



# DEPARTMENT OF GENERAL SERVICES

Executive Office

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June 17, 2003

The Honorable Joe Nation, Chair  
Joint Rules Committee  
State Capitol, Room 3016  
Sacramento, CA 95814

Dear Assembly Member Nation:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the April 2003, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to encourage conservation, we have posted this report to our website. The report can be viewed at <http://www.legi.dgs.ca.gov/Publications/2003LegislativeReports.htm>. The report is entitled *Capitol Area East End Complex Quarterly Report April 2003*.

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Kenn Kojima, Deputy Director, Real Estate Services Division, at (916) 376-1900.

Very truly yours,

Clark Kelso, Interim Director  
Department of General Services

CK:MKH:kw

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Department of General Services

**Capitol Area East End Complex**  
**Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations**  
**LEGISLATIVE REPORT LISTING**

**ORIGINAL LETTER TO EACH OF THE FOLLOWING:**

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**COPY OF JOINT RULES COMMITTEE LETTER TO EACH OF THE FOLLOWING:**

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Originating Office

**REVISED 03/24/03 East End Quarterly JRC Report**

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# **Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee**

**Pursuant to Government Code Section 8169.5  
(Chapter 625, Statutes of 1999)**

**April 2003**

**Department of General Services**

Clark Kelso, Interim Director

Kenn Kojima, Deputy Director

Real Estate Services Division

**Project Management Branch**

Margaret K. Hudson, Chief

Richard Teramoto, Project Executive

## TABLE OF CONTENTS

I.	Introduction .....	1
1.	Design/Build Method .....	2
2.	RFP and RFQ Evaluation Criteria ..... (Retired - April 2000)	
3.	Periodic Updates .....(Retired - January 2000)	
4.	Coordination with State Environmental Agencies (Retired - April 2000)	
5.	SMUD Proposal .....	(Retired - April 2000)
6.	Life-Cycle Costs of Energy Efficiency Measures .....	2
7.	Sustainable Design and Green Building Construction in the Issuance of the RFQs and RFPs ..... (Retired - April 2000)	
8.	Green Oversight Mechanism .....	6
9.	DGS, CIWMB, CEC, DHS, and ARB Agreement (Retired - January 2000)	
10.	Executive Complex .....	(Retired - January 2000)
11.	Transportation and Parking .....	12
12.	Francis House Relocation .....	(Retired - April 2000)
13.	Neighborhood Impacts .....	14
14.	Periodic Monitoring of Recommendations .....	(Retired - January 2000)
15.	Project Enhancements .....	(Retired - October 2001)
16.	Significant Accomplishments and Schedule of Activities .....	18
II.	Comments from the CEC, CIWMB, DHS, and ARB .....	26

### EXHIBITS

Exhibit A – CBE Field Study of the Capitol Area East End Complex, April 2003

## LEGEND OF ABBREVIATIONS

Air Resources Board .....	ARB
Business Enterprise Program .....	BEP
Capitol Area Committee .....	CAC
Capitol Area Development Authority .....	CADA
California Department of Education .....	CDE
California Energy Commission .....	CEC
California Integrated Waste Management Board .....	CIWMB
California State Contracts Register .....	CSCR
Center for the Built Environment, U.C. Berkeley .....	CBE
Department of Energy .....	DOE
Department of Finance .....	DOF
Department of General Services .....	DGS
Department of Health Services .....	DHS
Department of Rehabilitation .....	DOR
Department of Water Resources .....	DWR
Disabled Veterans Business Enterprise .....	DVBE
Division of the State Architect .....	DSA
Environmental Impact Report .....	EIR
Heating, ventilation, and air conditioning .....	HVAC
Indoor Air Quality .....	IAQ
Joint Rules Committee .....	JRC
Lawrence Berkeley National Laboratory .....	LBNL
Legislative Analyst's Office .....	LAO
Leader in Energy Efficient Design™ .....	LEED™
Letter of Understanding .....	LOU
Modular Systems Furniture.....	MSF
National Air Balance Company .....	NABCO
Office of Legal Services .....	OLS
Owner Controlled Insurance Program .....	OCIP
Preliminary Plans .....	PP
Project Management Branch .....	PMB
Public Works Board .....	PWB
Real Estate Services Division .....	RESD
Request for Proposal .....	RFP
Request for Qualifications .....	RFQ
Rubberized Asphalt Concrete.....	RAC
Small Business Enterprise .....	SBE
State Fire Marshal.....	SFM
Sacramento Municipal Utility District .....	SMUD
Simon Martin-Vegue Winkelstein Moris .....	SMWM
Technical Evaluation Committee .....	TEC
Transportation Systems Management Plan .....	TSPM
Volatile Organic Compounds .....	VOC

## ***I. Introduction***

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/Publications/2003LegislativeReports.htm>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. (Clark/Gruen) has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), with Dreyfuss & Blackford Architects (Dreyfuss & Blackford) providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January 2000 Quarterly Report to the JRC.

**1. Design/Build Method**

*The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.*

**This quarterly report is provided to allow the committee to review the DGS' progress as required by Government Code Section 8169.5.**

**2. RFP and RFQ Evaluation Criteria (Retired – April 2000)**

**3. Periodic Updates (Retired – January 2000)**

**4. Coordination with State Environmental Agencies (Retired – April 2000)**

**5. SMUD Proposal (Retired – April 2000)**

**6. Life-Cycle Costs of Energy Efficiency Measures**

*The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.*

**Apr 03** The RAC for all the surface streets surrounding the project, covering approximately 305,000 square feet with a 1½ inch RAC overlay will be installed in August 2003.

**The Blocks 171-174 project anticipates receiving a LEED™ Silver Rating.**

**Jan 03** On January 10, 2003, the State Management Team was informed that the Block 225 project at 1430 N Street achieved the LEED™ Gold Rating recognition from the U.S. Green Building Council. This certification complements a list of monumental achievements associated with this project by adding the following distinctions:

- The largest LEED™ 2.0 Gold Rated project in the world.
- The first LEED™ certified state government building in California.
- The first LEED™ certified building of 2003.

A copy of the notification letter and certificate are attached as Exhibit A.

- Oct 02* The State Management Team submitted a grant proposal to the CIWMB for funding the use of RAC on the perimeter streets around the five building complex and recycled mats. The \$250,000 grant application was presented at the June 18-19, 2002, Board meeting in Oxnard, California, and approved for funding. The grant was signed on October 21, 2002. The grant is divided into two components. The first is for the spring 2003 installation of the RAC for all the surface streets surrounding the project, covering approximately 305,000 square feet with a 1 ½ inch RAC overlay. The use of the RAC will divert approximately 11,000 California waste and used tires from stock piles and California landfills. The second component is for recycled rubber walk-off, entrance, and anti-fatigue mats at approximately 130 locations throughout the East End project. The use of these mats provides employees the benefit of anti-fatigue mats at locations where extended standing is necessary. In addition, strategically locating the mats will help keep dirt out of the building and improve the overall indoor air quality.
- Jul 02* The CBE placed air temperature monitors throughout Block 225 in order to evaluate the underfloor air distribution system. The information will be utilized in the study and final report, which will be completed in August 2004. The final report will also include the survey results of the occupants' perception of the indoor environment. As the completion of the study will not occur until well after the project is complete, this concludes the discussion of the CBE study.
- Apr 02* The CBE will conduct an evaluation of the acoustics in existing CDE building locations. The information will be used to compare existing acoustical conditions with the new building locations in both Blocks 225 and 172.
- Jan 02* A raised floor system including underfloor air distribution will be installed in floors two through six of the Block 225 Office Building. The CBE will conduct evaluations of the system including energy efficiency and occupant comfort in Block 225 with a control study occurring in Block 172. The CEC has agreed to participate in funding a portion of the study. The baseline survey for the CDE tenants moving into Block 225 began on January 22, 2002. The study of both buildings will be completed August 2004.
- Oct 01* The proposed federal DOE grant was not funded; however, the DGS and CEC were able to develop with the CBE a proposal that will meet the objectives required by DOF. The DGS, CEC, and DOF continue to work together with the CBE on conducting the field study of the underfloor air distribution on the Block 225 office building with the control study of the Block 172 office building. The baseline field studies for Block 225 will begin January 2002 and August 2002 for Block 172. The post-occupancy field studies for Block 225 will begin January 2003 and August 2003 for Block 172.
- Jul 01* The federal DOE had previously indicated that by mid-June it would announce its designated grants; however, the decision has been delayed. The CBE is tracking the decision and expects it at any time. The kickoff meeting with the DOF establishing the baseline parameters of the workplace environment is scheduled for August 31, 2001. The baseline will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 172

