

JOINT COMMITTEE ON CAPITAL REVIEW

Tuesday, June 19, 2018

Immediately Upon Adjournment of the JLBC Meeting

Senate Appropriations Room 109

JLBC

STATE OF ARIZONA

Joint Committee on Capital Review

STATE
SENATE

JOHN KAVANAGH
VICE-CHAIRMAN
SYLVIA ALLEN
OLIVIA CAJERO BEDFORD
KAREN FANN
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1716 WEST ADAMS
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REBECCA RIOS

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Tuesday, June 19, 2018
Immediately Upon Adjournment of the JLBC Meeting
Senate Appropriations, Room 109

MEETING NOTICE

- Call to Order
- [Approval of Minutes of April 25, 2018.](#)
- DIRECTOR'S REPORT (if necessary).
- 1. ARIZONA DEPARTMENT OF ADMINISTRATION
 - A. [Review of FY 2019 Building Renewal Allocation Plan.](#)
 - B. [Review of FY 2019 Capitol Mall Consolidation Fund Expenditures.](#)
 - *C. [Consider Recommending FY 2018 Partial Rent Exemptions.](#)
- 2. [ARIZONA STATE PARKS - Review of Buckskin Mountain State Park Project, Oracle State Park Project and FY 2019 Capital Improvements.](#)
- 3. [DEPARTMENT OF PUBLIC SAFETY - Review of Remote Housing Replacement.](#)
- 4. [*ARIZONA EXPOSITION AND STATE FAIR BOARD - Review of FY 2018 Capital Improvement Expenditures.](#)
- 5. [*ARIZONA DEPARTMENT OF CORRECTIONS - Review of FY 2019 Building Renewal Allocation Plan and Capital Projects.](#)

6. *ARIZONA GAME AND FISH DEPARTMENT - Review of Ben Avery Shooting Facility Operation Center and Store.

* Consent Agenda - These items will be considered in one motion and no testimony will be taken.

The Chairman reserves the right to set the order of the agenda.

6/11/18

kp

People with disabilities may request accommodations such as interpreters, alternative formats, or assistance with physical accessibility. Requests for accommodations must be made with 72 hours prior notice. If you require accommodations, please contact the JLBC Office at (602) 926-5491.



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MINUTES OF THE MEETING

JOINT COMMITTEE ON CAPITAL REVIEW

April 25, 2018

Chairman David Livingston called the meeting to order at 9:07 a.m., Wednesday, April 25, 2018 in House Hearing Room 1. The following were present:

Members:	Senator Kavanagh, Vice-Chairman	Representative Livingston, Chairman
	Senator Allen	Representative Allen
	Senator Cajero Bedford	Representative Alston
	Senator Fann	Representative Cardenas
	Senator Farley	Representative Carter
	Senator Hobbs	Representative Leach
	Senator Yee	Representative Rios

APPROVAL OF MINUTES

Hearing no objections from the members of the Committee to the minutes of December 19, 2017, Chairman David Livingston stated that the minutes would stand approved.

CONSENT AGENDA

The following items were considered without discussion:

ARIZONA STATE PARKS (ASP) - Review of Unisource Energy Services Easement.

ASP requested the Committee review ASP's proposed easement agreement with Unisource Energy Services (UES) at Lake Havasu State Park. Under this agreement, ASP will provide to UES an easement from an electrical box to a transformer to provide 13 cabins and a restroom shower building with electricity. The JLBC Staff provided options.

(Continued)

ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) - Review of Safford Equipment Service Shop and Central Phoenix Impound Storage Yard.

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for capital projects. ADOT requested Committee review of \$4,000,000 from the State Highway Fund for the construction of a new Safford Equipment Service shop. The department also requested review of \$240,000 from the State Highway Fund for the establishment of an impound storage yard in Central Phoenix. Funding for both projects was included in the FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306). The JLBC Staff provided options and a potential provision:

A. *ADOT shall report any project reallocations above \$100,000.*

ADOT - Review of De-icer Buildings Project.

A.R.S. § 41-1252 requires Committee review of expenditure plans for capital projects with costs greater than \$250,000. ADOT requested Committee review of \$1,100,000 from the State Highway Fund for the construction of 2 de-icer buildings, as appropriated by the FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306). The JLBC Staff provided options and a potential provision:

A. *ADOT shall report any project reallocations above \$100,000.*

Senator Kavanaugh moved that the Committee give a favorable review with provisions as outlined in the JLBC Staff analysis, to the 3 consent agenda items listed above. The motion carried.

REGULAR AGENDA

NORTHERN ARIZONA UNIVERSITY (NAU) - Review of Science Annex Renovation.

Mr. Sam Beres, JLBC Staff, stated A.R.S. § 15-1671 requires Committee review of any non-debt financed university capital project paid for with funds from the university's Capital Infrastructure Fund (CIF). NAU requested Committee review of its plan to pay \$17,400,000 in cash to renovate its Science Annex Building. Of the \$17,400,000 total project cost, the university intends to utilize its FY 2019 and FY 2020 General Fund CIF appropriations totaling \$9,100,000. The JLBC Staff provided options and a potential provision:

Standard University Financing Provision

A. *A favorable review by the Committee does not constitute endorsement of General Fund appropriations to offset any revenues that may be required for debt service, or any operations and maintenance costs when the project is complete.*

Ms. Katy Yanez, Associate Vice President, Government Affairs and Business Partnerships, NAU, responded to member questions.

Senator Kavanaugh moved that the Committee give a favorable review of NAU's \$17,400,000 project to renovate the 3rd and 4th floors of its Science Annex Building with the provision. The motion carried.

ARIZONA GAME AND FISH DEPARTMENT (AGFD) - Review of FY 2018 Building Renewal, FY 2017 Capital Improvements and FY 2017 Boat Structures.

Mr. Ben Murphy, JLBC Staff, stated A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for capital projects and building renewal. The FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306) appropriated \$530,000 from the Game and Fish Fund in FY 2018 for building renewal. The FY 2017 Capital Outlay Bill (Laws 2016, Chapter 126) appropriated \$3,867,000 from the Game and Fish Fund for capital improvements, of which the department designated \$3,020,000 for a Sterling Springs Hatchery renovation and \$847,000 for general capital improvements. The FY 2017 Capital Outlay Bill (Laws 2016, Chapter 126) also appropriated \$874,900 from the Watercraft Licensing Fund for boat structures projects. AGFD requested Committee review of the following items:

- \$41,700 for parking lot repairs at Page Springs Hatchery.
- \$2,562,000 for the remaining portion of its Sterling Springs Hatchery renovation project.
- \$160,000 for conference room improvements and a wildlife enclosure.
- \$245,100 for 3 statewide boat structure projects.

The JLBC Staff provided options and a potential provision.

Senator Kavanagh moved that the Committee give a favorable review to \$41,700 for parking lot repairs at Page Springs Hatchery, \$2,562,000 for the remaining portion of the Sterling Springs Hatchery renovation project, \$160,000 for conference room improvements and a wildlife enclosure, and \$245,100 for 3 boat structure projects. The favorable review included the following provision:

- A. *In accordance with A.R.S. § 41-1252A(4), if AGFD adds a new project not listed in this request, the department must submit the proposed project and expenditure plan for Committee review.*

The motion carried.

ARIZONA EXPOSITION AND STATE FAIR - Review of FY 2017 Capital Improvement Expenditures.

Mr. Chris Gustafson, JLBC Staff, stated A.R.S. § 41-1252 requires Committee review of expenditure plans for capital projects. The Arizona Exposition and State Fair (AESF) Board requested Committee review of the scope, purpose and estimated cost of 4 capital projects with a total cost of \$395,000. The FY 2017 Capital Outlay Bill (Laws 2016, Chapter 126) appropriated \$1,000,000 from the Arizona Exposition and State Fair Fund to the AESF Board for capital improvements. Along with the \$303,000 reviewed by the Committee at its June 2017 meeting, the current request would leave \$302,000 remaining from AESF's FY 2017 capital appropriation. The JLBC Staff provided options and potential provisions.

Ms. Wanell Costello, Executive Director, Arizona Exposition and State Fair, responded to member questions.

Senator Kavanagh moved that the Committee give a favorable review to of 4 capital projects with a total cost of \$395,000. The favorable review included the following provisions:

- A. *AESF shall report to the JLBC Staff if the actual cost of any project included in the expenditure plan exceeds the estimated cost by more than 20%.*

(Continued)

B. *If an emergency arises that is not addressed by the existing expenditure plan:*

1. *AESF shall notify the Chairman and the JLBC Staff that they plan to spend less than \$50,000 on an emergency project. AESF can proceed without Committee review.*
2. *The Chairman can allow AESF to move forward with an emergency project of greater than \$50,000 without Committee review.*
3. *The Chairman will notify AESF if he does not agree that the project is an emergency and that the project will require full Committee review.*

An "emergency" project is defined as unforeseen, critical in nature, and of immediate time sensitivity.

C. *It is the intent of the Committee to not review the \$120,000 allocation from the FY 2017 ADOA building renewal appropriation for the repair of the 1938 Works Progress Administration Civic Building until the provisions pursuant to Laws 2016, Chapter 126 are met. Statute does not permit ADOA to spend the \$120,000 until matching funds from the City of Phoenix are received. When ADOA and the Arizona Exposition and State Fair Board subsequently request review of the 1938 WPA Civic Building Project, they shall include information on how total project funds will be spent and if the repairs will be sufficient to make the building operational.*

D. *No monies from the FY 2017 (Laws 2016, Chapter 126) or FY 2018 (Laws 2017, Chapter 306) capital appropriation may be spent on projects related to the 1938 WPA Civic Building without prior Committee review.*

The motion carried.

Without objection, the meeting adjourned at 9:31 a.m.

