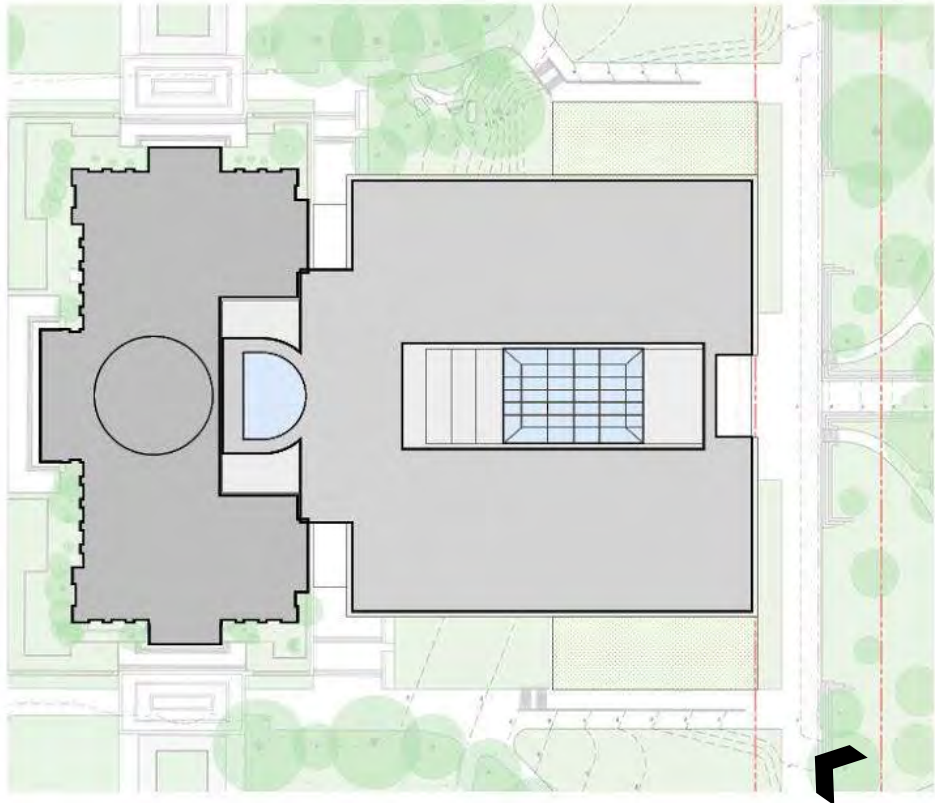
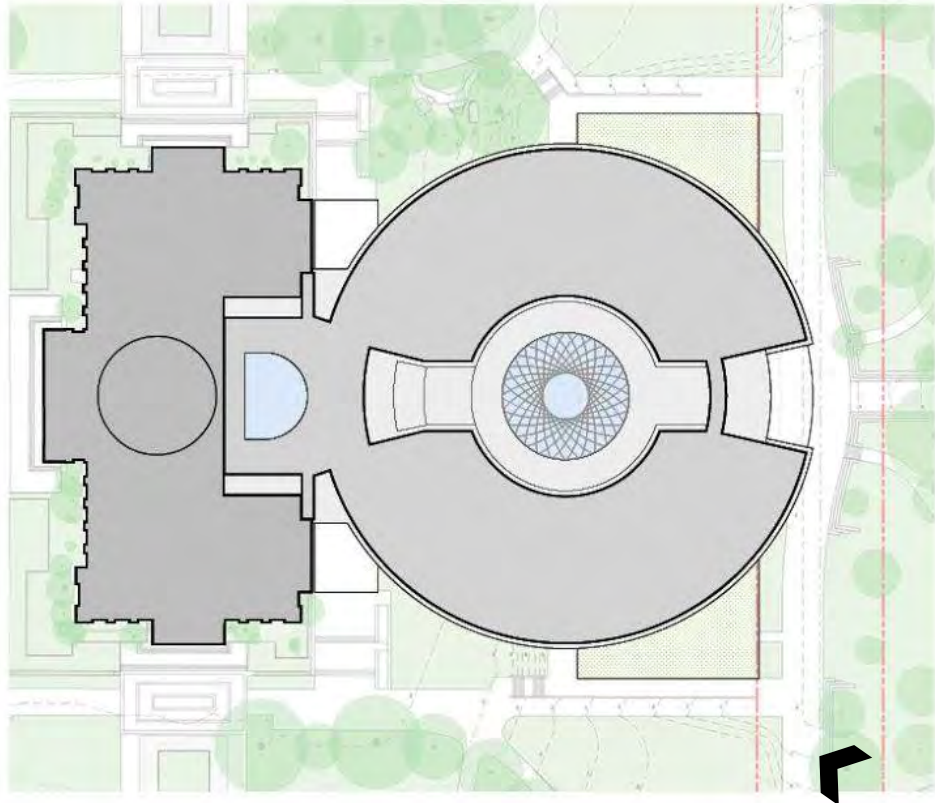
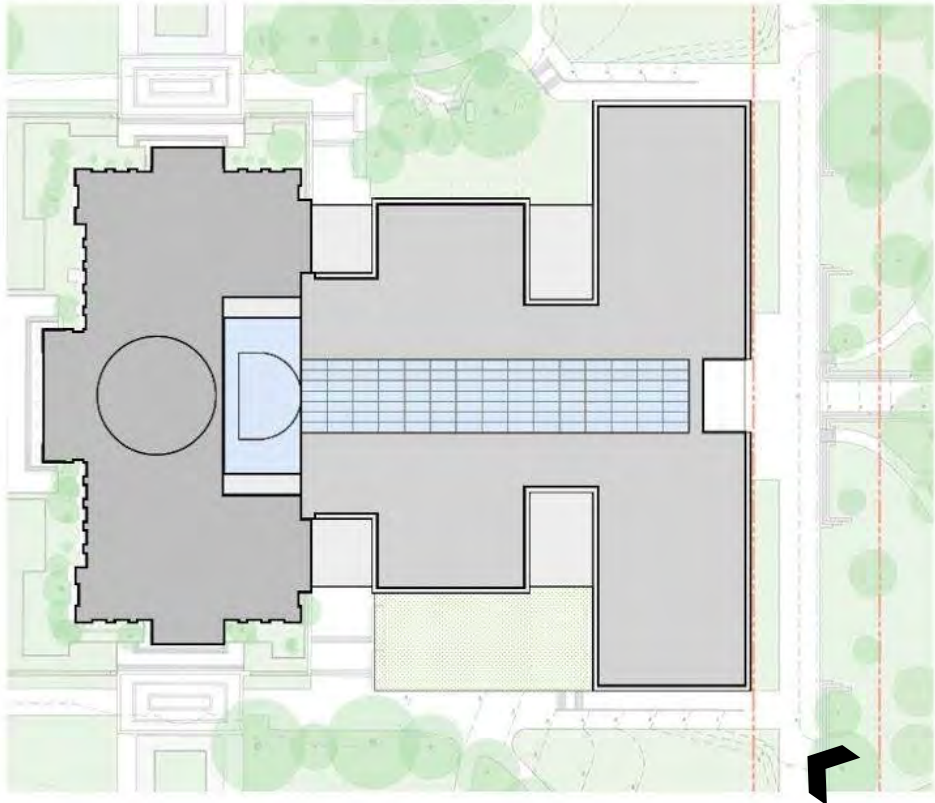


# CONCEPT SIMILARITIES & DIFFERENCES

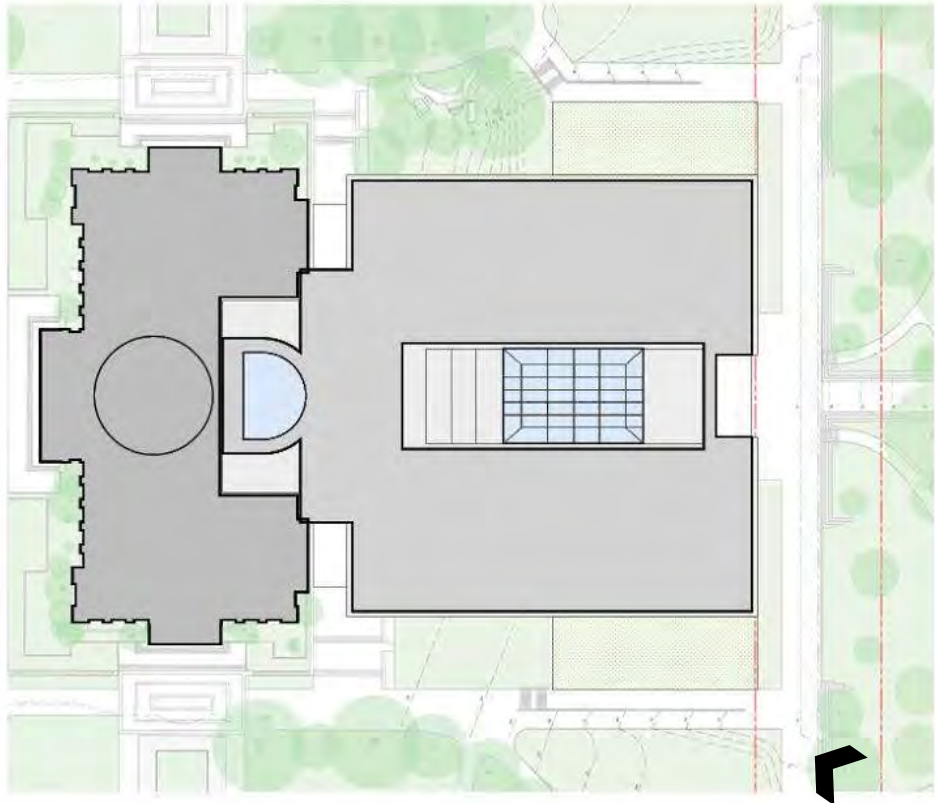
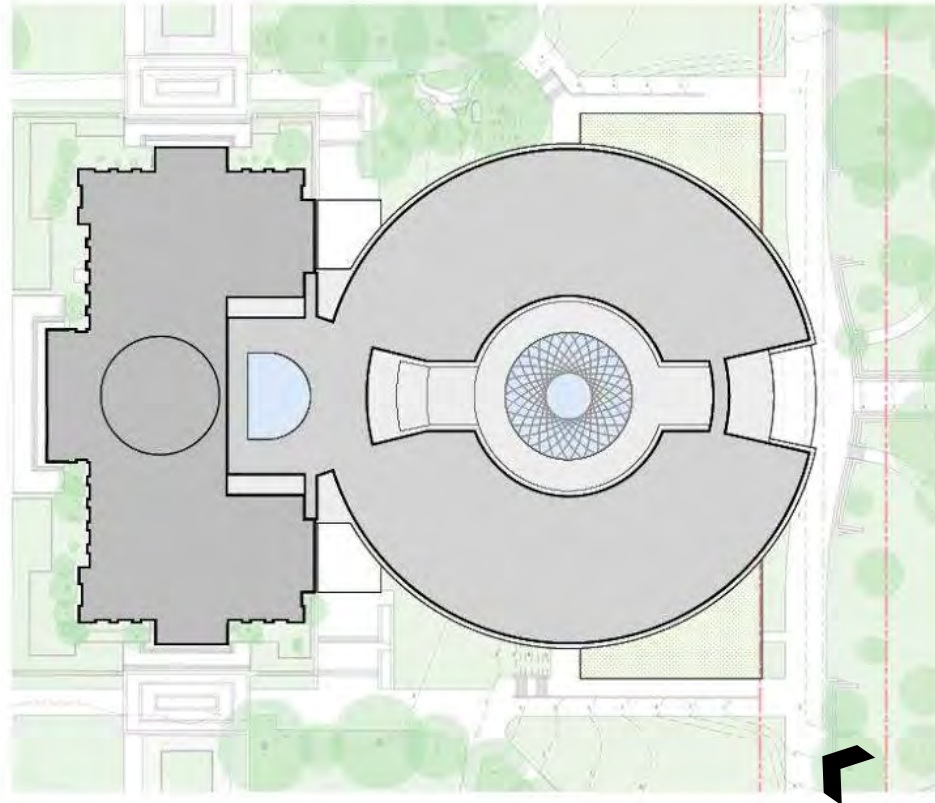
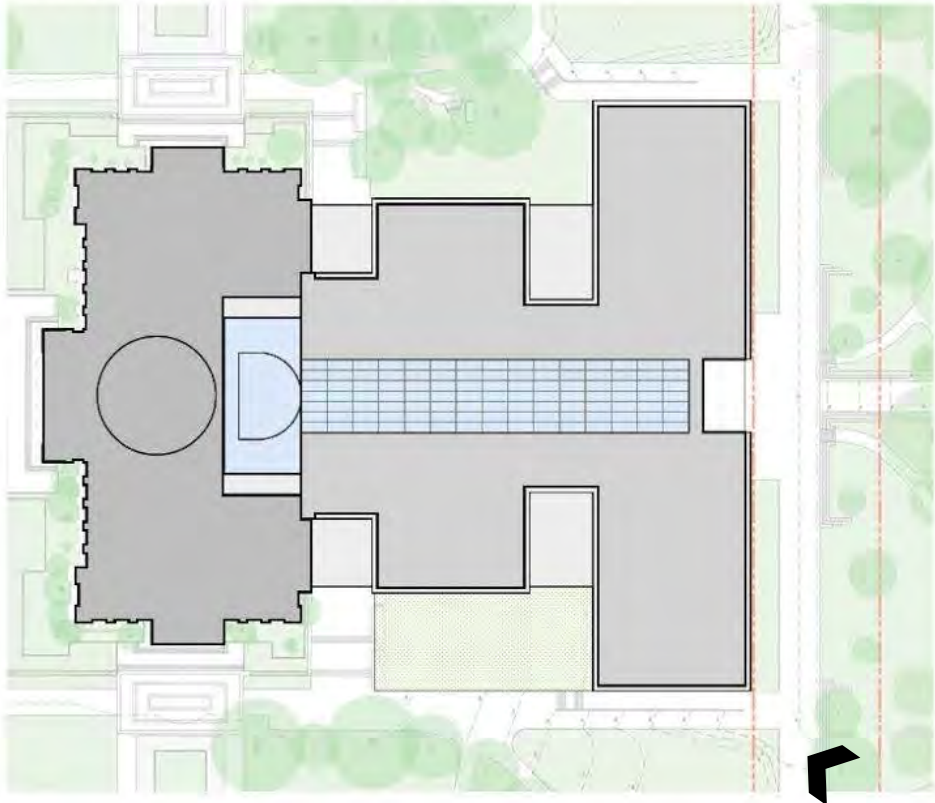
## SITE VIEWS



CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS



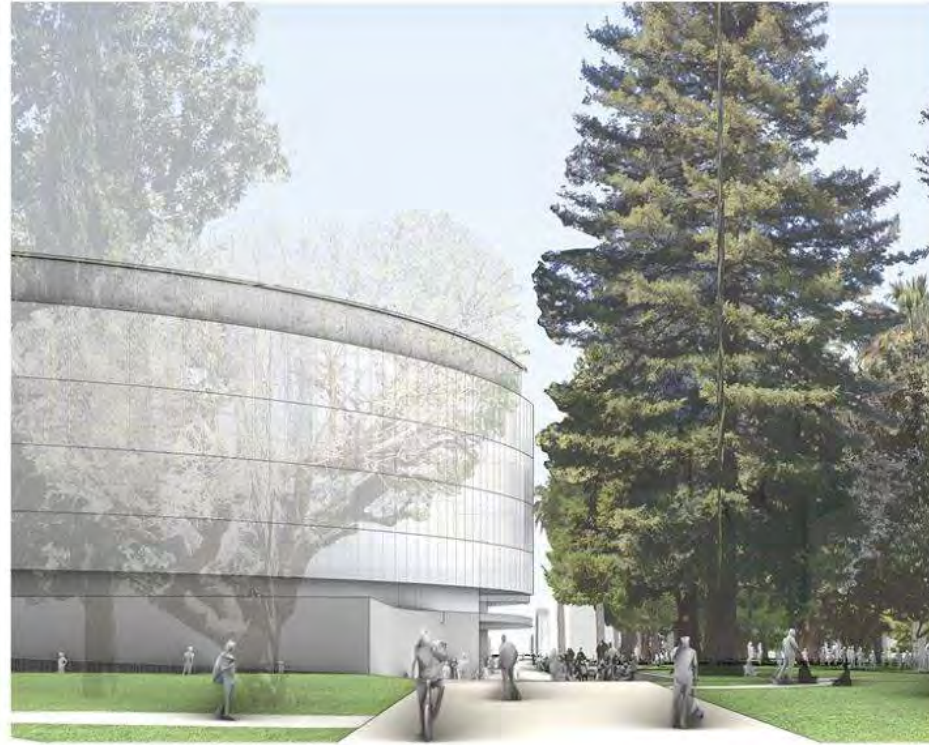
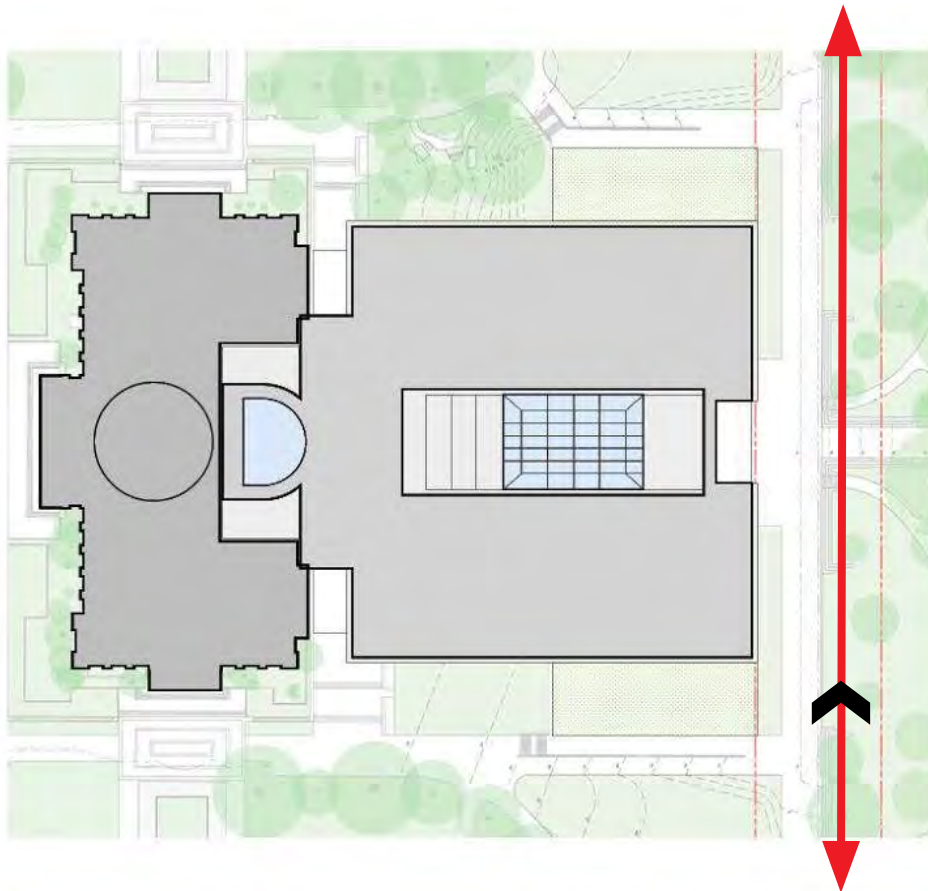
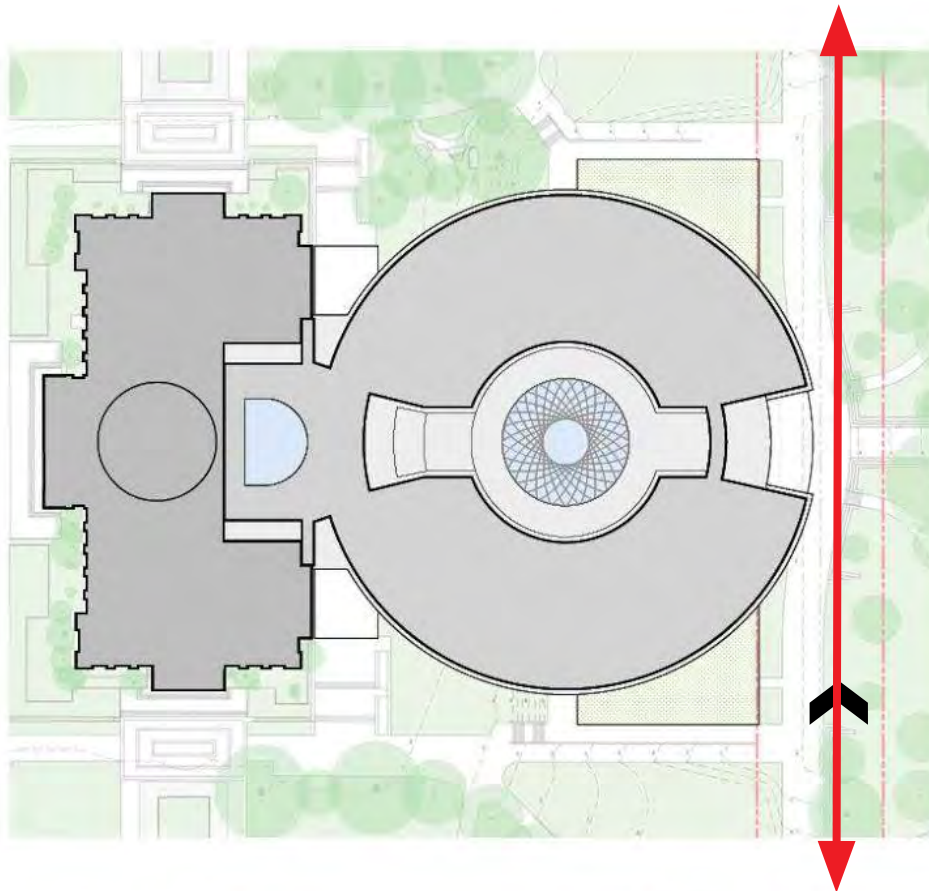
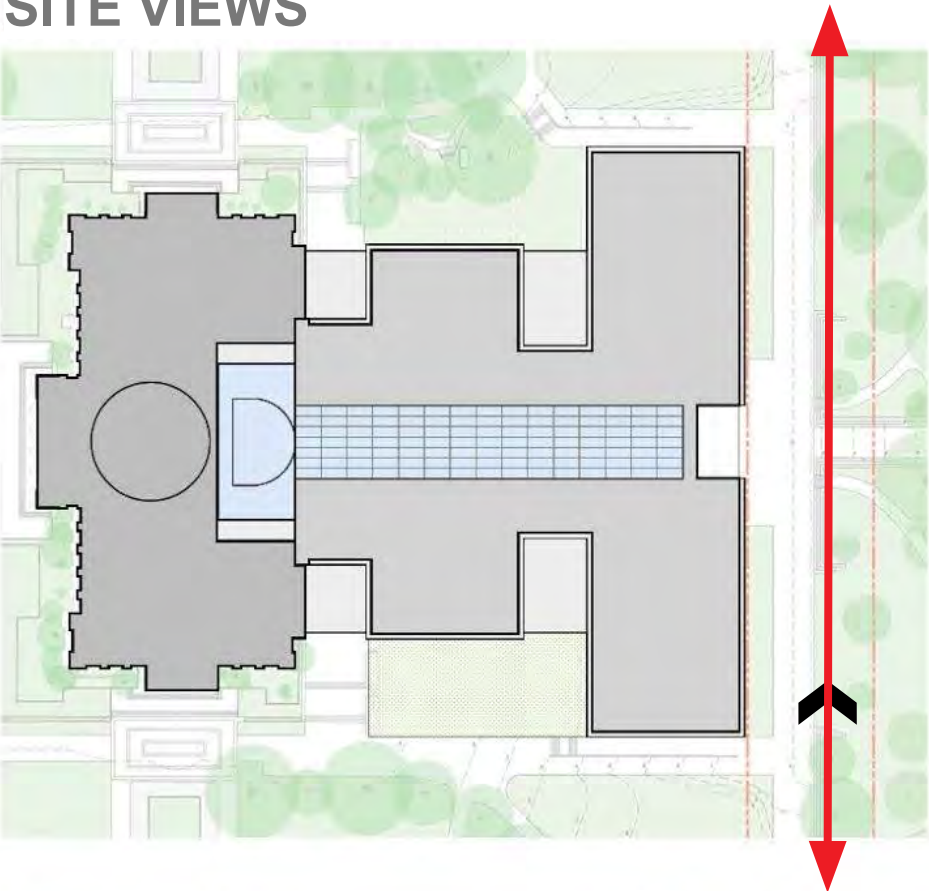
CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS





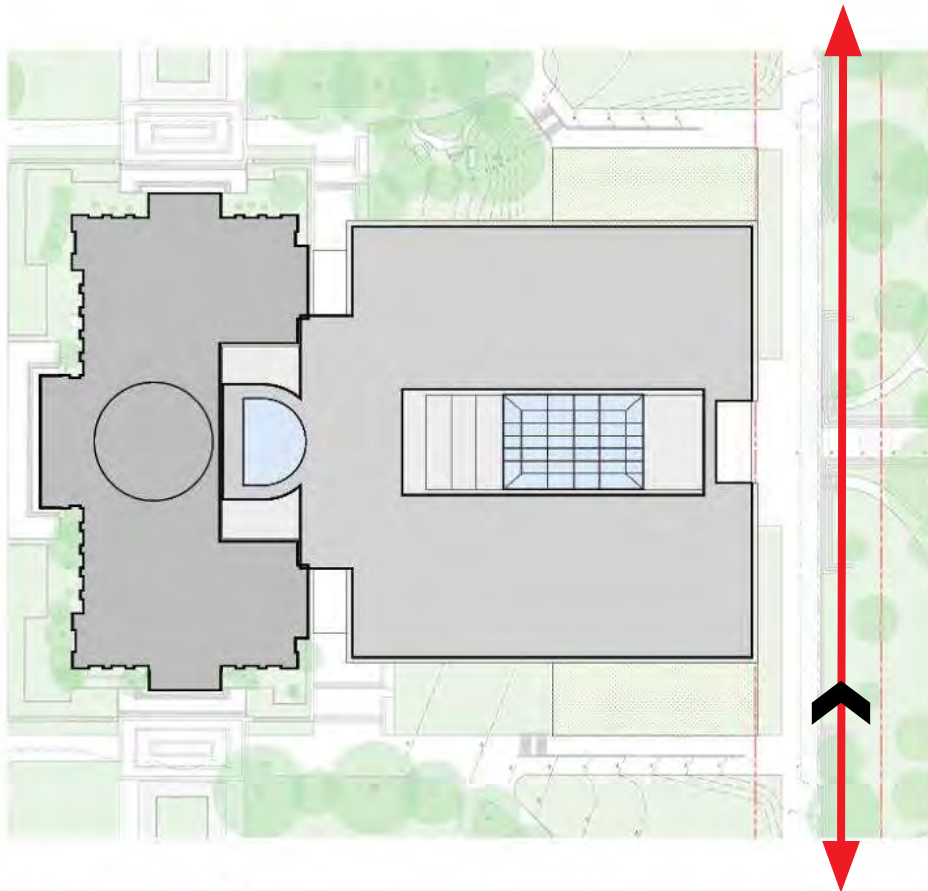
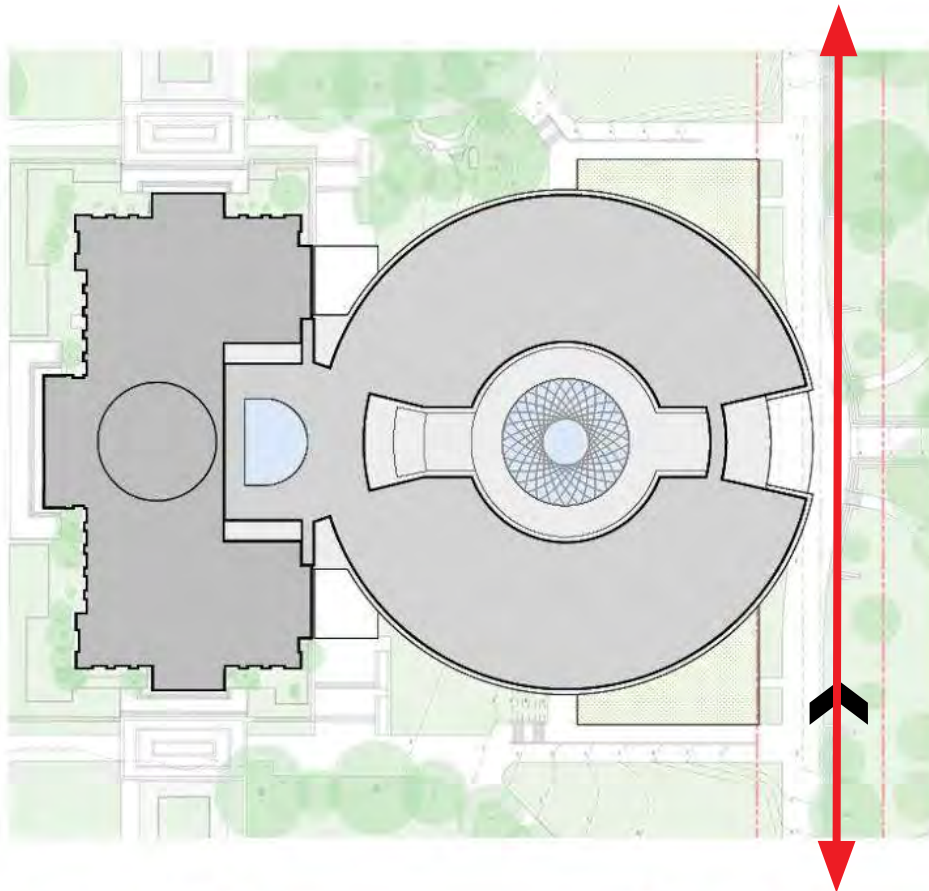
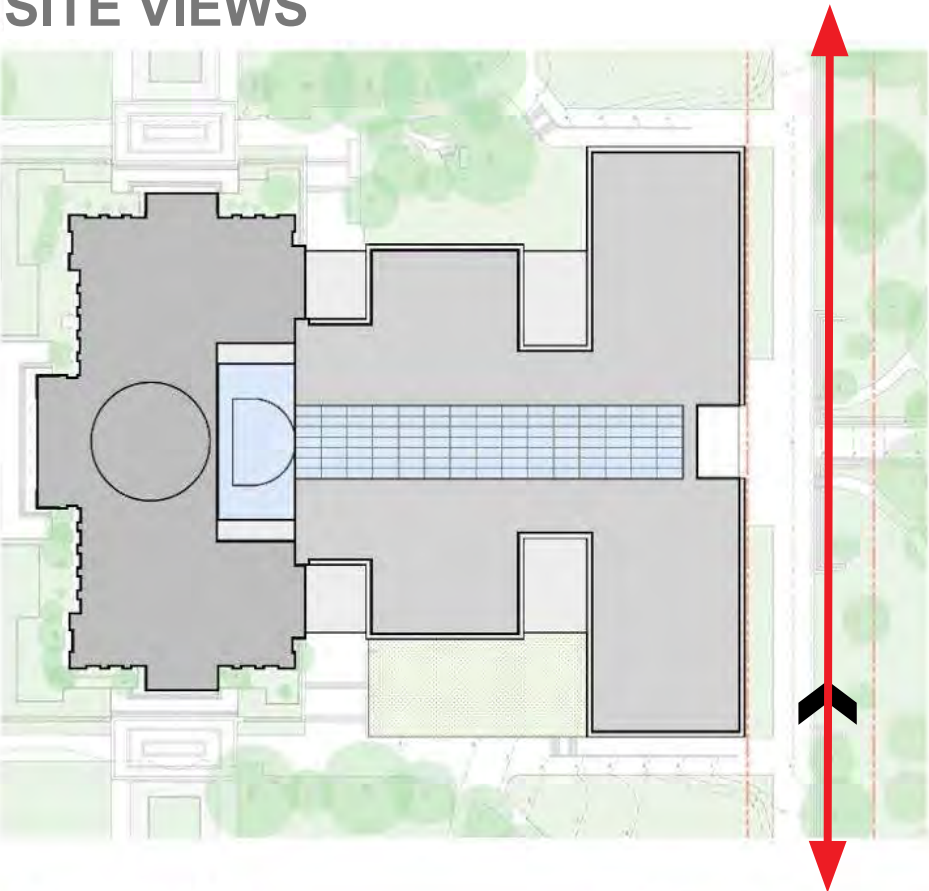
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS



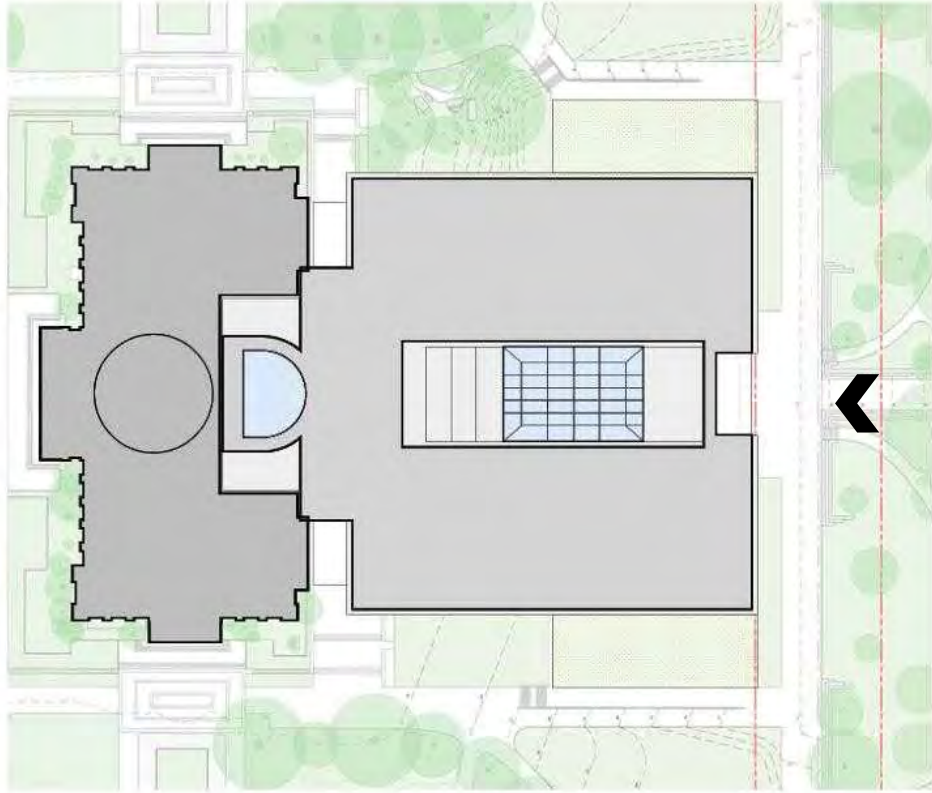
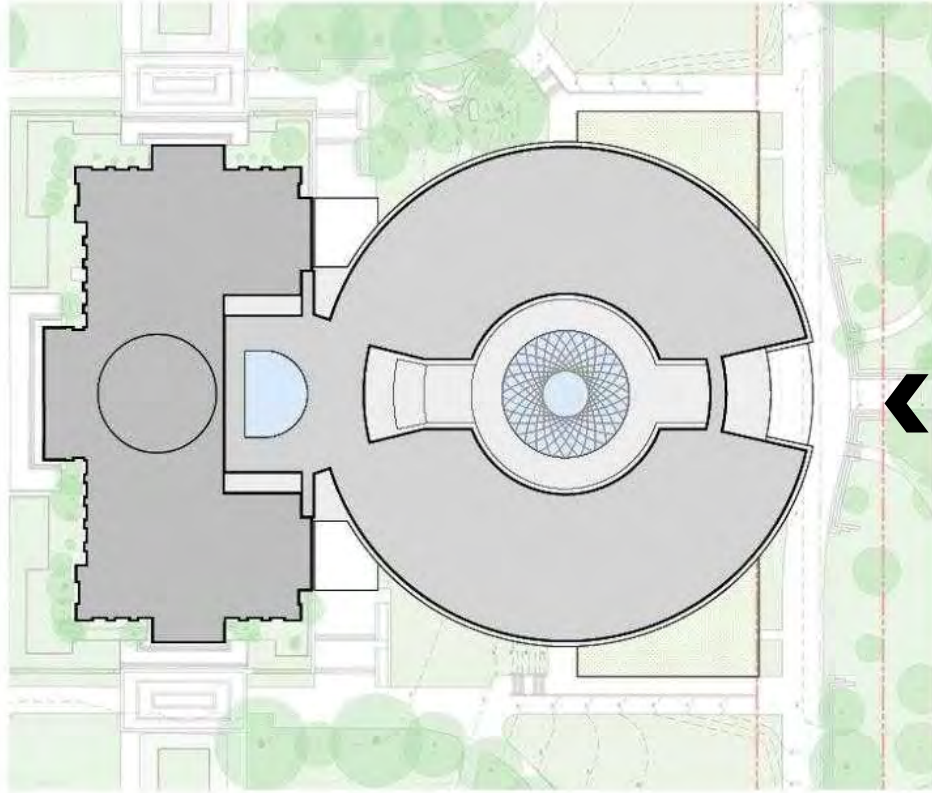
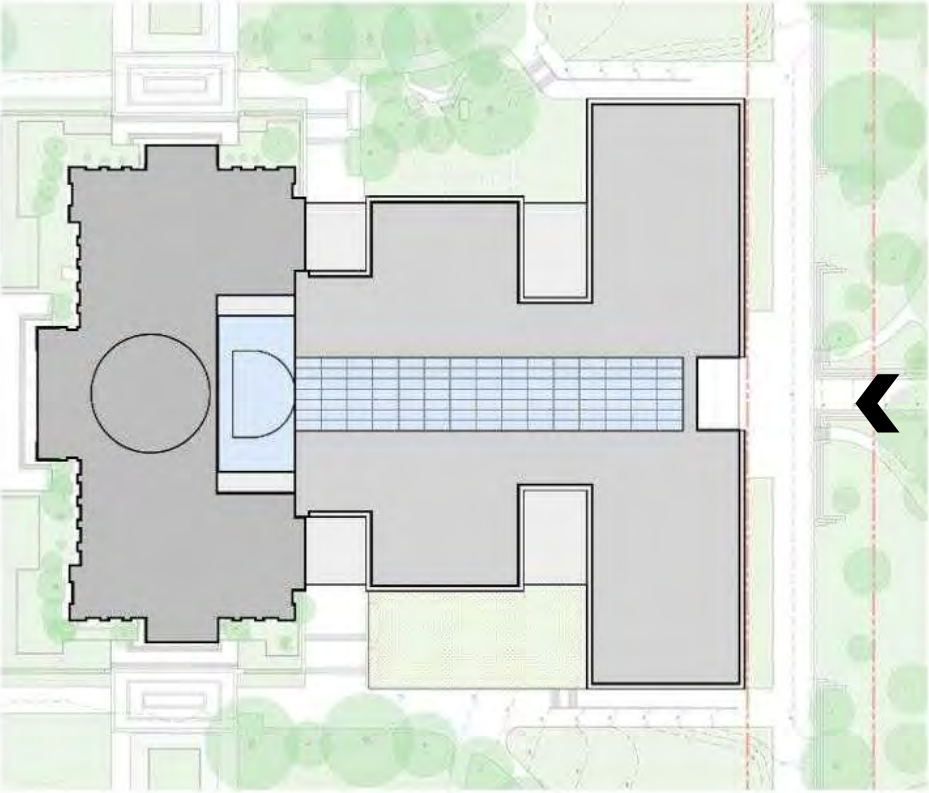
CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS

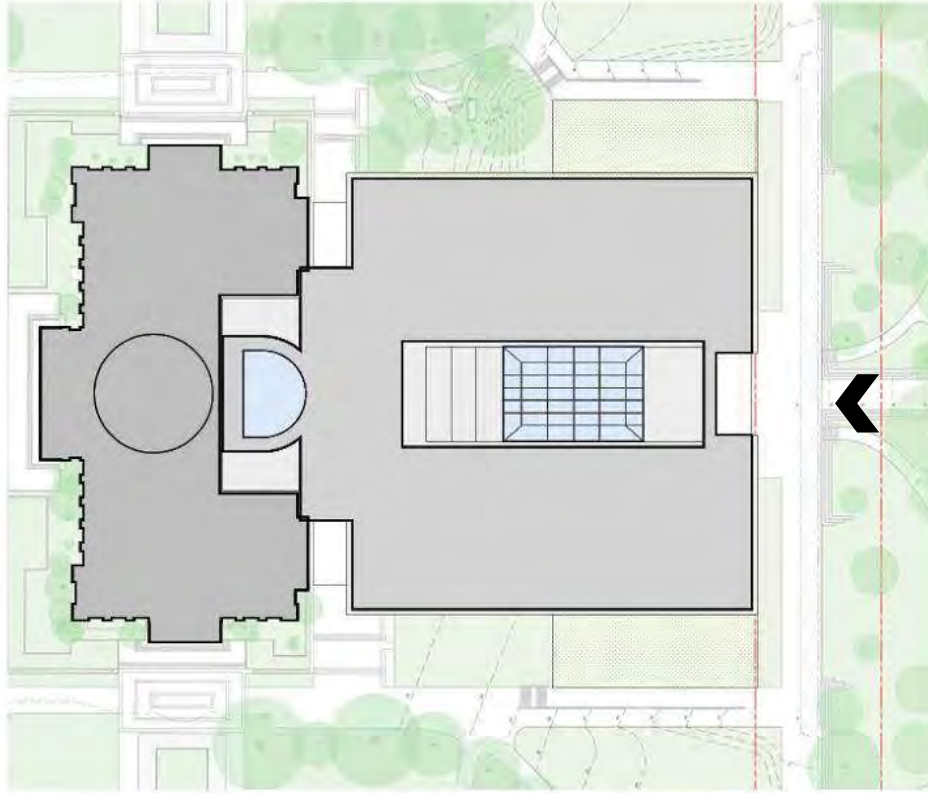
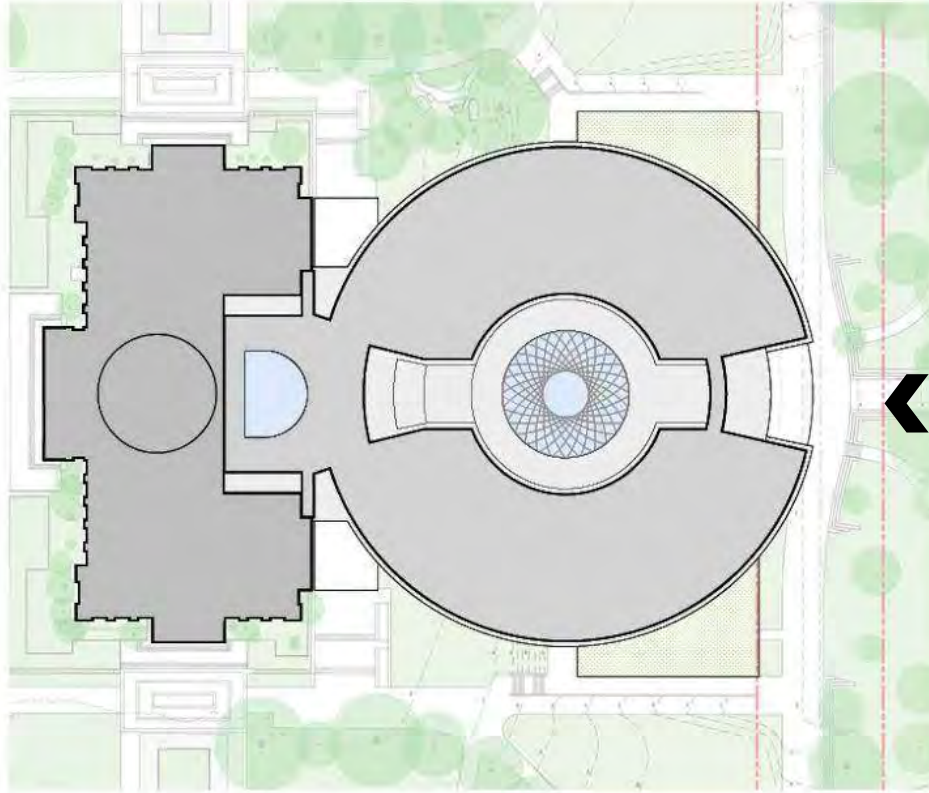
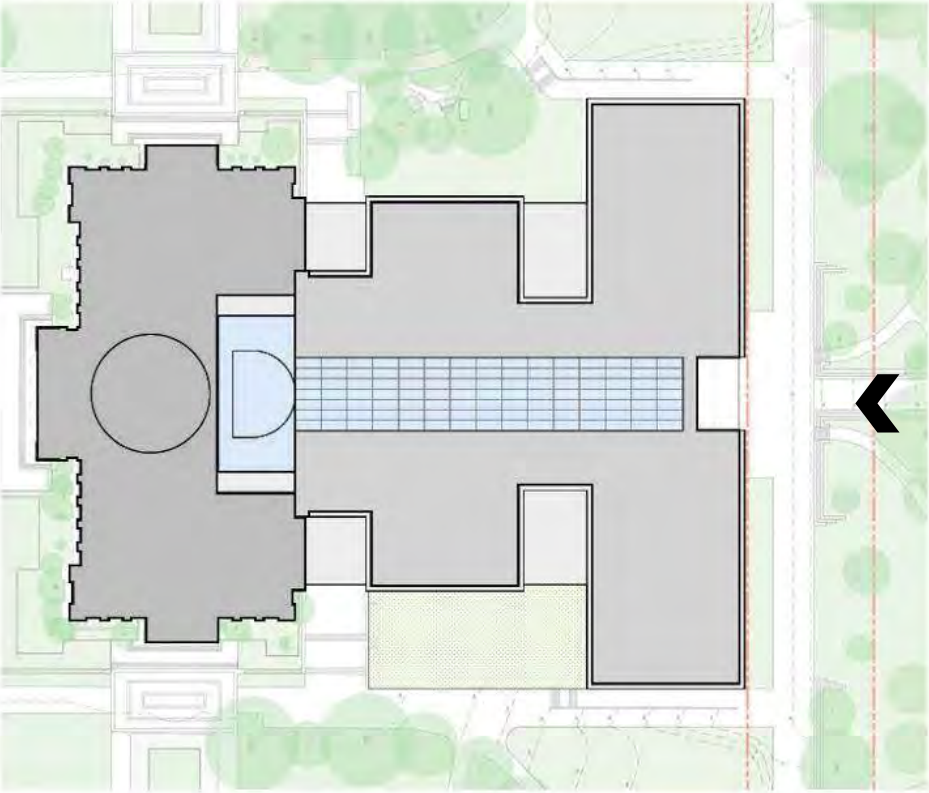


