

A graphic illustration for the Capitol Annex Project. The background is a dark blue sky with a light grey horizon line. In the center, a large white outline of the Utah State Capitol building is visible. To the right of the Capitol, a grey crane is shown lifting a square concrete block. In the foreground, there are yellow silhouettes of construction equipment: a crane on the left and an excavator on the right. The text 'Capitol Annex' is written in a large, white, serif font, and 'PROJECT' is written in a smaller, dark blue, sans-serif font below it.

# Capitol Annex

## PROJECT

*JRC Informational Hearing August 13, 2019*

**MOCA**

**CALIFORNIA STATE LEGISLATURE**

**JOINT RULES COMMITTEE**

**OVERVIEW**

**ANNEX PROJECTS OVERVIEW AND TIMELINE**



# Outline

## Annex Projects Overview and Timeline

### a. **Overview of Annex Projects**

- |                      |                             |
|----------------------|-----------------------------|
| 1. Visitor Center    | Goal Completion Winter 2021 |
| 2. Parking Structure | Goal Completion Summer 2025 |
| 3. Annex Replacement | Goal Completion Winter 2025 |

### b. **Visitor Center Workshop**

1. Inaugural Visioning Workshop
2. Next steps to Develop Content
3. Current RFQ & RFP

### c. **Upcoming Procurements**

### d. **Swing Space Overview**

1. 10<sup>th</sup> and O Street

### e. **Distribution of information**

1. Internal and External
2. Website & Social Media

