

STATE OF ARIZONA

## Joint Committee on Capital Review

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CHAIRMAN 2001  
RUSSELL W. "RUSTY" BOWERS  
JACK A. BROWN  
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HOUSE OF  
REPRESENTATIVES

LAURA KNAPEREK  
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LINDA LOPEZ  
RUSSELL K. PEARCE  
CHRISTINE WEASON

### JOINT COMMITTEE ON CAPITAL REVIEW

Tuesday, April 24, 2001

8:30 a.m.

Senate Appropriations Room 109

### AGENDA

- Call to Order
- [Approval of Minutes of February 9, 2001.](#)
- DIRECTOR'S REPORT (if necessary)
- 1. [ARIZONA DEPARTMENT OF TRANSPORTATION - Review of FY 2001 Building Renewal Allocation Plan for the State Aviation Fund](#)
- 2. DEPARTMENT OF HEALTH SERVICES/ARIZONA DEPARTMENT OF ADMINISTRATION -
  - [A. Report on the Arizona State Hospital Construction Project.](#)
  - [B. Review of Schematic Designs and Master Plan for Arizona State Hospital Construction Project.](#)

The Chairman reserves the right to set the order of the agenda.  
4/19/01

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## MINUTES OF THE MEETING JOINT COMMITTEE ON CAPITAL REVIEW

Friday, February 9, 2001

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The Chairman called the meeting to order at 8:05 p.m. Friday, February 9, 2001 in Senate Appropriations Room 109 and attendance was noted.

Members:	Senator Solomon, Chairman Senator Bowers Senator Brown Senator Cirillo Senator Guenther Senator Hamilton Senator Mitchell	Representative Knaperek, Vice Chairman Representative Allen Representative Gray Representative Lopez Representative Pearce
Absent:		Representative Cheuvront Representative Weason
Staff:	Richard Stavneak Lorenzo Martinez	Jan Belisle, Secretary Chris Earnest
Others:	Debbie Johnston, Senate Greg Gemson, House Dr. Douglas Kupel, Historian Gabe Forsberg, ADVS Lynn Goss, DEMA Martin Richelsoom, ASLAPR Bruce Ringwald, ADOA Tim Brand, ADOA John McGee, ADOT	GladysAnn Wells, State Library Sharyn Pennington, Legislative Committee Catherine May, FAZA President Shelly Dudley, VP FAZA Jeanine Dike, AZ Pioneers' Home Bill Ponder, AZ Historical Society Bill Greeney, OSPB Kristine Ward, OSPB

Richard Stavneak, Director, JLBC welcomed the new members of the Committee.

Senator Guenther moved the Committee approve the minutes of December 19, 2000 and January 9, 2001. The motion carried.

### ADOPTION OF COMMITTEE RULES

Senator Solomon moved to adopt the JCCR Rules and Regulations as presented. The motion carried.

(Continued)

**JOINT LEGISLATIVE BUDGET COMMITTEE - Consider Adoption of FY 2002 and FY 2003 Capital Outlay Recommendations.**

Lorenzo Martinez, JLBC Staff presented the FY 2002 and FY 2003 Capital Outlay Recommendations as outlined in the JCCR book. Mr. Martinez reviewed the Building Renewal and individual project recommendations for the Arizona Department of Administration (ADOA), Arizona Board of Regents (ABOR) and the Arizona Department of Transportation (ADOT) building systems. Mr. Martinez also reviewed FY 2002 and FY 2003 Advance Appropriations from prior sessions for the 3 building systems.

In response to Representative Gray, Mr. Martinez stated that \$42 million in FY 2002 and \$46 million in FY 2003 is generated by the Building Renewal formula for the ABOR building inventory. Building Renewal includes maintenance of the buildings, i.e. roof repairs, life safety issues, etc. Statute requires JCCR review of an expenditure plan for Building Renewal appropriations.

Steve Miller, Assistant Vice President, Arizona State University (ASU) stated the building renewal formula does not provide monies for auxiliary enterprises such as dormitories. The dormitories are self funding and do not receive state funding. There is a maintenance plan for the dormitories and information was provided to Mr. Martinez.

Representative Gray requested a copy of the maintenance plan.

In answer to Representative Gray, Mr. Martinez said the amounts recommended for university television conversions to digital format only represent part of the cost for each project. The total estimated cost for the ASU conversion is \$4,900,000. ASU has received a federal grant of approximately \$1,000,000 and expects to generate \$2,400,000 from gifts and other sources. The University of Arizona (U of A) is estimating their costs to be approximately \$6,000,000. They are requesting \$2,500,000 from the state. The U of A anticipates raising \$3,500,000 from gifts and other sources.

The Federal Government set aside monies for grants for the conversions. The money was distributed to stations that serve larger markets. ASU qualified, but U of A did not.

In answer to Representative Gray, Mr. Martinez said that the U of A costs are higher because the transmitter is in a remote location.

Representative Gray asked that the item be voted on separately.

In answer to Representative Gray, Mr. Martinez said the \$1,300,000 appropriation for the Spur Cross Ranch purchase was reviewed at the last meeting and is not in addition to that amount. The appropriation for this project was spread over a number of years and this \$1,300,000 represents the last year of funding.

In answer to Chairman Solomon, Mr. Martinez said if the timeline set by the federal government to convert the university television stations is not met, the universities must give up their broadcasting licenses. The deadline is 2003. Last biennium these projects were discussed, however, given the conversion did not have to occur until 2003, the decision was made to delay any funding until this biennium. No funds have been appropriated in the past for these projects.

Senator Guenther moved that the Committee recommend \$1,500,000 General Fund for Arizona State University in FY 2002 and \$2,500,000 General Fund for the University of Arizona in FY 2002 to convert the public broadcasting stations to digital format. The motion carried.

In answer to Senator Bowers, Mr. Martinez mentioned the Clifton Flood Control Project was funded through separate legislation in a prior session.

(Continued)

Mr. Martinez referenced page CB-8 in the FY 2002 and FY 2003 Proposed Budget book and said there was a continuing program for shooting range development and a separate project for developing a Flagstaff shooting range.

Kristine Ward, OSPB reviewed the handout with the issues of Statewide DPS Officer Remote Housing, Department of Transportation Board Funding Obligations, and Building Renewal. The Statewide Officer Remote Housing would involve replacing some existing housing units. The Executive recommendation includes the replacement of 6 housing units in FY 2002 and 5 housing units in FY 2003.

In response to Representative Pearce, Mr. Stavneak, JLBC Staff said that the decision has been made to fund additional DPS officers out of HURF. This would be an extension of the benefit package going to them and would be appropriate use of HURF.

Ms. Ward stated that using existing university bonding authority for major building renewal could reduce the need for building renewal General Fund monies.

Bill Greeney, OSPB reviewed the Executive recommendation for the Department of Corrections (DOC). Because of the slow growth of the prison population, appropriations for a new prison complex can be delayed and existing appropriations may be reallocated.

