

Capitol / CLOB Space Utilization Assessment



Project Objectives

To preserve, modernize, and provide space for the next generation of Georgia's General Assembly

Long-term investment

It has been 40 years since the CLOB was renovated and adapted for the General Assembly's use. Today, many of the spaces, furnishings, and technologies are not aligned with the contemporary needs of the legislature. This project comprehensively evaluates and holistically proposes space and facility improvements for the General Assembly to operate on Capitol Hill for the next 50 years.

Preservation and modernization

Although the CLOB and Capitol Buildings have been well maintained, many building systems are at their end of life and need replacement. There is now an opportunity to consider comprehensive improvements to both buildings that will significantly improve the long-term functionality, performance, and preservation of these historic structures, which may not be possible through partial, selective renovations.



Space needs

Although the number of Members remains constant, the legislature's need for space and supportive technologies has evolved since the CLOB renovations in the 1980s. Committee rooms are generally too small, do not have pleasant sight lines, are not equipped with suitable technology, and are not located in areas easily accessible to the public. Additionally, there is a significant shortage of other general meeting spaces for committee work, meeting with constituents, eating, and other collaborations. A comprehensive space list was developed which proposed expanding committee and general meeting spaces, increasing public pre-function space, providing space for small meetings in all member offices, as well as including additional space for press, lobbyists, and other needs identified by stakeholders.

Security, safety, and health

The space utilization assessment of the CLOB and Capitol afforded the opportunity to improve safety, security, and health for the occupants of both buildings. Although both buildings complied with building codes when they were built, modern codes have expanded these protections. This work proposes life safety, security, accessibility, ventilation, and other improvements for both buildings.

Public access and experience

The project proposes several facility improvements that will enhance the public's access to, and experience of, the Capitol Building and CLOB. These improvements include modifications to entrances, restrooms, tour group accommodations, and committee room pre-function spaces. Additionally, integrating communication technologies will improve the public's remote access.

Preservation and Modernization of the Capitol and CLOB

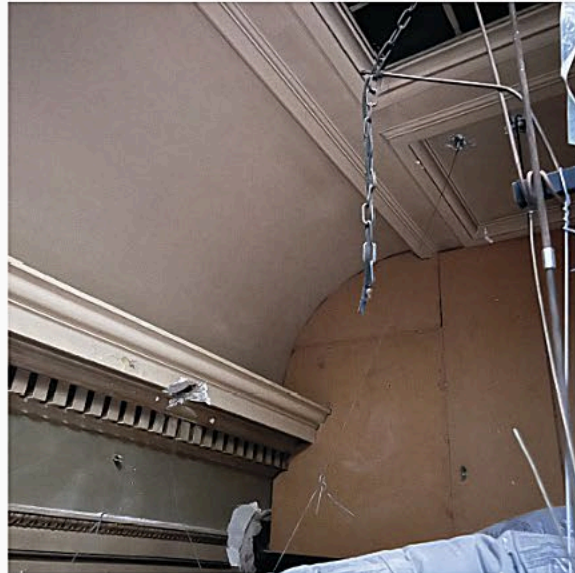
Holistic improvements to building systems, functional arrangements and historicity

Many of CLOB's building systems are at their end of life. With the need for comprehensive renovations to CLOB comes an opportunity to holistically consider all functional arrangements on Capitol Hill. CLOB could either be renovated for the General Assembly continued use or another state function.

The Capitol Building has largely been maintained, renovated, restored, and adapted for new uses through partial renovations. Some modifications infilled and obscured significant historic spaces, such as the Capitol Library. Multiple partial renovations that addressed specific

needs have accumulated over the years. However, these discrete projects did not holistically address accessibility, security, life safety, space requirements, or historic preservation.

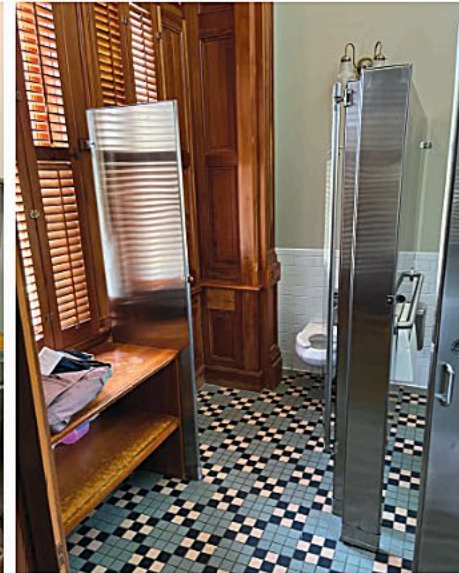
This plan recommends relocating some functions and spaces that have been squeezed into the Capitol over time. The opportunity to holistically improve the Capitol's building systems and restore the interior historic character is proportionate to the reduction of the demand for space inside the Capitol.