### f. **Annex Project in Chief**

# Overview of Annex Projects

**DRAFT**



## Project Overview & Sequence Report

### California State Capitol Annex

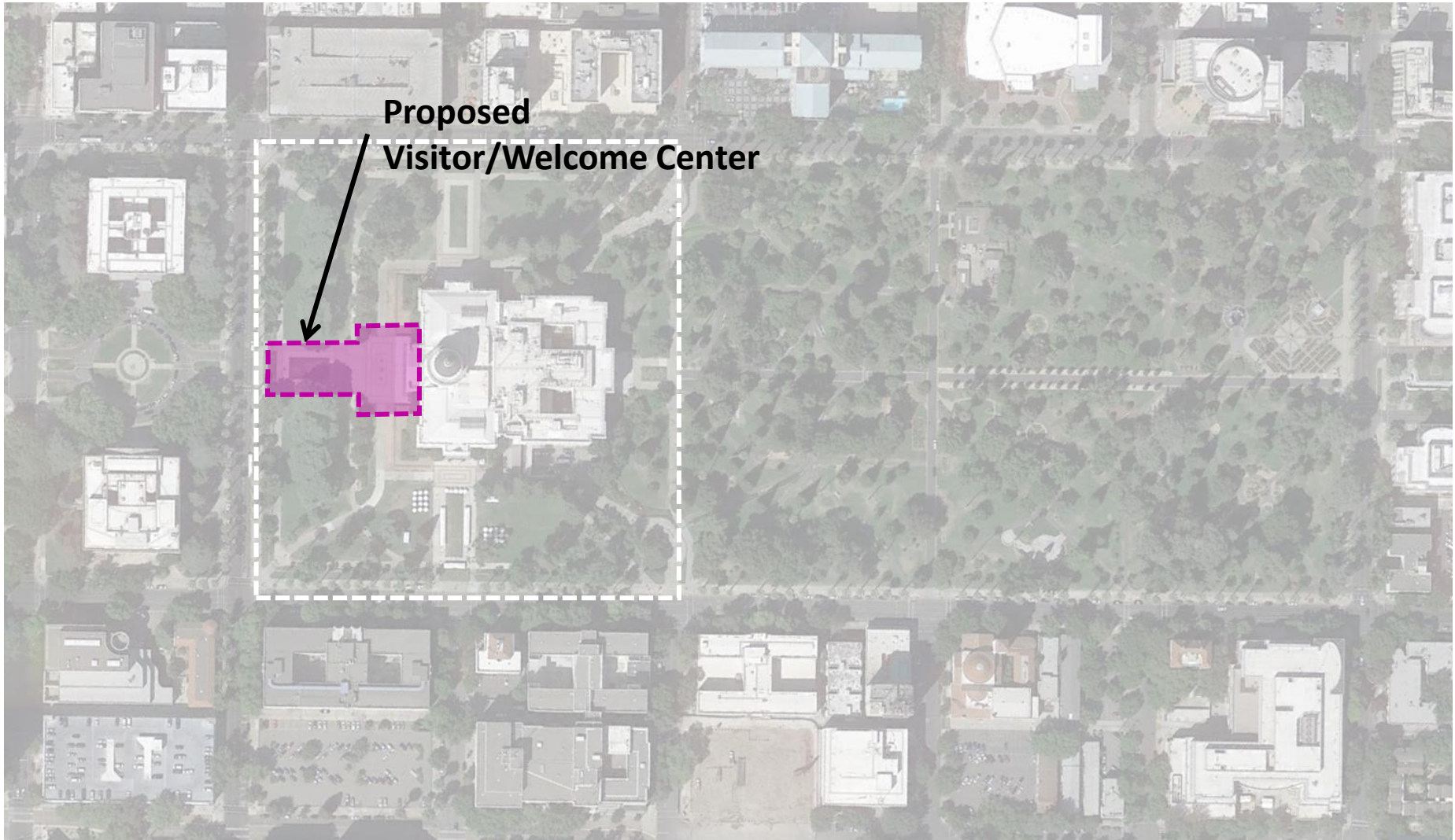
**MOCA**

California State Legislature  
Joint Rules Committee

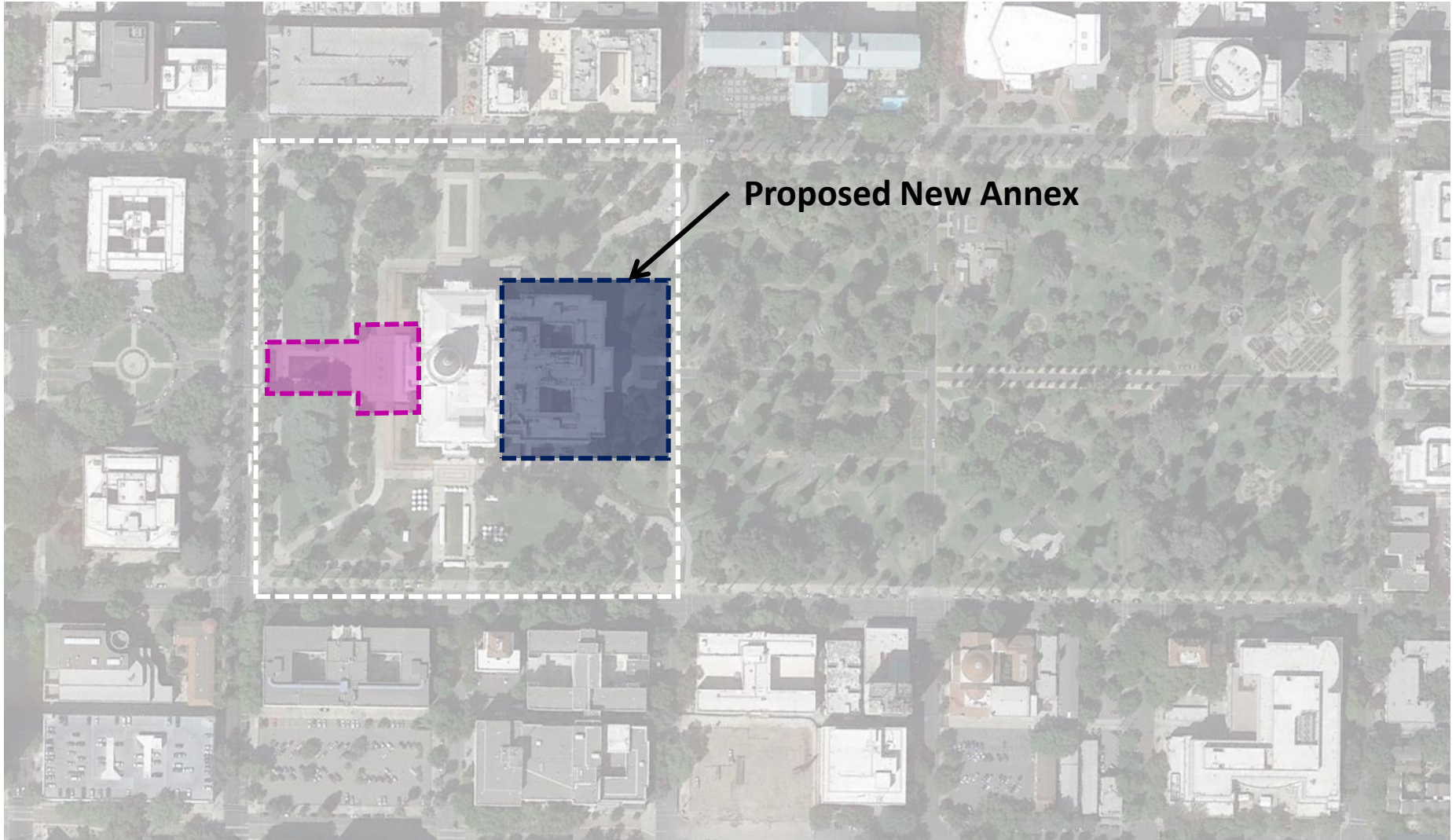
Project Number 1718-01A  
July 31, 2019

7/31/19

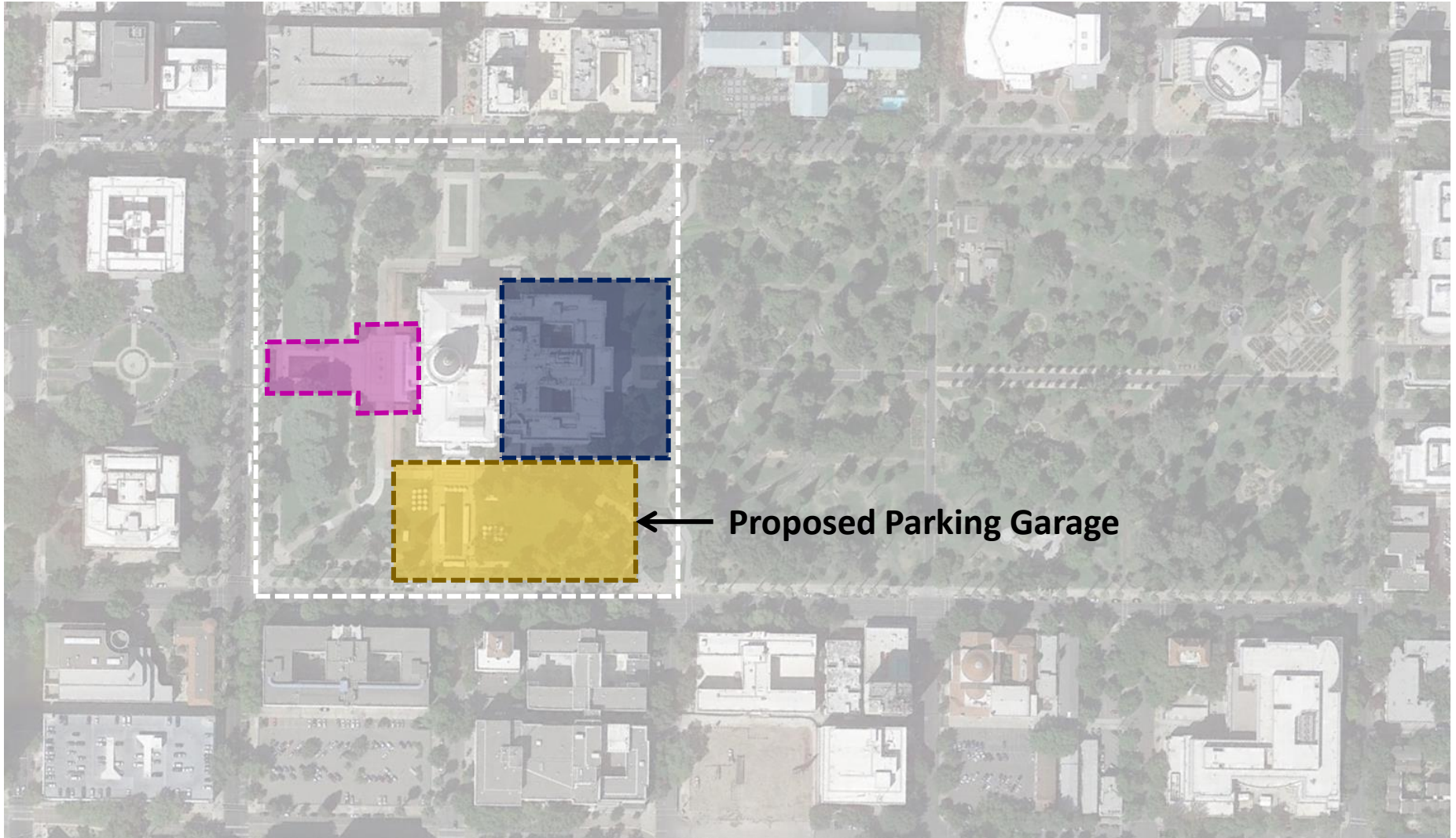
# Overview of Annex Projects



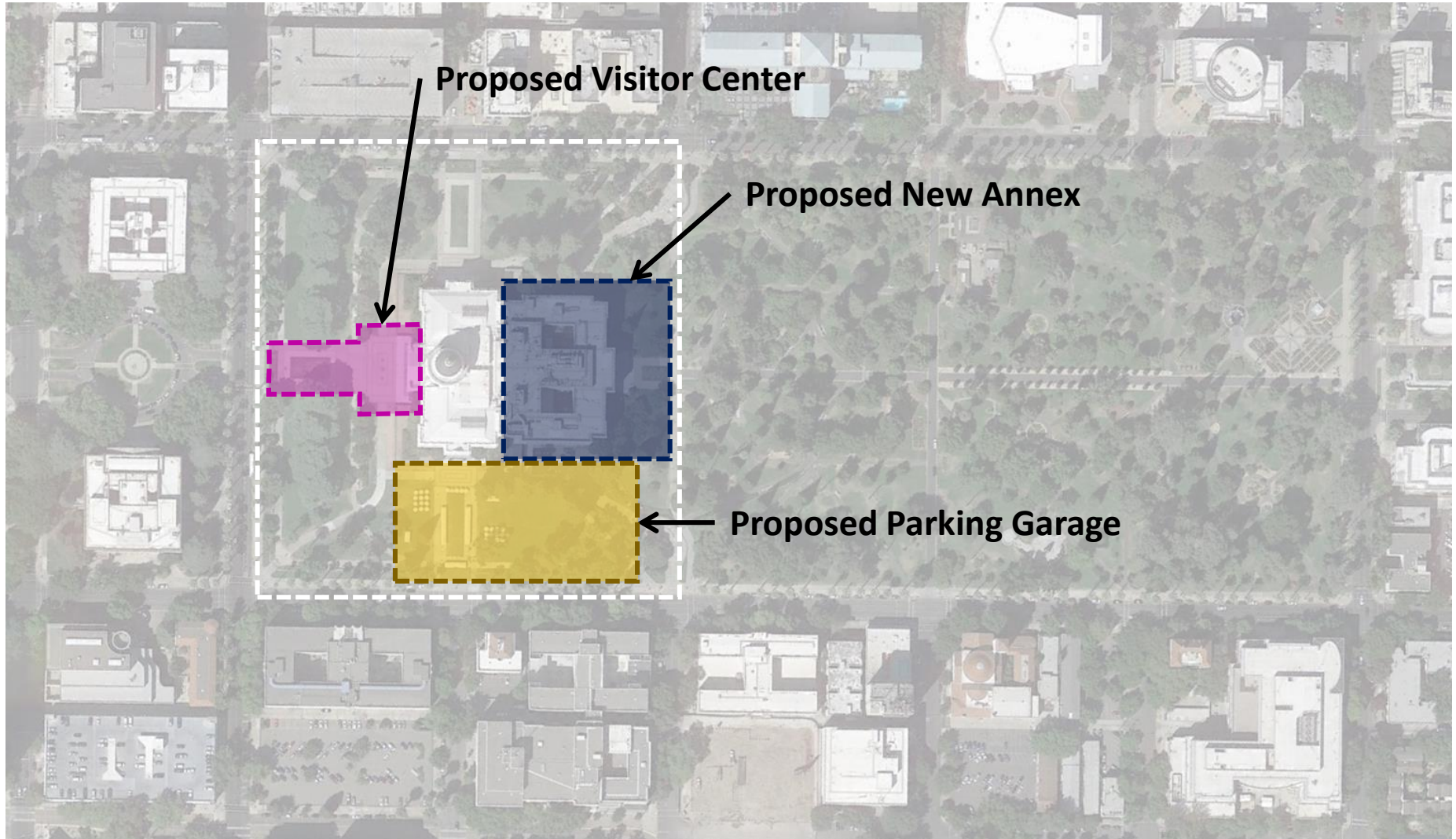
# Overview of Annex Projects



# Overview of Annex Projects



# Overview of Annex Projects





# VISITOR CENTER

**DRAFT**



## Visitor Center Guidelines

### **California State Capitol Visitor Center Guidelines**

**MOCA**

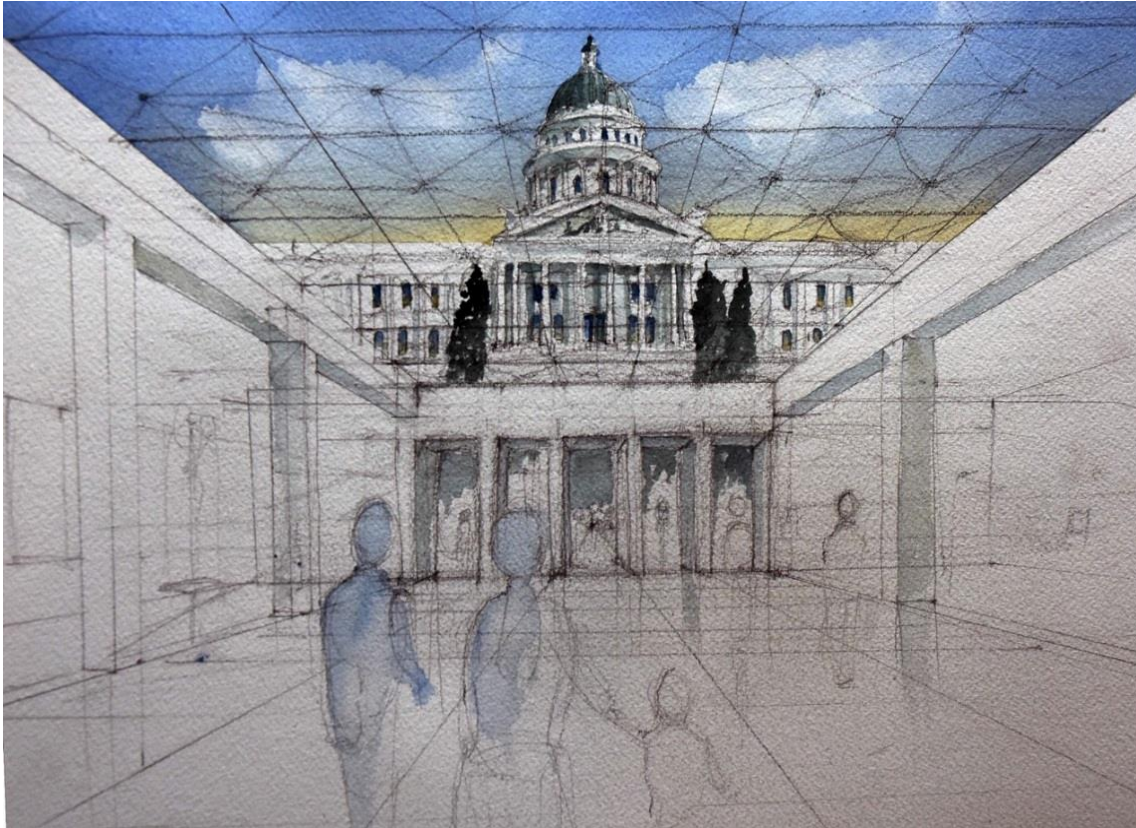
California State Legislature  
Joint Rules Committee