- office building is scheduled for occupancy in the summer of 2003 and will establish the control as a non-raised floor building. The Green Team will provide input in the development of the study plan.
- Apr 01* The CBE continues to develop the proposed testing methodology in response to concerns raised by the DOF. The federal DOE will announce its leveraging grants in mid-June. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. The LBNL will bring their expertise in the metrics of air distribution. It is anticipated that a survey will begin this summer to establish a baseline of work environments. This will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 171 Office Building scheduled for occupancy in the summer of 2003 will establish the control as a non-raised floor building.
- Jan 01* The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.
- Oct 00* The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.
- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed

- testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10

percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

**7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs** (Retired – April 2000)

**8. Green Oversight Mechanism**

*The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.*

*This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.*

**Apr 03** The Green Team continues their participation in advising the DGS on the pre-occupancy testing procedures as they relate to the building and indoor air quality commissioning. Green Team representatives participated in indoor air quality commissioning meetings for Blocks 171-174 on January 6, 2003, February 3, and February 25, 2003. A representative from the Green Team was also present on March 4, 2003, during the initial set up of the HVAC systems for the IAQ commissioning, and on March 11, 17, and 18, 2003 during the IAQ sampling.

On April 24, 2003, at the CBE Industry Advisory Meeting at UC Berkeley, the CBE presented the results of the Field Study of the Block 225 building to determine the performance and cost effectiveness differences between underfloor and conventional systems. Attached as Exhibit A is the presentation of those results.

The USC Marshall School of Business Women's Leadership Board, a group of undergraduate students (both men and women), is developing a case study on the state's road to sustainability. The State and Consumer Services Agency and representatives from the Green Team as well as numerous other state agencies involved with the Capitol Area East End Complex were interviewed on February 3, 2003, by Professor Suzanne Savary, and several of the students working on this project. This is an opportunity to educate young people about organizational behavior and the process required to make major policy changes in state government. A report will be issued in the near future.

The Sustainable Building Task Force through the Department of Health Services and the Public Health Institute has applied for a grant to the United States Environmental Protection Agency to partially support long-term IAQ sampling at Blocks 225 and 171-174.

In addition to producing a five-minute video on the East End Project, Block 225, the CIWMB produced a 30-minute video in Spring 2003. Several architects, engineers, project managers, and green team participants describe the project, process, and features of the Block 225 building.

*Jan 03* The Green Team continues their participation in the implementation of project specific issues affecting sustainable construction, building commissioning, and indoor air quality commissioning. Green Team representatives participated in indoor air quality commissioning meetings for Blocks 171-174 on November 25, 2002, and January 6, 2003.

*Oct 02* The Green Team continues their participation in the review of project specific issues affecting sustainable construction and commissioning. Green Team representatives participated in commissioning meetings for Blocks 171-174 on August 26, 2002.

Members of the Green Team also attended the dedication ceremony for Block 225 held on September 4, 2002.

On August 29 and September 4, 2002, members of the State Management Team and the Green Team were interviewed and video taped for a documentary of the East End Project with emphasis on the Block 225 office building and the project's sustainable design and construction efforts. The documentary will be finalized in spring 2003.

*Jul 02* The Green Team continues their participation in the review of project specific issues affecting sustainable design. Representatives from the Green Team participated in the commissioning and LEED™ meeting for Block 225 on May 22, 2002, and the commissioning meeting for Blocks 171-174 on May 21 and June 17, 2002.

Members of the Sustainable Building Taskforce attended a tour of the Block 225 building on May 15, 2002.

*Apr 02* The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on March 27, 2002. Meeting minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning meetings on February 19, 2002, March 19, 2002, and April 23, 2002. Updates of the Commissioning Plan were received during these meetings.
- Block 225 Commissioning meetings on February 20, 2002, March 27, 2002, and April 24, 2002. Updates of the Commissioning Plan were received during these meetings.
- Block 225 LEED™ certification meetings on April 20, 2002. A draft copy of the LEED™ scores for Block 225 was distributed.

Both design/build teams have completed their DOE-2 energy models for the construction document phase for compliance contract documents. The next model will be completed after construction is complete.

*Jan 02* The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on January 16, 2002. Meeting

minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning meeting on January 16, 2002.
- Block 225 Commissioning meeting on January 16, 2002.
- Block 225 LEED™ certification meeting on January 16, 2002.

*Oct 01*

The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on August 28, 2001. Meeting minutes are attached as Exhibit A. The Green Focus Group now meets on an as-needed basis concerning issues affecting sustainable design and materials. The Green Team also participated in the following meetings and received for review the following documents:

- Block 225 Partnering meeting held on September 24, 2001.
- Blocks 171-174 Commissioning meeting on August 1, 2001. No further meetings are scheduled, but Clark/Gruen will be submitting quarterly reports to the DGS. These reports will be shared with the Green Team.
- Block 225 Commissioning meetings on August 28, 2001, and October 22, 2001.
- Block 225 discussion on LEED™ certification was held on August 28, 2001. The Green Team supports LEED™ 2.0 not as a performance-based tool but rather as a barometer to see how well the East End Project performs compared to a nation-wide standard.
- A meeting was held on September 19, 2001, with the designers of the plaza on Capitol Avenue to discuss the new design approach of the East End art program and the resulting changes in landscaping.
- Various reports on products tested for indoor air quality have been submitted from the Hensel Phelps team.

*July 01*

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on June 26, 2001. Meeting minutes are attached as Exhibit A. The next Green Focus Group meeting is scheduled for August 28, 2001.

The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning Team meetings held on May 2, 2001; May 30, 2001; and June 28, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan for the Construction Documents Phase.
- Blocks 171-174 second draft commissioning plan, issued June 28, 2001.

*Apr 01* The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. Meetings were held on January 16, 2001, and April 10, 2001. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received for review the following documents:

- January 18, 2001, Block 225 Office Building partnering session, hosted by Hensel Phelps Construction Company.
- March 14, 2001, Blocks 171-174 Office Buildings partnering session, hosted by Clark/Gruen Design/Build, Inc.
- Blocks 171-174 Commissioning Team meeting was held on April 4, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan, all comments received, "Issued for Construction" version scheduled for release in May 2001.
- Blocks 171-174 draft commissioning plan, issued May 2, 2001, comments due May 24, 2001.
- Block 225 100 percent construction documents.

*Jan 01* The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.