Original ceiling details from the original Capitol Library still exist above modern



Systems in the CLOB are at the end of their useful life and need



Toilets in the Capitol were added as-needed in ad-hoc locations over time. Project proposes

Space Needs: Committee Rooms

Opportunity

Areas of improvement in existing committee rooms include:

- Insufficient capacity
- Poor sight lines
- Accessibility challenges
- Minimal to no pre-function space
- Lack of space for press/media
- Insufficient technology, especially for remote participation
- Lack of flexibility

The twenty-five committee rooms in the Capitol and CLOB are reserved continuously during session, causing some meetings to occur late at night due to the lack of space. Additionally, the joint meeting of the House and Senate does not currently fit into any existing rooms and is standing room only.

Approach

Recommendations to improve committee rooms include:

- Increase the size and number of committee rooms
- Tailor new committee rooms to the functional operations of committee work and hearings
- Align meeting rooms with committee sizes and predicted capacity for public seating
- Locate all meeting rooms in accessible locations and make all room interiors fully accessible
- Dedicate specific areas to reasonably accommodate the press
- Provide suitable pre-function space directly outside committee rooms
- Integrate technology and acoustical infrastructure to meet current and future needs, including live stream, videoconferencing, and potentially remote voting



Interior columns that create poor sight lines and lack of pre-function spaces are challenges for public engagement in the CLOB



Capitol building mezzanine committee room is not accessible, nor dignified like other spaces in the Capitol due to a very low ceiling and an awkward relationship to the historic windows

Space Needs: Press, Lobbyists, and Public

Opportunity

The press and lobbyists are valued participants in the legislative process. Each has a significant presence on Capitol Hill but is generally not well accommodated in the existing buildings.

Approach

The utilization assessment recommends dedicating space and technology within committee rooms and other places that will enable the press to improve coverage. A new, flexible work/ lounge space will accommodate lobbyists and other members of the public who spend extended time on Capitol Hill. This will free up space for the public to be able to better witness the legislative process and not be left out of hearings and meetings due to the current capacity issues.



Committee rooms need to appropriately accommodate the press. Media not only needs space for their equipment but wants to be positioned to capture the faces of committee members and witnesses. The design of the room can significantly impact the press' ability to cover without intruding



A good example of technical integration is the U.S. Senate Committee of Commerce, Science, and Transportation hearing room in the Russell Senate Office Building. Technology should be seamlessly integrated into committee rooms to ensure all in-person and remote participants can see and hear each other as well as the information being presented.

Committee Rooms should be flexible, accessible, properly sized, arranged with good sight lines, and tailored to the current and future needs of committee work and public hearings. Committee rooms will be located in areas easily accessible to the public with pre-function space



Space Needs: Member Suites

Opportunity

Existing member offices and suites vary significantly in size and configuration. Many members are not able to meet with constituents in their office or suite due to space limitations. Variations in size and quality lead to re-shuffling of offices after each election to align office size and location with seniority.

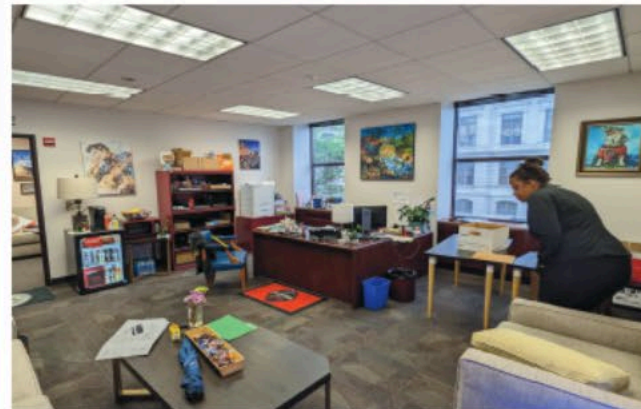
Approach

This plan recommends:

- Standardized member offices to include ample space for a desk and a small group meeting
- Suite arrangements that maximize safety and security while providing intuitive and welcoming access to visitors
- Offices arranged in suites each with dedicated conference room, printing area, and space for interns. House member in suites of eight offices, Senate members in suite of two offices.