*Project Number 1718-01A  
June 2019*

7/31/19

# VISITOR CENTER

## Guiding Principles



- **Inclusive and Welcoming**
- **Functional**
- **Secure, Safe and Accessible**

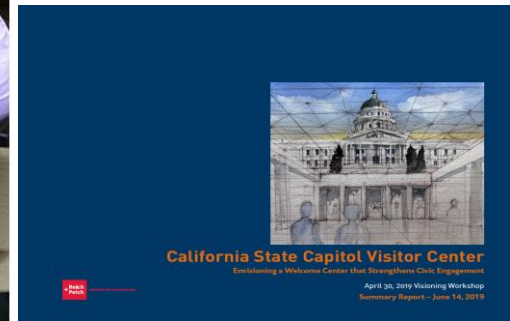
# VISITOR CENTER

## Inaugural Workshop



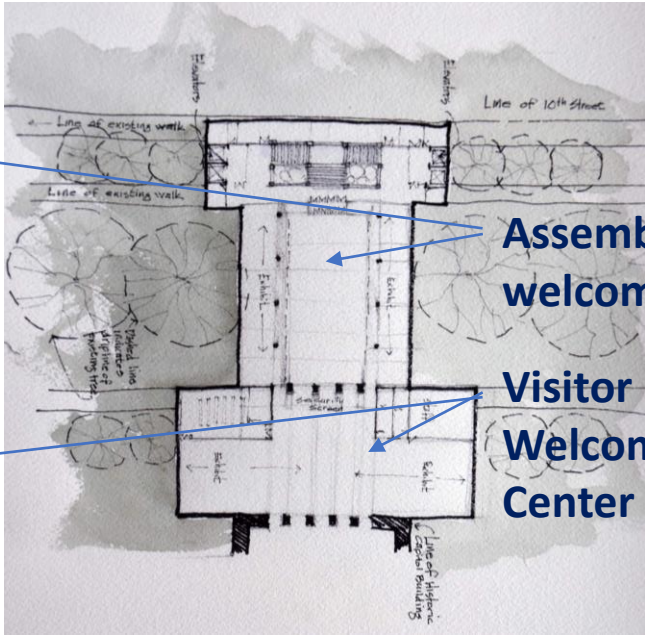
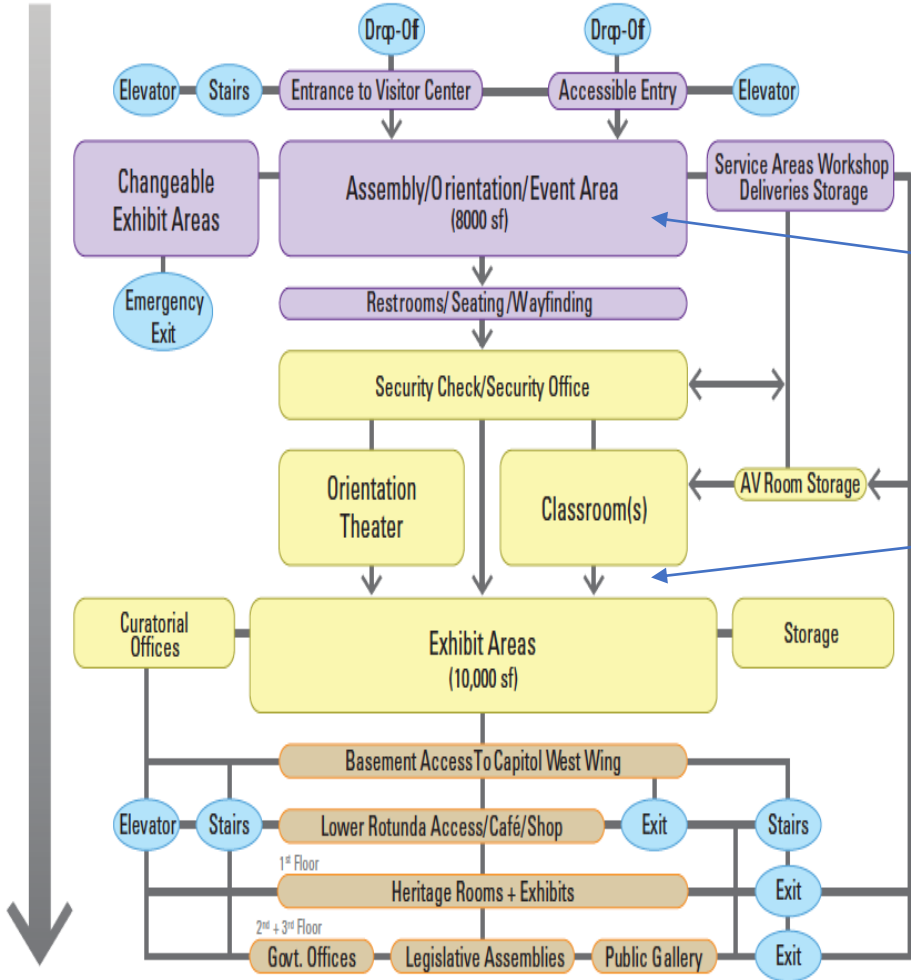
***“California’s new Capitol Annex should convey to visitors California’s positive, hope-filled outlook, founded upon the deliberative Democracy which unfolds there, by welcoming all Californians, engaging all Californians, safeguarding the future of all Californians, and demonstrating healthful, accessible, 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**



# VISITOR CENTER

## Next Steps – Development of Flow and Circulation



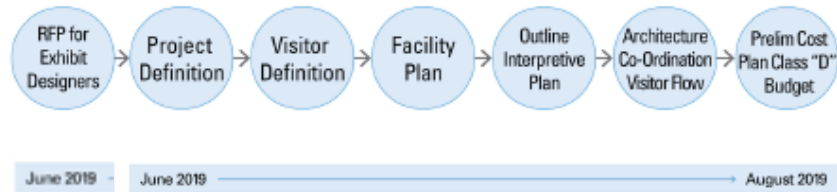
Assembly and welcoming

Visitor Welcome Center

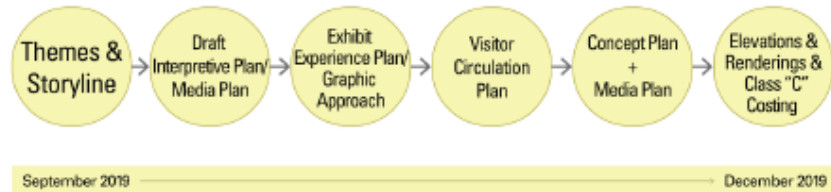
# VISITOR CENTER

## Next Steps – Development of Content

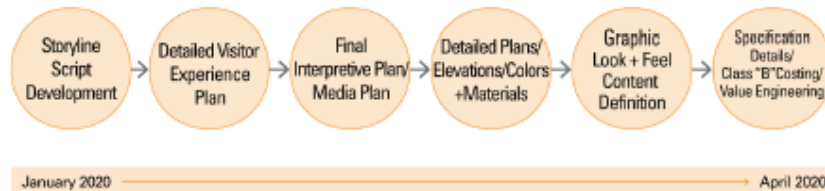
### California Capitol Visitor Center - Project Definition Stage



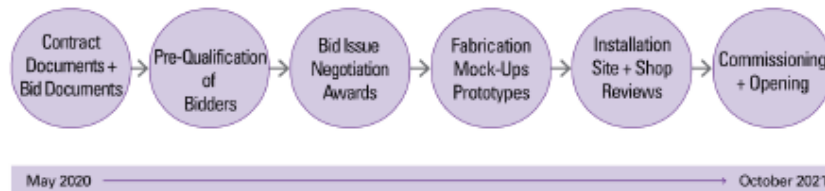
### Exhibit Plan - Schematic Design



### Visitor Experience Plan - Design Development



### Contract Documentation/Bid/Fabrication/Installation



## Tentative Plan for content development:

- Project Definition
  - Audience Focus
- Schematic Design
  - Themes/Storyline
- Design Development
  - Presentation
- Contract Documents
  - Fabrication

**We are in a period of active procurement, and the process and/or methodology may differ depending on which firm is awarded the final contract.**

# CURRENT PROCUREMENT

## Visitor Center - Current RFQ and RFP



### Progressive Design Build Selection

- Shortlist – July 31, 2019
- Selection – September 30, 2019
- Begin work – October 11, 2019



### Exhibit Designer Selection

- Proposal Due August 1, 2019
- Selection – September 30, 2019
- Begin work – October 11, 2019

# UPCOMING PROCUREMENT

## Annex Procurement RFQ and RFP

### Selection of the Architect/Engineer



- Shortlist – November 14, 2019
- Selection – January 24, 2020
- Begin work – March 3, 2020

### Selection of the Construction Manager at Risk



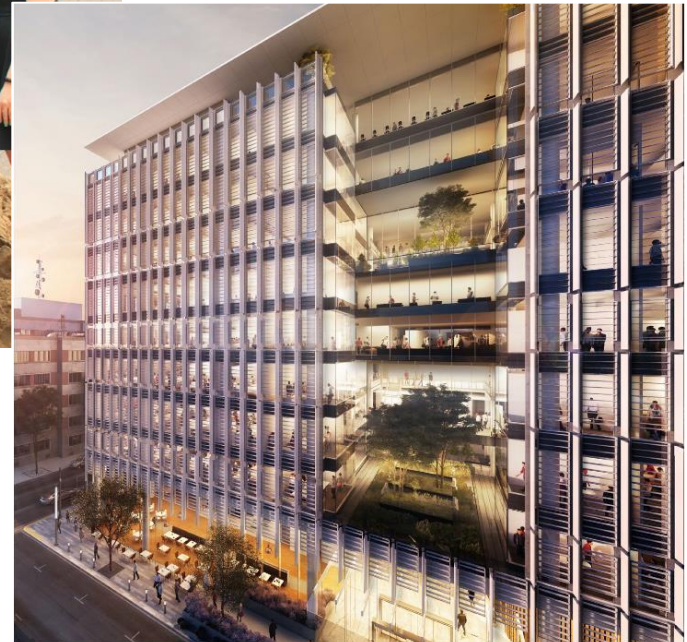
- Shortlist – November 4, 2019
- Selection – January 31, 2020
- Begin work – March 3, 2020