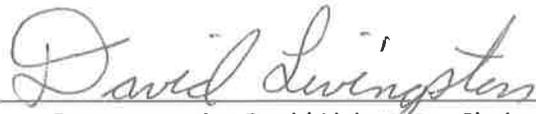
Respectfully submitted:



Kristy Paddack, Secretary



Jack Brown, Assistant Director



Representative David Livingston, Chairman



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DATE: June 12, 2018

TO: Members of the Joint Committee on Capital Review

FROM: Morgan Dorcheus, Fiscal Analyst MD

SUBJECT: Arizona Department of Administration - Review of FY 2019 Building Renewal Allocation Plan

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies. The Arizona Department of Administration (ADOA) requests the Committee review its FY 2019 Building Renewal Allocation Plan.

The FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277) appropriated a total of \$11,000,000 from the Capital Outlay Stabilization Fund (COSF) for building renewal. In addition, the FY 2019 Capital Outlay Bill directly appropriated \$1,000,000 from COSF to ADOA for demolition of the 1275 West Washington Street building.

ADOA is requesting a review of the full \$12,000,000 appropriation for building renewal and building demolition projects in FY 2019. The proposed expenditure plan is consistent with building renewal guidelines and appropriations.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the \$12,000,000 request.
2. An unfavorable review.

Under either option, the Committee may also consider the following provisions:

(Continued)

- A. ADOA shall report any reallocations between projects as listed in *Table 1* to the JLBC Staff. If there is significant change of scope in the reallocation reported by ADOA, the JLBC Staff shall recommend ADOA request Committee review of the reallocation.
 - B. The distribution of the emergency contingency allocation of \$304,000 be addressed as follows:
 - 1. ADOA shall notify the Chairman and the JLBC Staff that they plan to spend less than \$50,000 on an emergency project. ADOA can proceed without Committee review.
 - 2. The Chairman can allow ADOA to move forward with an emergency project of greater than \$50,000 without Committee review.
 - 3. The Chairman will notify ADOA if he does not agree that the project is an emergency and that the project will require full Committee review.
- An "emergency" project is defined as unforeseen, critical in nature, and of immediate time sensitivity. Prior reviews also included this provision.
- C. If ADOA adds a new non-emergency project not listed in this request, the department must submit the proposed project and expenditure plan for Committee review.
 - D. The demolition of the 1275 West Washington Street and 1510/1520 West Adams Street buildings shall be bid as a single contract. The demolitions shall occur as soon as possible after the buildings have been vacated.
 - E. ADOA and the Department of Agriculture shall jointly report to the Committee by August 31, 2018 an update on the private lease agreement for the State Agricultural Laboratory, including location, square footage, cost per square foot, a proposed funding structure for any rent increase, and any improvements required to fit the needs of the lab.
 - F. Committee review does not include a commitment to fund any increase in rent or operating costs as a result of relocating the State Agricultural Laboratory to privately leased space.

Key Points

- 1) The FY 2019 budget appropriates \$11.0 M from state agency rent funds ("COSF") for building renewal projects.
- 2) The main uses will be:
 - HVAC Replacement, \$3.3 M
 - Capitol Mall Elevator Repairs, \$2.5 M
 - Roof Replacement, \$1.6 M
 - Fire Alarm Replacement, \$1.3 M
- 3) The budget also permits ADOA to use these funds for building demolition.
- 4) ADOA proposes using \$700,000 to demolish the 1510/1520 West Adams building, which requires relocating the State Agricultural Laboratory to private space.
- 5) Relocation of the lab will likely increase annual rent costs by approximately \$300,000.
- 6) The budget also appropriates \$1.0 M directly for demolition of the old Attorney General building.

(Continued)

Analysis

Building renewal appropriations provide for the major maintenance and repair of state-owned buildings. The building renewal formula takes into account the replacement value, age, and life-cycle of all structures in the ADOA building system. A total of \$11.0 million is appropriated to ADOA to fund 24.5% of the building renewal formula in FY 2019. In addition, \$1.0 million is appropriated to ADOA for building demolition. (These amounts exclude Department of Corrections’ facilities as they received their own building renewal appropriation.) See *Table 1* for the list of projects included in ADOA’s FY 2019 Building Renewal Allocation Plan.

The following provides an overview of the amounts allocated to different categories of projects. Project categories include Fire and Life Safety, Building Shell, Major Building Services, Infrastructure, Building Interiors, Building Demolition, and Preventative Maintenance. Additionally, ADOA has allocated funding for project management and contingencies.

Table 1	
FY 2019 Building Renewal Allocation Plan	
<u>Fire & Life Safety Projects</u>	
ADOA Statewide Replace Fire and Life Safety Systems	\$ 1,300,000
<u>Building Shell Projects</u>	
ADOA Statewide Roof Repair, Roof Replacement, and Exterior Caulking	\$ 1,600,000
<u>Major Building Services Projects</u>	
ADOA Statewide HVAC Systems Replacement Statewide	\$ 3,320,000
ADOA Capitol Mall Repair/Modernize Elevators	<u>\$ 2,500,000</u>
<i>Subtotal</i>	<u>\$ 5,820,000</u>
<u>Infrastructure Projects</u>	
ADOA Capitol Mall Replace/Repair Parking Lots	\$ 300,000
<u>Building Interior Projects</u>	
400 W Congress - Carpet and Floor Covering Replacement	\$ 200,000
<u>Building Demolition Projects</u>	
1275 W. Washington St.	\$ 1,000,000
1510/1520 W Adams St.	<u>\$ 700,000</u>
<i>Subtotal</i>	<u>\$ 1,700,000</u>
<u>Preventative Maintenance Projects</u>	
ADOA Capitol Mall Preventative Maintenance	\$ 400,000
<u>Other Projects</u>	
Personnel Services/ERE Costs	\$ 275,000
Building Renewal Project Scoping	100,000
Risk Management Insurance Premium	1,000
Emergency Contingency	<u>304,000</u>
<i>Subtotal</i>	<u>\$ 680,000</u>
TOTAL	\$12,000,000

(Continued)

Reasonableness of Estimates

The allocation plan represents ADOA's estimated cost of the proposed projects. ADOA estimates these costs based on past projects and project scoping services. ADOA uses state contracts and issues requests for quotes (RFQs) as necessary to procure vendors for each project. As a result, the project costs may change as the procurement process occurs.

The ADOA Building Renewal Allocation Plan lists potential projects within each category. ADOA states that all projects may not be funded. ADOA has indicated that they may need to add new projects not listed. In that circumstance, the JLBC Staff recommends the Committee adopt a provision requiring the department to submit any new non-emergency projects for Committee review.

To track ADOA's actual spending decisions, the FY 2019 Capital Outlay Bill included a footnote requiring ADOA to report to the JLBC Staff on the status of all building renewal projects and building renewal expenditures on or before January 31, 2019 and May 30, 2019.

Fire and Life Safety Projects

A total of \$1.3 million will be allocated to fire and life safety system replacements statewide. ADOA has identified 2 priorities, including the 400 West Congress (Tucson) building and the 15 South 15th Avenue building for fire alarm and suppression system replacement.

Fire alarm replacement has been a major building renewal priority for the past several years. ADOA has allocated approximately \$15.7 million in the last 6 years to repair or replace fire alarm systems at 52 state buildings. Fire alarm systems have a life-span of approximately 15 years.

Building Shell Projects

A total of \$1.6 million will be allocated to 3 different projects to fund the repair or replacement of failing roofs and exterior caulking at agencies statewide within in the ADOA Building Renewal System. Building priorities include the 1700 West Washington Executive Tower, the Arizona Historical Society - Tucson History Museum, and Capitol Mall buildings.

Major Building Services Projects

A total of \$5.8 million will be allocated to 7 different projects. Of this amount, \$3.3 million will be spent on 5 HVAC projects which include replacing chillers, cooling towers, boilers, and air handling units.

A sum of \$2.5 million will be spent on elevator repair or upgrade projects on the 1700 West Washington Executive Tower and 1700 West Washington-1938 Addition.

Infrastructure Projects

A total of \$300,000 will be allocated to infrastructure projects. This amount will be used to replace or repair parking lot surfaces on the Capitol Mall and electrical infrastructure at Wesley Bolin Plaza.

Building Interior Projects

A total of \$200,000 will be allocated to replacing carpet and floor coverings in the 400 West Congress building located in Tucson.

Building Demolition

A total of \$1,700,000 is allocated to the demolition of 2 state buildings that have deferred maintenance costs higher than their replacement value. This amount includes asbestos testing and abatement, demolition and removal of buildings, asphalt, sidewalks, and retaining walls, and modification of existing

(Continued)

utility systems. One potential provision would require ADOA to bid the demolition of both buildings as a single contract. ADOA estimates that bidding the demolition of both buildings at the same time will save approximately 5-10% in total demolition costs (approximately \$100,000 to \$200,000). ADOA estimates the cost of demolition based on quotes from demolition contractors and statewide contracts for abatement and environmental oversight.

Generally, statute restricts building renewal appropriations for the repair and maintenance of existing building structures. Therefore, building renewal appropriations cannot be used for demolition projects. However, the FY 2019 Capital Outlay Bill permits ADOA to use monies appropriated for building renewal for building demolition.

Of the total \$1.7 million allocated for building demolition, \$1.0 million was appropriated specifically for demolition of the 1275 West Washington Street building previously occupied by the Attorney General. The building is currently vacant. Future site use has not yet been determined.

ADOA proposes using \$700,000 from the \$11.0 million building renewal appropriation for demolition of the 1510/1520 West Adams Street building, which share a common wall. 1510 West Adams Street is currently occupied by the State Data Center, which is in the process of being relocated to the IO Data Center in privately leased space. 1520 West Adams Street is currently occupied by the Department of Agriculture (ADA)'s State Laboratory. ADOA expects the building to be vacant by December 2018.

ADA plans to move the State Agricultural Laboratory to privately leased space. In addition to the space at 1520 West Adams Street, which totals 8,529 square feet, the department occupies approximately 3,227 square feet of space in the State Health Laboratory building operated by the Department of Health Services (DHS). ADA currently pays \$132,100 in annual rent, or \$16 per square foot, for space at the 1520 West Adams Street building and does not pay rent for space used in the DHS lab building. Both lab spaces (1520 West Adams and DHS location) will be consolidated and relocated to privately leased space.