CONCEPT SIMILARITIES & DIFFERENCES

SITE VIEWS

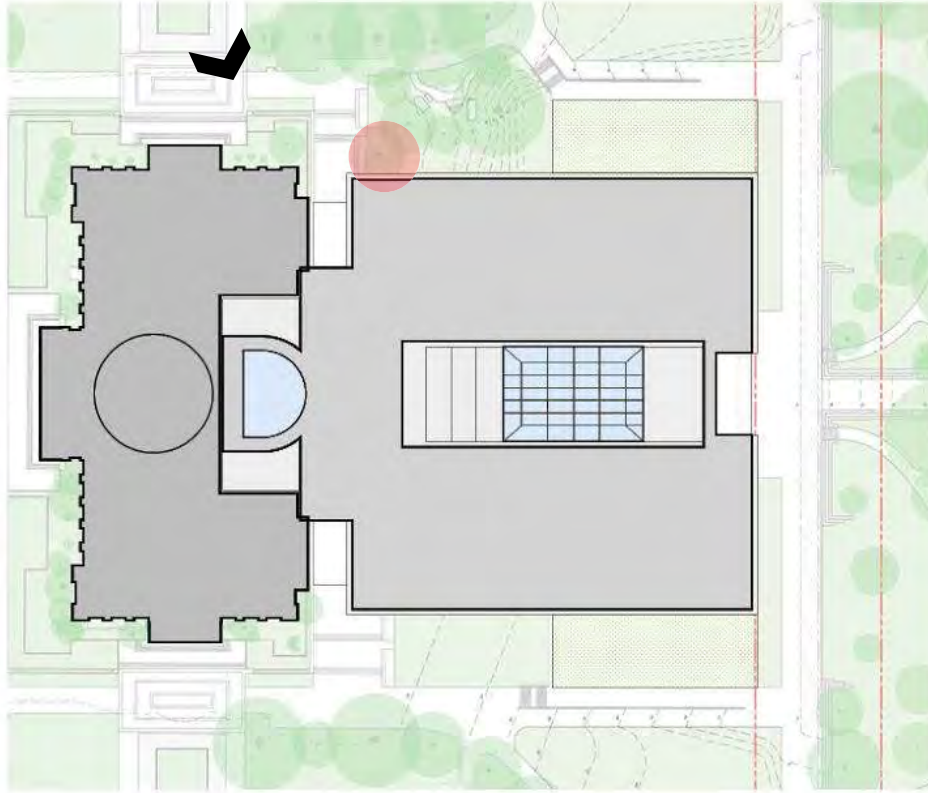
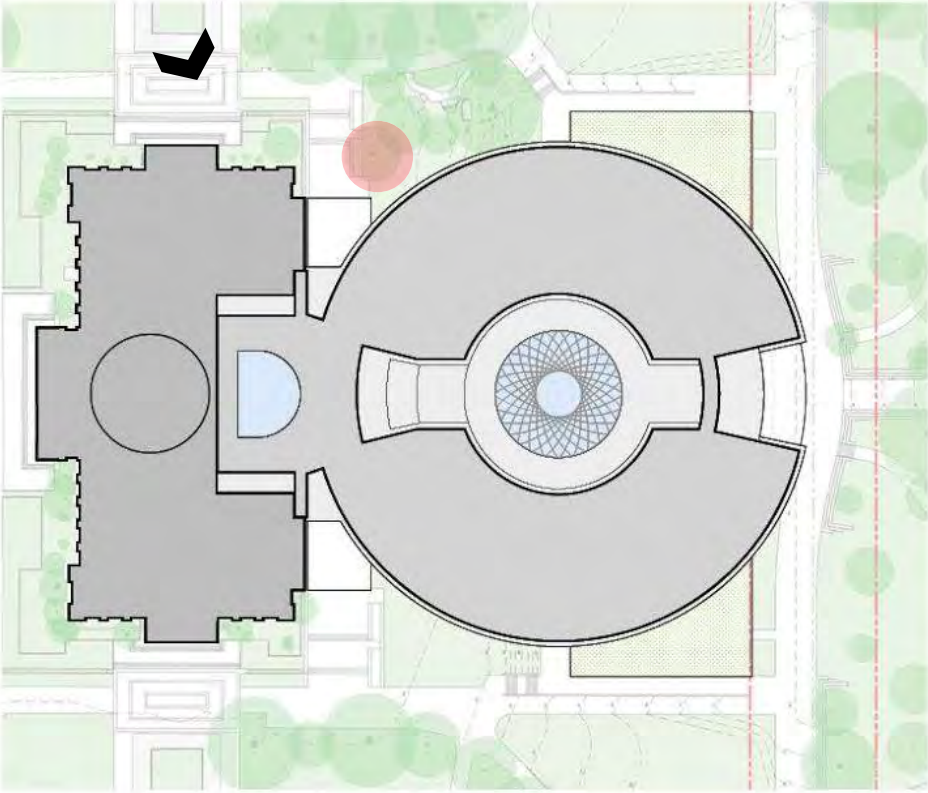
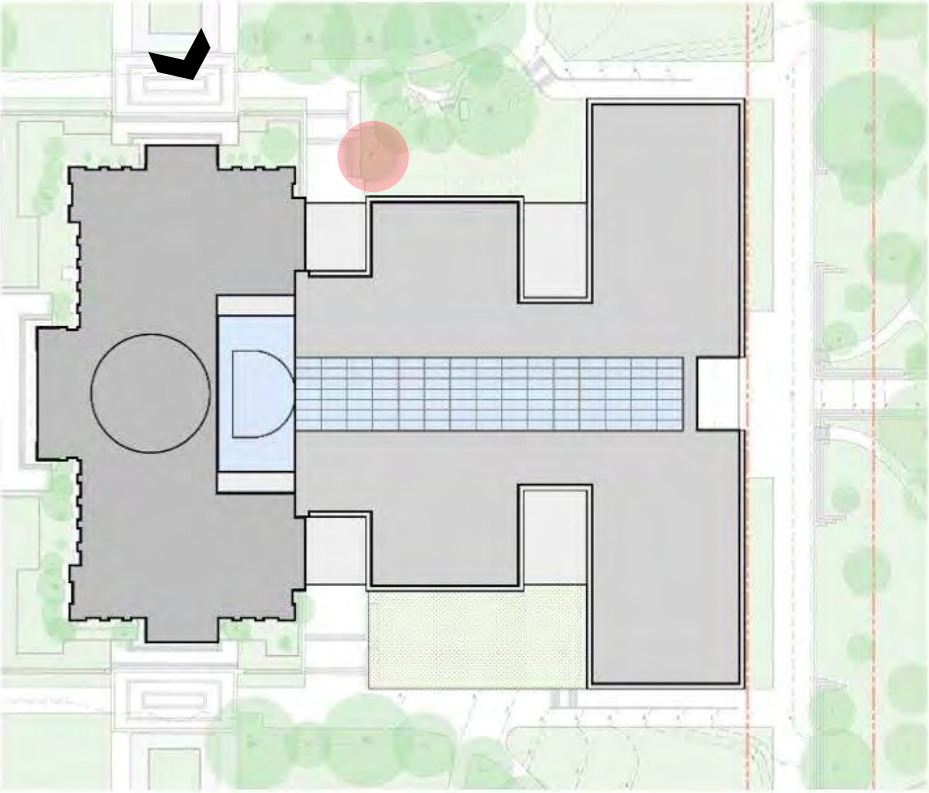


CONCEPT SIMILARITIES & DIFFERENCES  
SITE VIEWS



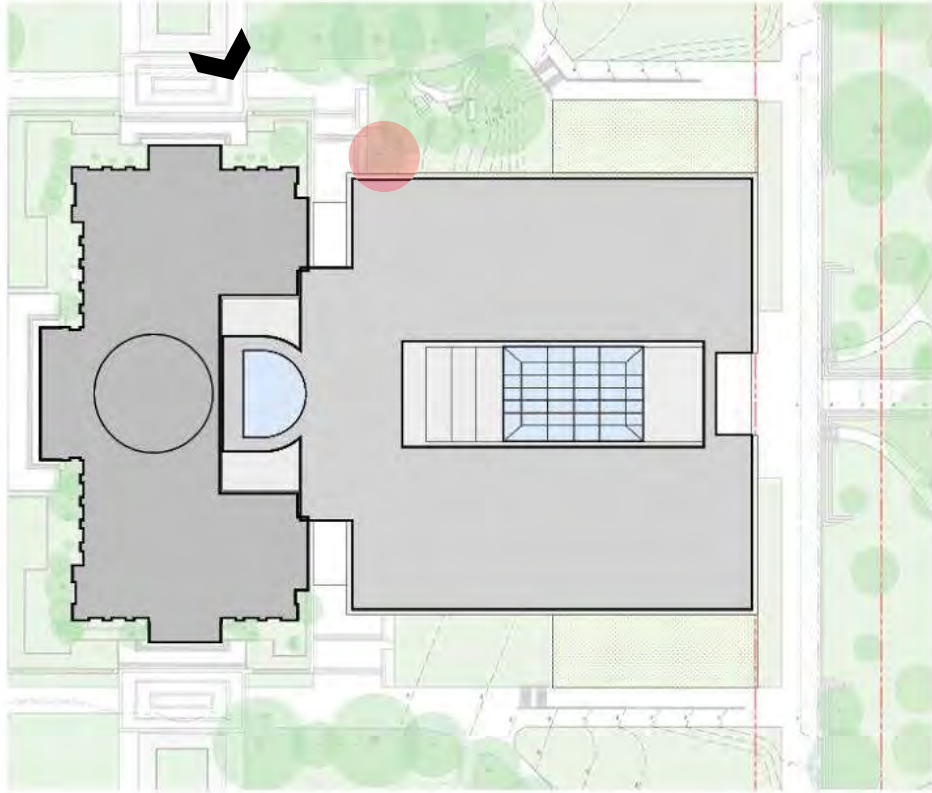
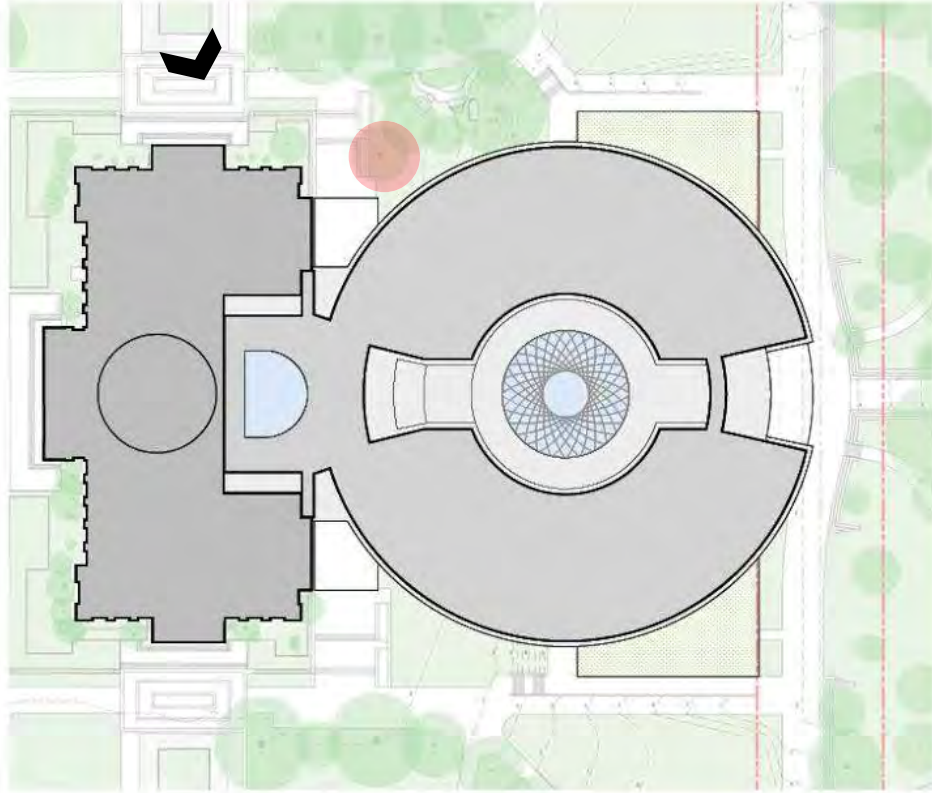
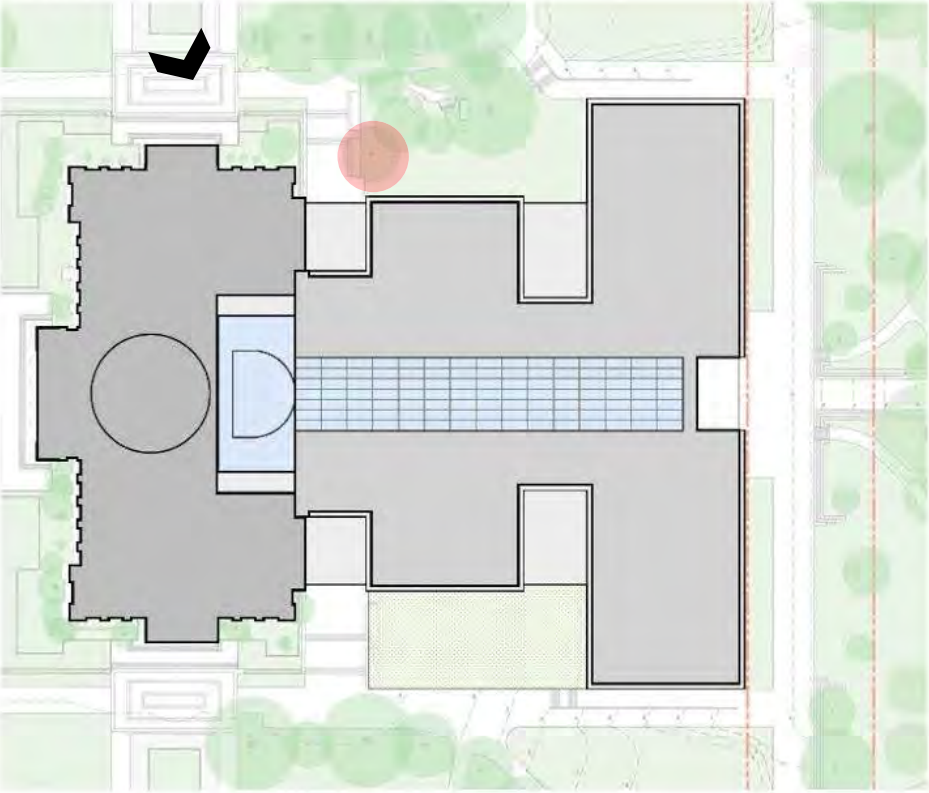
# CONCEPT SIMILARITIES & DIFFERENCES