# SWING SPACE

## 10<sup>th</sup> and O Street Building project - DGS



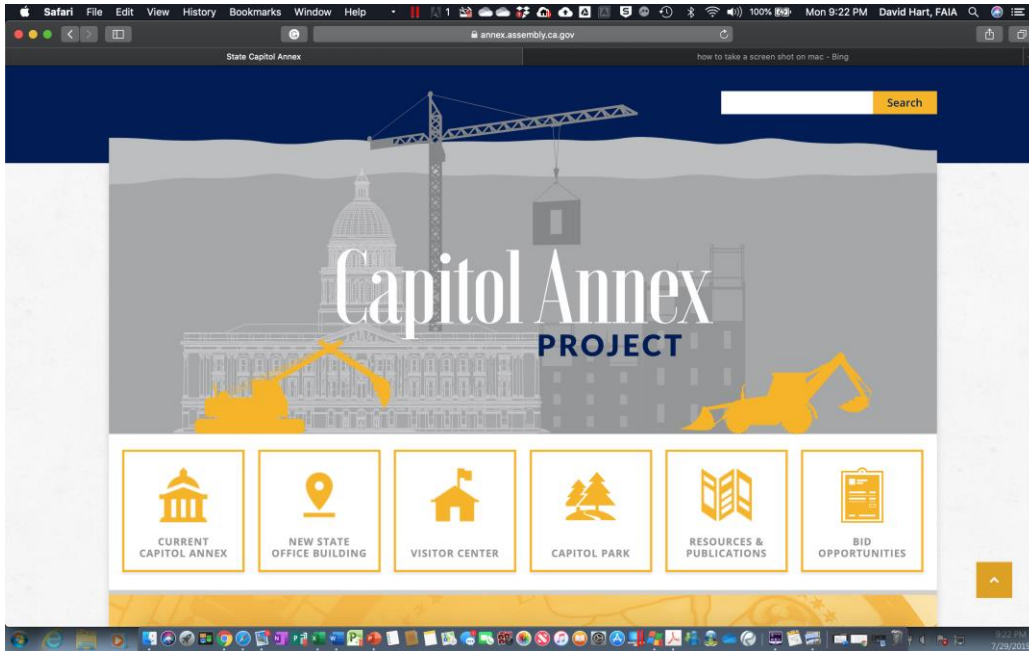
Projected Date of Completion = October 15, 2021  
Occupancy to Follow



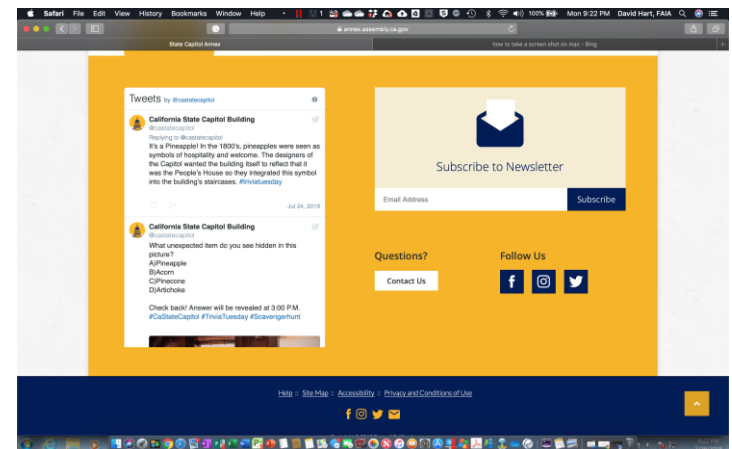
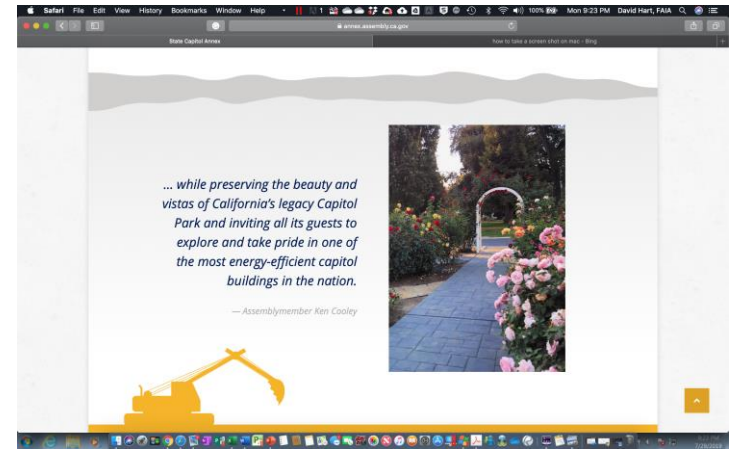


# INFORMATION DISTRIBUTION

## Website and Social Media



<https://annex.assembly.ca.gov>



**New and redesigned website, created to effectively facilitate communication of relevant information about the project to the public and interested proposers.**

# INFORMATION DISTRIBUTION

## Website and Social Media

### PRESS RELEASE



ASSEMBLYMAN

Ken Cooley

DISTRICT 8

PRESS RELEASE  
May 20, 2019

CONTACT: Jilena Hernandez  
(916) 319-2008

#### California State Legislature Launches New Public Information Outlets

*New online resources will give the public a view into the State Capitol Annex Project.*

SACRAMENTO – This week, Ken Cooley (D-Rancho Cordova), Chairman of the Joint Rules Committee announced multiple new online resources where the public can learn more about the California Capitol Annex Project.

An expected two million people will enter the Capitol this year. This includes staff, constituents, advocacy groups, lobbyists, tourists and school groups. “We want to provide the public an opportunity to learn more about the history of the State Capitol and what is to come with the Annex Project,” said Assemblyman Ken Cooley. “Additionally, the resources provide a way for our guests and employees to access updates about the project and navigate the construction in and around the Capitol.”

In an effort to get information out in the most accessible and efficient ways, Joint Rules Committee is launching the following resources:

1. Website: First launched in early 2017, this website has received an all-new redesign. The site has been continuously updated with work-to-date to ensure a transparent process and is accessible via the Assembly and Senate Homepages or directly at <http://annex.assembly.ca.gov/>
2. Newsletter: Sign up for quarterly newsletters from Joint Committee on Rules & ...
3. Instagram: [@castatecapitol](#)
4. Twitter: [@castatecapitol](#)
5. Facebook: [@castatecapitol](#)
6. Information Board and Handouts: Located on the third floor, outside the Assembly Committee on Rules, Room 3016. Information will also be located on the first floor of the Legislative Office Building (LOB).
7. TV: N and L Street entrances.
8. E-mail: Contact Joint Rules Committee with questions or ideas at [annex@asm.ca.gov](mailto:annex@asm.ca.gov)

Recent legislation authorizing construction on the State Capitol Annex has taken effect and the project is moving forward. During this historic, multi-component project, the entire Legislative and Executive branches will move out of the State Capitol Annex and into the Swing Space at 10th and O Streets. The West Wing will continue to be utilized throughout the construction of the Capitol Annex Project for both Floor Sessions and tours.

To be added to the distribution list for the Annex Project, press and media outlets should e-mail requests to [annex@asm.ca.gov](mailto:annex@asm.ca.gov).

###

#### Capitol Annex Project Update

Recent legislation authorizing re-building the State Capitol Annex has taken effect and the project is moving forward! During the life of this multi-component project, we will see the entire Legislative and Executive branches move out of the State Capitol and into Swing Space while still utilizing the West Wing until after the construction of the new Annex is complete. The following is an overview of each component of the Capitol Annex Project, with an accompanying artist's renditions of the Swing Space at 10<sup>th</sup> & O.