*Oct 00* On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

*Jul 00* On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to

reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEED™ 2.0 rating system as a performance-based tool.
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

*Apr 00* The DGS, CEC, CIMWB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled

progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

- Jan 00* The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.
- Oct 99* Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.
- Jul 99* Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the "enhancements" section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

**9. DGS, CIWMB, CEC, DHS and ARB  
Agreement**

**(Retired – January 2000)**

**10. Executive Complex**

**(Retired – January 2000)**

**11. Transportation and Parking**

*The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.*

**Apr 03** The DHS held their lottery for available onsite parking in April 2003. According to the DHS Intranet site, 1350 employees participated in the lottery for 1,206 parking spaces, which include 1,014 spaces at the buildings and 192 spaces at the peripheral lot.

**The DOF has given their approval to proceed, pending a site lease, with the construction of the peripheral parking lot located at 18<sup>th</sup>/19<sup>th</sup> and W/X Streets.**

**Jan 03** The DHS held two transportation fairs on January 2 and February 11, 2003. These events highlighted employee programs designed to encourage alternative commuting – ridesharing, transit subsidies, vanpools, bicycling, walking, guaranteed ride home program, and shuttles.

The State Management Team is awaiting DOF approval to proceed with the construction of the peripheral parking lot located at 18<sup>th</sup>/19<sup>th</sup> and W/X Streets.

**Oct 02** The RESD and Fleet Administration met with DHS to discuss the results of the DHS Transportation Survey. The DHS will post the results of the survey to its employees within the next couple of months and follow up with a transportation fair to provide employees additional information about available parking and alternative modes of transportation. The DHS will then hold a lottery for the available parking in the East End Complex.

**Jul 02** The RESD/PMB is finalizing discussions with the DOF on the scope and funding for the peripheral parking lot improvements at the 18<sup>th</sup>/19<sup>th</sup> and W/X Streets location in order to reduce the negative transportation impacts and parking shortages for the entire capitol area.

**Apr 02** The RESD and the Office of Fleet Administration met with the tenants, CDE and DHS, in April 2002, to present the East End parking issue paper. The document delineated the number of parking spaces located within the complex and peripheral lots. Shuttle service from peripheral parking lots will begin as required for the CDE tenants in Block 225. A Capitol Area Peripheral Parking Study is in progress to evaluate the parking needs of the entire capitol area.

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**Capitol Area East End Complex  
Cumulative Quarterly Report to the  
Joint Rules Committee**

- Jan 02* The TSMP continues development as RESD and Fleet Administration prepare to meet in January 2002 with CDE and DHS. Discussions on available parking within the project site as well as peripheral parking with shuttle service will be addressed.
- Oct 01* Components of the TSMP have been drafted, utilizing the results of the completed Capitol Area Commuter Survey and the parking study of the downtown area. The parking survey identified current parking supply for state-owned and leased facilities, parking rates, and level of utilization. The RESD staff is now working on analyzing the state shuttle systems in the downtown area and continues to examine opportunities with other agencies for parking and transportation demand. The shuttle system and recommendations for a downtown comprehensive shuttle system serving state agency needs will be a component of the TSMP.
- July 01* The Capitol Area Commuter Survey (“State Your Mode”) has been completed. The results can be viewed at [www.stateyourmode.ca.gov](http://www.stateyourmode.ca.gov). The RESD staff continues to work with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.
- Apr 01* The Capitol Area Commuter Survey (“State Your Mode”) is completed and the results are being compiled. The survey was conducted using a web site sponsored by the DGS. The survey period extended over a two-week period beginning in late April 2001, which targeted all state employees, including the Legislature, in the downtown area. Initial data from the survey indicated a high participation rate.
- The data from the survey will now be analyzed and formatted into a general report on state employee commute patterns; a focused report will be prepared for the East End tenants. The RESD staff is also working with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.
- Jan 01* The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP). The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.
- Oct 00* Nothing new to report.
- Jul 00* An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.

- Apr 00* Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.
- Jan 00* Nothing new to report.
- Oct 99* Nothing new to report.
- Jul 99* The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

**12. Francis House Relocation**

**(Retired – April 2000)**

**13. Neighborhood Impacts**

*The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.*

- Apr 03*** The DOF has approved funds for the construction of the 6,000 square foot retail space in Block 173 located at 17<sup>th</sup> Street and Capitol Avenue, pending the approval of the facility agreements between the DGS and DOR/BEP by the PWB, which includes the coffee carts and vending machines in all five buildings. The retail space will consist of a sports-theme restaurant called "Joey B's Place" and will serve East End employees and the surrounding community.
- Jan 03* Nothing new to report.
- Oct 02* Nothing new to report.
- Jul 02* The DGS has requested DOR/BEP to provide written waivers for the Blocks 174 and 225 retail space. The DGS/OLS and DOR/BEP continue to develop the facility agreement for the Block 173 retail location. The DOR/BEP continues to develop the retail opportunity at the Block 173 location (17<sup>th</sup> Street and Capitol Avenue). The BEP is in contract negotiations to hire a private vendor to provide a restaurant and grill at the Block 173 location. The BEP is also in contract negotiations to hire a private vendor to provide coffee carts in each lobby of the five buildings. Vending machines will be delivered to Block 225 in August 2002. The BEP is developing a cart/kiosk in the plaza of Capitol Avenue at 15<sup>th</sup> Street that will look architecturally in keeping with the complex buildings.
- Apr 02* The DGS and DOR/BEP continue to develop the construction documents to build the restaurant opportunity in the Block 173 retail location. An agreement was reached between the State Fire Marshal and the DGS on the size and configuration of coffee

- carts located within each lobby of the five buildings. The DGS is set to meet with the PWB to finalize the form of facilities lease needed in order to sublease the remaining 12,225 square feet of retail space at Blocks 173, 174, and 225 for the after-hours use activation requirements.
- Jan 02* The DGS and BEP continue to develop the retail opportunity at Block 173 location (17<sup>th</sup> Street and Capitol Avenue). The BEP are in contract negotiations to team with a private vendor to provide a restaurant and grill at the Block 173 retail location. The BEP is also in contract negotiations to team with a private vendor to provide coffee carts in each lobby of the five buildings.
- The CADA continues to market Blocks 174 and 225 retail opportunities.
- Oct 01* On October 15, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its fourth neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately eight people attended the meeting from the immediate neighborhood.
- On October 17, 2001, seven members of the Renaissance Society, a partnership between the retired community and the California State University, Sacramento, attended a project briefing and sidewalk site tour.
- The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA continues to market the Blocks 174 and 225 retail opportunities.
- July 01* The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA will lease the remaining retail space. One resource CADA is utilizing is [www.sacsites.com](http://www.sacsites.com), Sacramento's Business and Development Resource to market the Blocks 174 and 225 retail opportunities.
- The Design/Builders continue to inform the neighbors of upcoming construction activities.
- Apr 01* The DGS and BEP have reached an understanding with respect to the DGS' commitments for BEP operation at the East End Complex. A copy of the memorandum of understanding is attached as Exhibit B.
- On April 17, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its third neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately 15 people attended the meeting from the immediate neighborhood.
- The third addition of the neighborhood newsletter was issued in April 2000. A copy of the newsletter is attached as Exhibit C.
- Jan 01* The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time.

Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.

*Oct 00* On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June 1999, and January 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

*Jul 00* On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August 2000.

The first addition of the neighborhood newsletter was issued in June 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESA, "East End Home Page" – [www.dgs.ca.gov](http://www.dgs.ca.gov)  
Clark/Gruen – [www.clark.constructware.com](http://www.clark.constructware.com)  
Hensel Phelps – [caeeb225.com](http://caeeb225.com)

Beginning in June 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

*Apr 00* A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July 2000 Quarterly Report to the JRC. If there are interested citizens who would like

additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

*Jan 00* Nothing new to report.

*Oct 99* Nothing new to report.