Mr. Greeney also explained the Executive recommendation for siting a new DOC Reception and Diagnostic Center.

The Executive also recommends a trigger to appropriate \$9,800,000 from the Corrections Fund in FY 2003 for installation of a Department-wide WAN/LAN if the DOC inmate population on December 21, 2001 is less than 27,274. This is based on population growth of less than 50 inmates per month, compared to 75 per month used as the basis for the department's operating budget.

Senator Solomon asked for an explanation of why the Executive does not recommend the DJC HVAC at Adobe Mountain. Mr. Greeney stated that the problem is cash flow. Given Executive recommendations, the Corrections Fund would not have sufficient monies for the project.

*Representative Knaperek moved the JLBC recommendation, including any footnotes, format, and statutory changes with the following adjustments:*

- *Add the following footnotes:*
  - *The Department of Administration may allocate FTE Positions authorized for specific projects to other projects in this act provided that funding for the FTE Positions is cost allocated among the projects receiving benefit.*
  - *The Department of Administration shall report any FTE Position reallocations to the Joint Committee on Capital Review by December 31, 2001 and December 31, 2002.*
- *Authorize the use of monies appropriated for specific projects in this act to be used for Personal Services or Employee Related Expenditures related to direct inmate expenses associated with services provided as part of the inmate construction program. The motion carried.*

#### **Arizona Pioneers' Home**

*Representative Knaperek moved to recommend to:*

- *Appropriate \$325,200 from the Miners' Hospital Fund in FY 2002 to the Arizona Department of Administration for Plumbing Renovations to the Arizona Pioneers' Home.*
- *Reduce Arizona Department of Administration General Fund Building Renewal by \$(180,600) in FY 2002 and \$(186,100) in FY 2003.*
- *Increase Arizona Department of Administration Building Renewal from the Miners' Hospital Fund by \$180,600 in FY 2002 and \$186,100 in FY 2003 and add the following footnote:*
  - *The \$180,600 appropriated from the Miners' Hospital Fund in FY 2002 and the \$186,100 appropriated from the Miners' Hospital Fund in FY 2003 shall be used for building renewal at the Arizona Pioneers' Home. The motion carried.*

(Continued)

### **Ex-Appropriate General Fund Transfers to ADOT Help Fund Capital Adjustments**

Representative Knaperek moved to recommend to:

- *Ex-appropriate the \$20,000,000 General Fund appropriations in FY 2002 and FY 2003 to the Highway Expansion and Extension Loan Program Fund by amending Laws 1999, Chapter 2, 1<sup>st</sup> Special Session, Section 8.*
- *Authorize the Department of Transportation to offset the ex-appropriated General Fund amounts to the HELP Fund with increased Board Funding Obligations capacity by amending A.R.S. § 28-7678. The motion carried.*

In reply to Senator Bowers, Chairman Solomon mentioned the motion is not inappropriate. It is a Capital Budget issue and is similar to ex-appropriating Corrections Fund monies for the prison complex. Ms. Mary Peters, Director, ADOT indicated the motion would not affect the highway construction timeline. Chairman Solomon indicated the ex-appropriated monies had not been allocated. The ex-appropriation will put more money back into the General Fund either as reserve, a tax reduction or spending if that is what the body chooses.

Senator Bowers noted the original bill was passed by the House and Senate and signed by the Governor.

Chairman Solomon stated the motion will have the review by the body.

In answer to Senator Cirillo, Mr. Martinez said a Board Funding Obligation or BFO is an agreement between ADOT and the State Treasurer. A resolution between the two allows the Treasurer to lend ADOT the amount authorized in statute. The money is eventually repaid with interest.

### **State Archives Building**

Senator Hamilton moved to recommend to:

- *Appropriate \$20,000,000 from the General Fund in FY 2002 to the Arizona Department of Administration for a State Archives Building and add the following footnote:*
  - *Of the amount appropriated, The Arizona Department of Administration may allocate up to \$110,000 and 2 full-time employees in each fiscal year to oversee and manage the project until its completion.*

*Senator Hamilton withdrew his motion.*

Mr. Martinez presented 3 options for financing of a State Archives Building.

- The first option is pay as you go where monies are appropriated for the construction of the building.
- The second option would be to finance the construction of the building through a lease-purchase agreement, which is the issuance of Certificates of Participation (COPs). The payback period would be over 20 years and would require \$1.6 million each year to repay. The Committee should be aware that in addition to the \$1.6 million there would be approximately \$675,000 that would need to be added to the Archives budget for operating and maintaining the building. Under the lease-purchase option, the state would issue the COPs, the state would construct and own, maintain and operate the building.
- The third option is the Lease-to-Own, which is a 25-year arrangement. ADOA would enter into an agreement with a private entity. That entity would finance and construct the building. Once completed, the state would move in and provide a lease payment to the private entity. The private entity would be responsible for maintaining the building and at the end of the term, the state would take possession of the building. The lease payment is estimated to be \$2,000,000 per year.

In answer to Senator Cirillo, Mr. Martinez replied that under the lease-purchase option the state would retain control of construction and operation and maintenance of the building.

In answer to Representative Gray, Chairman Solomon noted that approximately \$11.4 million in interest would be paid through lease-purchase financing.

Senator Cirillo asked why we are on the pay as you go concept for capital investments. He also mentioned that he did not feel pay as you go is a good way to operate. Chairman Solomon stated that the current rate of interest is approximately 4.75% and could come down.

(Continued)

Mr. Martinez mentioned that the numbers are based on the 4.75% interest rate.

### **State Archives Building**

Senator Hamilton moved to recommend to:

- *Appropriate \$1,600,000 from the General Fund in FY 2002 and FY 2003 to the Arizona Department of Administration for the Certificates of Participation costs associated with lease purchase financing not to exceed \$20,000,000 for a State Archives Building, and add the following footnotes:*
  - *Of the amounts appropriated, up to \$110,000 and 2 full-time employees may be allocated each fiscal year to oversee and manage the project until its completion.*
  - *Any monies that are expended or unencumbered at the end of each fiscal year shall revert to the General Fund.*

Chairman Solomon mentioned the names that are in support as follows: GladysAnn Wells, State Library, Sharyn Pennington, Arizona Library Association, Dr. Douglas Kupel, FAZA, Catherine May, FAZA and Shelly Dudley, FAZA.

*Senator Hamilton amended the motion to include the building be named after Polly Rosenbaum.*

Senator Hamilton moved the Capital Outlay Lease-Purchase Option as amended. The motion carried.

### **Department of Emergency and Military Affairs Readiness Centers**

Senator Guenther moved to recommend to:

- *Appropriate \$371,000 from the General Fund in FY 2002 to the Department of Emergency and Military Affairs as the state match for a Readiness Center in Yuma.*
- *Appropriate \$755,000 from the General Fund in FY 2002 to the Department of Emergency and Military Affairs as the state match for the Aviation Support Facility Addition.*

Representative Knaperek asked for background on the issue. Mr. Martinez said that the plan for the Yuma facility is to relocate the existing facility which is considered inadequate. The federal government in both projects has allocated monies for the construction of the projects and if the state does not appropriate a match, the department will lose the monies. The aviation facility project is an addition because it is anticipated that they will receive additional troops assigned to Arizona for the facility and they need the expansion.