There are 5 components to

1. **Swing Space:** DGS temporarily housing the Fall of 2021. On expected the new LOB Building (LOB) still LOB.
2. **Visitor Center:** A V groups and individual pride in the hopeful.
3. **West Wing Tempo Annex construction** caucusing spaces, S by January 2022.
4. **Annex Constructio** "California State Ca Annex website: <http://annex.assembly.ca.gov/>
5. **Legislative & Exec** outside, the perimet

Timeline graphic to be pro

#### Swing Space Overview

In order to adequately provide for the temporary housing of the Legislature and the Executive Branch during the construction of the new Annex, the Department of General Services (DGS) was also authorized to construct a new office building on the LOB parking lot. The building will be 472,600 square feet with 10 Floors. You will hear this building referred to as the 10<sup>th</sup> & O Street Building or "Swing Space."



#### Project Highlights

**Sustainable Features-** Title 24 compliant including with the goal of achieving LEED Gold, featuring low water use, materials with recycled content, daylight within office suites and LED lighting throughout. It will also be Zero Carbon and Zero Net Energy.

**Office Suites-** All offices will have access to natural light and most will have more square footage than they have now.

**Technology Upgrades-** This professional building will feature new technologies on the market including conference space reservation systems to meet the needs of a modern legislator.

**Conference Spaces-** More spaces for staff and guests in the building to host meetings or quiet work spaces.

# ANNEX PROJECT IN CHIEF

## Next Steps and Specific Design

DRAFT



**Annex Building  
Guidelines**

### **California State Capitol Annex Building**

MOCA

California State Historic Capitol Commission *Project Number O1718-01A  
January 2019  
Draft One*

8/1/19

# ANNEX PROJECT IN CHIEF

Architectural Space Program	Net Square Feet	Office grossing	Net Useable SF	Building Grossing	Building Gross SF	
<b>New Annex Building</b>						
<b>Senate</b>		<b>20%</b>		<b>20%</b>		
Member Office Suites	37,925	7,585	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	2,636	527	3,163	633	3,796	
Sergeant At Arms	7,235	1,447	8,682	1,736	10,418	
Health	710	142	852	170	1,022	
Public Hearing	14,800	2,960	17,760	3,552	21,312	
Shared Conference & Break Rooms	7,700	1,540	9,240	1,848	11,088	
Copy/Work & Storage						
Public Lounges						
Senate General Support						
<b>Assembly</b>						
Member Office Suites						
General Services						
Large Standing Committee						
Medium Standing Committee						
Small Standing Committee						
Administration						
Joint Rules						
Sergeant At Arms						
Public Hearing						
Shared Conference						
Copy/Work & Storage						
Public Lounges						
Assembly General Support						
Additional Committee						
<b>Architectural Space Program</b>						
<b>Joint Support</b>			<b>20%</b>		<b>20%</b>	
Auditorium	9,600	1,920	11,520	2,304	13,824	
Legislative Counsel Bureau	2,806	561	3,367	673	4,041	
Bill Room	1,085	217	1,302	260	1,562	
Senate Media	900	180	1,080	216	1,296	
Assembly Media/IT	3,175	635	3,810	762	4,572	
Food Service	6,000	1,200	7,200	1,440	8,640	
Capitol Security	6,800	1,360	8,160	1,632	9,792	
<b>Total</b>	<b>30,366</b>	<b>6,073</b>	<b>36,439</b>	<b>7,288</b>	<b>43,727</b>	
<b>Executive Offices</b>			<b>20%</b>		<b>20%</b>	
Governor Office	42,905	8,581	51,486	10,297	61,783	
Lt. Governor Office	3,420	684	4,104	821	4,925	
Department of Finance	3,986	797	4,783	957	5,740	
Capitol Protection Section	6,989	1,398	8,387	1,677	10,064	
Facility Management	10,203	2,041	12,244	2,449	14,692	
<b>Total</b>	<b>67,503</b>	<b>13,501</b>	<b>81,004</b>	<b>16,201</b>	<b>97,204</b>	
<b>Other Building Spaces</b>			<b>20%</b>		<b>30%</b>	
Building Common Space (Restrooms)			-	12,850	3,855	16,705
Public Collaboration Spaces			-	2,250	675	2,925
Information Desks			-	400	120	520
Parking Circulation			-	4,000	1,200	5,200
<b>Total</b>	<b>-</b>	<b>-</b>	<b>19,500</b>	<b>5,850</b>	<b>25,350</b>	
<b>Building Totals</b>	<b>347,395</b>	<b>69,479</b>	<b>436,374</b>	<b>89,225</b>	<b>525,599</b>	

# ANNEX PROJECT IN CHIEF

*"...One of the most energy-efficient Capitol buildings in the nation."*

- Assemblymember Ken Cooley

- **Sustainable Design**

- LEED
- Reuse of Materials
- Wood from Civil War Trees

- **Energy Efficiency**

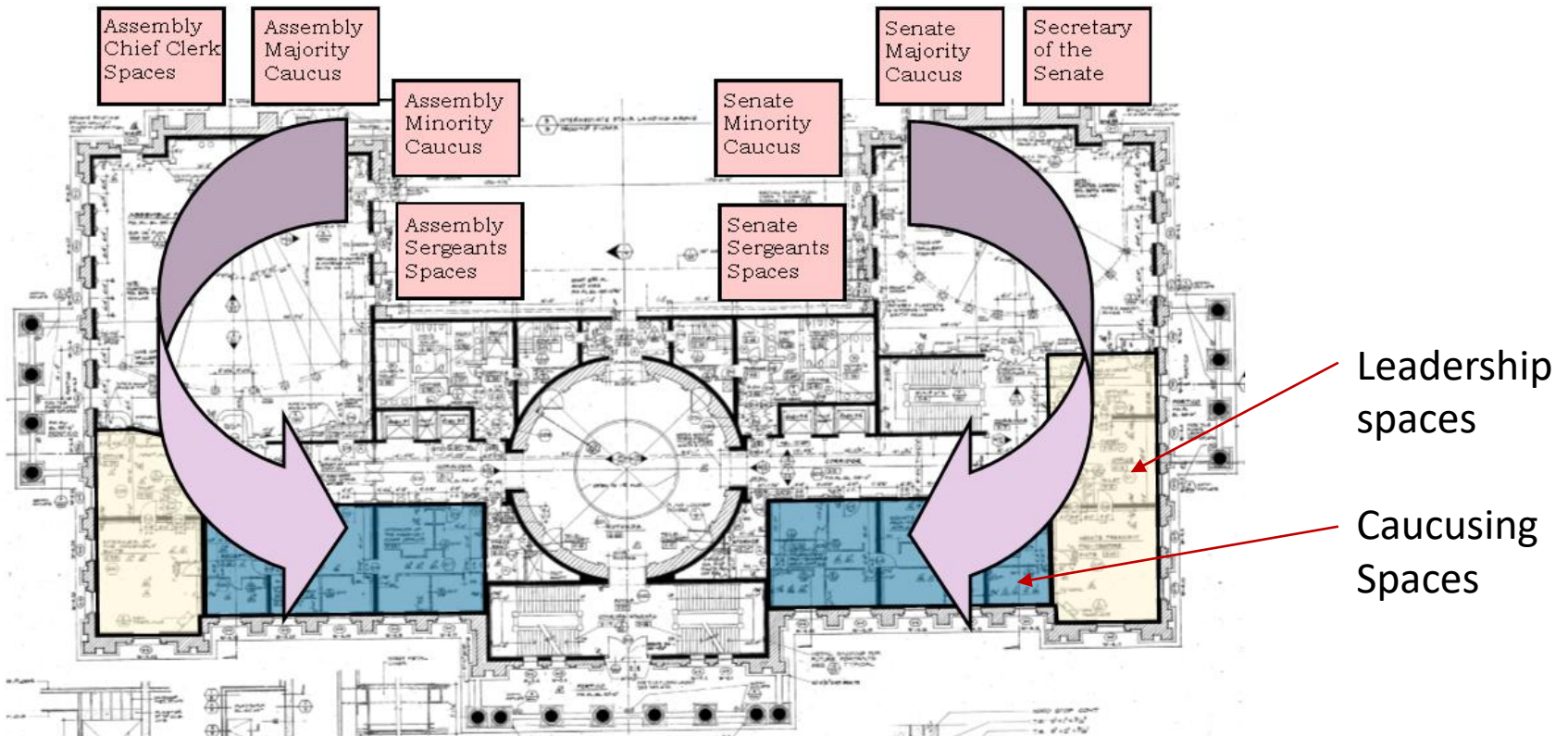
- Net Zero Energy
- Low Carbon
- Electrification of Building
- Daylight Harvesting
- Natural Light and Views
- Gray Water Reuse