*Jul 99* The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

**14. Periodic Monitoring of Recommendations** (Retired – January 2000)

**15. Project Enhancements** (Retired – October 2001)

**16. Significant Accomplishments and Schedule**

*The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.*

**Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.**

***Apr 03* Project Schedule**

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	<b>Complete</b>
Jul/02	Block 225 – Complete Construction	Complete
<b>Mar/03</b>	<b>Blocks 171-174 – Complete Construction</b>	<b>Complete</b>

**The base contract work for Blocks 171-174 is complete. Remaining work consists of punch list items, build out of the retail locations, and the tenant improvement work approved by the DOF in order for the DHS to occupy Block 172.**

## **Block 225 and Blocks 171-174 Office Buildings**

*Apr 03*

- On February 6, 2003, in a letter to Aileen Adams, Secretary of the State and Consumer Services Agency, the CDE formally gave notice it was relinquishing its rights to occupy the Block 172 building, stating the DHS desires to occupy the building. In early May 2003, the DOF approved the change in occupancy and the cost associated with the tenants improvements in order for the DHS to occupy Block 172. The DOF also approved the costs associated with CDE requested modifications to Block 225.
- To date, contracts were entered into for public art installations at the following areas:
  - Capitol Avenue plaza – *Under construction.*
  - Etched elevator doors for each lobby of the five buildings – *Installation complete.*
  - Block 171 lobby sculptures (2) – *Installation complete.*
  - Block 171 collage along elevator corridor – *Installation complete.*
  - Block 171 mural in the L Street lobby exit rotunda – *Installation complete.*
  - Block 171 courtyard sculptures and water feature – *Installation complete.*
  - Block 172 lobby artwork – *Installation complete.*
  - Block 172 pre-function auditorium area seating – *Installation complete.*
  - Block 172 two-story pre-function area hanging artwork – *Installation complete.*
  - Block 172 sculpture on terminating wall of the elevator lobby artwork – *Installation complete.*
  - Block 173 lobby mural – *Installation complete.*
  - Block 173 Parking Garage metal grillwork along L and 16th Streets – *Under construction.*
  - Block 174 lobby light sculpture – *Installation complete.*
  - Block 174 mural on terminating wall of the elevator lobby artwork – *Installation complete.*
  - Block 225 lobby artwork – *Installation complete.*
  - Block 225 pocket park – *Installation complete.*
  - Block 225 childcare fence grillwork along O Street – *Installation complete.*
  - Block 225 tile mural in the childcare facility – *Installation complete.*
  - 15th Street stone sculptures – *Installation complete.*
- Both design/build teams and the DGS continue working with the SFM and the DSA.
- The SFM has granted final construction approval on all buildings.
- The DGS/RESM management continues to work with the PWB counsel and DOF in securing the leasing agreement with the CADA for the following retail space locations:

- Block 225 (at 14<sup>th</sup> and O Streets)
- Block 173 (at the corner of 16<sup>th</sup> and L Streets)
- Block 174 (at 17<sup>th</sup> Street and Capitol Avenue)
- The Capitol Area East End Complex is insured under an OCIP, a single insurance program that insures the State of California, the Design/Builders, all eligible and enrolled subcontractors. As of April 31, 2003, there are 139 OCIP enrolled contractors reporting 1,973,193 person-hours for a total of \$52,415,464 in payroll.
- The SBE/DVBE Utilization Plans: As of April 31, 2003, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	106%	190%
Clark/Gruen	75%	67%

**Block 225 Office Building:**

**DESIGN ACTIVITIES**

- Design activities are 100 percent complete.

**CONSTRUCTION ACTIVITIES**

- Construction activities are 100 percent complete.
- The final post-occupancy IAQ testing for Block 225 is scheduled for June 5, 2003.

**TENANT MOVE IN:**

- The Department of Education began its tenant move in on July 1, 2002, and completed it on September 30, 2002.

**Blocks 171-174 Office Buildings:**

**DESIGN ACTIVITIES**

- Design activities are currently 100 percent complete.

**CONSTRUCTION ACTIVITIES**

- Construction activities are currently 100 percent complete.
- Punch list activities that identify deficiencies or minor corrections continue throughout the complex.
- Capitol Avenue Plaza: The irrigation system, geo-mesh system, soil, sod and landscaping is installed. The artists have installed the 57 star sculptures and the gold sphere in the art wall. Student artists from the University of Long Beach returned in late February 2003 to finish painting the anamorph image on the art wall. In the east plaza, the stone for the rain curtain water feature and amphitheater is installed. The mandala, a four foot diameter, etched glass platform is installed.
- Exterior Building Finishes: All exterior finishes are complete with the exception of punch list items.

- **Site Development:** Concrete curbs, gutters, sidewalks, landscaping and the Blocks 171 and 173 courtyards are complete with the exception of punch list items.
- Capitol Avenue has been opened to vehicular traffic and signals are functioning.
- **Utilities:** All blocks are under permanent power.
- The mechanical plant at Block 173 is complete. The contractor is finalizing its pre-functional testing.
- Elevator cars are installed and have been tested and inspected.
- The interior mechanical/electrical finishes are complete.
- Interior finishes are substantially complete. Punch list work is being performed in all buildings and floors and completed prior to tenant move in.
- The MSF installation is complete.
- As part of the building's commissioning plan, indoor air quality sampling is being conducted after the installation of the MSF and shortly before tenant move-in. Additional ventilation measurements via a tracer gas method also were performed concurrent with the pre-occupancy air quality sampling of Block 171 on March 11, 2003. Block 172 air was sampled on March 21, 2003. Blocks 173 and 174 air sampling was performed on March 17 and 18, 2003. The test results will be submitted to the state in April 2003.
- KMI, the green building consultant for the Clark/Gruen Team, continues to coordinate the LEED™ application process with a goal for a silver rating.

**TENANT MOVE IN:**

- The Department of Health Services began its tenant move in on April 11, 2003, and will complete in September 2003.

Jan 03

- To date, contracts were entered into for public art installations at the following areas:
  - Capitol Avenue plaza – *Under construction.*
  - Etched elevator doors for each lobby of the five buildings – *The six etched elevator doors at Block 225 are installed and functional, the 19 etched elevator doors at Blocks 171-174 have been installed then covered to protect them during construction.*
  - Block 171 lobby sculptures (2) – *Installation complete.*
  - Block 171 collage along elevator corridor – *Installation complete.*
  - Block 171 mural in the L Street lobby exit rotunda – *Installation complete.*
  - Block 171 courtyard sculptures and water feature – *Under construction.*
  - Block 172 lobby artwork – *Installation complete.*
  - Block 172 pre-function auditorium area seating – *Installation complete.*
  - Block 172 two-story pre-function area hanging artwork – *Under construction.*
  - Block 172 sculpture on terminating wall of the elevator lobby artwork – *Installation complete.*
  - Block 173 lobby mural – *Under construction.*

**Capitol Area East End Complex  
Cumulative Quarterly Report to the  
Joint Rules Committee**

- Block 173 Parking Garage metal grillwork along L and 16th Streets – *Under construction.*
- Block 174 lobby light sculpture – *Installation complete.*
- Block 174 mural on terminating wall of the elevator lobby artwork – *Ready for installation.*
- Block 225 lobby artwork – *Installation complete.*
- Block 225 pocket park – *Installation complete.*
- Block 225 childcare fence grillwork along O Street – *Installation complete.*
- Block 225 tile mural in the childcare facility – *Installation complete.*
- 15th Street stone sculptures – *Installation complete.*
- Both design/build teams and the DGS continue working with the SFM and the DSA. The SFM has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The State Architect toured the project and proposed that the DSA will provide onsite review for access compliance for Blocks 171-174. The SFM has begun its review and testing of the fire and life-safety systems of Blocks 171-174.
- The DGS/RESM management continues to work with the PWB counsel and DOF in securing the leasing agreement with the CADA for the following retail space locations:
  - Block 225 (at 14<sup>th</sup> and O Streets)
  - Block 173 (at the corner of 16<sup>th</sup> and L Streets)
  - Block 174 (at 17<sup>th</sup> Street and Capitol Avenue)
- The State Management Team submitted a grant proposal to the CIWMB for funding the use of rubberized asphalt concrete on perimeter streets around the five building complex. The \$250,000 grant application was presented at the June 18, 2002, Board meeting in Oxnard, California, and approved for funding. The grant agreement between CIWMB and DGS has been signed and executed. The work was completed in January 2003.
- The Capitol Area East End Complex is insured under an OCIP, a single insurance program that insures the State of California, the Design/Builders, all eligible and enrolled subcontractors. As of January 31, 2003, there are 139 OCIP enrolled contractors reporting 1,883,607 person-hours for a total of \$50,105,904 in payroll.
- The SBE/DVBE Utilization Plans: As of January 31, 2003, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	106%	190%
Clark/Gruen	75%	67%

**Block 225 Office Building:**

**DESIGN ACTIVITIES**

- Design activities are 100 percent complete.