ADOA reports that the department is currently working with ADA to identify a private lab space and negotiate a lease. ADOA expects rent payments to increase to approximately \$30 per square foot for an increase in annual rent costs of approximately \$300,000. A specific rent amount cannot be determined until a new location is identified.

After demolition, ADOA proposes that the 1510/1520 West Adams Street site be paved for parking until the best use of the site can be determined. The cost of paving is included in the \$1.7 million total building demolition estimate. ADOA plans to leave the 1275 West Washington site as a vacant lot.

Due to uncertainty surrounding the Agricultural Laboratory relocation, potential provisions include: a) a requirement for ADOA and ADA to provide a joint update on the project and b) a statement that JCCR review does not include a commitment to fund any increase in rent or operating costs.

Preventative Maintenance Projects

A total of \$400,000 is allocated for planned electrical, mechanical, and plumbing maintenance on the Capitol Mall.

Other Projects

The sum of \$275,000 will be allocated to cover project management costs for FY 2019 building renewal projects. Because some of the project costs listed above were based solely on agency estimates,

(Continued)

\$100,000 will be spent on contractors to better develop detailed scopes of work to implement projects in a cost-effective manner. A payment of \$1,000 will be paid for a Construction Insurance Premium. A total of \$304,000 is allocated for contingency.

Some of the amounts above are based on agency estimated scope and project costs, while some amounts are based on estimates from ADOA engineering studies, audits, and historical costs.

FY 2018 Expenditures

The FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306) appropriated a total of \$8.3 million for building renewal. This amount consisted of \$5.7 million from the General Fund and \$2.6 million from COSF. ADOA has spent \$5.2 million of the total FY 2018 appropriation. Of the remaining amount, \$2.2 million has been committed but unexpended, and \$854,200 is uncommitted and unexpended.

MD:kp

Douglas A. Ducey
Governor



Gilbert Davidson
Chief of Operations
and Interim Director

ARIZONA DEPARTMENT OF ADMINISTRATION

OFFICE OF THE DIRECTOR

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May 24, 2018

The Honorable John Kavanagh, Chairman
Joint Committee on Capital Review (JCCR)
Arizona State Senate
1700 West Washington Street
Phoenix, Arizona 85007

The Honorable David Livingston, Vice-Chairman
Joint Committee on Capital Review (JCCR)
Arizona House of Representatives
1700 West Washington Street
Phoenix, Arizona 85007

Dear Senator Kavanagh and Representative Livingston:

Section 41-1252, Arizona Revised Statutes, provides the Joint Committee on Capital Review (JCCR) shall review the expenditure of all monies appropriated for building renewal. Laws 2018, Second Regular Session, Chapter 277 (SB1522) appropriated \$12,000,000 to the Arizona Department of Administration (ADOA) to allocate to the ADOA Building System for building renewal projects. Chapter 277 which appropriated \$10,000,000 from the the capitol mall consolidation fund established by section 41-792.01 also requires ADOA to submit scope, purpose and estimated cost of the capital improvements to JCCR for its review prior to spending the appropriation.

ADOA requests JCCR review ADOA's FY 2019 ADOA Building System building renewal allocation plan for \$12,000,000 and capitol mall consolidation fund appropriation request for \$10,000,000.

To the extent possible, ADOA completes major maintenance and replacements to building systems before failures occur. Given the years of deferred major maintenance of an aging building



The Honorable John Kavanagh
The Honorable David Livingston
May 24, 2018
Page 2 of 2

infrastructure, it is difficult, if not impossible, to anticipate the timing and nature of building component failure. In the event of one or more unexpected critical breakdowns or imminent failures, ADOA may redirect all or some monies from an allocation to address critical priorities.

If you have any questions regarding ADOA's FY 2019 ADOA Building System building renewal allocation plan please contact Nola Barnes, Assistant Director, ADOA General Services Division (GSD), at 602-542-1954.

Sincerely,

Signature:

Email: gdaivdson@az.gov

Gilbert Davidson
Chief of Operations and Interim Director

Attachments (1)

cc: Richard Stavneak, Director, JLBC Staff
Rebecca Perrera, Fiscal Analyst, JLBC Staff
Matt Gress, Director, OSPB
Jacob Wingate, Budget Analyst, OSPB
Kevin Donnellan, Deputy Director, ADOA
Nola Barnes, Assistant Director, ADOA/GSD
John Hauptman, General Manager, ADOA/GSD

Arizona Department of Administration (ADOA) Building System
 FY 2019 Building Renewal Allocation Plan
 Laws 2018, Second Regular Session, Chapter 277 (SB1522)
 \$12,000,000*

FY 2019 Building Renewal Allocation Plan

Project Category	Allocation
Replace Fire & Life Safety Systems	\$1,300,000
Building Shell (Asset Preservation)	\$1,600,000
Major Building Services	\$3,320,000
Repair/Modernize Elevators	\$2,500,000
Infrastructure	\$300,000
Building Interiors	\$200,000
Building Demolition*	\$1,700,000
Preventative Maintenance	\$400,000
Project Scoping and Professional Services	\$100,000
Construction Services Project Management Costs	\$275,000
Risk Management Insurance Premium	\$1,000
Building Renewal Emergency & Contingency Allocation	\$304,000
Total FY 2019 Building Renewal Appropriation	\$12,000,000*

*Includes \$1,000,000 appropriation for 1275 W Washington demolition

Arizona Department of Administration (ADOA) Building System
FY 2019 Building Renewal Allocation Plan
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$12,000,000*

\$1,300,000 REPLACE FIRE AND LIFE SAFETY SYSTEMS to improve or eliminate an impending condition that threatens life or property in the ADOA Building System

A.R.S. § 41-793.D. requires that the Arizona Department of Administration (ADOA) should give priority to fire and life safety projects. The ADOA Building System (Building System) has several fire alarm and suppression systems that have exceeded their life expectancy, are functionally obsolete and in various stages of failure, if not already failed. When fire alarm systems are out of commission for extended repair times, agencies must employ 24-hour fire watch personnel, usually on an overtime basis, to achieve fire and life safety standards. This project will upgrade fire alarm and suppression systems necessary to bring state facilities into compliance with Federal, State, and Local fire and life safety regulations. The following list of deficiencies is a small portion of the work needed throughout the Building System.

Projected improvements include:

- ADOA—Replace Fire Alarm/Suppression-400 W Congress
- ADOA—Replace Fire Alarm/Suppression -15 S 15th Ave (including garage)

\$1,600,000 BUILDING SHELL for asset protection to address deficiencies in existing roofs, exterior closures, walls, windows and/or doors in the Building System

The deficiencies being addressed represent a small fraction of the deteriorating exterior systems where further repairs are not cost effective nor prevent leaks. Neglect of exterior roofs, walls, windows, and doors facilitates deterioration of building structural systems, leads to potential mold growth, and increases risk of damage to interior contents. Further, the costs of structure damage and mold abatement can often exceed the cost of replacing a roof membrane. This project is dedicated to proactively replacing failing roof systems throughout the Building System to mitigate negative impacts of interruption to mission critical functions and expensive "crisis-mode" emergency repairs and replacements.

Projected improvements include:

- ADOA—Repair Exterior Caulking-1700 W Washington Executive Tower
- ADOA—Repair or Replace Failing Roofs-Capitol Mall
- Historical Society, Arizona—Repair or Replace Failing Roofs-Tucson History Museum

\$3,320,000 MAJOR BUILDING SERVICES in the Building System

The deficiencies in this project reflect the worsening condition of HVAC components, including large central plants, in the Building System. Many of the failing chillers and cooling towers are original to building construction, have surpassed their useful lives, and can no longer meet the cooling demands of the structures they support. Many systems are functionally unpredictable and imminent failure conditions threaten mission critical functions of public safety and institutional

Arizona Department of Administration (ADOA) Building System
FY 2019 Building Renewal Allocation Plan
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$12,000,000*

operations. Replacing aged and inefficient systems with new and more efficient systems will protect assets, provide comfortable climate control, and generate energy savings.

Various HVAC and energy management building controls throughout the Building System are lacking and/or equipped with disparate “front-ends” requiring multiple computers, workstations, and hardware to control major building systems. Some HVAC system components are inefficient, lack interconnectivity, and are failing. Replacing and integrating multiple systems into a single processing source will provide a centralized control of HVAC and energy management systems, decrease energy consumption, reduce equipment downtime, and improve allocation of personnel resources. Failure to address these aging systems could result in a shutdown of mission critical State services and increased costs for emergency procurement.

Projected improvements include:

- ADOA–Replace Failing HVAC-1600 W Monroe Cooling Tower
- ADOA–Replace Failing HVAC-1616 W Adams Air Handler Units
- Historical Society, Prescott–Replace Failing HVAC-Sharlot Hall Museum Heat Pumps
- Economic Security, Department of–Replace Failing HVAC- DES Statewide
- Public Safety, Department of–Replace Failing HVAC-DPS Statewide

\$2,500,000 REPAIR/MODERNIZE ELEVATORS

Various building elevators within the Building System are obsolete and replacement parts are no longer available. Elevator failures would leave buildings without passenger or freight elevator services, placing the buildings out of compliance with ADA guidelines, increase emergency repair costs and have a detrimental effect on building safety and daily operations. The proposed allocation will address some of the critical needs on the Capitol Mall.

Projected improvements include:

- ADOA–Repair/Modernize Elevators-1700 W Washington Executive Tower
- ADOA–Repair/Modernize Elevators-1700 W Washington, 1938 Justice Addition

\$300,000 INFRASTRUCTURE

This category of projects can include existing roadways, parking lots, pedestrian paving, site electrical and mechanical utilities, water supply and distribution, sanitary and storm sewers, waste treatment, electrical distribution, Service Entrance Sections (SES), site lighting, fencing, communications, and security.