In answer to Chairman Solomon, Mr. Martinez said the federal portion for the Yuma facility is \$1,590,000 and the state share is \$371,000; for the addition to the aviation support facility, the federal share is \$2,265,000 and the state share is \$755,000.

In answer to Representative Knaperek, Mr. Martinez stated the current Yuma location is being surrounded by redevelopment projects and the armory does not fit well because of the equipment that comes in and out. The intent is to move to a location that is adjacent the Arizona Western College. The City of Yuma will acquire the current location and develop a Colorado River front area. This is a new project and is not in the JLBC or OSPB recommendations.

Senator Guenther mentioned that the armory is very outdated.

Representative Knaperek requested more information on the issue.

Senator Cirillo mentioned that he does not want the state to lose the funds. Mr. Martinez stated that in order to not lose federal funding, the state appropriation would have to be for FY 2002.

*The motion was withdrawn.*

Senator Guenther moved to recommend to appropriate \$1,007,500 in FY 2002 from the State General Fund to the Arizona Historical Society for renovation to historic structures in Yuma, Flagstaff and Tempe.

Bill Ponder, Chief Administrative Officer, AZ Historical Society mentioned that the 3 sites need renovation for historic preservation and to maintain the collections.

(Continued)

In reply to Senator Cirillo, Mr. Ponder said the amount is split by \$550,000 for the Papago Park needs, approximately \$250,000 for the Pioneer Museum and the balance the Molina Block and Century House.

Representative Gray, Representative Knaperek, Senator Cirillo and Representative Allen requested more information regarding the issue.

*The motion was withdrawn.*

**ARIZONA DEPARTMENT OF ADMINISTRATION - Consider Approval of FY 2002 and FY 2003 Rental Rates for State-Owned Space.**

Lorenzo Martinez, JLBC Staff reviewed the recommended FY 2002 and FY 2003 rental rates for state-owned space.

There was no discussion on this item.

*Representative Knaperek moved the Committee approve the rental rates for state-owned office space and state-owned storage space recommended by the Lease Cost Review Board. The rental rate for office space will be \$15.00 per square foot in FY 2002 and \$15.50 per square foot in FY 2003. The storage rental rate will be \$5.50 per square foot in FY 2002 and \$6.00 per square foot in FY 2003. The motion carried.*

**ARIZONA DEPARTMENT OF VETERANS' SERVICES/ARIZONA DEPARTMENT OF ADMINISTRATION - Review of Scope, Purpose and Estimated Cost of Veterans' Cemetery Project.**

Lorenzo Martinez, JLBC Staff gave a brief review of the scope, purpose and estimated cost of the Southern Arizona Veterans' Cemetery project.

There was no discussion on this item.

*Representative Knaperek moved the Committee give a favorable review of the scope, purpose and estimated cost of the Southern Arizona Veterans' Cemetery project. The motion carried.*

**SCHOOL FACILITIES BOARD - Report on Attorney General Opinion on Building Renewal Requests to the Treasurer.**

Lorenzo Martinez, JLBC Staff informed the Committee that the Attorney General opinion on a Committee inquiry stated the School Facilities Board is neither required nor permitted to instruct the Treasurer to transfer additional revenues to the Building Renewal Fund.

The item was for information only and no Committee action was required.

The meeting adjourned at 9:40 a.m.

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Jan Belisle, Secretary

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Lorenzo Martinez, Senior Fiscal Analyst

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Senator Ruth Solomon, Chairman

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DATE: April 19, 2001

TO: Senator Ruth Solomon, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Bob Hull, Principal Research/Fiscal Analyst

SUBJECT: DEPARTMENT OF TRANSPORTATION - REVIEW OF FY 2001 BUILDING  
RENEWAL ALLOCATION PLAN FOR THE STATE AVIATION FUND

### Request

The Arizona Department of Transportation (ADOT) requests that the Committee review their FY 2001 Building Renewal allocation plan for the State Aviation Fund.

### Recommendation

The JLBC Staff recommends that the Committee give a favorable review of the request.

### Analysis

Laws 1986, Chapter 85 established the Joint Committee on Capital Review and charged it with developing a Building Renewal Formula to guide the Legislature in appropriating monies for the maintenance and repair of state buildings. Chapter 85 also required the establishment of "building systems" for the purpose of computing, funding, and administering Building Renewal. Pursuant to A.R.S. § 41-1252, the JCCR shall review the expenditure of Building Renewal monies.

The Capital Outlay Bill (Laws 1999, Chapter 2, 1<sup>st</sup> Special Session) appropriated a total of \$2,484,000 (\$2,427,900 from the State Highway Fund and \$56,100 from the State Aviation Fund) in FY 2001 to ADOT for building renewal. The FY 2001 Building Renewal appropriation represents 100% of the amount generated by the Building Renewal Formula.

(Continued)



At its August 10, 2000 meeting the Committee gave a favorable review to ADOT's building renewal allocation plan for \$2,427,900 from the State Highway Fund. ADOT reported at that meeting that they did not expect to expend the \$56,100 building renewal monies appropriated from the State Aviation Fund, since they were then working on establishing a lease of the Grand Canyon Airport to a nonprofit corporation. Laws 2000, Chapter 99 eliminated the Grand Canyon Airport Authority, and returned the airport to ADOT effective July 18, 2000, and required that ADOT in turn lease the airport to a nonprofit corporation to operate by March 1, 2001. However, ADOT has not yet leased the Grand Canyon Airport. It is unclear if or when ADOT will actually lease the airport to a non-profit corporation.

There is currently a bill, S.B. 1218, which would exempt a nonprofit corporation that leases the Grand Canyon National Park Airport from the state's administrative rule making process, procurement code, and personnel administration. The bill also would delete the 20-year limit on the length of a lease, and would delete the requirement that ADOT lease the airport by March 1, 2001. The bill has an emergency clause.

ADOT expects to allocate the Building Renewal monies for the following 3 projects at the Grand Canyon Airport:

<b><u>Project</u></b>	<b><u>State Aviation Fund</u></b>	<b><u>% of Total</u></b>
Replace Security Gate	\$14,000	25.0%
Replace Carpet - Terminal Building	28,000	49.9
Remodel Rest Rooms (Architectural Fees)	9,000	16.0
Contingencies	<u>5,100</u>	<u>9.1</u>
<b>Total</b>	<b><u>\$56,100</u></b>	<b><u>100.0%</u></b>

The JLBC Staff recommends a favorable review of the request.