Typical offices will be designed to standard typical size, each with a meeting area for up to five people



Existing suite space in CLOB



Existing Member office in CLOB

Space Needs: General Meeting Rooms

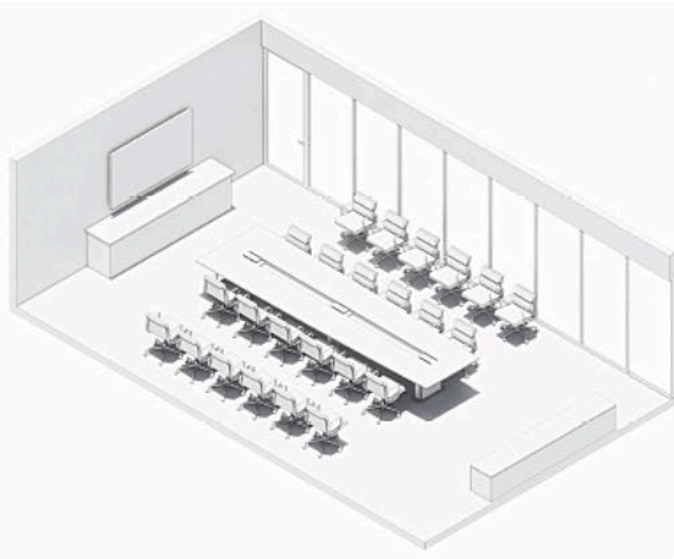
Opportunity

There is currently a significant lack of space for meeting with constituents, discussing proposed legislation, eating, and other collaborations.

Approach

This plan recommends:

- One conference room per 8 members in proximity to member offices
- Dedicated food prep areas on each floor with counters in meeting spaces to support mealtimes
- Update technology to support remote participation



Prototypical meeting room will accommodate 12 attendees with additional space for staff or observers



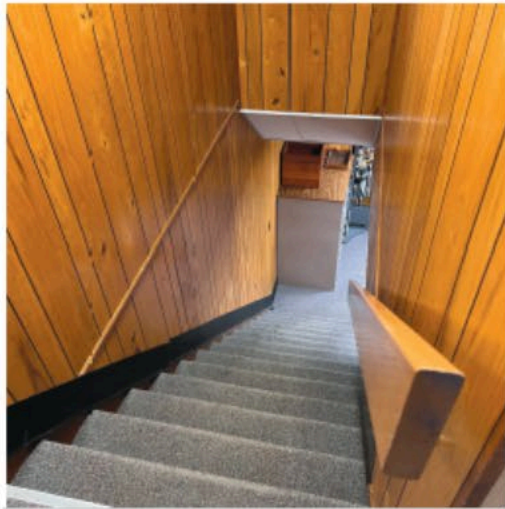
Rendering of a meeting room in the proposed new LOB with pre-function space and accommodations for catered food

Safety, Security, and Health

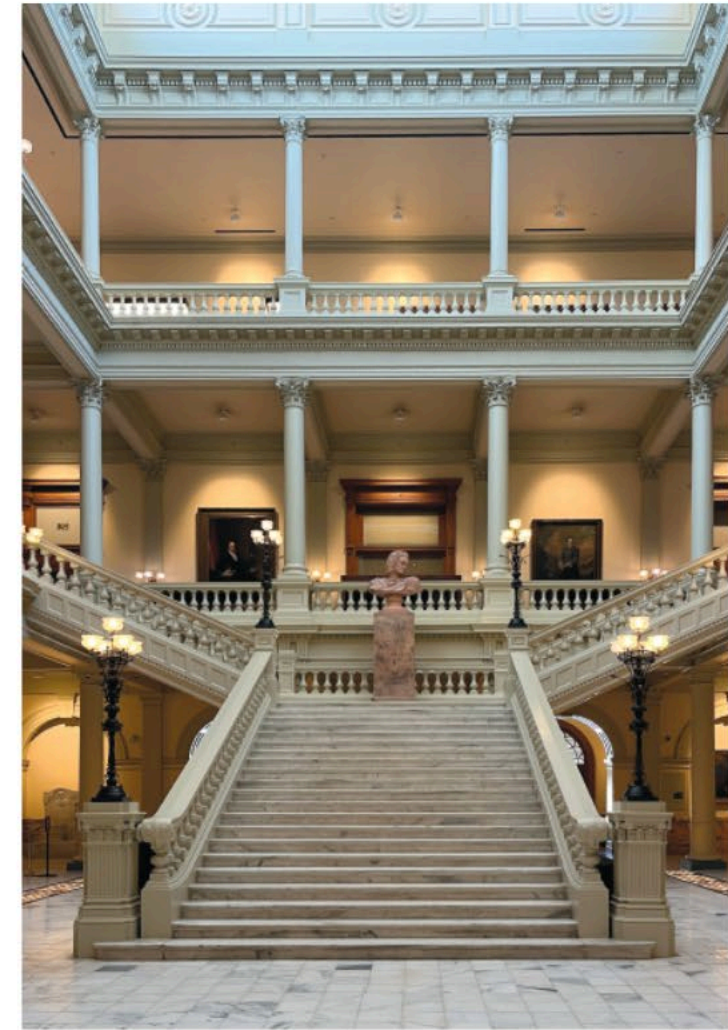
Building improvements that reduce risk for Members, staff, and the public