Aging and obsolete Service Entrance Sections are subject to failure. Such failures can result in an arc flash or a blast that could present a life safety issue. Furthermore, a failure would result in a loss of electrical service and require costly emergency replacement.

Various parking lot repairs and replacements have been in “deferred indefinitely” status and are in an exhausted state of deterioration. The parking lot surfaces have succumbed to long-term

Arizona Department of Administration (ADOA) Building System
FY 2019 Building Renewal Allocation Plan
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$12,000,000*

erosion, shifting, and settling caused by water penetration of the underlying pavement base and extreme weather conditions exacerbated by the weight of passing traffic. In most cases, interim measures such as patch repairs and sealants are ineffective and the only option is to remove and replace the asphalt. The proposed allocation will address critical needs throughout the Building System.

Projected improvements include:

- ADOA—Repair or Replace Infrastructure-SES at Wesley Bolin Plaza
- ADOA- Repair or Replace Parking Lots - Capitol Mall

\$200,000 BUILDING INTERIOR PROJECTS in the Building System

Replacement of floor coverings have been in a “deferred indefinitely” status for many years because limited building renewal monies are directed at keeping failing roofs, HVAC, electrical and plumbing systems, fire alarms, sewer and water systems operational. Many floor coverings—some as old as 20 years—have exhausted a deferred status and are in such poor condition they require immediate attention to avert or eliminate safety hazards. The expected useful life of most carpet in a typical office building is five to ten years. Conditions include floor coverings completely worn through to the floor, trapped dirt accumulation, patch maintenance, stains, unraveling seams and tears, unsuccessful duct tape repairs, and extensive rippling. Further, some carpet cannot be cleaned as an interim alternative because it so deteriorated the cleaning process further damages worn or torn fibers, and water penetrates and compresses “wet” dirt onto the floor surface underneath.

Projected improvements include:

- ADOA—Replace Carpet & Floor Coverings-400 W Congress

\$1,700,000 BUILDING DEMOLITION in the Building System

Notwithstanding Arizona Revised Statutes Title 41, Chapter 4, Article 7; Laws 2018, Second Regular Session, Chapter 277, Section 5.B (SB 1522) authorizes ADOA to use monies appropriated for building renewal in fiscal year 2018-2019 for building demolition.

In FY 2016, ADOA procured the services of a consultant to perform Facility Condition Assessments (FCA) on all ADOA managed and or operated buildings in the Capitol Mall area, in Phoenix, and in Tucson. The Facility Condition Index (FCI) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility’s deficiencies to the facility’s Current Replacement Value (CRV). It ranges from 0% (new building) to 100% (building beyond Service Life). A facility with an FCI of 60% or higher is typically recommended for complete replacement.

The analysis of the overall conditions of ADOA’s Capitol Mall buildings indicate that even though the ADOA buildings are not as old as most of the buildings assessed by the engineering firm, they are in worse overall condition because of the higher than normal percentage of

Arizona Department of Administration (ADOA) Building System
FY 2019 Building Renewal Allocation Plan
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$12,000,000*

deferred maintenance. Most, if not all, renewable building system components have exceeded their statistical life cycle after 20-30 years of service, in some cases by 15 years. The poor condition and the continued deterioration of State facilities has resulted in costly reactive emergency repairs, underutilization of space, unanticipated vacancy, reactive leasing decisions, and unnecessary spending to lease privately owned facilities.

The Facility Condition Assessment for 1275 W Washington and 1510/1520 W Adams St identified a combined **\$24.3 million** of accrued long term, ongoing deferred maintenance. Demolition of these sites will reduce the State's liability for deferred maintenance.

Upon JCCR review, ADOA will combine these two demolition projects to achieve savings in procurement, overhead, mobilization and economies of scale.

Scope consists of the following:

- Test and abate any and all asbestos material
- Demolish and remove building debris, foundation slabs and foundation footings
- Remove all existing site work including asphalt, sidewalks and retaining walls
- Remove underground utilities
- Modify and disconnect building from the existing chilled water system
- Cap sewer and water utilities
- Bring site to a flat rough grade

1275 W Washington St - \$1,000,000

In December of 2017, the Arizona Office of the Attorney General vacated the 1275 W Washington St facility. With a FCI rating in excess of 60%, it is more fiscally prudent to demolish and replace the building rather than correct the **\$15 million** in deferred maintenance. ADOA does not recommend investing in the repair and renovation of this building. In addition, the building configuration of approximately 100,000SF on two floors is inefficient and does not provide adequate secure onsite parking for visitors and employees. Buildings that remain vacant and in chronic decline, create an attractive nuisance that facilitates trespass and vandalism. Demolition of the 1275 W Washington building will represent an initial step in a long term strategy to improve the Capitol Mall.

1510/1520 W Adams St - \$700,000

In 2017, ADOA completed a Reuse Assessment and Cost Analysis for 1510/1520 W Adams St. As a result of this analysis, ADOA does not recommend investing in the repair and renovation of these buildings. Due to the ongoing **\$9.3 million** of deferred maintenance and the inherent nature of their purpose built design (1510 originally built as an office building was retrofitted over 30-years ago to a data center and 1520 originally constructed to house the State Health Laboratory), these buildings are functionally obsolete in purpose, are not well suited, and are cost prohibitive to repurposing for alternative uses. The FCI comparing the cost of repair and renovation versus a new building project is more than 110% for these buildings.

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\$12,000,000*

The building at 1510 is expected to be vacant December 2018. Due to the persistent deteriorating condition of the 1520 building, the Department of Agriculture is currently pursuing a strategy to privately lease a modern purpose-built lab space for the State Agricultural Laboratory. The building will be vacant by the end of the second quarter of FY 2019.

Since there is no practical strategy for the reuse of these buildings, it is recommended to demolish the structures and pave the site for parking until such time that the highest and best use of the site would be determined.

\$400,000 PREVENTATIVE MAINTENANCE of ADOA Managed Facilities

ADOA plans to spend this allocation on preventative maintenance for planned electrical, mechanical, and plumbing maintenance on the Capitol Mall.

\$100,000 PROJECT SCOPING/PROFESSIONAL SERVICES for Building System—Building Renewal Project Priorities (FY 19 and Prospective FY 20)

Due to state agency attrition, some of the building renewal requests ADOA receives for funding consideration have deficient or very broad scopes of work, no supporting documentation, and insufficient, unreliable, or aged cost estimates. The proposed allocation supports ADOA in the development and implementation of appropriate scopes of work that adequately and cost effectively address the requirements of an agency project request.

\$275,000 CONSTRUCTION SERVICES PROJECT MANAGEMENT COSTS for ADOA General Services Division (GSD) Personnel Services or Employee Related Expenditures

ADOA may allocate up to up \$275,000 in Personal Services and Employee Related Expenses for up to 5 FTE positions for building renewal project management.

\$1,000 RISK MANAGEMENT INSURANCE PREMIUM for ADOA Risk Management Construction Insurance

The ADOA GSD pays a 0.34% Construction Insurance Premium from each fiscal year's building renewal appropriation to ADOA State Risk Management for Errors and Omissions (E&O) insurance premiums associated with Engineering and Architectural (A&E) services contracts. The premium is not paid for direct construction costs or reimbursable expenses.

\$304,000 BUILDING RENEWAL EMERGENCY AND CONTINGENCY ALLOCATION for Building System Statewide Priorities

ADOA will expend monies from allocation to repair or replace failed or failing HVAC, plumbing, electrical, and other building systems in mission critical structures as the need arises.



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REBECCA RIOS

DATE: June 12, 2018
TO: Members of the Joint Committee on Capital Review
FROM: Rebecca Perrera, Senior Fiscal Analyst *RP*
SUBJECT: Arizona Department of Administration - Review of FY 2019 Capitol Mall Consolidation Fund Expenditures

Request

A.R.S. § 41-792.02 requires Committee review of expenditure plans for monies appropriated from the Capitol Mall Consolidation Fund. The FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277) appropriated \$10,000,000 from the Capitol Mall Consolidation Fund for the renovation of state-owned buildings.

The Arizona Department of Administration (ADOA) requests Committee review of its expenditure plan for \$1,000,000 from the Capitol Mall Consolidation Fund in FY 2019 to begin renovations of 1400 W. Washington.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the request.
2. An unfavorable review of the request

Under either option, the Committee may also consider the following provisions:

- A. ADOA shall prioritize tenants moving from privately-leased space into 1400 W. Washington in its tenant relocation plan.
- B. ADOA shall submit its finalized tenant list to the JCCR when requesting review for the remaining \$9,000,000 FY 2019 appropriation.
- C. ADOA shall not use FY 2019 Building Renewal monies for the 1400 W. Washington without first requesting Committee review.

(Continued)

Key Points

- 1) The FY 2019 budget appropriated \$10 M from for major building renovations to consolidate state space.
- 2) ADOA proposes to renovate 1400 W. Washington.
- 3) ADOA's plan appear in flux:
 - On May 29, ADOA requested review of \$10 M and reported ADE will move from its privately-leased space on Central Avenue.
 - On June 1, ADOA revised its request to \$1 M and reported it had not finalized the tenant relocation plan.

Analysis

Current Request

The FY 2019 Budget Procedures Budget Reconciliation Bill (BRB) (Laws 2018, Chapter 279) establishes A.R.S. § 41-792.02 which created the Capitol Mall Consolidation Fund. The fund is administered by ADOA and is used for the renovation and repair of state-owned buildings. As session law, the bill directs the sale proceeds from the properties at 2910 N 44th Street in Phoenix, 2162 Vickey Street in Flagstaff, and the northeast corner of South Horne Street and East Baseline Road in Mesa. ADOA reports that all 1 property is in escrow and 1 property has an offer for a total of \$10.4 million (*see Table 1*).