RS:BH:jb



Jane Dee Hull  
Governor

Mary E. Peters  
Director

# Arizona Department of Transportation

## Office of the Director

206 S. 17<sup>th</sup> Ave. Phoenix, Arizona 85007-3213  
Phone 602.712.7226 FAX 602.712.6941

Victor M. Mendez  
Deputy Director

March 16, 2001

The Honorable Ruth Solomon, Chairman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007

MAR 19 2001

Dear Senator Solomon:

We respectfully submit the following request for review and approval of planned Building Renewal projects. The Building Renewal funds were appropriated for fiscal year 2001, for Aviation. Please schedule the review for the April 2001 JCCR meeting:

**PROJECT:** Grand Canyon National Park Airport – Replacement of Security Gate

Replacement of the security gate was not originally submitted as a renewal project as it was anticipated that the gate would continue to be serviceable until the airport was turned over to the Airport Authority. However, a lightning strike rendered the gate-operating controller inoperable in August 2000.

Security Gate #8 was originally installed in the early 1980's. The gate and operating controller have been repaired numerous times over the last 20 years. Repair parts for the electrical gate controller are no longer available and the gate has been hit and repaired many times. This gate services the Fixed Base Operations, General Aviation Parking area, and is used frequently each day. The gate provides access to private aircraft, fuel trucks and emergency AirEvac Operations. In order to access these areas now, tenants and users must either go to entry gate #7 and then back down a gravel road to the ramp, or airport staff must be called to manually open and close the gate. This not only adds to the liability exposure, but also creates additional difficulties in complying with FAA security regulations.

Estimated cost to replace the 30-foot gate, operator, exit, safety loops and all related hardware and installation labor is approximately \$14,000. In addition, traffic entering through gate #7 passes through the airport as opposed to the Fixed Based Operations.

**PROJECT:** Grand Canyon National Park Airport – Terminal Building Carpet Replacement

The existing carpet in the terminal building is stained and worn. The age of the existing carpet is unknown, but is in excess of eight years. Replacement of the carpet would enhance the appearance of the terminal and prevent further deterioration of the carpet to the point it becomes a safety hazard. Estimated cost to install 1,500 SY of carpet is approximately \$28,000. That figure includes moving of furniture, removal of old carpet, patching/leveling of floor as necessary, installation of new carpet, transition strips and cove base and waste.

The Grand Canyon Airport served approximately 1,125,000 passengers this past year (boarding and deplaning). This airport is the second-busiest airport during the three summer months, and the third-busiest in the state for overall passengers and aircraft served. In addition, the Grand Canyon Airport is the gateway to the Grand Canyon for many visitors from around the world. Air Force One is among the planes that have landed there.

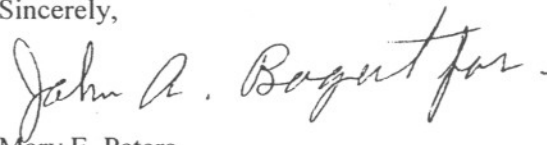
**PROJECT:** Grand Canyon National Park Airport – Architectural Fees - Rest Room Remodel

The airport terminal building was constructed in 1967. The rest rooms are old, worn, and do not comply with present ADA requirements. Approval to expend renewal funds for architectural and engineering fees for a complete remodel of the rest rooms, at the approximate cost of \$9,000 is requested. The \$9,000 would include design services up through the production of contract documents. As the Airport may be leased to a private party, no funding is requested, at this point, for contract administration costs, which are normally associated with Architectural and Engineering costs. The contract documents would still be valid for use by the lessee if indeed the airport were to be leased. Estimated remodeling costs are approximately \$40,000. Funding for the remodel is anticipated from either the renewal fund, or if the airport is leased, from the Airport Authority.

**PROJECT:** Contingency Funds

The remaining \$5,100 of the Renewal Fund appropriation will be held as a contingency fund to cover additional renewal costs or projects.

Sincerely,



Mary E. Peters

cc: The Honorable Laura Knaperek, JLBC  
Robert Hull, JLBC  
Marcel Benberou, OSPB  
Gary Adams, ADOT  
Joe O'Neill, ADOT  
Robert Melore, ADOT

Richard Stavneak, JLBC  
Tom Betlach, OSPB  
Victor Mendez, ADOT  
John Bogert, ADOT  
Bob Harris, ADOT

MEP/bh

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DATE: April 19, 2001

TO: Senator Ruth Solomon, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Gina Guarascio, Senior Fiscal Analyst

SUBJECT: DEPARTMENT OF HEALTH SERVICES/ARIZONA DEPARTMENT OF  
ADMINISTRATION - REPORT ON THE ARIZONA STATE HOSPITAL  
CONSTRUCTION PROJECT

### Request

Pursuant to Laws 2000, Chapter 1 the Arizona Department of Administration (ADOA) and the Department of Health Services (DHS) are providing a quarterly status report on the Arizona State Hospital (ASH) demolition and construction project.

### Recommendation

This item is for information only and no Committee action is required.

### Analysis

#### Background

Laws 2000, Chapter 1 appropriated \$80 million over 4 years for the demolition, construction and renovation of ASH. ADOA is to use the appropriations to provide at least 176 new civil beds at ASH, and to renovate and expand existing facilities to address physical plant needs for civil and forensic populations, an adolescent unit, and sexually violent offenders. The legislation also created the Arizona State Hospital Capital Construction Commission and charged them with reviewing capital construction and renovation plans at ASH for the purpose of making recommendations to ADOA and JCCR. ADOA and DHS are required to report at the end of each quarter to the Committee on the status of the ASH project. This report represents the fourth of these quarterly reports.

(Continued)

Quarterly Update and Status Report

<b>Table 1</b>	
	<b><u>Proposed Budget By Project</u></b>
SVP Program	\$ 8,369,200
Civil Hospital and Adolescent Facility	45,037,700
Sitework/Tunnels/Telephone/Data	12,364,900
Forensic Hospital	11,803,700
Contingency	<u>2,424,500</u>
<b>TOTAL</b>	<b>\$80,000,000</b>

Table 1 presents the amounts ADOA and DHS have budgeted for each portion of the ASH demolition and construction project.

At its June meeting, the Committee approved an expenditure plan for construction of 2 new 60-bed dormitories for the Sexually Violent Persons (SVP) program using the Inmate Construction program. Construction is now underway on both of the dormitories, with completion expected in August of 2001.

The Committee has also approved an expenditure plan to address infrastructure issues at ASH. ADOA has completed bidding and design for these projects, and anticipates completion in the second quarter of FY 2002.

At the September meeting, the Committee approved the renovation of Birch Hall for use by the Least Restrictive Alternative (LRA) population. The LRA program is currently housed in the Alamo building in the northwest quadrant of the ASH complex. ADOA's current master plan places the new civil hospital in this location. The asbestos abatement of Birch Hall has been completed and renovation of the building for use by the LRA program is underway. ADOA anticipates that this renovation will be complete in May of 2001.

At its December meeting, the Committee favorably reviewed the selection of McCarthy, Cannon and Gould Evans Associates as the design-build team for construction of the Arizona State Hospital. Since the December meeting, McCarthy, Cannon and Gould Evans Associates has worked with ADOA and DHS to further refine the schematic designs and master plan for the hospital. These items will be discussed in a separate memo.