Building regulations intended to protect the safety, security, and health for building occupants have evolved since the construction of the Capitol Building and CLOB. There are opportunities in both buildings to increase existing capacity and provide additional protections from fire, smoke, and other security and health risks.

The majority of the exiting capacity in the existing Capitol Building is through the central stair. Given the volume of the atrium, it is difficult to determine the impact smoke would have on the central stair during a fire event. This plan recommends that the atrium's egress capacity and smoke holding capacity is evaluated with a virtual simulation.



Existing stairs from mezzanines should be improved to enhance occupant safety



The central stair in the Capitol atrium serves as the primary egress route from the third and fourth floors

Capitol Building Egress

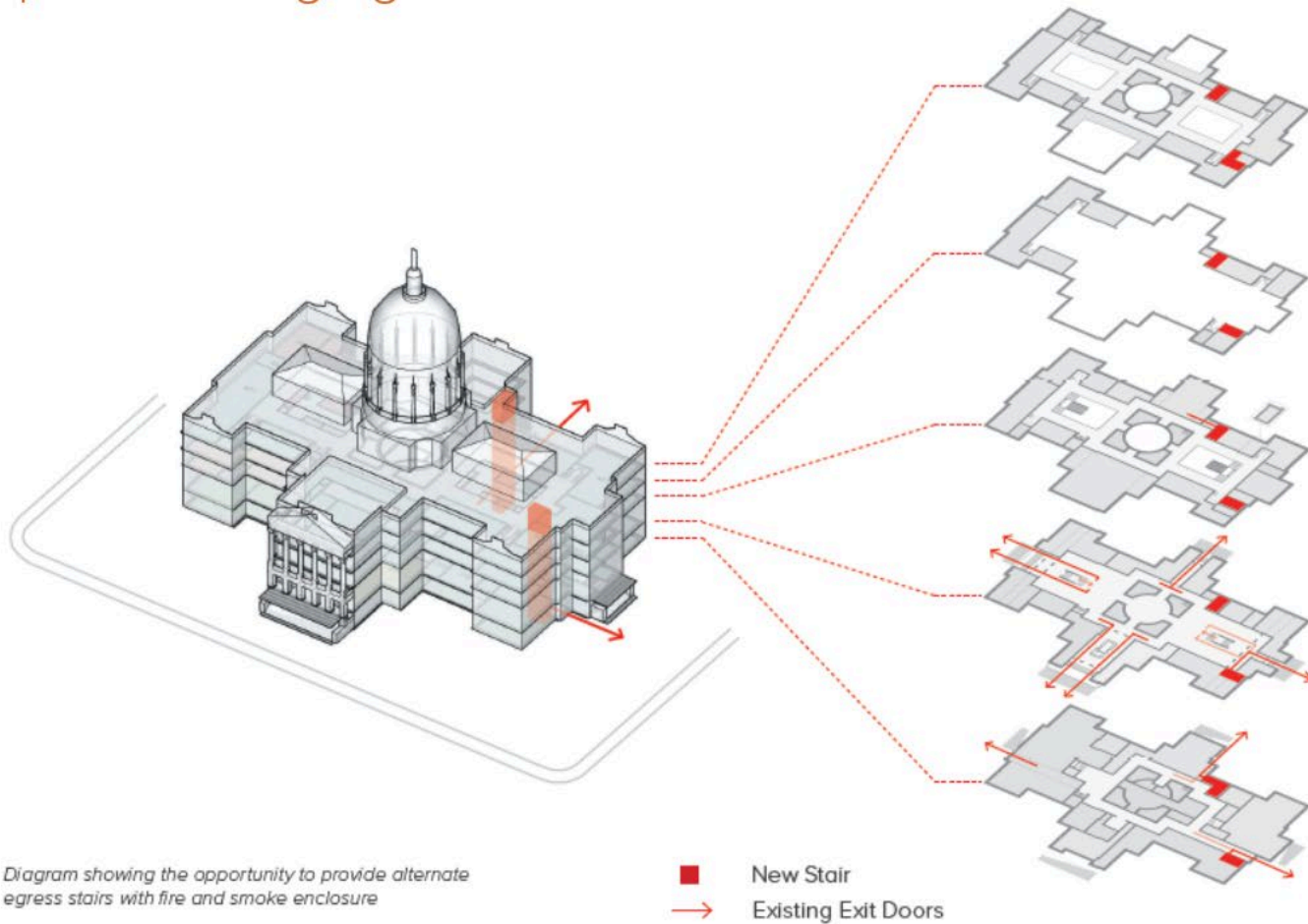


Diagram showing the opportunity to provide alternate egress stairs with fire and smoke enclosure

The project proposes the addition of two new, enclosed, fire stairs to provide additional egress from all four floors of the Capitol Building in case the central stair is unavailable or unsafe in an emergency event. The above diagram shows where the new proposed stairs would be located.

Many portions of the third floor mezzanines only have access to a single stair. The majority of these stairs do not provide fire or smoke separation, which poses safety concerns for the occupants if they are trying to evacuate during a fire.

One project objective for the Capitol Building is to improve exit stair arrangements, and create a more intuitive, safer egress experience during emergency events.

Another project objective for the Capitol Building is to provide updated mechanical HVAC systems with better outside air and filtration. This will improve the quality of building performance, decrease energy costs, and create a higher quality of life for the occupants during extreme weather months.

Project Framework

Two Project Options for Consideration