Table 1

**Sale of State Property Status
Capitol Mall Consolidation Fund Revenue**

Property	Amount	Status
2910 N 44th Street (Phoenix)	9,340,000	Escrow closes August 2018
2163 Vickey Street (Flagstaff)	N/A	No current offer. Appraised for \$1.9 million.
Horne Street/Baseline Road (Mesa)	<u>1,022,000</u>	Offer pending. Escrow would close October 2018
Total	\$10,362,000	

The JLBC Staff notes that the FY 2019 Budget Procedures BRB allows ADOA to direct the proceeds from the sale of 2162 Vickey Street in Flagstaff. However, ADOA intends to sell 2163 Vickey Street. The JLBC Staff is consulting with Legislative Council to address the error in next year's budget legislation.

The FY 2019 Capital Outlay Bill appropriated \$10.0 million from the Capitol Mall Consolidation Fund to ADOA for the renovation of state-owned buildings. ADOA plans to renovate 1400 W Washington which was vacated in FY 2018 when agencies moved into the renovated building located at 1740 W Washington. The building consists of approximately 63,450 square feet and includes 4 floors.

On May 29, ADOA requested that the JCCR review the entire \$10.0 million appropriation with the intent of relocating the Arizona Department of Education (ADE) from privately-leased space to the Capitol Mall. On June 1, ADOA lowered its requested review to \$1.0 million. ADOA plans to complete interior demolition and asbestos abatement, design major building systems such as HVAC and fire alarm systems, and upgrade the elevators as identified in *Table 2* below.

Table 2	
1400 W Washington Building Renovation	
Estimated Cost	
Current Request	
Asbestos Abatement/ Interior Demolition	\$ 400,000
Major Building System Design	150,000
Elevator Repairs	<u>450,000</u>
Total	\$ 1,000,000

Tenant Relocation

In its June 1 plan, ADOA no longer has a finalized its tenant relocation plan for the renovated building. Previously, ADOA reported that ADE would relocate from its privately-leased space at 3300 N Central Avenue. Currently, 260 FTE Positions occupy 83,100 square feet at the Central Avenue location. ADE would reduce its space requirements to approximately 250 square feet per FTE Position in 1400 W Washington, which is consistent with ADOA's new workspace standard. ADE currently pays \$1.7 million for its private lease. Once relocated, ADE would pay approximately \$862,300 to the Capital Outlay Stabilization Fund for rent. ADE's rent would be reduced by (50)%. ADE's lease expires May 2019.

ADOA now reports that it will consider potential tenants for the building based on its overall plans for the Capitol Mall which could include relocating agencies already in state-owned space on the Capitol Mall. The FY 2019 Capital Outlay Bill requires ADOA to submit a report to the Committee for review by November 15, 2018 on its plans to relocate state agencies to the Capitol Mall and the planned disposition of vacant state buildings. The Committee may consider a provision requiring ADOA to prioritize tenants moving from private space into 1400 W. Washington. In addition, the Committee may consider a provision requiring ADOA to submit its finalized tenant list to the Committee when requesting review for the remaining \$9.0 million FY 2019 appropriation.

Prior Renovation Projects

In FY 2017, ADOA was appropriated \$4.2 million to renovate 1740 W Adams. Ultimately, total renovation costs totaled \$8.2 million. To complete the project, ADOA utilized \$4.0 million from its FY 2016, FY 2017, and FY 2018 building renewal appropriations to update major building systems. Because the scope and budget of the current 1400 W. Washington project is not yet finalized, the Committee may consider a provision prohibiting ADOA from using its FY 2019 building renewal appropriation for the 1400 W. Washington project without Committee review.

RP:kp

Douglas A. Ducey
Governor



Gilbert Davidson
Chief of Operations
and Interim Director

ARIZONA DEPARTMENT OF ADMINISTRATION

OFFICE OF THE DIRECTOR

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(602) 542-1500

May 24, 2018

The Honorable John Kavanagh, Chairman
Joint Committee on Capital Review (JCCR)
Arizona State Senate
1700 West Washington Street
Phoenix, Arizona 85007

The Honorable David Livingston, Vice-Chairman
Joint Committee on Capital Review (JCCR)
Arizona House of Representatives
1700 West Washington Street
Phoenix, Arizona 85007

Dear Senator Kavanagh and Representative Livingston:

Section 41-1252, Arizona Revised Statutes, provides the Joint Committee on Capital Review (JCCR) shall review the expenditure of all monies appropriated for building renewal. Laws 2018, Second Regular Session, Chapter 277 (SB1522) appropriated \$12,000,000 to the Arizona Department of Administration (ADOA) to allocate to the ADOA Building System for building renewal projects. Chapter 277 which appropriated \$10,000,000 from the the capitol mall consolidation fund established by section 41-792.01 also requires ADOA to submit scope, purpose and estimated cost of the capital improvements to JCCR for its review prior to spending the appropriation.

ADOA requests JCCR review ADOA's FY 2019 ADOA Building System building renewal allocation plan for \$12,000,000 and capitol mall consolidation fund appropriation request for \$10,000,000.

To the extent possible, ADOA completes major maintenance and replacements to building systems before failures occur. Given the years of deferred major maintenance of an aging building



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infrastructure, it is difficult, if not impossible, to anticipate the timing and nature of building component failure. In the event of one or more unexpected critical breakdowns or imminent failures, ADOA may redirect all or some monies from an allocation to address critical priorities.

If you have any questions regarding ADOA's FY 2019 ADOA Building System building renewal allocation plan please contact Nola Barnes, Assistant Director, ADOA General Services Division (GSD), at 602-542-1954.

Sincerely,

Signature:

Email: g davidson@az.gov

Gilbert Davidson
Chief of Operations and Interim Director

Attachments (1)

cc: Richard Stavneak, Director, JLBC Staff
Rebecca Perrera, Fiscal Analyst, JLBC Staff
Matt Gress, Director, OSPB
Jacob Wingate, Budget Analyst, OSPB
Kevin Donnellan, Deputy Director, ADOA
Nola Barnes, Assistant Director, ADOA/GSD
John Hauptman, General Manager, ADOA/GSD

FY 2019 Capitol Mall Consolidation Fund Appropriation

\$1,000,000 1400 W WASHINGTON BUILDING RENOVATION

Project Summary

The Arizona Department of Administration (ADOA) is requesting review of \$1 million of the \$10 million appropriated for building renovation on the Capitol Mall. The \$1 million will allow ADOA to fund interior demolition, asbestos abatement, elevator modernization and procurement of design services for major building systems. Review of the remaining \$9 million will be deferred until ADOA receives review by JCCR of the proposed tenant relocation plan.

Located on the Capitol Mall in Phoenix, the building at 1400 W Washington was constructed in 1976. The 62,449 sf, four-level office building includes three stories above ground and a full basement. In February 2018, the building was vacated by tenants relocated into the newly renovated 1740 W Adams office building.

In FY 2016, ADOA procured the services of a consultant to perform Facility Condition Assessments (FCA) on all ADOA managed and or operated buildings in the Capitol Mall area, in Phoenix, and in Tucson. The Facility Condition Index (FCI) is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value (CRV). It ranges from 0% (new building) to 100% (building beyond Service Life). A facility with an FCI of 60% or higher is typically recommended for complete replacement. The 1400 West Washington facility currently has an FCI of 49.15%, indicating the need for a full building renovation.

Below is a breakdown of the proposed \$1 million:

Description of Service	Estimated Costs
Asbestos Abatement/Demolition	\$ 400,000
Major Building Systems Design Only	\$ 150,000
Elevator Modernization	\$ 450,000
TOTAL \$	1,000,000





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DATE: June 12, 2018
TO: Members of the Joint Committee on Capital Review
FROM: Josh Hope, Fiscal Analyst *JH*
SUBJECT: Arizona Department of Administration - Consider Recommending FY 2018 Partial Rent Exemptions

Request

A.R.S. § 41-792.01D, authorizes the Director of the Arizona Department of Administration (ADOA), on recommendation from the Joint Committee on Capital Review, to grant a full or partial exemption from the payment of state-owned rental fees if an agency has vacated its space or lacks the financial resources to make a payment. ADOA requests the Committee recommend a partial Capital Outlay Stabilization Fund (COSF) rent exemption of \$(800) for the Arizona Department of Emergency and Military Affairs (DEMA) and a corresponding increase of \$800 for the Arizona Department of Environmental Quality (ADEQ) for the office space at 400 West Congress, Tucson, Arizona in FY 2018.

Committee Options

The JLBC Staff recommends that the Committee recommend a partial rent exemption of \$(800) for DEMA and a corresponding increase of \$800 for ADEQ in FY 2018.

Key Points

- 1) Statute allows ADOA to grant rent exemptions to agencies who have vacated rentable space or lack resources to make a payment.
- 2) ADOA has reallocated 241 square feet of office space from DEMA to the ADEQ.
- 3) ADOA is requesting a partial rent exemption of \$(800) for DEMA and a corresponding increase of \$800 for ADEQ for office space at 400 West Congress.

(Continued)

Analysis

Office Space at 400 W Congress, Tucson

DEMA was appropriated \$9,000 for its FY 2018 occupancy of 690 square feet of office space at 400 W Congress, Tucson. DEMA vacated approximately 241 square feet, which was backfilled by ADEQ, effective April 1, 2018. Beginning in FY 2019, ADOA will include the 241 square feet in the ADEQ annual space allocation and rental amount at 400 W Congress, Tucson.

JH:kp

Douglas A. Ducey
Governor



Gilbert Davidson
Chief of Operations
and Interim Director

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April 10, 2018

The Honorable David Livingston, Chairman
Joint Committee on Capital Review (JCCR)
Arizona House of Representatives
1700 West Washington Street
Phoenix, Arizona 85007

The Honorable John Kavanagh, Vice-Chairman
Joint Committee on Capital Review (JCCR)
Arizona State Senate
1700 West Washington Street
Phoenix, Arizona 85007

Re: Capital Outlay Stabilization Fund (COSF) Rent Exemption; Arizona Department of
Emergency and Military Affairs

Dear Representative Livingston and Senator Kavanagh:

The Arizona Department of Administration (ADOA) requests the Joint Committee on Capital Review (JCCR) favorable review and recommendation of a partial Capital Outlay Stabilization Fund (COSF) rent exemption for the Arizona Department of Emergency and Military Affairs (ADEMA) of \$800 for FY 2018.