# ANNEX PROJECT IN CHIEF

## Currently Studying the West Wing:

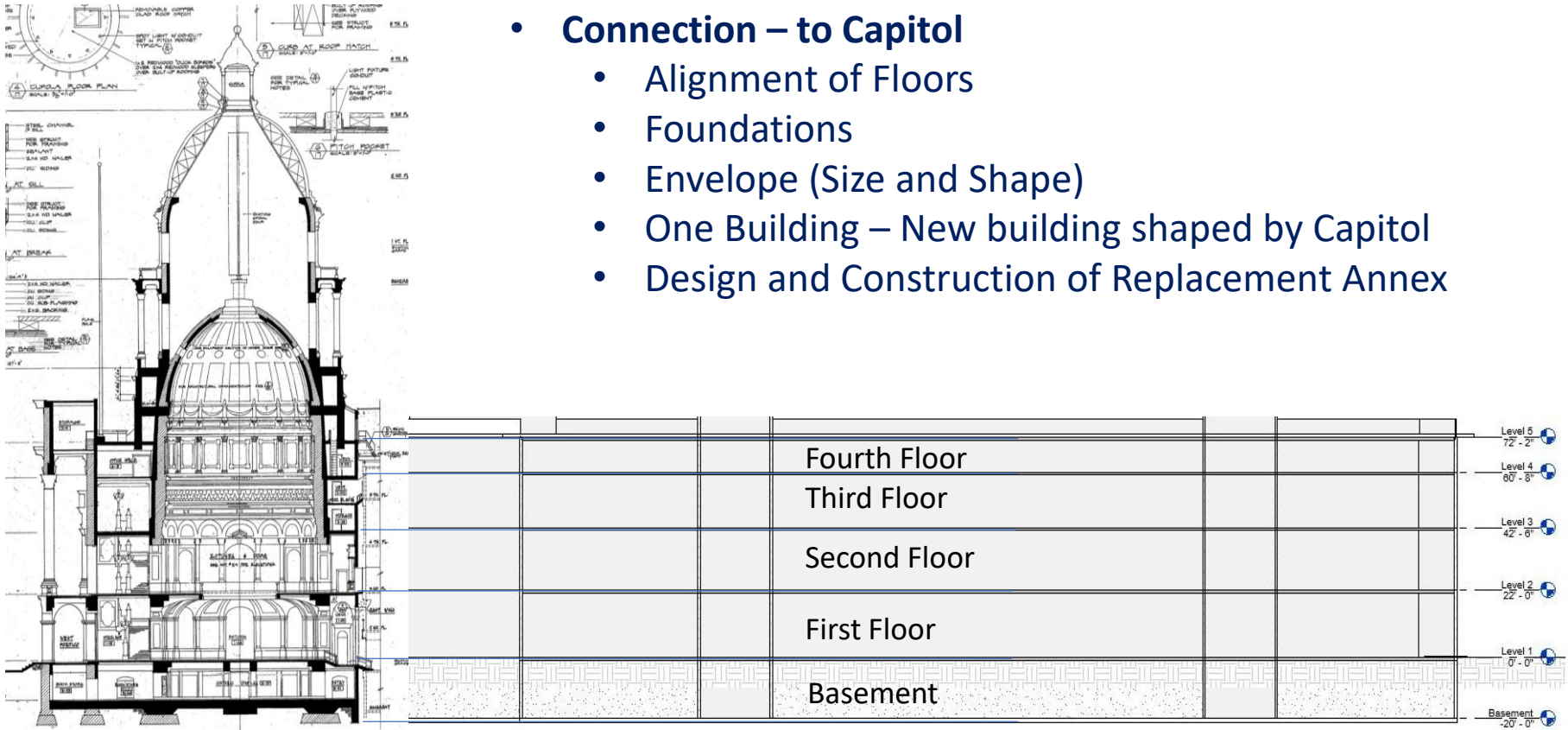
- **Transition** – 2020 to 2026
  - Continuity of Legislature – What needs to remain around Chambers
  - Modifications to the West Wing – Short term and Long term



# ANNEX PROJECT IN CHIEF

## Currently Studying the West Wing:

- **Connection – to Capitol**
  - Alignment of Floors
  - Foundations
  - Envelope (Size and Shape)
  - One Building – New building shaped by Capitol
  - Design and Construction of Replacement Annex



# ANNEX PROJECT IN CHIEF

Conceptual Cost Estimate - 7/03/19

## Executive Summary

### Program Summary

- The program consists of four
1. Visitor Center
  2. West Wing Renovation
  3. Annex
  4. Parking / Water Ret.

The program is within the all for these projects.

As we continue to gather info will be updated.

### Budget Summary

Building	SF
Visitor Center	
West Wing Renovation	1
Annex	5
Parking/Mechanical	1
<b>Total</b>	<b>8</b>

#### Additive All

Visitor Center - Exhibit	
Visitor Center - Exhibit	

Design Contingency is 15% of design completion.

Contractor Construction Contingency Escalation is on escalation duration.

Soft Cost Contingency is 10% design completion.

State Contingency is 5% of b

### Schedule Summary

The following construction dates are 20% to midpoint:

Building	SF
Visitor Center	8
West Wing Renovation*	3
Annex	5
Parking/Mechanical	5

\*Early phase will be c

### Market Trends

CALL MOCA FIRST

## Annex - Estimate Summary

Uniformat-Level 2		Cost	525,599 SF	Cost/SF
<b>SUBSTRUCTURES</b>				
A10	Foundations	4,451,746		8.47
A20	Basement Construction	10,704,286		20.37
<b>SHELL</b>				
B10	Superstructure	29,774,493		56.65
B20	Exterior Closure	21,875,600		41.62
B30	Roofing	8,682,795		16.52
<b>INTERIORS</b>				
C10	Interior Construction	31,736,597		60.38
C20	Staircases	2,490,320		4.74
C30	Interior Finishes	68,972,292		131.23
<b>SERVICES</b>				
D10	Conveying Systems	7,680,000		14.61
D20	Plumbing	10,464,440		19.91
D30	HVAC	24,408,726		46.44
D40	Fire Protection	4,644,796		8.84
D50	Electrical	33,140,074		63.05
<b>EQUIPMENT &amp; FURNISHINGS</b>				
E10	Contractor Furnish & Install FF&E	10,909,500		20.76
E20	Owner FF&E	16,797,586		31.96
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
F10	Special Construction	6,600,216		12.56
F20	Selective Building Demolition	14,950,000		28.44
<b>SITework &amp; UTILITIES</b>				
G10	Site Preparation	4,614,397		8.78
G20	Site Improvements	6,541,934		12.45
G30	Site Mechanical Utilities	-		-
G40	Site Electrical Utilities	-		-
G90	Other Site Construction	-		-
<b>TRADE COST</b>		<b>319,439,797</b>		<b>607.76</b>
<b>OTHER</b>				
Z10	General Conditions/Requirements - 7.5%	22,815,000		43.41
Z20	GC Overhead & Fee - 5%	18,916,086		35.99
Z30	Contractor Construction Contingency - 5%	18,712,187		35.60
<b>CONSTRUCTION COST</b>		<b>379,883,070</b>		<b>722.76</b>
Z40	Design Contingency - 15%	48,786,519		92.82
Z50	Escalation - 5% annually	52,341,728		99.58
Z60	Soft Costs - 32%	114,225,164		217.32
Z70	Soft Cost Contingency - 10%	13,032,643		24.80
Z80	Owner Contingency - 5%	30,413,456		57.86
<b>OWNER COST TOTAL</b>		<b>638,682,581</b>		<b>1,215.15</b>
Z70	Soft Cost Contingency - 10%	978,101		1.86
Z80	Owner Contingency - 5%	2,471,756		4.70
<b>OWNER COST TOTAL</b>		<b>1,252,479,838</b>		<b>2,402.85</b>