**CONSTRUCTION ACTIVITIES**

- Construction activities are 100 percent complete.

TENANT MOVE IN:

- The Department of Education began its tenant move in on July 1, 2002, and completed it on September 30, 2002.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 100 percent complete.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 99 percent complete.
- Punch list activities that identify deficiencies or minor corrections have begun throughout the complex.
- Capitol Avenue Plaza: The irrigation system, geo-mesh system, soil, and sod was installed in January 2003. The remaining landscaping will be installed in February 2003. The pedestals for the west plaza artwork are installed and the artists installed the 57 star sculptures in January 2003. The gold sphere water feature will be installed in February 2003. Student artists from the University of Long Beach will return in late February 2003 to finish painting the anamorph image on the art wall. In the east plaza, the frame for the rain curtain water feature was installed and stone will be installed in February 2003. Stone for the amphitheater will be installed in early March 2003. The mandala, a four foot diameter, etched glass platform will be installed in February 2003.
- Photovoltaic panel and finish trim installation is complete.
- Exterior Building Finishes: All exterior finishes are complete with the exception of punch list items. Exterior glass installation is complete. The installation of the exterior architectural stainless steel bracelet at the entrances of each building is complete.
- Site Development: Concrete curbs, gutters, sidewalks, landscaping and the Blocks 171 and 173 courtyards are approximately 98 percent complete.
- Utilities: All blocks are under permanent power.
- The mechanical plant at Block 173 is 100 percent complete. The contractor continues to perform pre-functional testing.
- Elevator cars are installed and being tested and inspected.
- The interior mechanical/electrical finishes are 97 percent complete with commissioning and testing ongoing. The chandeliers are installed in all the main lobbies of Blocks 171-174.
- Interior Finishes: Bathroom tile installation is complete. Finished ceiling grid system and acoustic tile installation is complete throughout the complex. Carpet and resilient floor installation is complete. Doorframes are installed and doors and hardware installation is nearly complete throughout the complex. Stone installation on the lobby floors is complete.
- The MSF installation is complete.
- As part of the building's commissioning plan, indoor air quality sampling is being conducted prior to installation of the MSF, which includes sampling for volatile organic compounds as well as microbial agents. Block 172 air was sampled on October 21, 2002, and the results were submitted to the state on November 25,

2002. Additional microbial sampling for Block 174 was conducted on December 6, 17, and 23, 2002, and the results were submitted to the state on January 6, 2003.

- The Clark/Gruen Team has submitted to the state most of the emission results of the building materials with indoor air quality implications.
- Air Quality Sciences (AQS) developed a short protocol dated November 22, 2002, on construction and other activities that will and will not be allowed during the building flushing out period.
- The 30-day flush out is scheduled to begin around January 20, 2003.
- Additional ventilation measurements via a tracer gas method proposed by AQS were approved, and will take place at the same time as the pre-occupancy air quality sampling.
- KMI, the green building consultant for the Clark/Gruen Team, is coordinating the LEED™ application process with a goal for a silver rating.

**One Year Ago This Quarter:**

- **February 2002:**
  - **Block 225 – On February 26, 2002, Indoor Environmental Engineering, air quality testing consultant for the Block 225 design/build team, conducted the first air sampling tests on the sixth floor. Seven days prior to the test 100 percent outside air was cycled through the sixth floor as an initial “flush” of the floor. The test was conducted to sample the air prior to installation of MSF. The second air sampling tests will occur after the MSF is installed, near the end of March 2002.**
  - **Blocks 171-174 – The west portion of Capitol Avenue between 15<sup>th</sup> and 16<sup>th</sup> Streets is being formed for the concrete pour of the elevated deck and substructure of the plaza/street level. This work is expected to be complete by mid-March 2002. The east portion of Capitol Avenue between 16<sup>th</sup> and 17<sup>th</sup> Streets is being waterproofed for the installation of the grade beams and pile caps. New dewatering wells have been placed to keep the site dry at this location. The pouring of the remaining basement slab of plaza east is expected to be complete March 2002.**
- **March 2002:**
  - **Block 225 – Crews began installing the glass panels at the main lobby openings, completing 50 percent of the work by months end. Carpet installation began on the sixth floor elevator lobby. Resilient and linoleum flooring is being installed on the ground floor with completion scheduled for the end of April 2002. Installation of the stone flooring is 60 percent complete. Mechanical work for the underfloor air distribution system is complete.**
  - **Blocks 171-174 – Structural steel installation is complete. Exterior precast panel installation is complete on Blocks 171 and 173, 60 percent complete on Block 172, and 90 percent complete on Block 173. Installation of the roof flashing is complete on Blocks 171 and 174. The first coat of roofing material has been installed on Block 174.**

- **April 2002:**
  - **Block 225 – Construction continues on the Pocket Park located between the Block 225 building and the historic Dean Apartment Building. Crews set a granite boulder as part of the fountain feature and placed the concrete at the raised planters and seating locations. Installation of the stone floor in the main lobby is complete. Architectural millwork is complete with the exception of the boardroom table, podium, chair rail, and the main lobby security counter.**
  - **Blocks 171-174 – The SMUD has completed all permanent power cabling to the switch vault. SMUD transformers have been installed at Block 171 for the activation of permanent power to Blocks 171 and 172. Precast panel installation is complete. Bathroom tile is being installed in Blocks 171 and 174. Painting has begun on the seventh floor of Block 174. Photovoltaic panel installation begins on Blocks 171 and 174.**

## ***II. Comments from the CEC, CIWMB, DHS, and ARB***

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

- Apr 03***      **Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.**
- Jan 03*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Oct 02*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Jul 02*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Apr 02*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Jan 02*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Oct 01*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Jul 01*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Apr 01*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Jan 01*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Oct 00*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Jul 00*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Apr 00*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

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**Capitol Area East End Complex  
Cumulative Quarterly Report to the  
Joint Rules Committee**

- Jan 00*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
- Oct 99*      Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

*EXHIBIT A*

*Center for the Built Environment*

*Field Study of the Capitol Area East End Complex*

*Dated: April 2003*

# Field Study of Capitol Area East End Complex



## **CBE**

Fred Bauman, Ryota Shirai,  
Tom Webster, Leah Zagreus,  
and Mingyu Shi

# Field study objective



- Objective

Determine performance and cost effectiveness differences between underfloor and conventional systems