A.R.S. § 41-792.01(D) provides that the ADOA Director, on recommendation of the JCCR, may authorize a whole or partial exemption of COSF rent if the agency does not occupy or vacates space after the beginning of the fiscal year. Agencies that occupy state-owned buildings shall pay the higher of the amount reported by Joint Legislative Budget Committee (JLBC) Staff or the pro rata share based on actual occupancy.

The ADEMA was appropriated \$9,000 for its FY 2018 occupancy of 690 rentable square feet (RSF) of office space at 400 West Congress, Tucson, Arizona. The ADEMA vacated approximately 241 RSF of office space at 400 West Congress, Tucson, Arizona, which was



The Honorable David Livingston
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backfilled by the Arizona Department of Environmental Quality (ADEQ) effective April 1, 2018. The ADOA will refund (exempt) the ADEMA \$800 for FY 2018 and bill the ADEQ \$800 for its pro rata occupancy of the increased space for FY 2018. In the future, beginning with FY 2019, ADOA will include the 241 RSF in the ADEQ annual space allocation and rental amount at 400 West Congress, Tucson, Arizona.

If you have any questions regarding ADOA's proposed COSF rent exemption, please contact Nola Barnes, Assistant Director, ADOA General Services Division, at 602-542-1954.

Sincerely,



Gilbert Davidson

cc: Richard Stavneak, Director, JLBC Staff
Rebecca Perrera, Fiscal Analyst, JLBC Staff
Matthew Gress, Director, OSPB
Bill Greeney, Assistant Director, OSPB
Jacob Wingate, Capital Analyst, OSPB
Kevin Donnellan, Deputy Director, ADOA
Derik Leavitt, Assistant Director, ADOA
Nola Barnes, Assistant Director, ADOA/GSD
John Hauptman, General Manager, ADOA/GSD/PCS
Wendy Smith-Reeve, Deputy Director, ADEMA
Misael Cabrera, Director, ADEQ



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REBECCA RIOS

DATE: June 12, 2018

TO: Members of the Joint Committee on Capital Review

FROM: Ben Murphy, Fiscal Analyst *BM*

SUBJECT: Arizona State Parks - Review of Buckskin Mountain State Park Project, Oracle State Park Project and FY 2019 Capital Improvements

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for capital projects. Arizona State Parks (ASP) is requesting Committee review of the following items:

- \$2,500,000 for a redevelopment of Buckskin Mountain State Park.
- \$4,000,000 for a redevelopment of Oracle State Park.
- \$2,000,000 for capital improvements.

These items were funded in the FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277). In the Buckskin Mountain State Park project's case, the FY 2019 Capital Outlay Bill provided partial funding of \$1,500,000, with the remaining \$1,000,000 funded from the non-appropriated State Lake Improvement Fund.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the request.
 - 1a. A favorable review of the request for \$2.0 million in capital improvements and a deferral of the Oracle State Park project and Buckskin Mountain State Park project reviews until December 2018, when the projects' master plans are to be completed.
2. An unfavorable review of the request.

(Continued)

Under either option, the Committee may also consider the following provisions:

- A. On or before May 31 and November 30 of each year, ASP shall report to the JCCR Chairman and the JLBC Staff on all projects reviewed by JCCR since June 2016 that have not yet been completed. The report shall include the project expenditure to date, the expected completion date, any change in project scope and reasons for any delay in meeting the original project timeframe. Based on the ASP submission, the Chairman may decide whether to place any of the uncompleted projects on the agenda for further discussion at the next meeting.
- B. A favorable review does not constitute endorsement of appropriations to pay for future development costs or operating costs.

Key Points

- 1) ASP proposes spending \$2.5 M at Buckskin State Park for more RV/cabin sites and providing water and electrical service to new sites.
- 2) ASP plans to spend \$4.0 M at Oracle State Park for overnight camping and RV/cabin sites.
- 3) The Buckskin and Oracle Master Plans will not be complete until December 2018.
- 4) ASP proposes spending \$1.3 M on 5 statewide capital improvements projects and \$700,000 on major repairs.

Analysis

Buckskin Mountain State Park Redevelopment - Phase 1

Located on the Colorado River in Parker, Buckskin Mountain State Park provides opportunities for boating recreation, camping and hiking. The main components of the 1,700-acre park are 68 camping and recreational vehicle sites, 21 riverside cabanas, a 2-lane boat launch ramp, a visitor center, a concessionaire, 3 restroom/shower buildings, hiking trails, picnic areas and wildlife viewing. In FY 2017, the park had 100,100 visitors and earned \$862,300 in revenue.

ASP is implementing a \$7 million redevelopment project, which will be completed in 3 phases over 3 fiscal years. Each phase corresponds with a geographical section of the park, with Phase 1 in the southeast land-locked section, and Phases 2 and 3 in the coastal northern and southwestern sections, respectively. The redevelopment project will include new cabin/RV sites, a new boat ramp, infrastructure renewal, new beach areas and facility restoration. Phase 1 will focus on demolition of existing infrastructure; water and electrical service upgrades; site work; a restroom/shower building; and RV/cabin sites. As part of the agreement with the concessionaire at Buckskin Market, the concessionaire will demolish the market building with its own funds. The construction and delivery of the as yet undetermined amount of pre-engineered cabins will be funded through the statewide 100-cabin installation proposal favorably reviewed by JCCR in September 2016.

The agency will fund Phase 1 with \$1.5 million appropriated in the FY 2019 Capital Outlay Bill from the State Parks Revenue Fund (SPRF) in FY 2019 and \$1.0 million from the State Lake Improvement Fund (SLIF). SPRF generates revenues from state parks user fees, concession sales, gift shop sales and donations. ASP uses SPRF monies for operations and for capital projects subject to JCCR review. The non-appropriated SLIF generates revenues from a statutory distribution of state gas tax collections and the watercraft license tax. ASP uses SLIF revenues for operations and for capital projects at parks with boating sites, subject to JCCR review.

(Continued)

ASP plans to spend \$2.5 million for Phase 1 on 5 categories (see Table 1):

- \$200,000 for demolition of 11 RV/camping sites and mountain grading in the vicinity for site preparation.
- \$450,000 for potable water systems infrastructure and trenching, pedestals and transformers for electrical service systems.
- \$450,000 for sewage piping systems, earth grading and road infrastructure.
- \$500,000 for the installation of a pre-engineered restroom/shower building.
- \$900,000 for the installation of 22 RV/cabin sites, which includes paving, subgrading, ramadas, shade structures, and concrete pads.

<u>Category</u>	<u>Cost</u>
Demolition	\$ 200,000
Water & electrical service upgrades	450,000
Site work & infrastructure	450,000
Restroom/shower building	500,000
Installation of RV/cabin sites	<u>900,000</u>
Total	\$2,500,000

ASP plans to organize a technical advisory committee in July 2018, which will provide stakeholder insight into the park's planning process. In fall 2018, the agency will conduct public meetings for further input on the park's draft plan. Using those insights, the park will develop a final master plan in December 2018, issue construction documents in June 2019 and complete construction in spring 2020.

The full 3-year development plan will add 38 new RV/cabin sites (bringing the total number of sites to 127) and 3 new tent camping sites. ASP estimates an annual revenue increase of \$1.3 million. ASP's projections assume average occupancy rates for nearby parks; standard fees for cabins, RVs, camping; and projects increases in other fees commensurate to their expected increase in visitation.

Due to the projected higher volume of visitors, as well as increased staff, facility upkeep and utility usage, ASP also projects increased operating expenditures of \$126,000. This results in an estimated annual profit increase of \$1.2 million.

Oracle State Park Redevelopment

Oracle State Park is a 4,000-acre desert landscape situated in the Santa Catalina Mountains in Pinal County. The day-use park is characterized by a historic ranch house with 2 rustic cabins; 15 miles of hiking, biking and equestrian trails; star-gazing opportunities; and wildlife resources. The park currently offers day use areas with ramadas, picnic areas, restrooms and grills, but does not offer any overnight camping.

The FY 2019 Capital Outlay Bill appropriated \$4.0 million from the State Parks Revenue Fund in FY 2019 for a redevelopment of the park. The redevelopment plan will include group campgrounds, RV/cabin sites, hiking and biking trails connected to the Arizona Trail, and new facilities to accommodate increased visitation, such as a contact station and restroom/shower building. The construction and delivery of the tentatively planned 20 pre-engineered cabins will be funded through the statewide 100-cabin installation proposal favorably reviewed by JCCR in September 2016.

ASP plans to spend \$4.0 million for project on 6 categories (see Table 2):

- \$400,000 for a new electrical system for the historic ranch house and rustic cabins and electrical wiring and trenching for cabin/RV sites.
- \$500,000 for a new contact station consisting of a new entry sign, master sign and gatehouse. Contact stations are the first point of contact for park visitors, where they pay their fees and receive guidance on their stays.
- \$500,000 for the installation of 30 RV sites and 20 cabin sites including grading of terrain and installation of storm water management systems.
- \$800,000 for a pre-engineered restroom/shower building.
- \$900,000 for site work and infrastructure, including sewage systems, plumbing, concrete pads, and improvements to roads, campgrounds and trails.
- \$900,000 for new wastewater and potable water systems.

<u>Category</u>	<u>Cost</u>
Electrical service upgrades	\$ 400,000
New entry, master sign, and gatehouse	500,000
Installation of RV/cabin sites	500,000
Restroom/shower building	800,000
Site work & infrastructure	900,000
Wastewater & potable water	<u>900,000</u>
Total	\$ 4,000,000

The schedule for Oracle State Park development is similar to that of Buckskin State Park. ASP plans to organize a technical advisory committee in July 2018, which will provide stakeholder insight into the park's planning process. In fall 2018, the agency will conduct public meetings for further input on the park's draft plan. Using those insights, the park will develop a final master plan in December 2018, issue construction documents in June 2019 and complete construction in summer 2020.