RS:GG:jbb

Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
GENERAL SERVICES DIVISION • 15 SOUTH 15<sup>TH</sup> AVENUE, SUITE 101  
PHOENIX, ARIZONA 85007  
(602) 542-1920

April 14, 2001

The Honorable Ruth Solomon, Chairman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007

RE: Arizona State Hospital Quarterly Report

Dear Senator Solomon:

In accordance with Laws 2000, Chapter 1, First Regular Session, the Arizona Department of Administration (ADOA) and the Arizona Department of Health Services (ADHS) are required to report to the Joint Committee on Capital Review (JCCR) regarding procurement procedures for design and construction of the Arizona State Hospital. Information on the progress of abatement and demolition is provided along with other related activities, all work is proceeding according to schedule and budget:

- 1 Renovations on Birch Hall continue for the relocation of the Lesser Restrictive Alternative Program to vacate the Alamo Complex.
- 2 After receiving favorable reviews the design-build procurement for the Civil Hospital and Adolescent facility is complete with the team of McCarthy, Gould Evans, and Cannon working on design. ADHS and ADOA have received a favorable review for this design and the Master Plan from the Arizona State Hospital Capital Construction Commission, and will present to JCCR in April 2001 to start construction this summer.
- 3 Design and bidding of tunnel abandonment and utility rerouting is 100% complete. The Central Plant Upgrades are expected to be complete by January of 2002.
- 4 Arizona Community Protection Treatment Center Phase 3 work continues with the Inmate Construction Program, completion of the next two dormitories is expected by the end of August 2001.

Thank you for your attention to this matter. Do not hesitate to contact me at (602) 542-1701 if you wish to discuss this matter further.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Teel".

Robert Teel, Assistant Director ADOA GSD

cc: The Honorable Randall Gnant, Arizona State Senate  
Tom Betlach, Director, OSPB  
Richard Stavneak, Staff Director, JLBC  
Lorenzo Martinez, JLBC  
Elliott Hibbs Director, ADOA  
Bruce Ringwald, General Manager ADOA Construction Services  
Catherine R Eden, Director, ADHS  
Leslie Schwalbe, Deputy Director, ADHS  
Danny Valenzuela, Deputy Director, ADHS  
Jack Silver, Superintendent, ASH  
Walter Scott, Chief Operating Officer, ASH  
Gene Messer, Director, Arizona Community Protection Treatment Center  
Peter Valenzuela, Acting Administrator, DHS



~~GENERAL INVESTIGATIVE DIVISION~~

STATE OF ARIZONA

Joint Committee on Capital Review

STATE  
SENATE

RUTH SOLOMON  
CHAIRMAN 2001  
RUSSELL W. "RUSTY" BOWERS  
JACK A. BROWN  
EDWARD J. CIRILLO  
HERB GUENTHER  
DARDEN C. HAMILTON  
HARRY E. MITCHELL

1716 WEST ADAMS  
PHOENIX, ARIZONA 85007

PHONE (602) 542-5491

FAX (602) 542-1616

<http://www.azleg.state.az.us/jlbc.htm>

HOUSE OF  
REPRESENTATIVES

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LINDA J. LOPEZ  
RUSSELL K. PEARCE  
CHRISTINE WEASON

DATE: April 19, 2001

TO: Senator Ruth Solomon, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Gina Guarascio, Senior Fiscal Analyst

SUBJECT: DEPARTMENT OF HEALTH SERVICES/ADOA – REVIEW OF SCHEMATIC  
DESIGNS AND MASTER PLAN FOR ARIZONA STATE HOSPITAL  
CONSTRUCTION PROJECT

**Request**

Pursuant to Laws 2000, Chapter 1, the Committee is required to review the master plan for the Arizona State Hospital (ASH) Construction Project prior to the beginning of construction.

**Recommendation**

JLBC Staff recommends that the Committee give a favorable review of the master plan for the Arizona State Hospital Construction Project. The master plan is consistent with the original intent for the project, and has been approved by the Arizona State Hospital Capital Construction Commission.

**Analysis**

Background

Laws 2000, Chapter 1 appropriated \$80 million over 4 years for the demolition, construction and renovation of ASH. The Arizona Department of Arizona (ADOA) is to use the appropriations to provide at least 176 new civil beds at ASH, and to renovate and expand existing facilities to address physical plant needs for civil and forensic populations, an adolescent unit, and sexually violent offenders. The legislation also created the Arizona State Hospital Capital Construction Commission and charged them with reviewing capital construction and renovation plans at ASH for the purpose of making recommendations to ADOA and JCCR.

(Continued)

Chapter 1 exempts ADOA from the procurement code for the project, but requires ADOA to report any variances from the procurement code to JCCR and the Arizona State Hospital Construction Commission. ADOA previously reported to JCCR in May of 2000 that it intended to use the design-build procurement method, which was not permitted under procurement code at the time Chapter 1 was enacted. Design-build allows the design and construction components of a project to be combined and bid together by teams composed of both architects and builders. Subsequently, Laws 2000, Chapter 135 changed the state procurement code to permit the use of design-build procurement methods for all state construction contracts.

ADOA and DHS used a two-phase process to obtain design-build responses for the construction of a new civil hospital and adolescent facility. In June, ADOA issued Phase 1 of the RFP proposal, requesting submissions detailing qualifications from design-build teams. From these 9 responses received, ADOA developed a list of the 3 most qualified teams, and issued Phase 2 of the RFP (based on fixed price/best quality criteria) to those 3 teams. The Committee favorably reviewed Phase 2 of the RFP at its September meeting.

Based on criteria including architectural design, building system, design schedule, quality control, public relations, and financial and legal disclosures, McCarthy, Cannon and Gould Evans Associates was selected as the design-build team. The Committee favorably reviewed the selection at its December meeting.

#### Schematic Design

Since the contract for Arizona State Hospital Construction project was awarded, McCarthy, Cannon and Gould Evans Associates has worked with ADOA and DHS to finalize the schematic design for the project. The design build team conducted a series of meetings with hospital staff and has revised their original design proposal to reflect the input of staff. For example, the configuration of patient units has changed based upon staff input. In addition, some ideas from the 2 unsuccessful design-build teams have been incorporated into the final schematics. Attachment A illustrates the final design.

#### Master Plan

The final master plan presented by ADOA and DHS for review by JCCR has changed very little since the original discussions in June of 2000. This final plan includes a civil facility for adults, as well as an adolescent facility in the northwest quadrant of the complex. The civil facility is visually separated from the sexually violent persons program, including the least restrictive alternative program, which occupies the southwest quadrant. The northeast quadrant, which is currently occupied by both the forensic and civil populations, will be renovated for use by the forensic population after the new civil and adolescent facilities are complete. ADOA and DHS expect work on the civil hospital to be complete by the end of 2002, with occupancy of the new hospital planned for January of 2003. Renovations of the forensic component will be complete by June of 2005. Attachment B shows site layout.