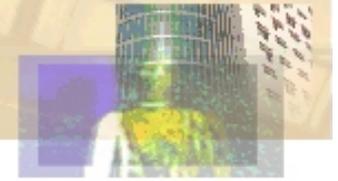


Block 172: Overhead

Block 225: UFAD



# Project participants



## ■ CBE

- Fred Bauman
- Tom Webster
- Ryota Shirai
- Mingyu Shi
- Leah Zagreus

## ■ CEC\*

- Martha Brook

## ■ Taylor Engineering

- Steve Taylor
- Jeff Stein

## ■ DGS\*

- Richard Teramoto
- Teresa Kaneko
- Mike Meredith

## ■ CDE

- Annette Salazar
- John Munoz

## ■ 3D/International

- Jim Ogden

\* Project funding source

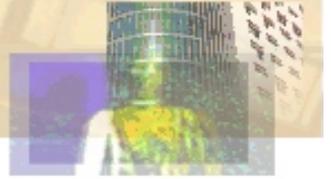
# LEED Gold Rating for Block 225 - UFAD



- See LEED scorecard at [www.usgbc.org](http://www.usgbc.org)

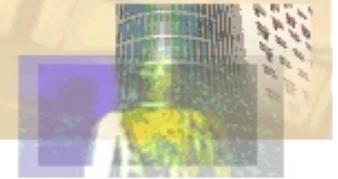


# Progress



- Completed Interim Report: Baseline Field Study of Block 172 (March 2003)
- Conducted first post-occupancy evaluation (POE) of Block 225 - UFAD (January 2003)
  - Data analysis underway
- Monitored underfloor plenum temperature variations in Block 225 - UFAD (November – December 2002)
- Monitoring energy use and system performance with Taylor Engineering and Critchfield Mechanical for Block 225 - UFAD

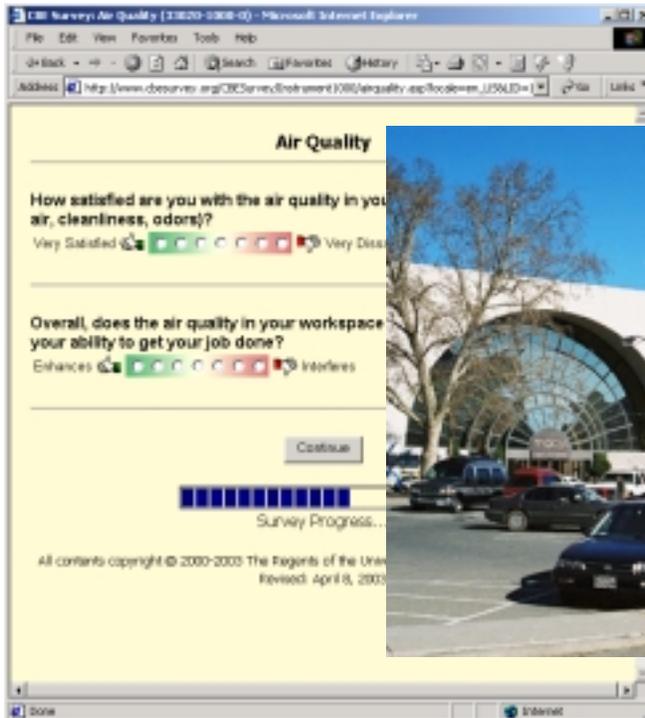
# Project developments – Block 172



- California State Department of Education (CDE) reconsidering move into Block 172
  - Occupancy of Block 172 is delayed
  - Future occupants may be combination of CDE and Department of Health (DOH)
- Depending on final Block 172 occupancy
  - Conduct baseline field study of DOH employees?
  - POE study may be delayed
- Energy and system performance of Block 172 will still be monitored and compared to Block 225 - UFAD

# Block 225 UFAD building survey responses

## Baseline vs. Block 225 UFAD



	Jan. 22 to Feb. 1, 2002		Jan. 20 to Feb. 7, 2003	
	Baseline Study	Survey Response	Block 225 UFAD Study	Survey Response
Total	1083	609 [56%]	1106	516 [47%]

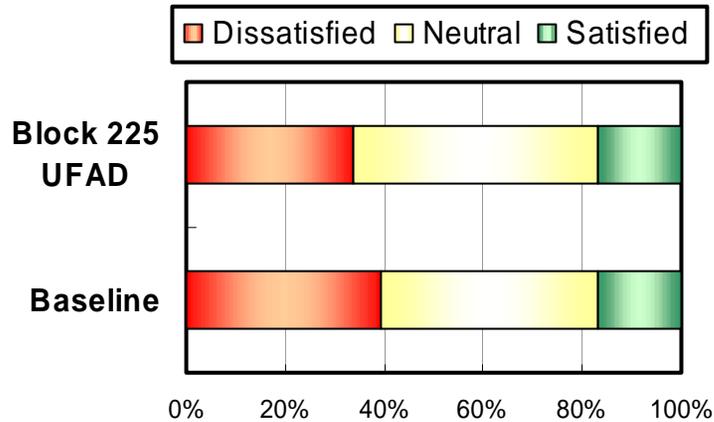
number of people who took both surveys, total = 334

# Block 225 UFAD survey results

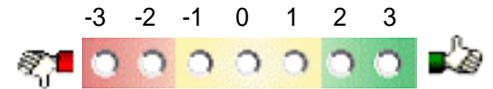
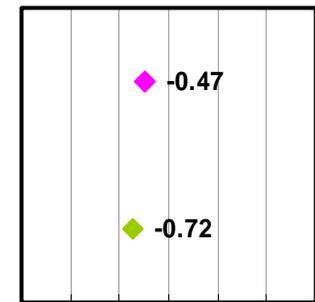


How satisfied are you with the temperature in your workspace?

N = 334

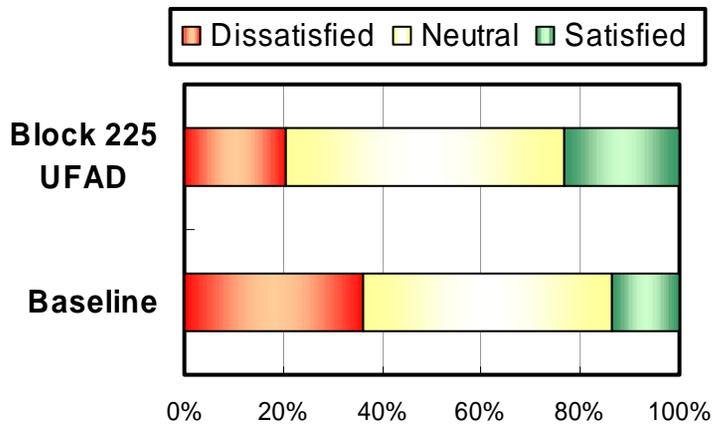


Mean Satisfaction

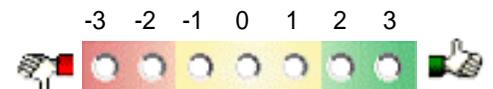
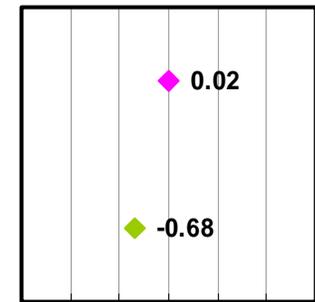


How satisfied are you with the air movement in your workspace?