## SITE VIEWS



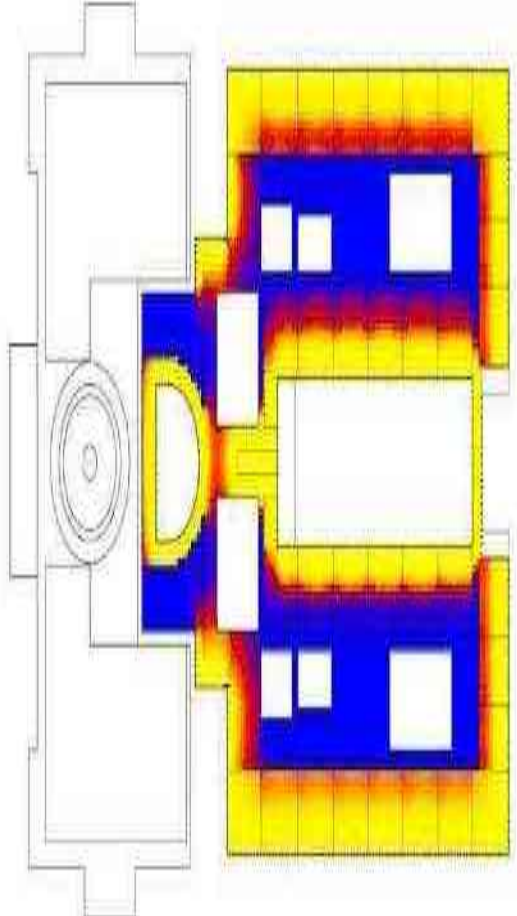
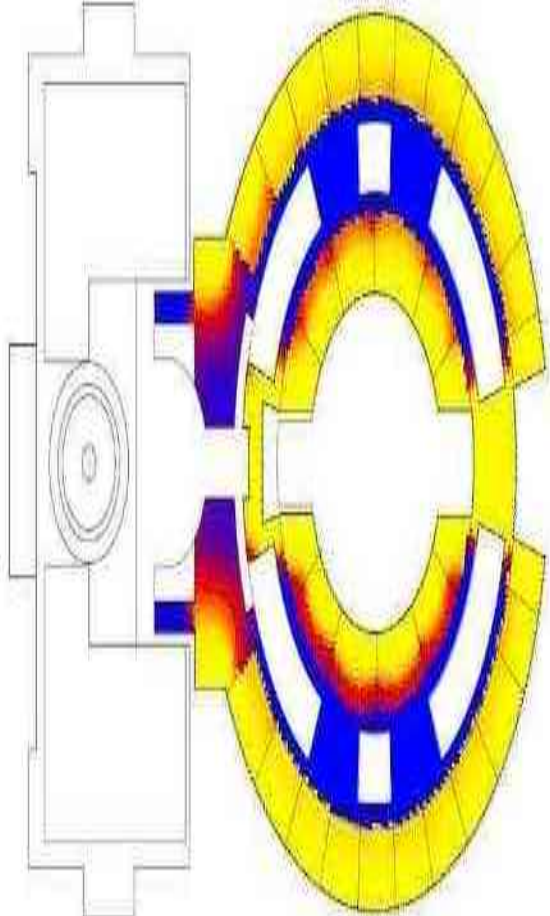
# CONCEPT SIMILARITIES & DIFFERENCES

## SITE VIEWS

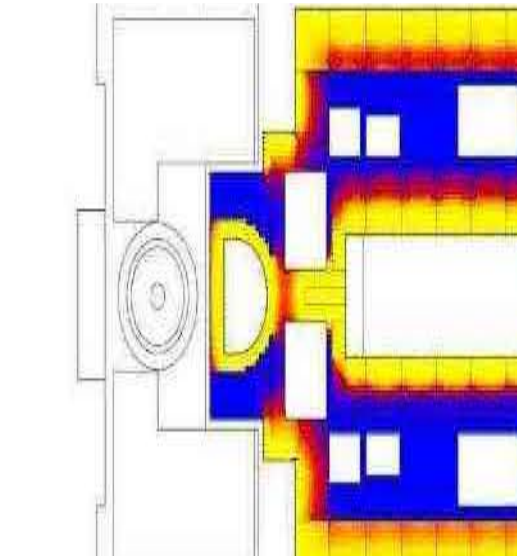
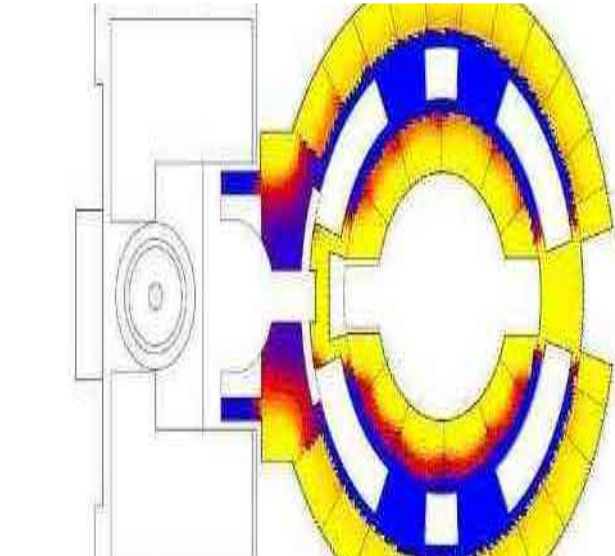
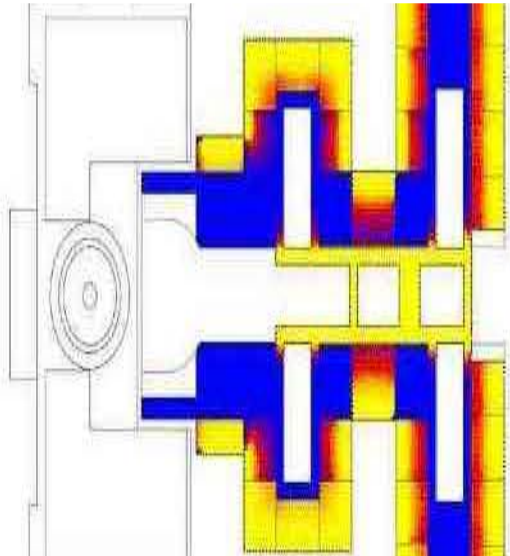


CONCEPT SIMILARITIES & DIFFERENCES  
PERFORMANCE - SUSTAINABILITY & WELLNESS

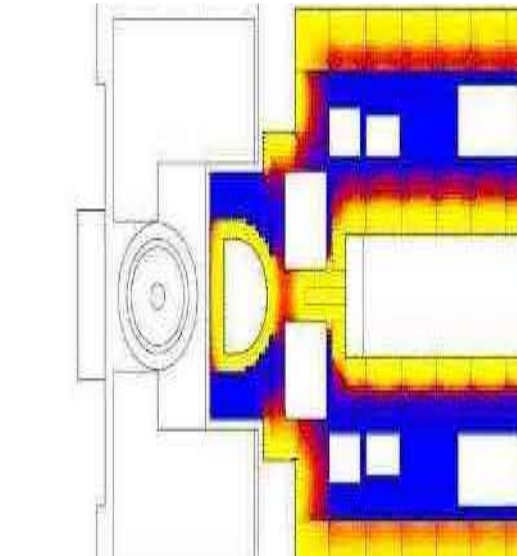
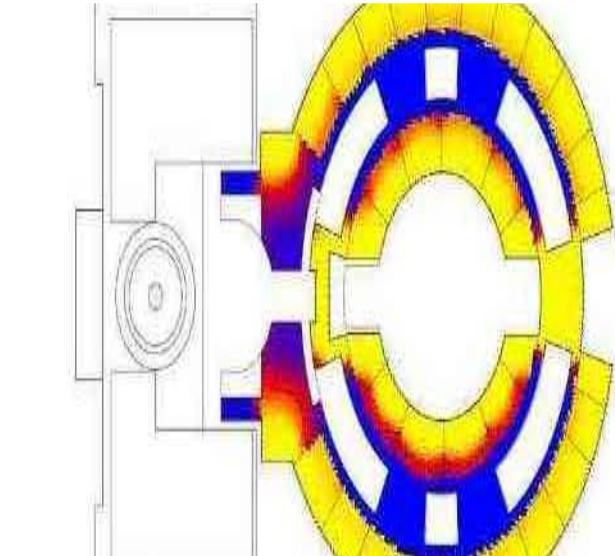
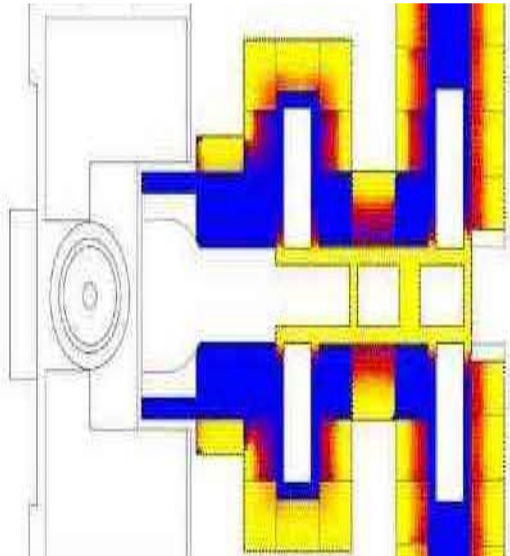
**Spatial Daylight  
Autonomy (SDA)**