#### Ideas Adopted from Unsuccessful Responders

Consistent with Laws 1998, Chapter 278, the unsuccessful design-build teams received a stipend of 0.2% of the contract price, which is the industry standard. This equates to a payment of \$66,120 for each team, based on a total cost estimate of \$33,060,000 for both the civil hospital and the adolescent facility. Each design proposal became the property of the state of Arizona. At its December meeting, the Committee requested that ADOA report on the items incorporated from the proposals of the unsuccessful teams. According to the ADOA, several ideas from the unsuccessful bidders were incorporated in the final design. These include the construction of a nursing station that provides simultaneous observation of patient corridors and activity areas, an activity room arrangement allows for some dining on the patient units, the elimination of a guard house at the vehicular entrance of the hospital, and the use of a precast concrete slab structural system that was quieter than the system originally proposed. Attachment C lists the incorporated items.

(Continued)



Pursuant to Chapter 1, JCCR has reviewed the RFP and the responders' proposals. The review of the complete plan presented here is the final review required prior to the start of construction. However, the Committee will continue to receive quarterly reports as informational items until the project is complete. The project schedule provided by McCarthy, Cannon and Gould Evans Associates estimates that construction will begin on the new civil hospital in the summer of 2001, and be completed by December of 2002.

RS/GG:jb  
Attachments

Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
GENERAL SERVICES DIVISION • 15 SOUTH 15<sup>TH</sup> AVENUE, SUITE 101  
PHOENIX, ARIZONA 85007  
(602) 542-1920

March 18, 2001

The Honorable Ruth Solomon, Chairman  
Joint Committee on Capital Review  
Arizona House of Representative  
1700 West Washington Street  
Phoenix, Arizona 85007



RE: Request for Placement on Joint Committee on Capital Review Agenda – March 2001

Dear Senator Solomon:

The Arizona Department of Administration (ADOA) requests placement on the March 2001 agenda of the Joint Committee on Capital Review to review the following items below. Please note for these items ADOA and ADHS has received a favorable review from the Arizona State Hospital Capital Construction Commission on March 13, 2001.

1. The Schematic Design of the Arizona State Hospital, Civil and Adolescent Facility.
2. The Master Plan of the Arizona State Hospital to begin construction.

The information for this project is attached. Thank you for your attention to this matter and please do not hesitate to contact me at (602) 542-1701 if you wish to discuss this matter further.

Sincerely,

  
Robert C. Teel, Assistant Director, ADOA  
ADOA General Services

Attachment

cc: Representative Laura Knaperek, Arizona House  
Tom Betlach, Director, OSPB  
Richard Stavneak, Staff Director, JLBC  
Lorenzo Martinez, JLBC  
J. Elliott Hibbs, Director, ADOA  
Bruce Ringwald, General Manager, Construction Services  
Catherine R Eden, Director, ADHS  
Danny Valenzuela, Deputy Director, ADHS  
Leslie Schwalbe, Deputy Director, ADHS  
Jack Silver, Superintendent, ASH  
Walter Scott, Chief Operating Officer, ASH  
Gene Messer, Director, Arizona Community Protection Treatment Center  
Maria Black, Administrator, DHS

\*\*\*\*\*

## ARIZONA STATE HOSPITAL

## BACKGROUND

Laws 2000, Chapter 1, appropriated the following monies in the identified fiscal years from the Arizona State Hospital capital construction fund to the Arizona Department of Administration (ADOA) for the demolition, renovation and construction of the Arizona state hospital. The ADOA is exempt from the provisions of title 41, chapter 23, Arizona Revised Statutes, relating to procurement procedures for the purposes of this project, but is required report to the Joint Committee on Capital Review and the Arizona State Hospital Capital Construction Commission as to any procurement procedures that vary from those specified in title 41, chapter 23, Arizona Revised Statutes:

1. \$20,000,000 in fiscal year 1999-2000.
2. \$20,000,000 in fiscal year 2000-2001.
3. \$20,000,000 in fiscal year 2001-2002.
4. \$20,000,000 in fiscal year 2002-2003.

The newly created Arizona State Hospital Capital Construction Commission shall review capital construction and renovation plans at the Arizona State Hospital for Forensic, Civil, and Sexually Violent Persons facilities, the design of the facilities, and future use of the facilities and make recommendations to the Department of Administration and the Joint Committee on Capital Review.

## STATUS

	Start	Finish	Schedule
1. Infrastructure Replacement	5/01/01	6/04/02	On time
2. Civil Hospital RFP Phase 2 Selection	11/7/00	Complete	On time
3. Design and Construction of the Civil and Adolescent Facilities	1/05/01	12/23/02	On time

## Request

The Department of Administration requests that the Joint Committee on Capital review the following item per Laws 2000 Chapter 1.

1. The Schematic Design of the Arizona State Hospital, Civil and Adolescent Facility.
2. The Master Plan of the Arizona State Hospital to begin construction.



# Arizona State Hospital Master Plan

ID	Task Name	2000				2001				2002				2003				2004				2005				2006				2007				2008				2009	
		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
1																																							
2	Civil Hospital \$37,033,900																																						
3																																							
4	Adolescent Facility \$4,198,822																																						
5																																							
6	SVP Program \$12,794,053																																						
7																																							
8	General Site Work \$5,371,965																																						
9																																							
10	Infrastructure \$6,811,410																																						
11																																							
12	Telephone & Data \$1,104,759																																						
13																																							
14	Forensic Hospital \$12,685,091																																						



*Division of Behavioral Health Services  
Office of the Deputy Director*

2122 E. Highland  
Phoenix, Arizona 85016-4740  
(602) 381-8999  
(602) 553-9140 FAX  
Internet: [www.ahs.state.az.us/bhs](http://www.ahs.state.az.us/bhs)

JANE DEE HULL, GOVERNOR  
CATHERINE R. EDEN, DIRECTOR

April 16, 2001

The Honorable Ruth Solomon  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007

Dear Senator Solomon:

At its meeting held March 13, 2001, the Arizona State Hospital Capital construction Commission took the following action:

Item 1

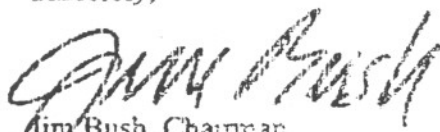
The Commission gave a favorable review of the civil and adolescent facility schematic designs.

Item 2

The Commission gave a favorable review of the Arizona State Hospital Master Plan as it relates to the Civil and Adolescent facilities.

If you have any questions relative to the Commission's action, please contact me at (602) 916-5329.