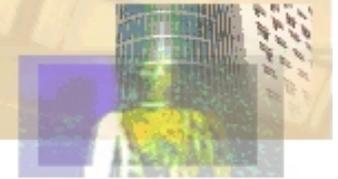
N = 333



Mean Satisfaction

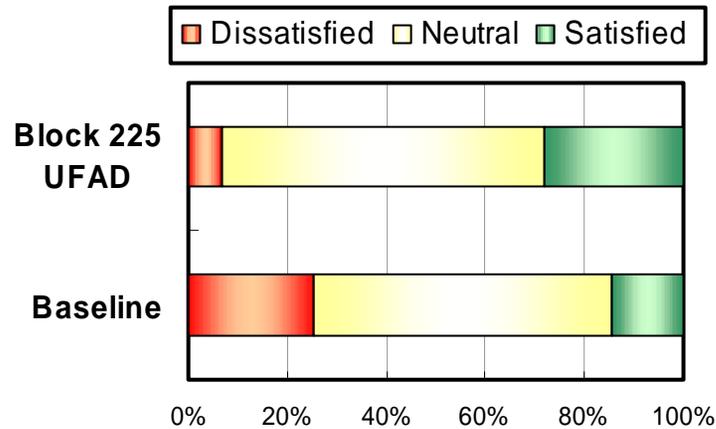


# Block 225 UFAD survey results

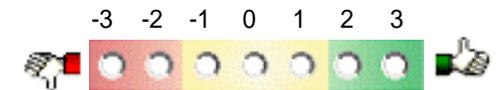
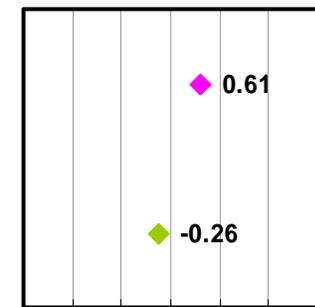


How satisfied are you with the air quality in your workspace?

N = 315



Mean Satisfaction



How often do you adjust the airflow through floor diffusers located within the proximity of your workspace?

N = 402

6% Daily (typically every day)

10% Weekly (1-3 times a week)

12% Monthly (1-3 times a month)

33% Less than once a month

30% Never

9% I didn't know I could adjust the diffuser

# Block 225 UFAD survey results

## Comments about floor diffuser



- “Doesn't seem to make much difference in the (usually cold) temperature. I still feel air coming out even if it is completely closed.” [24 comments]
- “I typically keep mine closed because it is always too cold. I'm glad that I have the ability to control it within my office.” [4 comments]



# Block 225 UFAD survey results



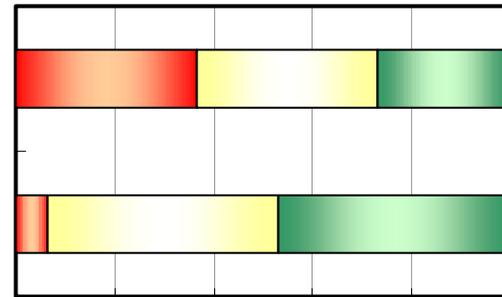
How satisfied are you with the amount of light in your workspace?



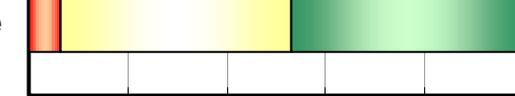
N = 314

Dissatisfied 
  Neutral 
  Satisfied

Block 225 UFAD

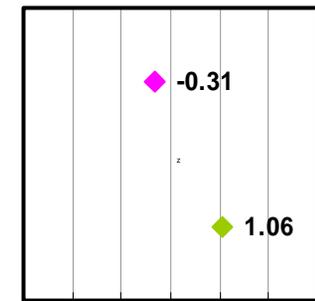


Baseline



0% 20% 40% 60% 80% 100%

Mean Satisfaction



How satisfied are you with your sound privacy ?

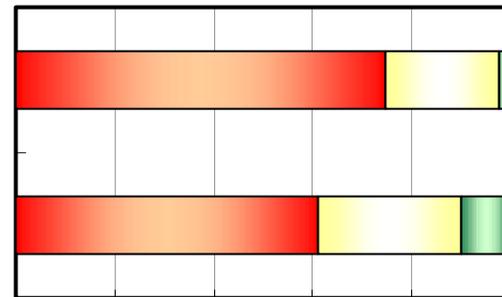
(ability to have conversations without your neighbors overhearing and vice versa)



N = 314

Dissatisfied 
  Neutral 
  Satisfied

Block 225 UFAD

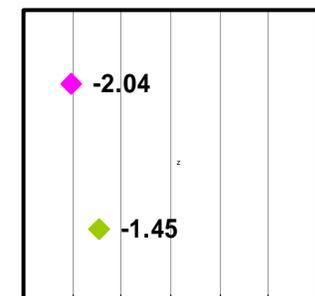


Baseline

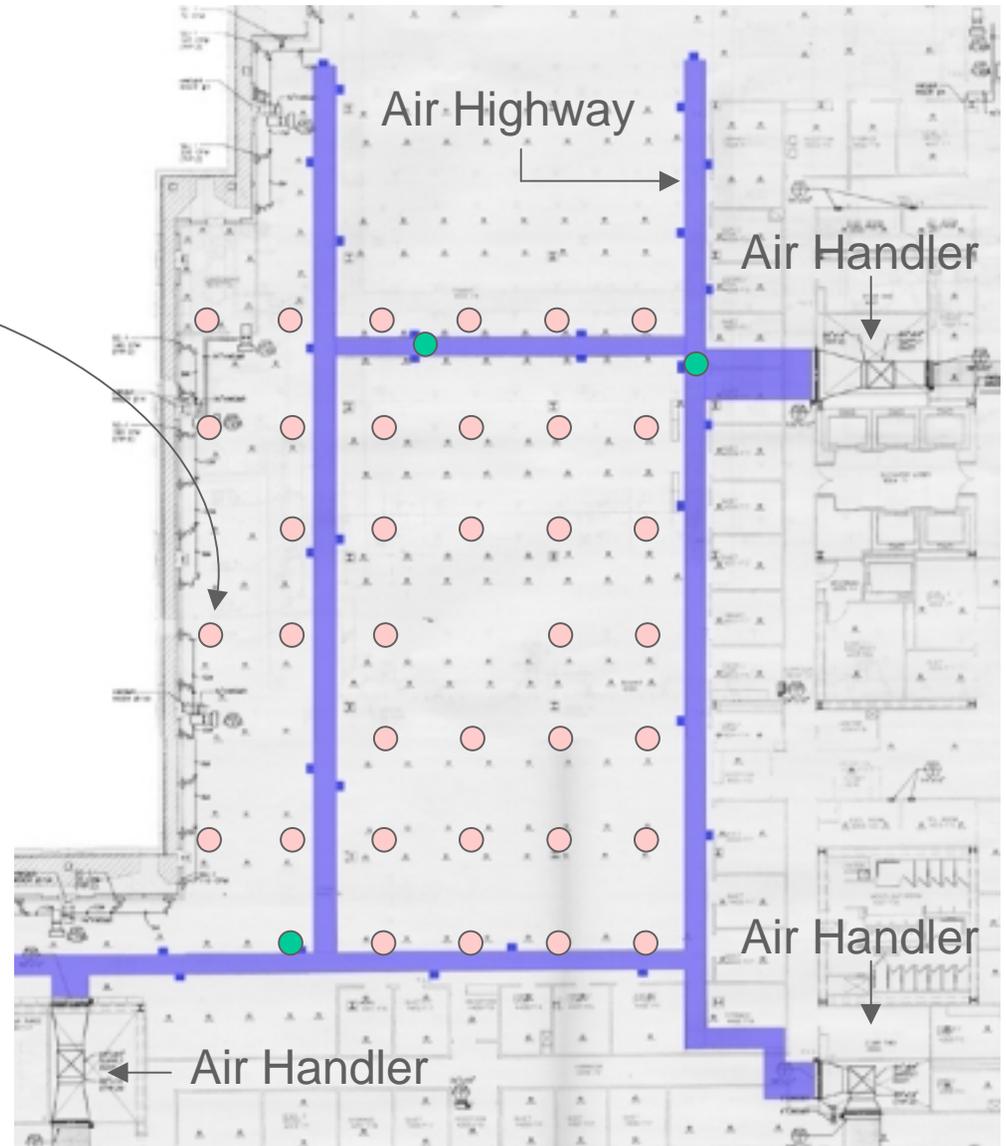
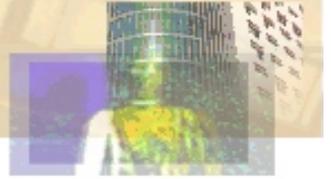