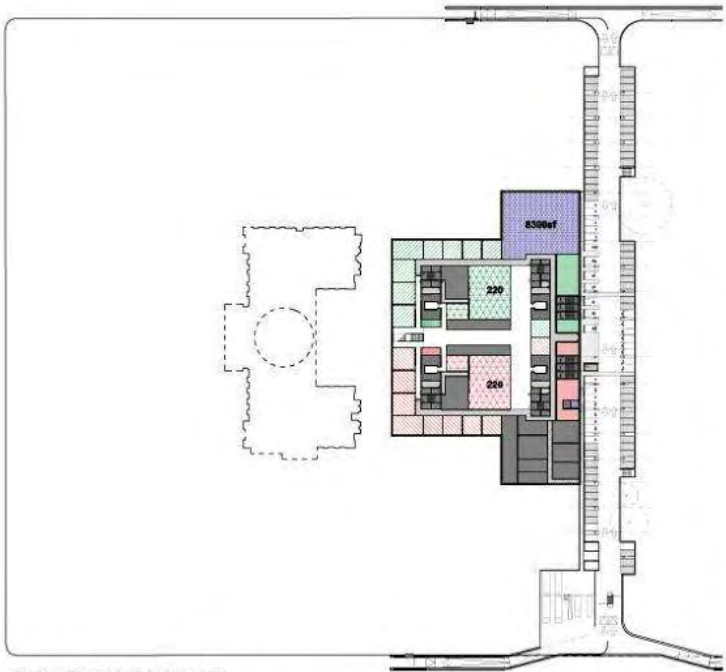
**Annual Sunlight  
Exposure (ASE)**



**Facade Solar  
Radiation**



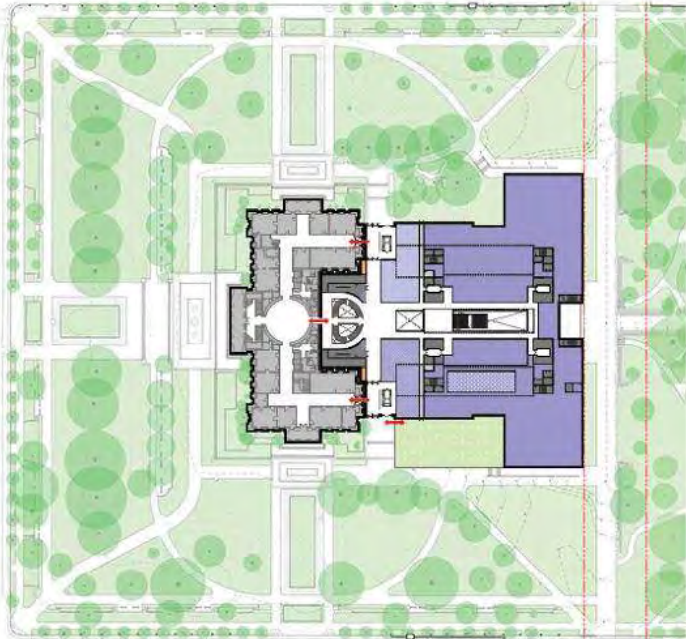
# DOUBLE T PLANS



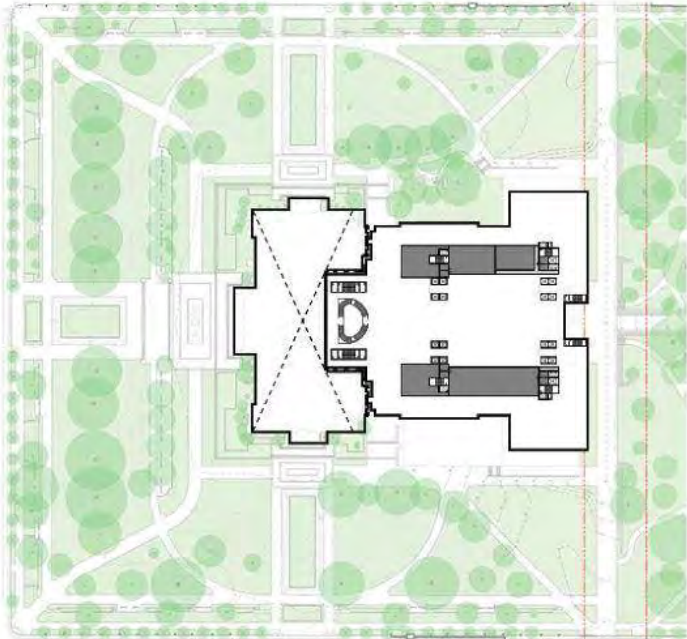
**BASEMENT**  
72,400 GSF



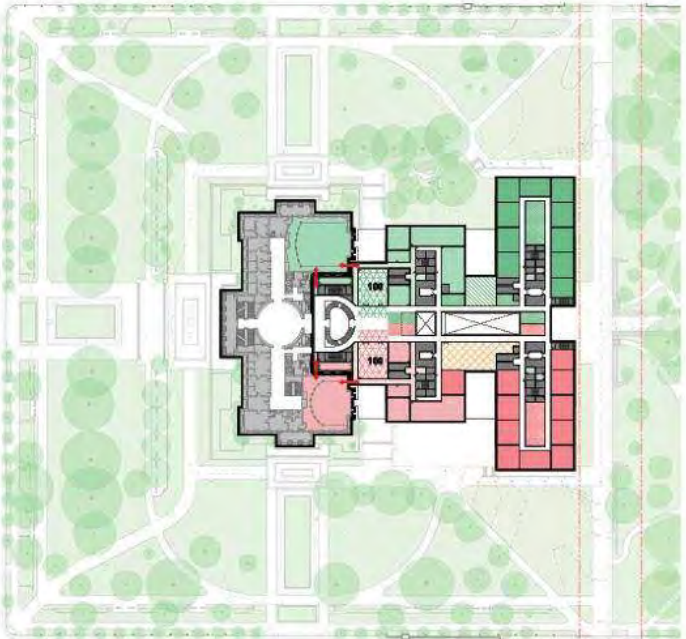
**GARDEN**  
85,400 GSF



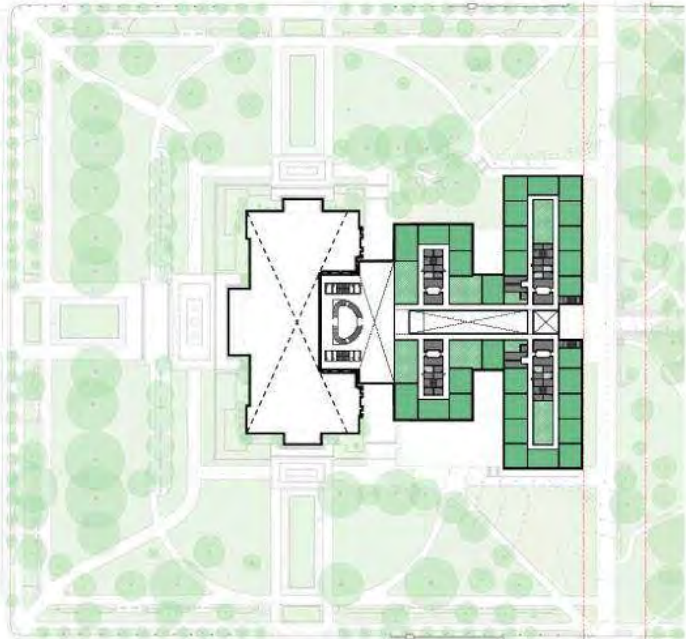
**LEVEL 1**  
82,200 GSF



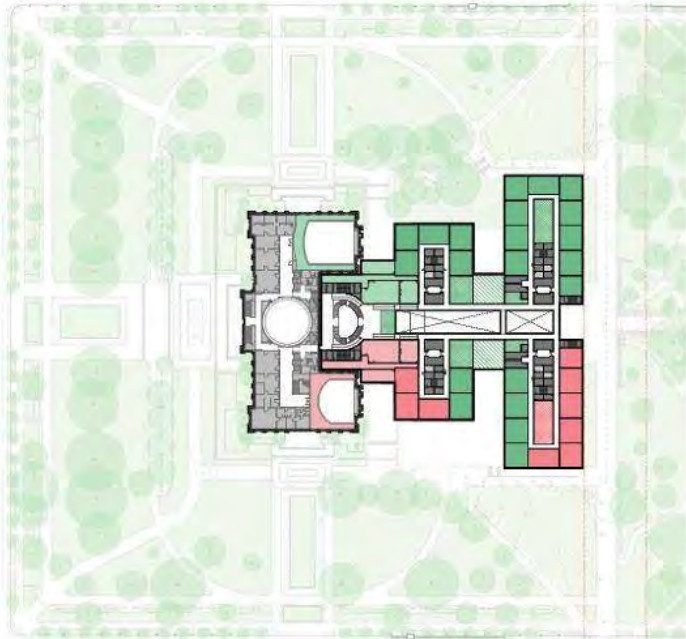
**LEVEL 1M**  
14,000 GSF



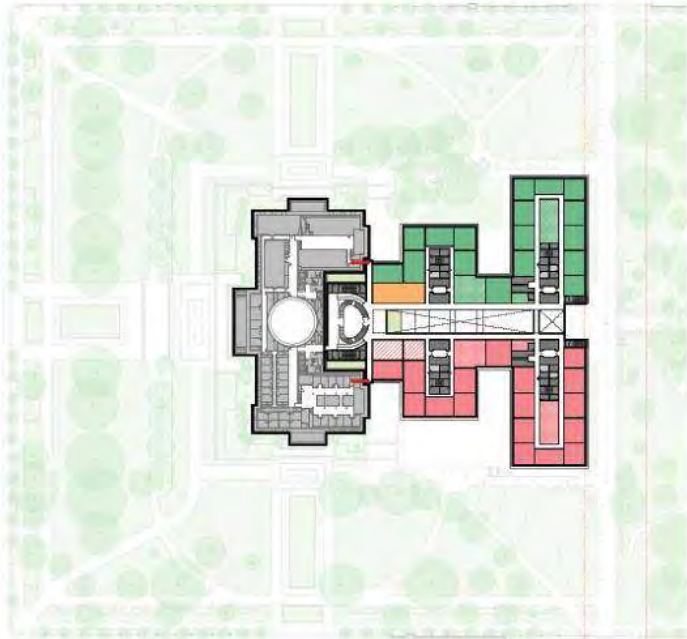
**LEVEL 2**  
74,000 GSF



**LEVEL 2M**  
60,400 GSF



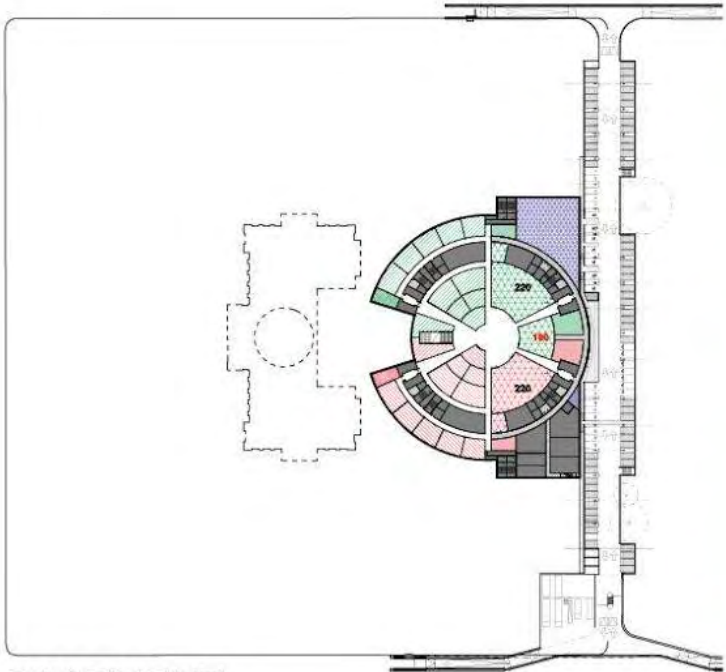
**LEVEL 3**  
71,900 GSF



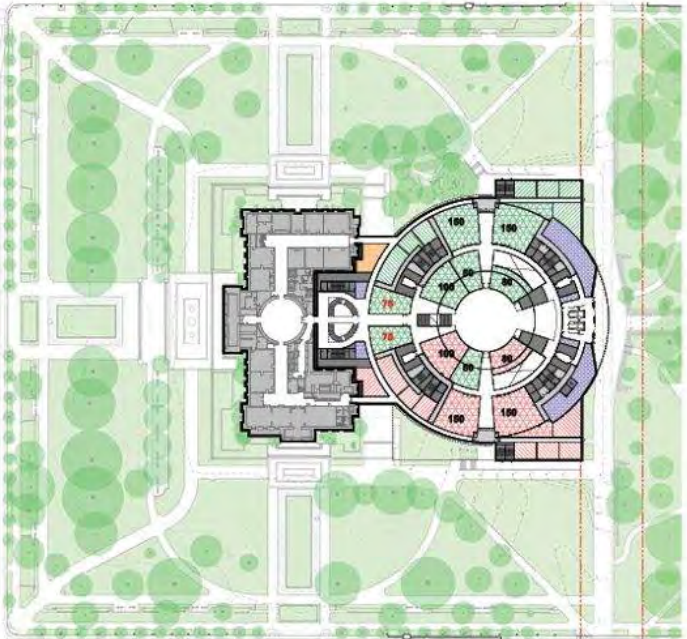
**LEVEL 4**  
65,300 GSF



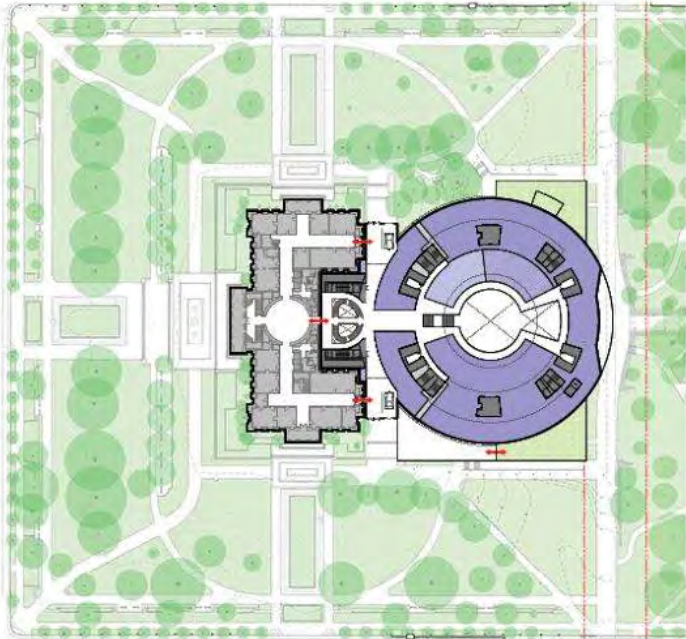
CIRCLE  
PLANS



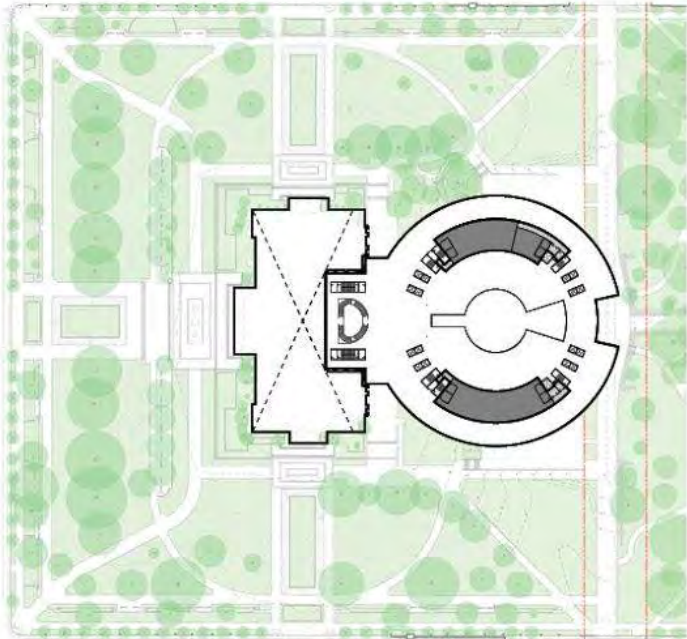
BASEMENT  
76,450 GSF



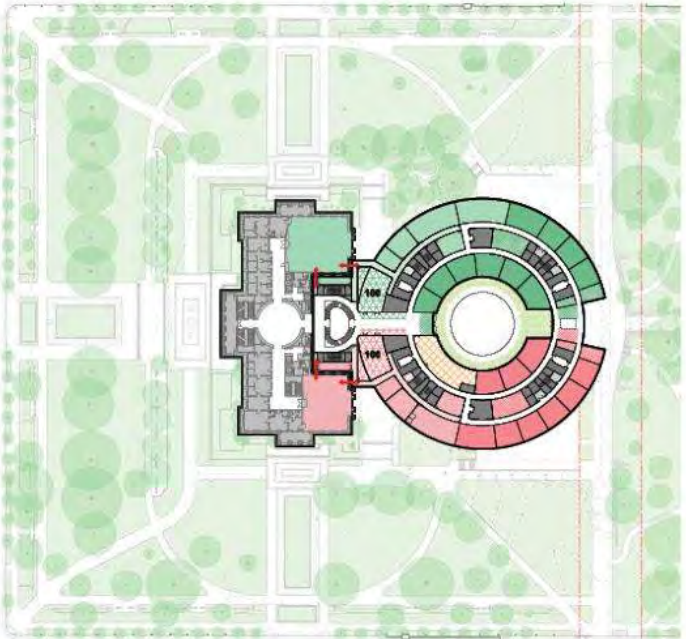
GARDEN  
92,190 GSF



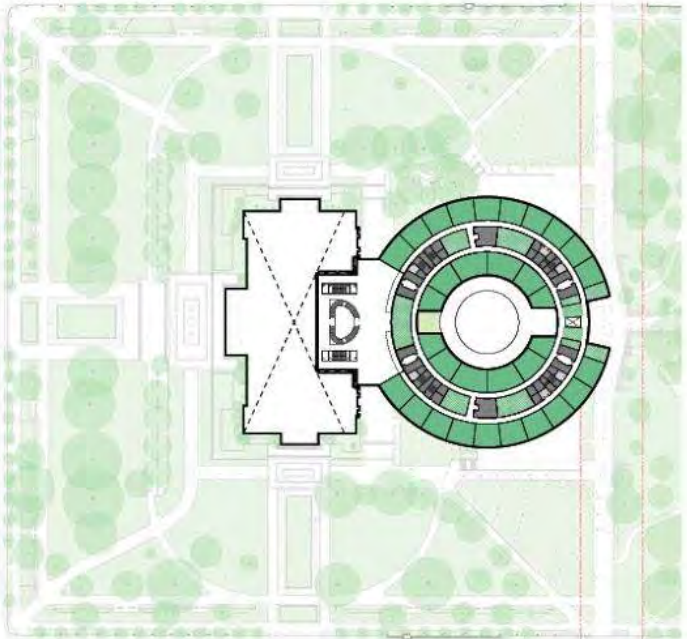
LEVEL 1  
78,430 GSF



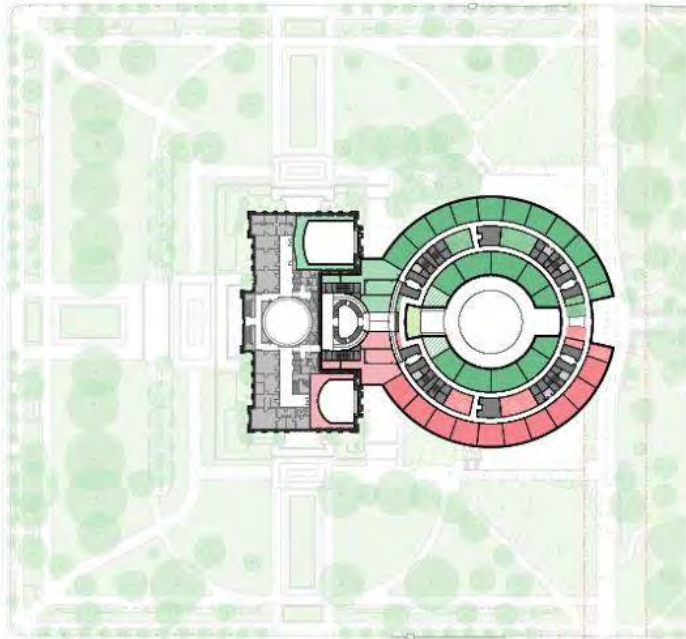
LEVEL 1M  
12,370 GSF



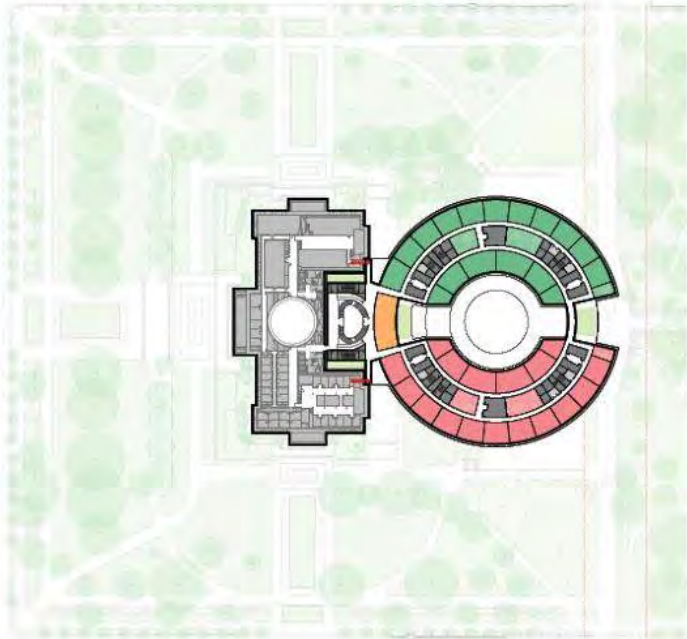
LEVEL 2  
73,190 GSF



LEVEL 2M  
59,480 GSF



LEVEL 3  
71,420 GSF

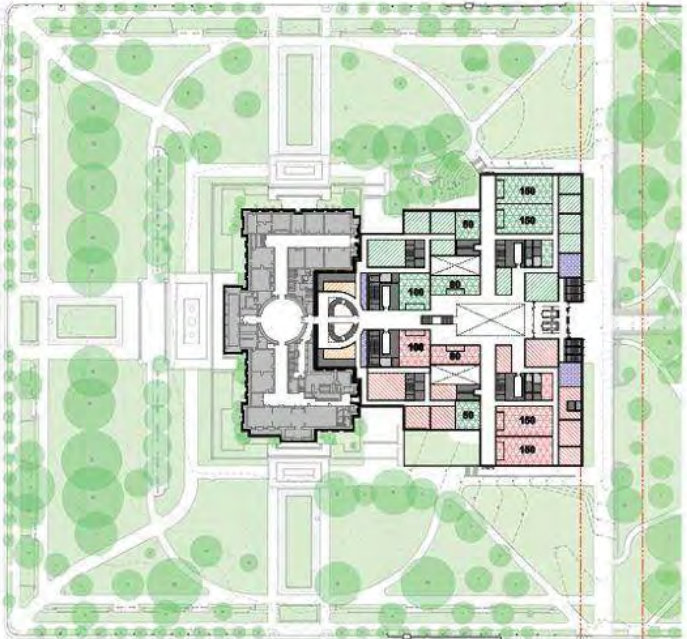