The redevelopment plan will add 30 RV sites, 20 cabin sites, 20 tent camping sites, an equestrian group camp, and is projected by ASP to result in increases in day use, annual passes, special event permits and wedding rentals. Considering those additions, ASP estimates an annual revenue increase of \$1.2 million. ASP's projections assume average occupancy rates for nearby parks; standard fees for cabins, RVs, camping; and projects increases in other fees commensurate to their expected increase in visitation.

Due to the projected higher volume of visitors as well as increased staff, facility upkeep and utility usage, ASP also projects increased operating expenditures of \$324,500. This results in an estimated annual profit increase of \$875,500.

FY 2019 Capital Improvements

The FY 2019 Capital Outlay Bill appropriated \$2.0 million from the State Parks Revenue Fund in FY 2019 for capital improvements. Of that amount, ASP plans to expend \$1.3 million on 5 statewide capital improvement projects (See Table 3):

- \$200,000 for Phase 1 of a campground improvements project at Lost Dutchman State Park. Phase 1 will include basic site preparation and design of a new campground area. Phase 2 is planned to include final site preparation and a restroom/shower building.
- \$250,000 for the replacement of the HVAC and backup power generator at Kartchner Caverns State Park. These systems provide climate control and backup power for the park's visitor center, along with backup power to caverns lighting.

(Continued)

- \$250,000 for Phase 2 of a maintenance building replacement project at Red Rock State Park. Phase 1, which was favorably reviewed by JCCR in September 2016, included the demolition of an existing maintenance building and procurement of new building materials. Phase 2 will fund utility relocations and site work for the new building.
- \$250,000 for the replacement of a main sewer pipe at Alamo Lake State Park connecting to 2 campgrounds, a contact station and maintenance building.
- \$350,000 for Phase 2 of a playground and amphitheater project at Dead Horse Ranch State Park. Phase 1, which was favorably reviewed by JCCR in September 2017, included the addition of a small amphitheater and new playground equipment. Phase 2 will fund utility relocations and site work for the playground and amphitheater.

Statewide Capital Improvements		
<u>Park</u>	<u>Project</u>	<u>Amount</u>
Lost Dutchman	Campground Improvements (Phase 1)	\$ 200,000
Kartchner Caverns	HVAC and Backup Power Generator	250,000
Red Rock	Maintenance Building Replacement (Phase 2)	250,000
Alamo Lake	Sewer Pipe Replacement	250,000
Dead Horse Ranch	Playground & Amphitheater (Phase 2)	<u>350,000</u>
Total		\$ 1,300,000

ASP proposes using the remaining \$700,000 of the appropriation on statewide major maintenance. Of this amount, the agency proposes \$500,000 for emergency repairs split between its north, south and west regions, \$100,000 for statewide boating dock repair and replacement, and \$100,000 for 3 repair projects associated with security gates, roofs and walls.

BM:kp



Doug Ducey
Governor



ARIZONA STATE PARKS & TRAILS

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Sue Black
Executive Director



May 29, 2018

The Honorable, Representative Livingston, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



RE: Arizona State Parks and Trails Fiscal Year 2019 Capital Development Projects

Dear Representative Livingston,

Arizona State Parks and Trails (ASPT) requests review by the Joint Committee on Capital Review of the agency's Fiscal Year 2019 Buckskin Mountain State Park Capital Development Project. This recommended project is based on the amount approved by the Legislature in the recently enacted State Budget, which includes:

Phase 1 Funding	Amount
State Park Revenue Fund (SPRF)	\$1,500,000
State Lake Improvement Fund (SLIF)	\$1,000,000
Total	\$2,500,000

ASPT is ready to move forward with this recommended Capital Development Project pending favorable review by the JCCR. If you have any questions regarding the proposed projects, please contact me at (602) 542-4174, or sblack@azstateparks.gov.

Sincerely,

Sue Black,
Executive Director

cc: Richard Stavneak, Director, JLBC
Matthew Gress, Director, OSPB

Project: Buckskin Mountain State Park – Park Renewal

Budget: \$2,500,000

Funding Type: \$1.5 M SPRF & \$1.0 M SLIF

Category: Infrastructure Renewal & Revenue Generation

Project Description:

This 1,677-acre park has been operated by Arizona State Parks and Trails since 1967 and commands one of the finest views along the Parker strip, an 18-mile stretch between Parker Dam and Headgate Dam. Mountains line the river on both the Arizona and California sides, and the wildlife is as varied as the recreational opportunities along the river.

This picturesque park provides a scenic respite, mountain hikes, a desert escape and fun-filled water adventure. The park has a campground, cabana sites, beach, hiking trails, restrooms, showers, boat ramp, picnic area, basketball and volleyball court, playground, restaurant, camp store, arcade, gas dock, and ranger station. In the summer, Buckskin is popular for boating, jet skiing, swimming and camping. In the winter, visitors appreciate the mild climate and enjoy camping, fishing and hiking in the park. Both areas are year-round destinations for those looking to discover a variety of recreational and cultural resources.

Beginning in FY2019, Arizona State Parks and Trails (ASPT) will begin Phase 1 of renewing the 50 year old infrastructure of the park with the recently approved \$2.5 million two-year appropriation. In order to minimize the construction impacts to park users and revenues, the proposed redevelopment of the park has been modified into phased construction rather than full closure construction.

The Buckskin Mountain State Park revitalization project will be divided into three phases. Phases 1 and 2 will utilize \$2.5 million each and Phase 3 will require \$2.0 million. The phases will be completed over (3) consecutive years totaling \$7.0 million of improvements.

Phase 1 will includes new RV/Cabin sites, electrical service, water system upgrades and new shower/restroom facilities along the Southeast Section.

Phase 2 of the project will include new RV/Cabin sites, extension of the north day-use beach area and the installation of a new shower/restroom facility along the Northern Section of the park.

The final phase of the work will include the revitalization and expansion of the existing parking lot, installation of a new boat ramp and the restoration of the shoreline along the Northwest Section.

Beginning in early FY19, Arizona State Parks and Trails (ASPT) staff will begin the final planning process for the project based on the attached conceptual plan. ASPT staff will assemble a Technical Advisory Committee (TAC) comprised of stakeholder organizations to discuss updates and revisions to the base plan. The ASPT staff will also conduct public meetings throughout the remainder of 2018 to allow the public to participate in the planning process. Based on feedback received, ASPT staff will revise and develop the final Master Plan for the park. The final Master Plan should be completed this year and construction documents will be developed once the plan is final. The preliminary Phase 1 timeline is:

Phase 1 Task List	Completion Date
Assemble TAC	July 2018
Conduct Public Meetings	Fall 2018
Master Plan Complete	December 2018
Construction Documents	June 2019
Construction Complete	Spring 2020

Buckskin Mountain State Park currently attracts over 70,000 visitors and generates revenue over \$700,000 annually. It is anticipated that visitation will increase to over 100,000 and generated revenue will approach \$2.0 million annually.

Arizona State Parks & Trails

Cost Estimate Sheet

Project Name:	Year	Life Expectancy in Years	
Buckskin Mtn. State Park	FY2019	50	
Description of Project:			
A conceptual Master Plan has been developed to guide the re-development of the existing State Park. The newly re-developed Buckskin Mtn. State Park will offer RV/Cabin sites, boat launch, day use areas and new restroom and shower facilities.			
Description	No	Cost	Cost Estimate
<u>Phase I</u>			
Demolition	1	\$200,000	\$200,000
Water & electrical service upgrades	1	\$450,000	\$450,000
Site work & infrastructure	1	\$450,000	\$450,000
Restroom shower/building	1	\$500,000	\$500,000
Installation of RV/cabin sites	1	\$900,000	\$900,000
Subtotal Phase 1			\$2,500,000
<u>Phase II</u>			
Extension of north day use beach area	1	\$200,000	\$200,000
Demolition	1	\$300,000	\$300,000
Site work & infrastructure	1	\$400,000	\$400,000
Water & electrical service upgrades	1	\$450,000	\$450,000
Restroom shower/building	1	\$500,000	\$500,000
Installation of RV/cabin sites	1	\$650,000	\$650,000
Subtotal Phase 2			\$2,500,000
<u>Phase III</u>			
Restroom shower/building	1	\$500,000	\$500,000
Site work & infrastructure	1	\$500,000	\$500,000
Installation of new boat ramp	1	\$1,000,000	\$1,000,000
Subtotal Phase 3			\$2,000,000
Total Costs			\$7,000,000


BUCKSKIN MOUNTAIN
 STATE PARK



PHASE 1 DEVELOPMENT – \$2.5 million

Phases will include:

- New RV/Cabin sites • New Boat Ramp
- Infrastructure Renewal • New Beaches • Facility Restoration

Located 170-miles west of downtown Phoenix in Parker, AZ



Phase 1 Development – FY19

- New RV/cabin sites • Electrical service and water upgrades • New shower/restroom facilities

Phase 2 Development – FY20

- New RV/cabin sites • Extension of the north day use beach area
- Demolition of old/install new shower/restroom facility

Phase 3 Development – FY21

- Revitalization/expansion of the existing parking lot • Installation of a new boat ramp • Restoration of the Ramada's and shoreline





Doug Ducey
Governor



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Sue Black
Executive Director



May 29, 2018

The Honorable, Representative Livingston, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



RE: Arizona State Parks and Trails Fiscal Year 2019 Oracle State Park Capital Development Project

Dear Representative Livingston,

Arizona State Parks and Trails (ASPT) requests review by the Joint Committee on Capital Review of the agency's Fiscal Year 2019 Oracle State Park Capital Development Project. This recommended project is based on the amount approved by the Legislature in the recently enacted State Budget, which is \$4.0 million from the State Park Revenue Fund (SPRF).

ASPT is ready to move forward with our recommended Capital Development Projects pending favorable review by the JCCR. If you have any questions regarding the proposed projects, please contact me at (602) 542-4174, or sblack@azstateparks.gov.