Two sites were identified as potential locations for legislative offices: the existing CLOB and new construction on the parcel on MLK Drive across from the Capitol. The feasibility and suitability of these two sites were evaluated and developed as two project options that are outlined in the Scope Options section of this report and shown in more detail in the Appendixes.

Project Option 1 - Renovate and expand the existing Coverdell Legislative Office Building (CLOB), with minor improvements to the Capitol

Working within the constraints of the existing CLOB and its site, this project would fully renovate the existing building,

expand the CLOB to house new committee rooms, and provide modest improvements in the Capitol Building.

Project Option 2 - Build a new Legislative Office Building (LOB), with significant improvements to the Capitol

A new building specifically designed to fully meet the needs of the General Assembly will allow optimal improvements for General Assembly offices and in the Capitol Building.

The recommendations in this report are intended to lead to a proposed building project to be brought to the General Assembly.



Site for Project Option 1 - the existing Coverdell Legislative Office Building (CLOB)



Site for Project Option 2 - parcel at the corner of MLK Jr. Drive and Capitol Avenue (existing Agriculture Building seen at left is to remain)

Project Option 2

Build a New Legislative Office Building Building with significant improvements to the Capitol

Project Option 2 provides a new building designed specifically for the unique requirements of the General Assembly that fully meets all project objectives and provides flexibility for future adaptations.

In addition, this project option allows for significant improvements to the Capitol Building itself through the relocation of program elements to the new LOB. These improvements include exit stairs, restrooms, mechanical systems, and the restoration of the original Capitol Library. In this option, a new Legislative Office Building is constructed across MLK Jr. Drive adjacent to the existing Agriculture Building. This new building will be designed to accommodate all legislative offices and correlating functions to meet all project goals.



Public Access and Experience

Recognizing and honoring the critical value of public engagement in political spaces

Opportunity

Areas to improve public engagement include:

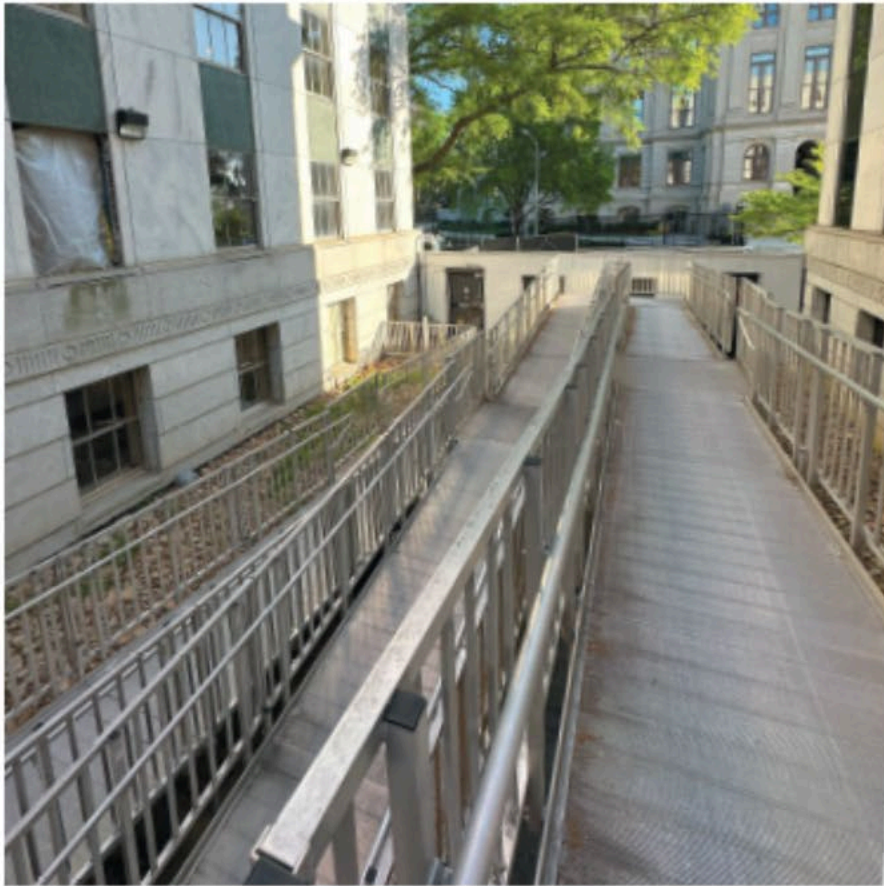
- Accessibility and arrival sequence can be improved at both CLOB and Capitol
- School groups, tourists, and other visitors to the Capitol and CLOB are not always well accommodated
- Public toilets have been installed or renovated as feasible in existing spaces, resulting in accessibility and other issues
- Access to legislative process is impeded by limitations of physical space and technology

Approach

Tactics to elevate the public access and experience include:

- Improve accessibility to LOB/CLOB with new entry sequence including layered security
- Install new or renovated restrooms with improved accessibility
- Provide more space for public arrival, gathering and waiting
- Update technology throughout for improved virtual access options

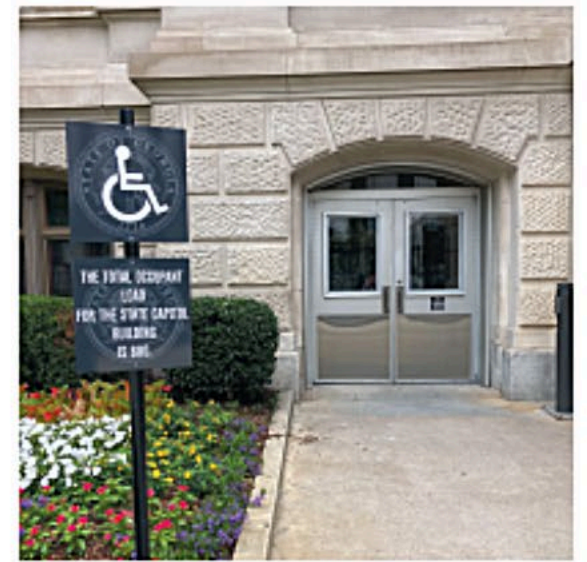




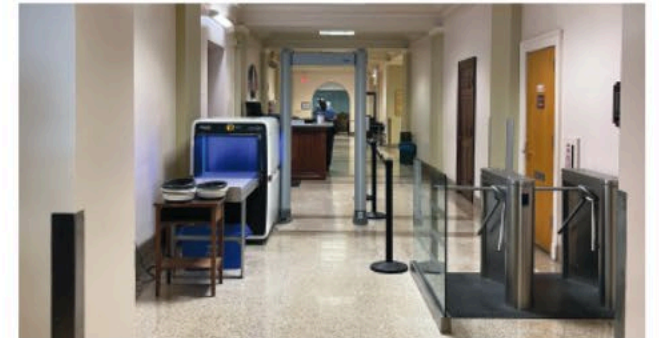
Although the ADA ramp to CLOB provides access into the building, the length and location of the ramp is neither a dignified nor inclusive way to enter the legislators' office building.



Many of the public toilet rooms in the Capitol have been added over time in awkward locations. These toilets do not provide a visitor experience consistent with the historic spaces of the Capitol.



The existing main public entry to the Capitol Building.



The current public entry into the Capitol does not offer the stateliness as other historic spaces of the Capitol do. This entry becomes a bottleneck, especially when tour groups pass through security.