LEVEL 4  
62,000 GSF

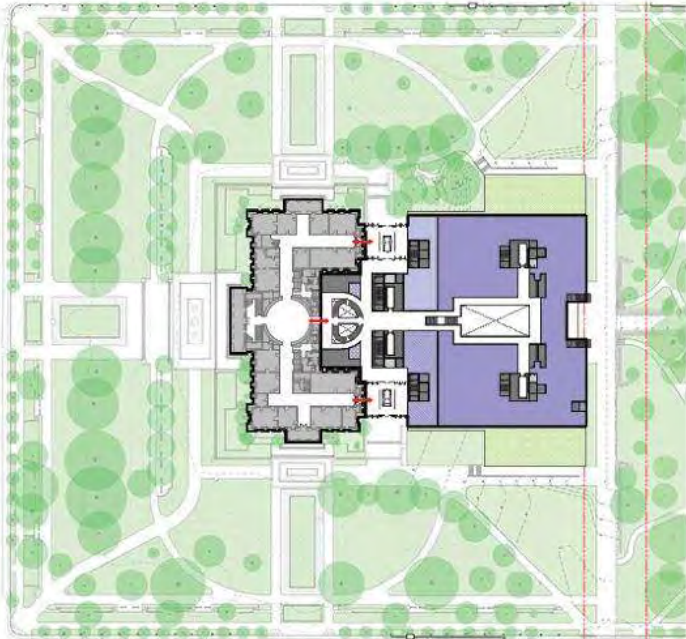
# SQUARE PLANS



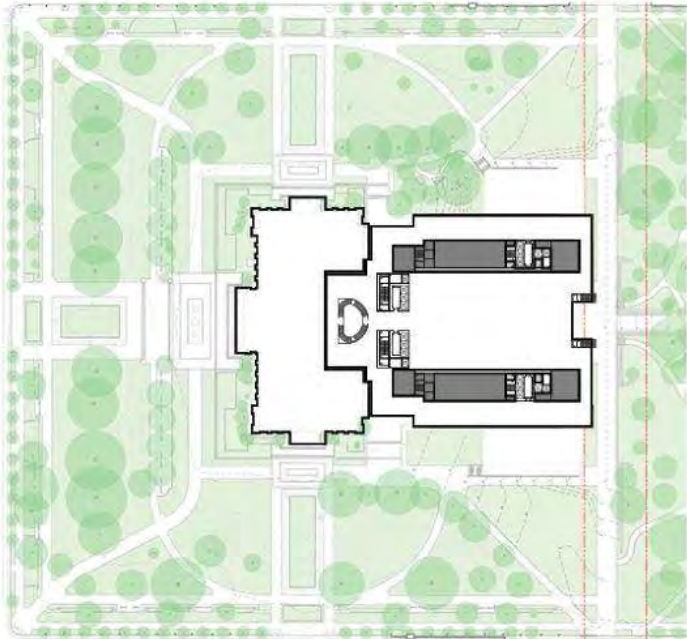
**BASEMENT**  
80,200 GSF



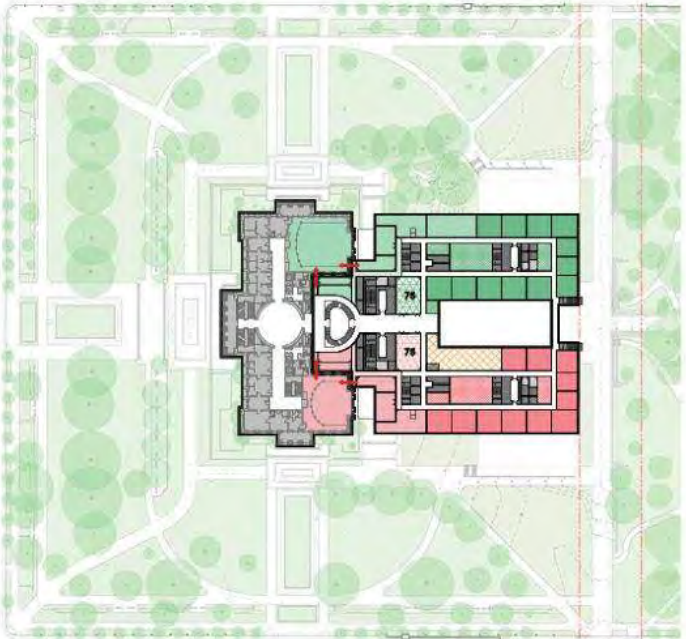
**GARDEN**  
90,400 GSF



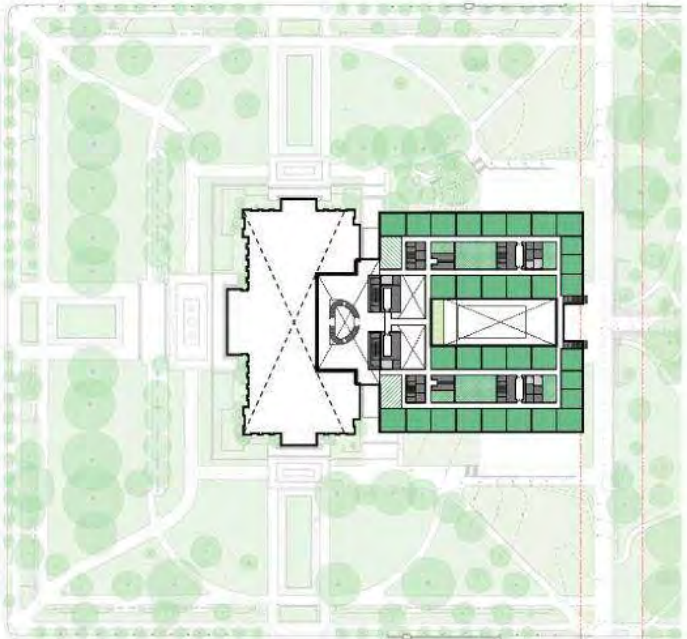
**LEVEL 1**  
75,300 GSF



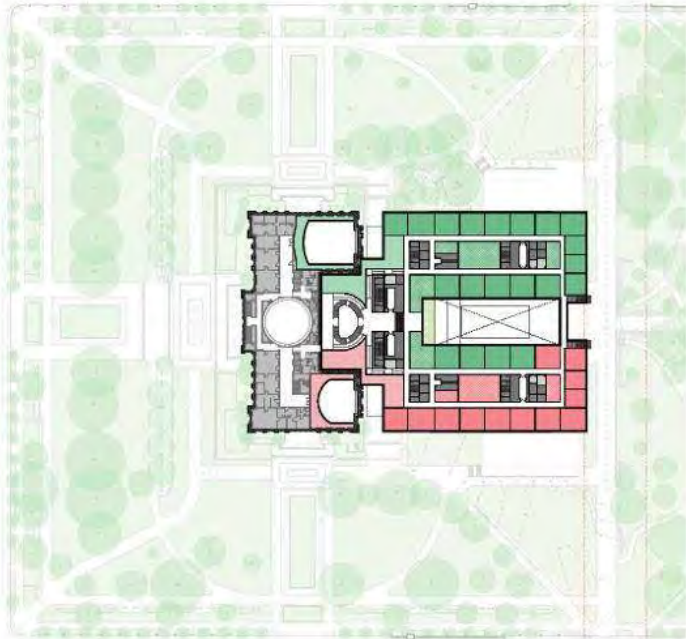
**LEVEL 1M**  
15,400 GSF



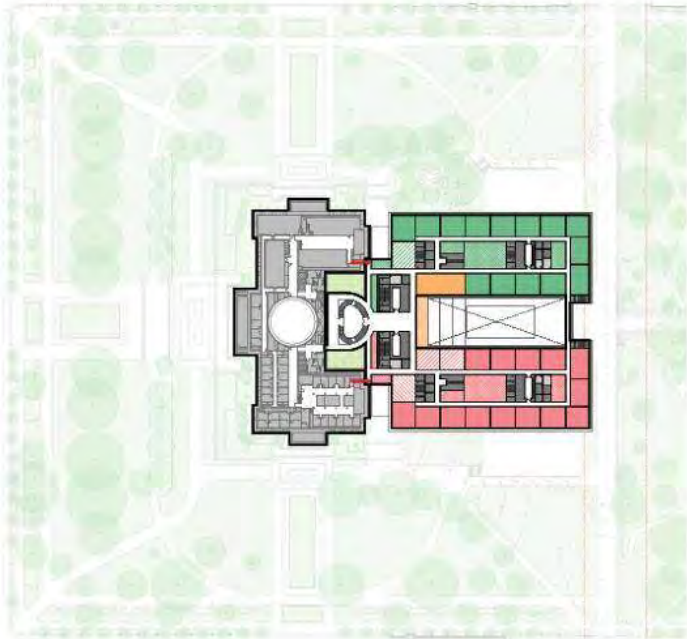
**LEVEL 2**  
72,300 GSF



**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

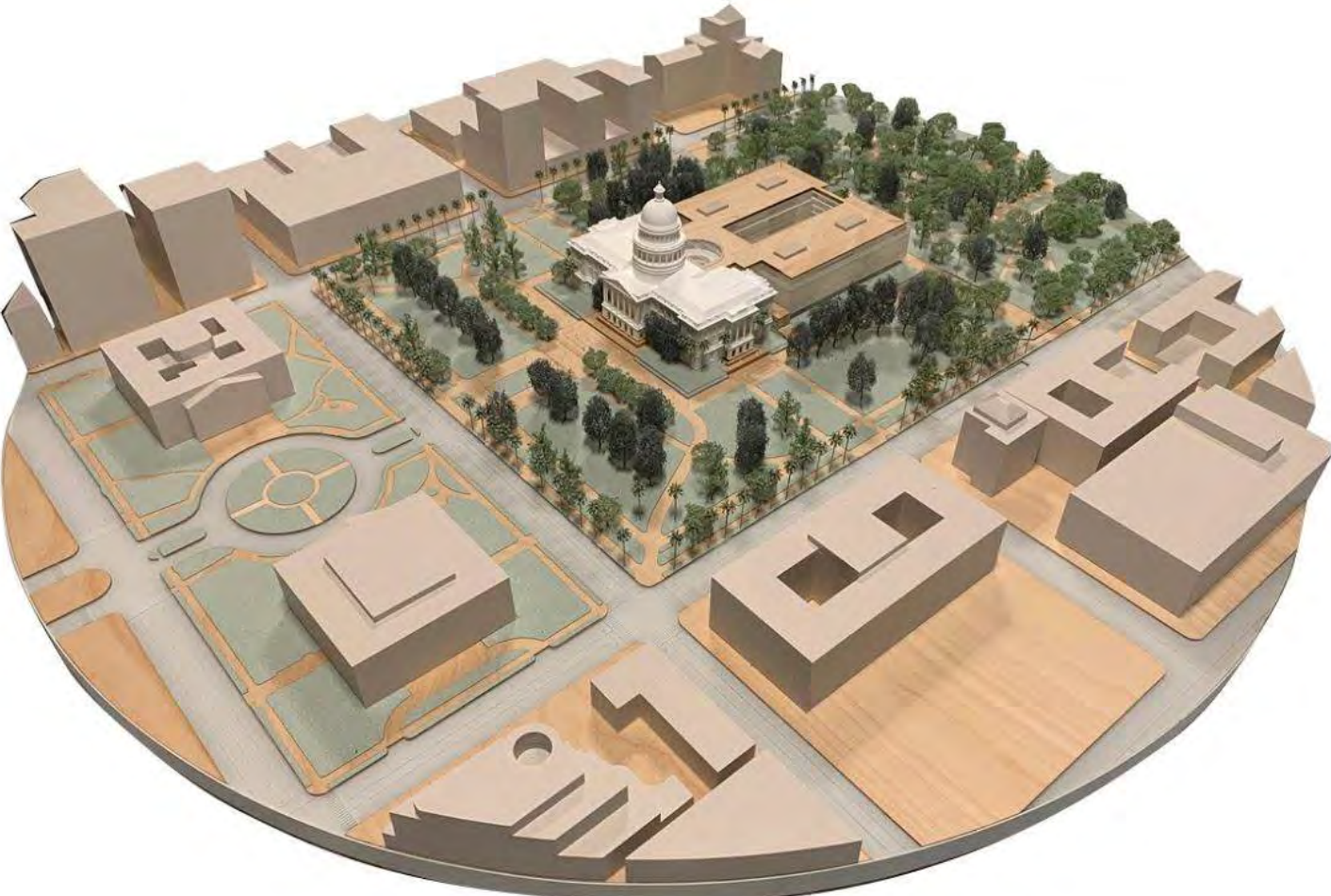
DOUBLE T  
MODEL



CIRCLE  
MODEL



SQUARE  
MODEL



BUDGET & SCHEDULE MANAGEMENT  
STRATEGY FOR ANNEX AND VISITOR CENTER

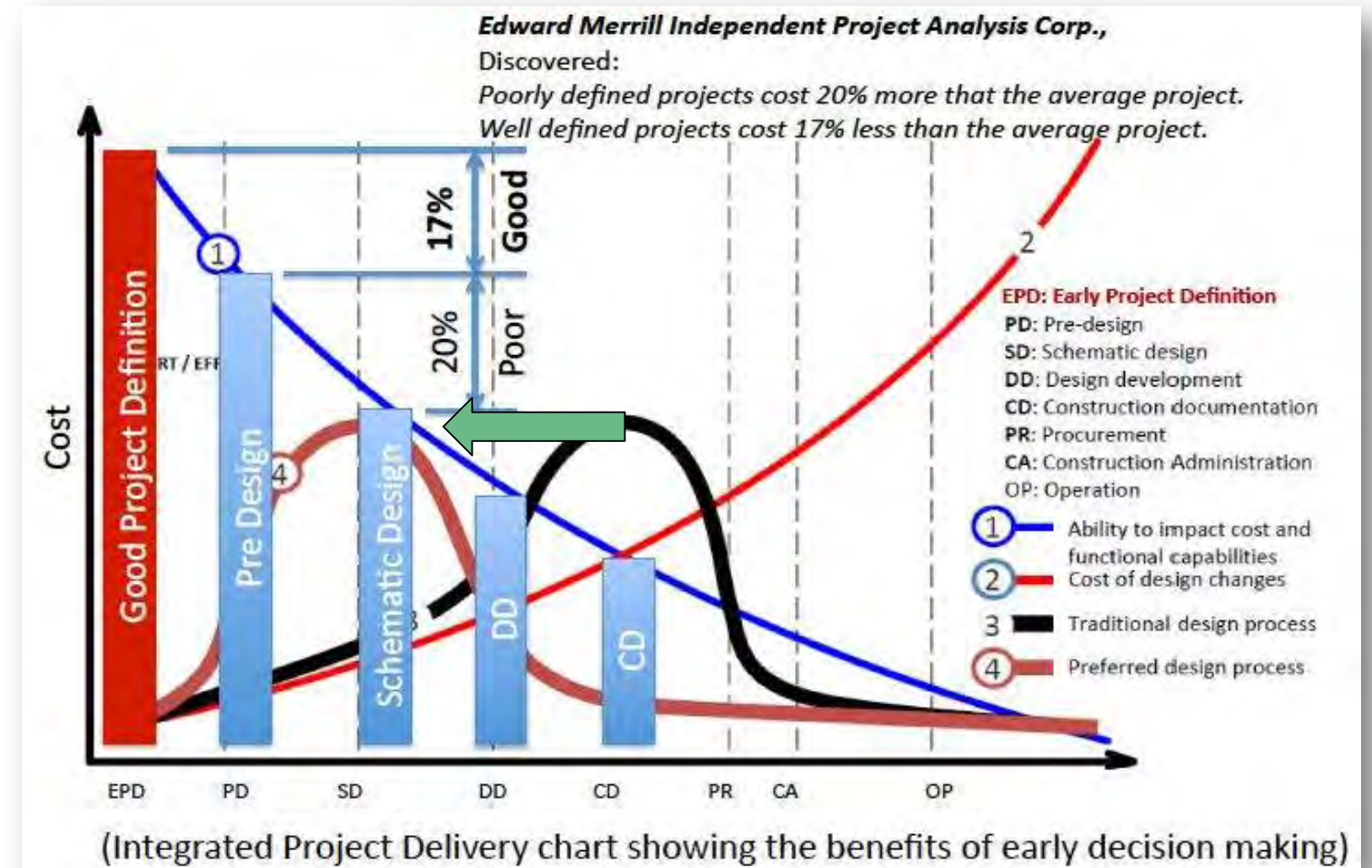
## BUDGET RISK MANAGEMENT

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

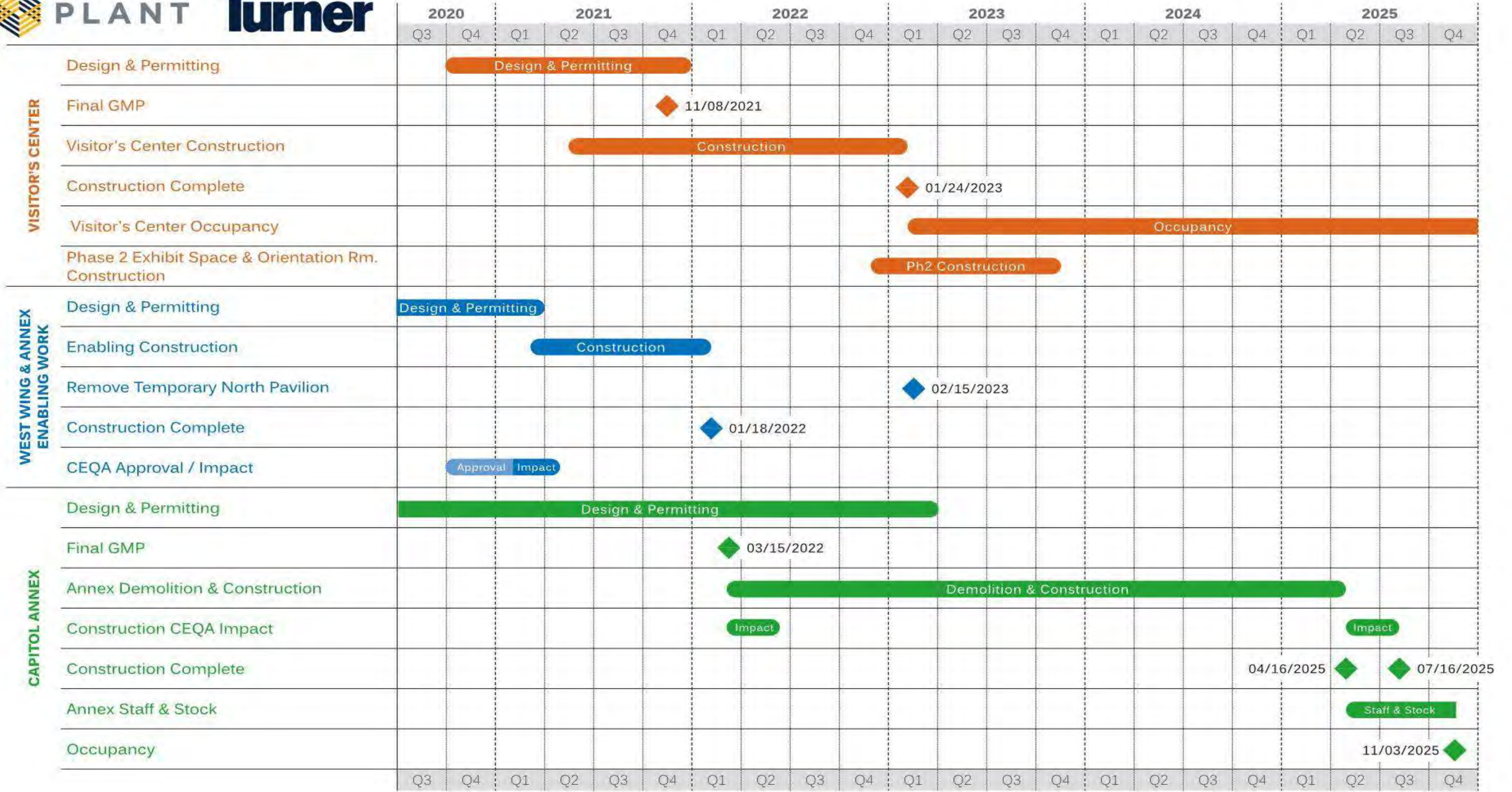
- 2017 Planning Study Document (Blue Book) - Identified deficiencies
  - Identified deficiencies and opportunities
  - *Draft Completed – 7/6/2017*
- Project Overview and Sequence Report - Established clear principles and guidelines
  - POS Report = Quality, Scope, Cost and Schedule
  - *Draft Completed 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



## MILESTONE SCHEDULE VISITOR CENTER WITH ANNEX

Date	Milestone	Comments
September 9, 2020	Joint Rules Committee provide direction on Visitor Center and Annex Design.	<i>Go/No Go on Visitor Center Selection of Design Scheme</i>
October 14, 2020	Complete Collaboration Workshop #9	<i>Cost Reconciliation</i>
November 20, 2020	Historic Structure Report	<i>CEQA Mitigation</i>
January 31, 2021	Final EIR – CEQA Document	<i>Managed by DGS</i>
February 2021	Landscape Treatment Report – Arborist Report	<i>CEQA Mitigation</i>
March 2021	Enabling Work, Utilities, Mechanical and prep for Abatement.	<i>December Completion</i>
May 2021	Visitor Center Start Construction	<i>If Approved Today</i>
September 2021	Art, Artifacts and Memorials Analysis and Storage	
October 15, 2021	Move to Swing Space – 10 and O Street	
November 2021	Salvaging of Items	<i>Prior to Abatement</i>
March 15, 2022	GMP Complete	<i>Based on Early Bid Packages</i>
March 20, 2022	Abatement, Demolition and Construction Start	
September 9, 2025	Completion Celebration - Admissions day - 175 year anniversary of California as a State	

## 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