Sincerely,

  
Jim Bush, Chairman  
Arizona State Hospital Capital  
Construction Commission

Cc: Catherine R. Eden, ADHS Director

*Leadership for a Healthy Arizona*

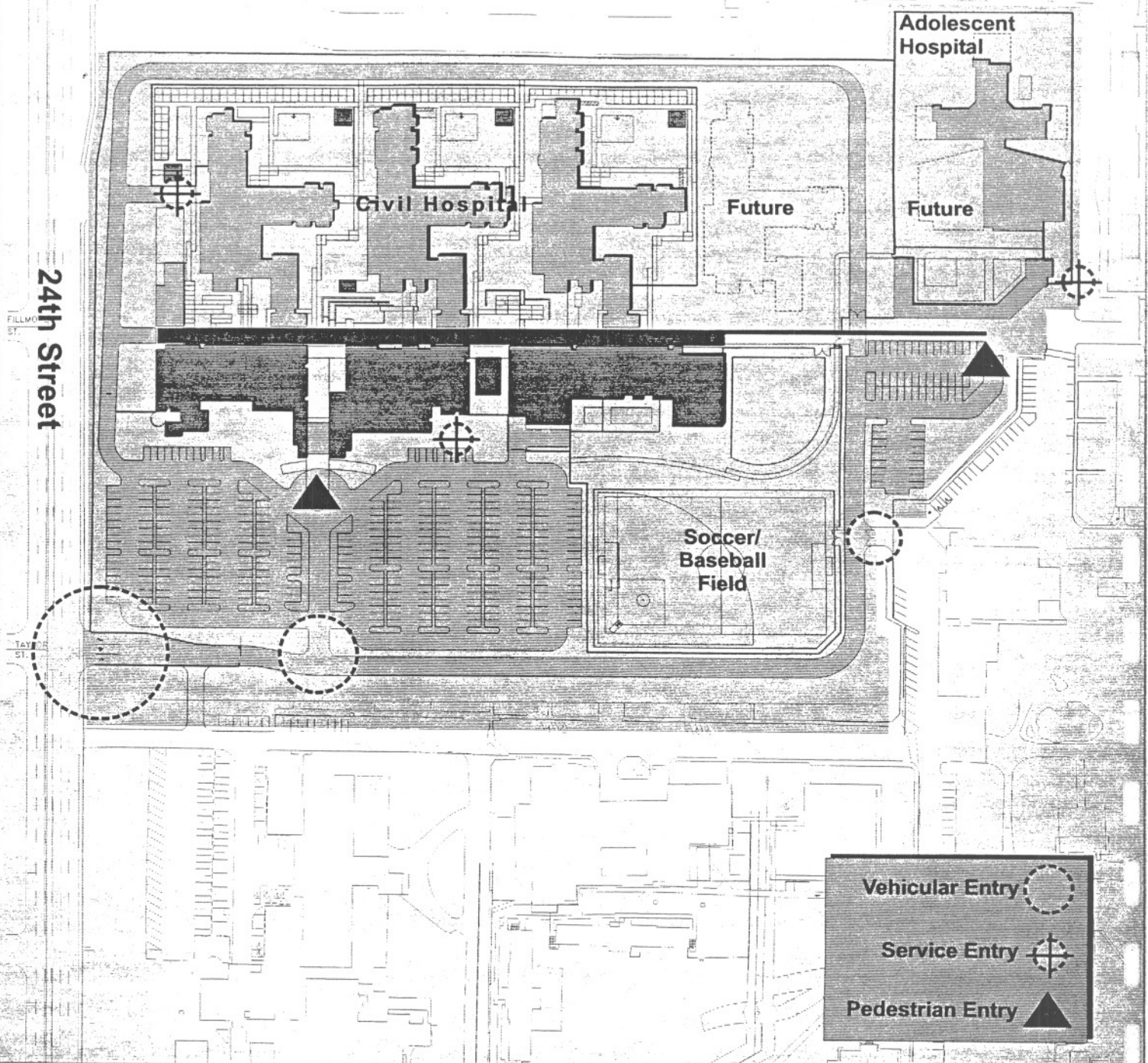
ARIZONA DEPARTMENT of ADMINISTRATION  
CONSTRUCTION SERVICES

PROJECT: Civil Hospital/Adolescent Facility  
PROJECT NUMBER: 8300.05  
PROJECT MANAGER: John Sempert  
SENIOR PROJECT MANAGER: Bruce Ringwald

DATE PREPARED: April 19, 2000  
REVISED: 1/15/01

DESCRIPTION	AMOUNT
<u>FUND SOURCES:</u>	<u>INDEX NO.</u>
Laws 2000 ch 278	21811
	80,000,000
<b>TOTAL FUNDING</b>	<b>\$80,000,000</b>

PROJECT COST:	Civil Projected Final Costs	Adolescent Projected Final Costs	Totals
<u>Professional Services</u>			
1 A/E & Const Mgtm Fees	862,521	23,070	885,591
Subtotal	\$862,521	\$23,070	\$885,591
<u>Construction Services (GC)</u>			
1 Base Contract	30,000,000	3,060,000	33,060,000
2 D/B Equip Allowance	763,981	27,050	791,031
3 Misc Extras (P/A, fountains,Etc )	686,135	40,000	726,135
			0
Subtotal	\$31,450,116	\$3,127,050	\$34,577,166
<u>Separate Contracts</u>			
1. Abatement	624,599		624,599
2. Demo	611,015		611,015
3. Equip by ADOA	479,426	145,830	625,256
4. Temporary Offices & Enclosures	205,321		205,321
5. D/B Stipend	120,000	12,240	132,240
6. Materials Testing	50,000		50,000
7. Furniture Fixtures & Equipment	3,400,000	400,000	3,800,000
Subtotal	\$5,490,361	\$558,070	\$6,048,431
<u>Project Support</u>			
1 ICP Supervision	50,000		50,000
2 WIPP	20,000		20,000
3 ADOA Expenses	20,000		20,000
4 ADOA Salaries	504,000		504,000
5 Risk MGT	0		0
Subtotal	594,000	0	594,000
<u>Estimated Contingency</u>			
6%	2,041,902	890,632	2,932,534
Subtotal	2,041,902	890,632	2,932,534
<b>TOTAL PROJECT COST Civil &amp; Adolescent</b>	<b>40,438,900</b>	<b>4,568,822</b>	<b>45,037,722</b>
<u>Other ASH Projects</u>			
1 Tunnels			\$5,500,685
2 Telephone & Data			\$1,028,000
3 Forensic Hospital			\$11,803,731
4 General Site work			\$5,836,189
5 ACPTC			\$8,369,148
6 Contingency			\$2,424,525
<b>Grand Total</b>			<b>\$80,000,000</b>