Project Option 2

Context and Compatibility

This project option envisions a new building at the corner of MLK Jr. Drive and Capitol Avenue SW, on a parcel currently occupied by a two-story GBA building, surface parking, and a non-historic addition to the Agriculture Building. This new building will be designed specifically to meet the needs of the Legislative Office Building (LOB).

The new building will respect the historic Agriculture Building's scale and materiality to provide harmonious street conditions on the block. It will provide active uses at the street level and a continuous, attractive pedestrian experience.

The upper floors of the building will be set back from the street facade, providing an efficient and open floor plate for legislative offices and meeting areas.

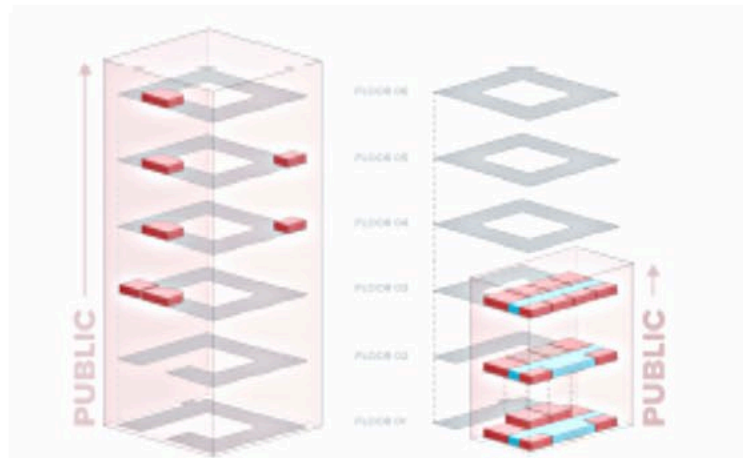


Rendering of proposed view across MLK Jr. Drive to existing Agriculture Building (left) and proposed Legislative Office Building (right)

Public Access and Experience

Opportunities for pre-function and gathering space.

Public and connective spaces in the LOB should be welcoming and have access to daylight and views to the exterior landscape. They serve as reception areas, pre-function gathering spaces, and informal meeting and waiting areas. With a new legislative complex, it is possible to provide a new entry for school and other tour groups with interpretive exhibits about Georgia. Primary committee and hearing rooms will be located convenient to public access with pre-function space for overflow and gathering before and after meetings. The right rendering shows what these spaces could look like in the new LOB building project option. The below diagram shows how the public would be addressed in the CLOB project option.



Project Option 2

Opportunity to connect Capitol and LOB public spaces

Below are the pros and cons of Project Option 2 compared to Project Option 1:

Pros:

- Purpose built space aligned to needs of next 50 years
- Full accommodation of program needs in one building with provisions for future growth
- Ability to align space to modern work flows
- Modern codes for safety and health
- Allows for Capitol Building improvements, including elimination of mezzanine offices and restoration of the historic State Library in the Capitol
- Separate entries for Legislature and public
- Indoor orientation/education space for school groups
- No need for temporary office or meeting space during construction
- Flexibility to create tenant spaces

- Adjacent secure courtyard
- Update building systems and improve air quality
- Create more suitable public restrooms
- Increase safety and security with additional exits
- Better the functionality of member offices by collocating more members and staff with appropriate meeting space and technology
- Restore more space to historical condition - especially the Capitol Library and other third floor spaces below the third floor mezzanines
- Opportunity to connect with bridge at chambers level with public space connections
- Move the state offices that are currently off campus to Capitol Hill

Cons:

- Higher construction cost



Rendering of possible public space in new LOB.



*Rendering of
restored Capitol
Library*

*Preliminary rendering
of possible bridge
connection into the
restored Capitol
Library from the New
LOB public space*