0% 20% 40% 60% 80% 100%

Mean Satisfaction



# Temperature distribution inside Plenum



# Temperature distribution

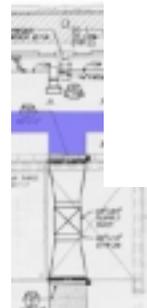
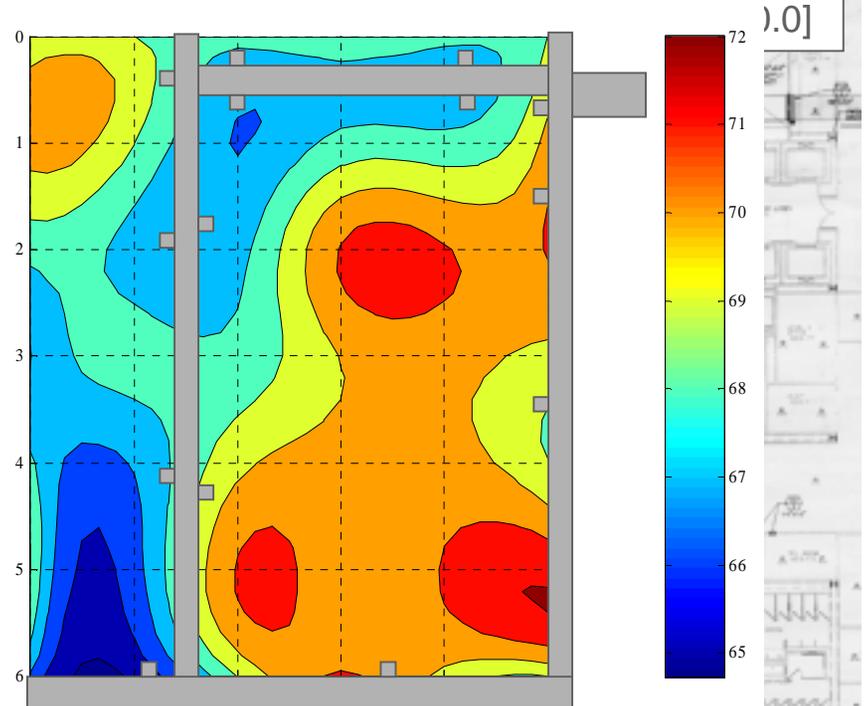


The Monitoring Period  
Nov. 5 – Dec. 27 2002

Data Analyzed  
Work Hours [8:00 am –6:00 pm]  
Work Days [Mon - Fri]

Overall Average Temperature  
68.18°F < **69.5°F** < 70.7°F

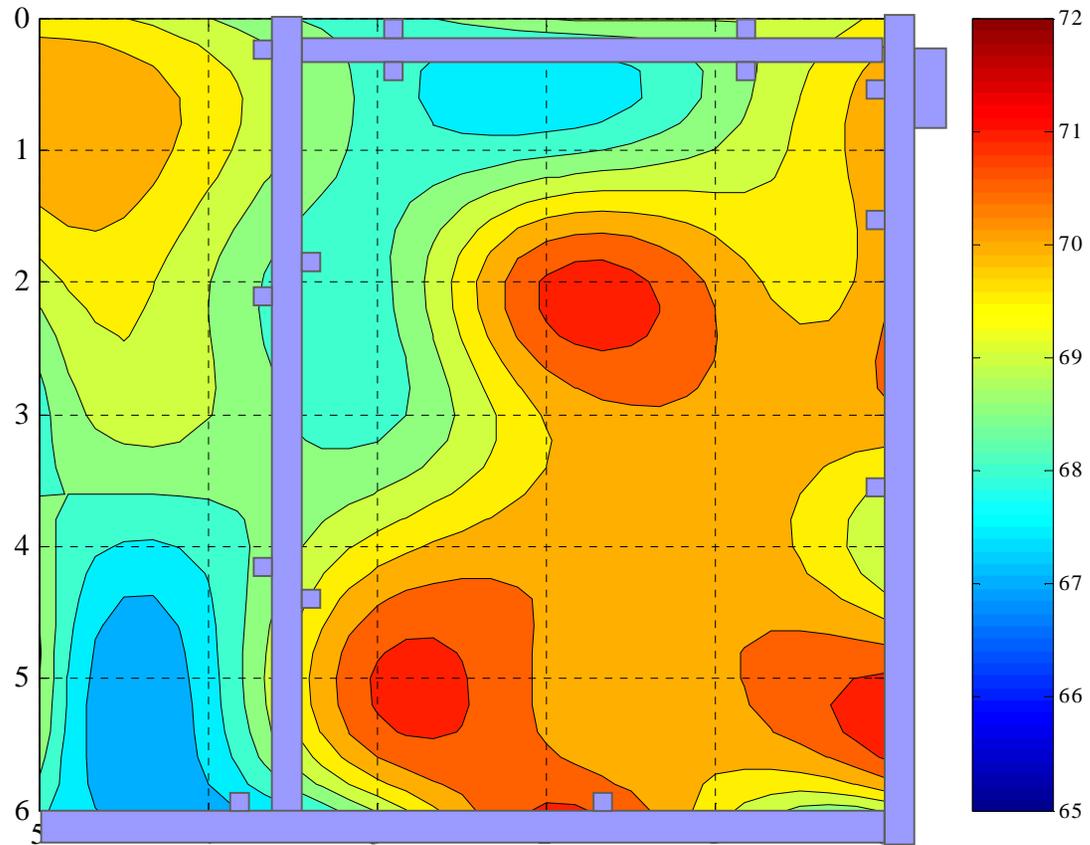
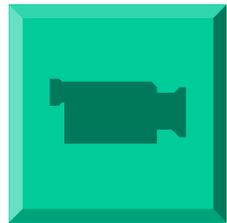
Temperature differences observed in the plenum was at maximum 5.2°F, often reaches highest every day around 3pm – 5pm.



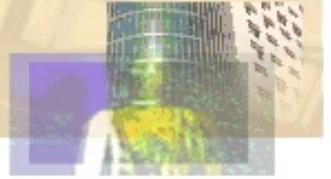
SAT10  
66.3°F  
[63.2-71.8]



# Temperature distribution animation



# Block 225 system performance



## ■ Conclusion

- Survey indicates that people may be too cool
- Average plenum temperature over the monitoring period is higher than expected (69.5°F)
- Cooling loads appear to be quite low
- Current results are for winter season – upcoming summer measurements will investigate operation under higher cooling loads

## Next steps



- Block 225
  - Complete data analysis and interim report on first POE (Aug. 2003)
  - Conduct second POE study (Aug. 2003)
  - Monitor energy use and system performance (ongoing)
  
- Block 172
  - Monitor/analyze system operation (ongoing)
  - If necessary and feasible, conduct baseline study of DOH employees (TBD)
  - Conduct first POE study (TBD -- approx. 6 months after occupancy)

# Questions?



- Fred Bauman  
fbauman@uclink.berkeley.edu
- Ryota Shirai  
ryota@uclink.berkeley.edu
- [www.cbe.berkeley.edu/underfloorair](http://www.cbe.berkeley.edu/underfloorair)