Conceptual Cost Estimate - 7/03/19

## Budget Summary

	SF	Estimate	Estimate Cost/SF
<b>Visitor Center (Progressive Design-Build)</b>	40,087		
Construction Cost*without exhibit & design		32,210,831	804
Soft Cost		10,636,254	265
Owner Contingency		2,142,354	53
<b>Subtotal</b>		<b>44,989,439</b>	<b>1,122</b>

	SF	Estimate	Estimate Cost/SF
<b>West Wing Renovation (Progressive Design-Build &amp; CMr)</b>	184,300		
Construction Cost		14,742,679	80
Soft Cost		4,297,491	23
Owner Contingency		959,830	5
<b>Subtotal</b>		<b>20,000,000</b>	<b>109</b>

	SF	Estimate	Estimate Cost/SF
<b>Annex (CMr)</b>	525,599		
Construction Cost		464,213,731	883
Soft Cost		144,055,393	274
Owner Contingency		30,413,456	58
<b>Subtotal</b>		<b>638,682,581</b>	<b>1,215</b>

	SF	Estimate	Estimate Cost/SF
<b>Flexible Use- Parking / Water Det. &amp; Ret. (CMr) 150 stalls</b>	104,959		
Construction Cost		37,369,765	356
Soft Cost		12,065,363	115
Owner Contingency		2,471,756	24
<b>Subtotal</b>		<b>51,906,884</b>	<b>495</b>

<b>Note-Traditional Parking is \$9.2 M Less than Flexible Use</b>	Total	755,578,904
	Budget	755,591,000
	Under/(Over)	12,096

CALL MOCA FIRST

980 9th Street, Suite 2140, Sacramento, CA 95814  
www.moca-pm.com

10



# ANNEX PROJECT IN CHIEF

DRAFT - CA CAPITOL ANNEX REPLACEMENT PROJECTS																	
ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	2nd Quarter	1st Quarter	4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	4th Quarter	3rd Quarter	2nd Quarter	1st Quarter	
					Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	Jan	May	Sep	
1	<b>California Projects</b>																
DRAFT - CA CAPITOL ANNEX REPLACEMENT PROJECTS																	
2	<b>Project Overview</b>																
3	<b>Abridge</b>	104	Review for Fire/Life Safety & Access	100 days	Fri 3/27/20	Thu 8/13/20											
4	<b>Scope</b>	105	Interior Finish Review & Approvals	30 days	Mon 4/27/20	Fri 6/5/20											
5	<b>Budget</b>	106	Construction Documents Reviews & Approvals	90 days	Wed 4/15/20	Tue 8/18/20											
6	<b>Schedule</b>	107	Construction Regulatory														
DRAFT - CA CAPITOL ANNEX REPLACEMENT PROJECTS																	
7	<b>Draft AF Finance (DGS)</b>	108	<b>Exhibit D Visitor C</b>														
8	<b>Receive</b>	109	<b>Exhibit D</b>	161	Construction Documents Review & Approval by Regulatory Entities	60 days	Fri 1/14/22	Thu 4/7/22									
9	<b>MOCA Development</b>	110	<b>Construction</b>	162	Surplus Property Removal from Annex	80 days	Fri 12/17/21	Thu 4/7/22									
10	<b>JRC Review</b>	111	<b>Visitor C</b>	163	<b>Construction Management Owner's Representative (OR)</b>	906 days	Fri 4/8/22	Fri 9/26/25									
11	<b>Executive Information</b>	112	<b>Visitor C</b>	164	Pre-Construction Planning/ Sequence/ Staging	120 days	Fri 10/22/21	Thu 4/7/22									
12	<b>State Capitol Reports</b>	113	<b>Ground</b>	165	Contractor Mobilization / Prep Site	40 days	Mon 2/14/22	Fri 4/8/22									
13	<b>West Wing Executive Information</b>	114	<b>West Wing Visitor</b>	166	Construction of Loading Dock Prior to Annex Demolition	10 mons	Mon 6/7/21	Fri 3/11/22									
15	<b>MOCA Technical</b>	115	<b>Connect</b>	167	Abatement & Demolition of Existing Annex	12 mons	Mon 4/11/22	Fri 3/10/23									
16	<b>Authorization</b>	116	<b>Visitor</b>	168	Construction of Annex & West Wing Modifications	640 days	Mon 3/13/23	Fri 8/22/25									
17	<b>MOCA Technical</b>	117	<b>Exhibit</b>	169	Construction of Parking Structure	295 days	Wed 5/15/24	Tue 7/1/25									
18	<b>CEQA Process</b>	118	<b>Open</b>	170	Move Planning/ Sequencing	240 days	Mon 9/23/24	Fri 8/22/25									
19	<b>Collaboration</b>	119	<b>Annex R West Wing</b>	171	Relocate from SOB to Annex	50 days	Mon 8/25/25	Fri 10/31/25									
20	<b>Notice of Construction</b>	120	<b>Select Design</b>	172	Completion of New Annex	0 days	Mon 11/3/25	Mon 11/3/25									
21	<b>30-Day Information</b>	121	<b>RFQ/Request</b>	173	<b>Ancillary Connecting Element</b>	831 days	Fri 1/3/20	Fri 3/10/23									
22	<b>Deliver Report (Real Estate Comments)</b>	122	<b>Request</b>	174	<b>Design &amp; Construction Management Owner's Representative (OR)</b>	636 days	Fri 1/3/20	Fri 6/10/22									
23	<b>Real Estate Comments</b>	123	<b>RFC</b>	175	<b>Schematic Design / Planning Studies</b>	60 days	Mon 8/17/20	Fri 11/6/20									
24	<b>Deliver Information</b>	124	<b>SOC</b>	176	Review/Approval of Schematic Design	10 days	Mon 11/9/20	Fri 11/20/20									
25	<b>RES Design and Distribution</b>	125	<b>Rev</b>	177	<b>Design Development</b>	80 days	Mon 11/23/20	Fri 3/12/21									
26	<b>Distribution</b>	126	<b>Rev</b>	178	Design Review Process & Approvals	20 days	Mon 3/15/21	Fri 4/9/21									
27	<b>Begin Distribution</b>	127	<b>Pre</b>	179	<b>Construction Documents</b>	160 days	Mon 4/12/21	Fri 11/19/21									
	<b>MOCA</b>	128	<b>Not</b>	180	Reviews & Approvals	100 days	Mon 11/22/21	Fri 4/8/22									
	<b>MOCA</b>	129	<b>Request</b>	181	<b>Construction of Ancillary Connecting Element</b>	12 mons	Mon 4/11/22	Fri 3/10/23									
	<b>MOCA</b>	130	<b>RFP</b>	182	<b>Capitol Park Collaboration</b>	191 days	Fri 1/3/20	Fri 9/25/20									
	<b>MOCA</b>	131	<b>Pro</b>	183	Long-Term Tree Planting/Planning Studies & Collaboration	191 days	Fri 1/3/20	Fri 9/25/20									
	<b>MOCA</b>	184	<b>Close Out Projects by end of 2025</b>	66 days	Wed 10/1/25	Wed 12/31/25											

# Questions



**Thank you**