# **SITE PLAN**

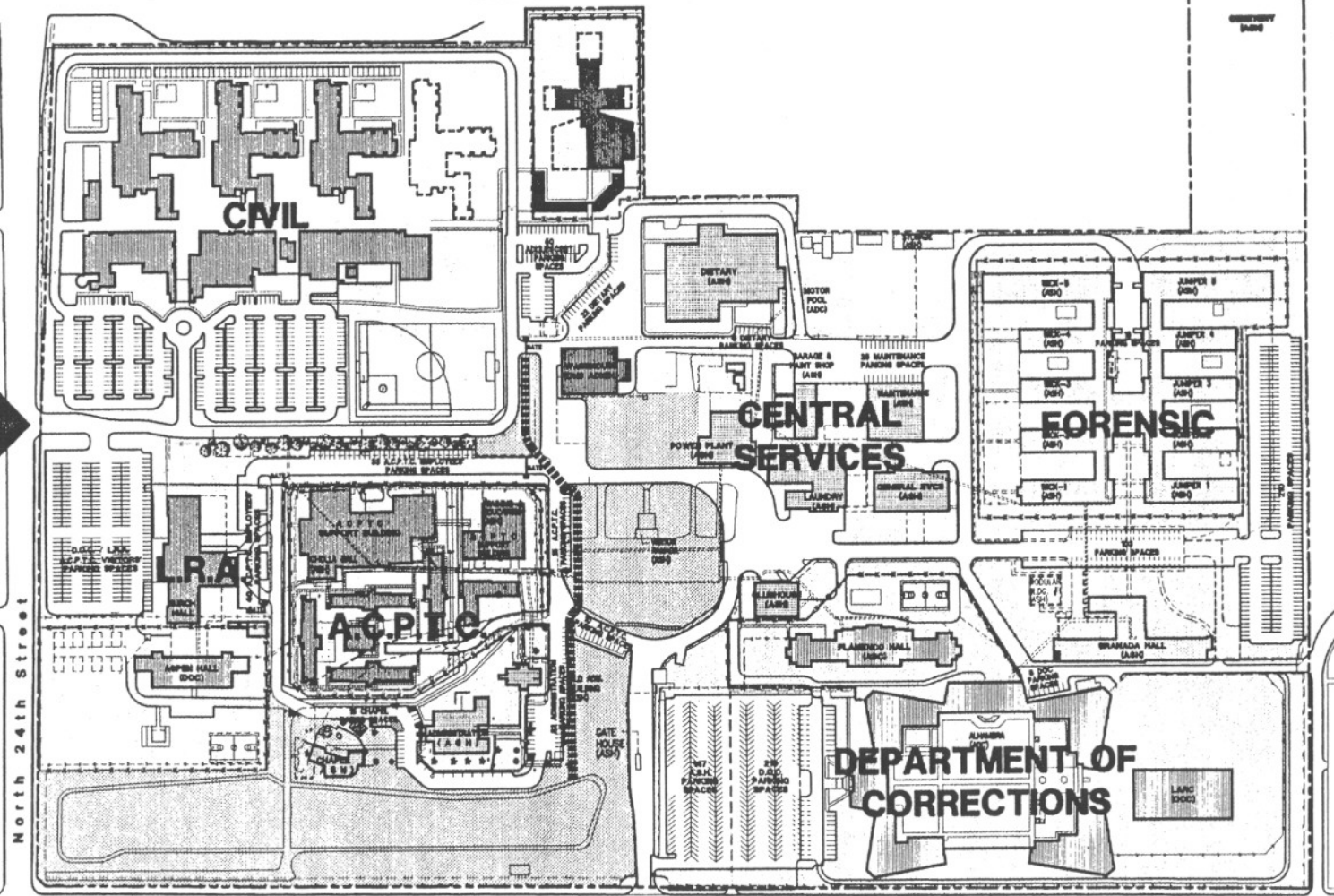
**Arizona State Hospital**  
 New Civil & Adolescent  
 Behavioral Health Hospitals

18 APRIL 2001



**NEW CIVIL  
HOSPITAL  
ADOLESCENT  
FACILITIES**

**MAIN  
ENTRANCE**



**PARKING LEGEND:**

CIVIL HOSPITAL	312 spaces
ADOLESCENT HOSPITAL	50 spaces
DOC / LRA	217 spaces
CHAPEL	15 spaces
ADMINISTRATION	62 spaces
ASH @ ALHAMBRA	147 spaces
DOC @ ALHAMBRA	226 spaces
FORENSIC	328 spaces
DIETARY	29 spaces
A.C.P.T.C.	83 spaces
MAINTENANCE	28 spaces
<b>TOTAL</b>	<b>1497 spaces</b>

**FORENSIC / D.O.C. / A.C.P.T.C.  
Entrance**

**PROPOSED MASTER SITE PLAN  
Arizona State Hospital**

February 27, 2001





RECEIVED

APR 16 2001

A.D.O.A. Construction Services

ATTACHMENT C



Michael L. Haake, AIA  
Jeremy A. Jones, AIA  
Stephen J. Rao, AIA

Mark R. Dee, AIA  
Peter Pascu, AIA  
Dwight C. Todd, AIA  
A. Bradley Woodman, AIA

April 13, 2001

Mr. John Sempert  
Project Manager  
Arizona Department of Administration  
15 South 15th Avenue  
Suite 101  
Phoenix, AZ 85007



RE: New Civil & Adolescent Behavioral Health Hospital  
Ideas Borrowed from Other Proposals  
DWL No. 0103

Dear John:

As you know, the present floor plans for the new Behavioral Health Hospital and the new Adolescent Health Hospital are substantially different (although conceptually the same) from the plans presented in the Design/Build interview. Some of the plan modifications are due to budget restraints and additional input from Hospital staff. However, many of the improvements are a result of borrowed ideas from other proposals. These ideas include, but are not limited to, the following:

1. The Guard House at the vehicular entrance to the Hospital has been eliminated. This was accomplished by developing a site plan so that the entrance to the Hospital was the security entrance, and that the parking remained outside of the secure area. This concept was presented by the Hunt Construction Group proposal.
2. The Design/Build architects studied the Patient unit plans of the DPR proposal. Several ideas were borrowed from that plan:
  - a. The concept of a 20 bed Patient Treatment layout.
  - b. A Nurse Station layout which provided observation of the patient corridors and, simultaneously, the Activity rooms and Activity corridors.
  - c. Patient room layouts with the beds away from the wall with a shared toilet with the adjacent room.
  - d. An Activity room arrangement allowing some dining on the Patient unit.
3. The precast concrete slab structural system, recommended by Hunt Construction Group Design/Build Group, has been incorporated into the present design. It was determined to be a quieter system with less vibration.
4. The configuration of individual Shower rooms for the Adolescent facility was borrowed from the Hunt Construction Group proposal.
5. The expansion of the units by both unit duplication and by radial expansion (at the Adolescent facility) was included in the Hunt Construction proposal.



These borrowed ideas are beneficial individually, but combined they have provided a substantial improvement to the original design, which was voted unanimously as the superior concept of those presented. The result is a design for the new Hospitals which are a combination of the most progressive thinking in mental hospital design.

If you need additional information or require further explanation, please do not hesitate to contact me.

Sincerely,

**DWL ARCHITECTS + PLANNERS, INC.**

A handwritten signature in dark ink, appearing to read 'Michael L. Haake', written in a fluid, cursive style.

Michael L. Haake, AIA, CSI, CCS  
President

MLH.vlr

cc: Bruce Ringwald  
Walter Scott  
Jack Silver