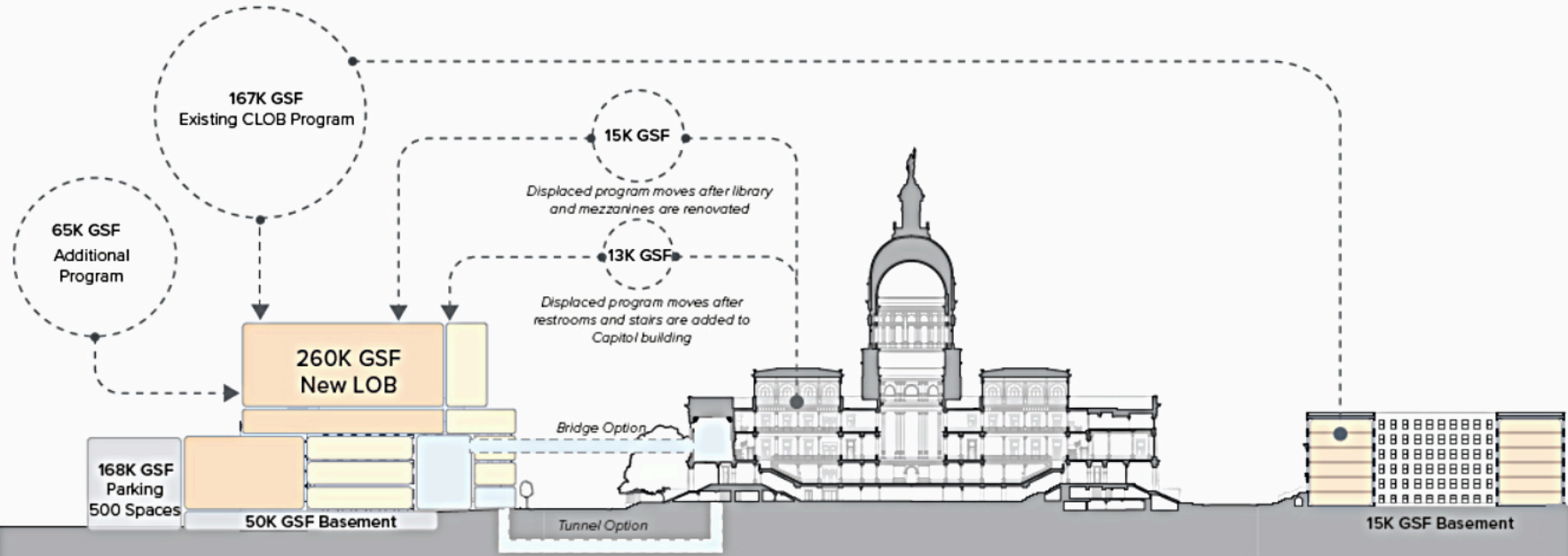


Historic photograph of the Capitol Library. It has since been obscured by the construction of infill floors and mezzanines - shown via the white dashed lines overlaid. Image courtesy of the Atlanta History Center.

Project Option 2

Phasing and programmatic concepts

In this option, a new Legislative Office Building is constructed across MLK Jr. Drive, adjacent to the existing Agriculture Building. This new building will be designed to accommodate all legislative offices and corollary functions to meet all project goals. Existing legislative offices in CLOB can remain occupied until completion of the project. The new building can be designed to accommodate as much program from the Capitol as desired, allowing full consideration of a holistic renovation of the Capitol. After CLOB is vacated for the new LOB, CLOB will be available for renovation and use for other state offices needing proximity to the Capitol.



- New Legislative Office Building (LOB)**
- 167,000 gross square feet moves from CLOB
 - 28,000 gross square feet moves from the Capitol
 - 65,000 gross square feet of additional space for fully desired program, including:
 - Additional meeting and pre-function space
 - Offices for most of General Assembly
 - Larger number of committee rooms with pre-function space
 - Improved service and safety for the public
 - Standardizes member office size, sufficient to accommodate desk and small meeting
 - Simplifies periodic moves and enables future space reconfiguration

- Capitol Building Renovation**
- 13,000 gross square feet of base improvements
 - Some offices move to new LOB building
 - Mezzanines are removed and restored to historic condition, including original library
 - Make all public spaces accessible
 - Safety and security improvements
 - Additional and more conveniently located public toilets
 - Whole building systems modernization to improve comfort, air quality, and humidity control

- Future CLOB Renovation**
- 167,000 gross square feet of existing program in CLOB moves to the New LOB
 - Following completion of the New LOB, CLOB is renovated for other state agency that currently rents space elsewhere

Cost	
New LOB	\$265,000,000.00
New Parking	\$ 33,000,000.00
New LOB Bridge*	\$ 11,000,000.00
Total LOB Project	\$309,000,000.00
Capitol Base Reno	\$ 33,000,000.00
Capitol Expanded Reno	\$ 50,000,000.00
Total Capitol Project	\$ 83,000,000.00

*Add for Tunnel \$ 20,150,000.00
 *Deduct for Crosswalk \$ 10,000,000.00

Schedule	Design Start	Const Start	Const End
New LOB	April 2024	Oct 2024	Dec 2026
Bridge Connector	April 2024	June 2025	Dec 2026
New Parking Deck	April 2024	May 2025	Dec 2026
Capitol Renovations	April 2024	Oct 2024	Dec 2027
CLOB Conversion	April 2024	May 2026	May 2028