Sincerely,

Sue Black,
Executive Director

cc: Richard Stavneak, Director, JLBC
Matthew Gress, Director, OSPB

Project: Oracle State Park – New Park Development

Budget: \$4,000,000

Funding Type: SPRF

Category: Infrastructure Renewal & Revenue Generation

Project Description:

The Park is located in the Northern Foothills of the Santa Catalina Mountains near the community of Oracle in Southern Pinal County. The park is 4,000 acres and contains various native plant communities, interesting geological formations, abundant wildlife resources, and the Kannally Ranch House, a historical architectural feature.

The park offers day-use picnic areas and over 15 miles of trails for use by hikers, mountain bikers and equestrians. A section of the Arizona Trail (a trail that traverses the state south to north) crosses through the park, and it is a designated International Dark Sky Park. With that status, sky viewing has become one of the primary environmental education activities at the park.

The preliminary development plan will include construction of the following amenities: group campgrounds, RV/cabin sites, hiking and biking trails connecting to the Arizona Trail, along with new facilities to support increased visitations (eg: Contact Station and Restroom Shower/Buildings)

Beginning in early FY19, Arizona State Parks and Trails (ASPT) staff will lead the planning process for the project. ASPT staff will assemble a Technical Advisory Committee (TAC) comprised of stakeholder organizations to assist in developing project goals and objectives, evaluate different conceptual designs, and discuss updates and revisions. The ASPT staff will also conduct public meetings late in 2018 to allow the public to participate in the planning process. Based on feedback from the TAC meetings and the public, ASPT staff will revise and develop the final Master Plan for the park. The final Master Plan should be completed this year and construction documents will be developed once the plan is final. The preliminary timeline is:

Phase 1 Task List	Completion Date
Assemble TAC	July 2018
Conduct Public Meetings	Fall 2018
Master Plan Complete	December 2018
Construction Documents	June 2019
Construction Complete	Summer 2020

Oracle State Park currently attracts over 11,000 visitors and generates revenue of \$40,000 annually. When complete, it is anticipated that visitation will increase to over 50,000 and generated revenue will be approximately \$1.2 million annually.

Arizona State Parks & Trails

Cost Estimate Sheet

Project Name:	Year	Life Expectancy in Years	
Oracle State Park	2019	50	
Description of Project:			
The newly developed Oracle State Park will offer RV/cabin sites, visitor center, primitive and group camping, day use areas, and new restroom and shower facilities.			
Description	No	Cost	Cost Estimate
Electrical service upgrades	1	\$400,000	\$400,000
New entry, master sign & gatehouse	1	\$500,000	\$500,000
Installation of RV/cabin sites	2	\$500,000	\$500,000
Restroom shower/building	2	\$400,000	\$800,000
Site work & infrastructure	1	\$900,000	\$900,000
Wastewater and Potable water	1	\$900,000	\$900,000
Total Costs			\$4,000,000



Doug Ducey
Governor



ARIZONA STATE PARKS & TRAILS BEST IN U.S.!

Sue Black
Executive Director



May 29, 2018

The Honorable, Representative Livingston, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



RE: Arizona State Parks and Trails Fiscal Year 2019 Capital Development Projects

Dear Representative Livingston,

Arizona State Parks and Trails (ASPT) requests review by the Joint Committee on Capital Review of the agency's proposed Fiscal Year 2019 Capital Development Projects. These recommended projects are based on the amount approved by the Legislature in the recently enacted State Budget, which is \$2.0 million from the State Park Revenue Fund (SPRF).

ASPT is ready to move forward with these recommended Capital Development Projects pending favorable review by the JCCR. If you have any questions regarding the proposed projects, please contact me at (602) 542-4174, or sblack@azstateparks.gov.

Sincerely,

Sue Black,
Executive Director

cc: Richard Stavneak, Director, JLBC
Matthew Gress, Director, OSPB

Table 1: FY2019 Capital Development Projects

Park Name	Project Description	Amount
Lost Dutchman	Phase 1 - New Campground Loop & Restroom Shower Building	\$200,000
Kartchner Caverns	HVAC & Backup Power Generator	\$250,000
Red Rock	Phase 2 Maintenance Building Replacement	\$250,000
Alamo Lake	Sewer Pipe Replacement	\$250,000
Dead Horse Ranch	Phase 2 Playground & Amphitheater Site Work	\$350,000
Statewide	Major Maintenance	\$700,000
Total		\$2,000,000

Project 1: Lost Dutchman State Park - Phase 1, New Campground Loop & Restroom Shower Building

Budget: \$200,000

Funding Type: SPRF

Category: Revenue Generator

Project Description: This request will fund Phase 1 of a new campground loop & restroom shower building at Lost Dutchman State Park. Phase 1 funding will be used for the campground loop design and basic site preparation.

Project 2: Kartchner Caverns State Park - HVAC & Backup Power Generator Replacement

Budget: \$250,000

Funding Type: SPRF

Category: Infrastructure Renewal

Project Description: This request will fund the replacement of both the HVAC system and the backup power generator. The HVAC system provides climate control for the Discovery Center and the backup generator that provides backup power to both the Discovery Center and the Cave. Both systems are over 20 years old and have become unreliable as they have outlived their useful lives.

Project 3: Red Rock State Park - Phase 2, Maintenance Building Replacement

Budget: \$250,000

Funding Type: SPRF

Category: Infrastructure Renewal

Project Description: This request will fund the utility relocations and site work for the Maintenance Building Replacement Project at Red Rock State Park. The existing facility does not meet current safety standards or the needs of the park and has outlived its useful life. A portion of the Phase 1 funding included resources to procure the new maintenance building materials.

Project 4: Alamo Lake State Park - Sewer Pipe Replacement

Budget: \$250,000

Funding Type: SPRF

Category: Public Health & Safety

Project Description: This request will fund the replacement of the existing force main sewer pipe that provides sewer services to Campgrounds A & B, the Contact Station and the Maintenance Building. The existing sewer main has deteriorated to the point of becoming a health and safety hazard.

Project 5: Dead Horse Ranch State Park - Phase 2, Playground & Amphitheater Site Work

Budget: \$350,000

Funding Type: SPRF

Category: Infrastructure Renewal & Revenue Generation

Project Description: This request will fund the utility relocations and site work for the Playground & Amphitheater at Dead Horse Ranch State Park. The Phase 1 funding has been expended on the Outdoor Education Amphitheater and the Playground equipment.

Project 6: Statewide Major Maintenance

Budget: \$700,000

Funding Type: SPRF

Category: Infrastructure Renewal & Public Health & Safety

Project Description: This request will fund statewide major maintenance projects. It will be used to address emergency repairs in State Parks that arise throughout the year. The preliminary allocations are as follows:

Park Name	Project Description	2019 Amount
*North Region	Emergency Repairs	\$200,000
*South Region	Emergency Repairs	\$200,000
*West Region	Emergency Repairs	\$100,000
Statewide	Boating Dock Repair & Replacement	\$100,000
Patagonia Lake	Main Entrance Security Gate Repair	\$40,000
Jerome	Retaining Wall Repair	\$30,000
Red Rock	House of Apache Fire Roof Repair	\$30,000
Total		\$700,000

* Regional funding amounts may change based on statewide needs.



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: June 12, 2018

TO: Members of the Joint Committee on Capital Review

FROM: Geoffrey Paulsen, Fiscal Analyst 

SUBJECT: Department of Public Safety - Review of Remote Housing Replacement

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated to capital projects. The Department of Public Safety (DPS) is requesting review of \$2,000,000 (\$1,200,000 from the General Fund and \$800,000 from the State Highway Fund) for the construction of at least 6 and up to 8 remote housing units, as appropriated by the FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277).

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the request.
2. An unfavorable review of the request.

Under either option, the Committee may also consider the following provisions:

- A. The department shall report to the JLBC Staff on or before May 31 and November 30 of each year until the project is completed. The report shall include the status and the construction timeline of the units.
- B. Upon completion of the procurement process, the department shall report to the JLBC Staff the cost and selected location of each unit.

(Continued)

Key Points

- 1) DPS currently has 60 remote housing units for highway patrol troopers.
- 2) DPS proposes spending \$2.0 M to construct 6-8 new housing units across the state to replace existing units.
- 3) The cost of the actual manufactured home is less than half of the project price.
- 4) DPS and ADOA have agreed to bid out this round of construction, but may seek to put this service on a list of preferred vendors in the future.

Analysis

Background

DPS currently has 60 housing units in remote locations across the state to station troopers closer to their patrol areas. These troopers, along with their immediate family, live full-time in the units. The troopers are responsible for paying rent to DPS of \$50-\$100 per month depending on the age of the unit, along with paying the full cost of utilities.

DPS reports that these units have a useful life of 20-25 years, but they believe that many exceed their useful life. According to DPS, temporary fixes are not cost effective and the units need to be replaced.

The FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306) allowed the Arizona Department of Administration (ADOA) to use a portion of its FY 2018 building renewal appropriation to replace modular offices and remote housing units for DPS. DPS is working with a vendor to replace a housing unit in Wikieup and projects the final cost at \$307,400.

Current Request

The FY 2019 Capital Outlay Bill appropriates a total of \$2,000,000 to DPS to replace remote housing units. This amount includes \$1,200,000 from the General Fund and \$800,000 from the State Highway Fund.

DPS proposes to use this funding to purchase and install at least 6 and up to 8 new manufactured housing units. According to DPS, the most critical remote housing locations in need of replacement are Dateland, Salome (2), Gila Bend (2), Gray Mountain (2), and Kayenta.

Based on the costs of the Wikieup housing unit, DPS expects the per unit cost to range from \$270,000 to \$457,000 (see *Table 1* for cost detail).

<u>Category</u>	<u>Low Range</u>	<u>High Range</u>
Manufactured home (3 bedroom)	\$ 120,000	\$ 140,000
Professional Services (i.e engineering)	4,000	12,000
Earthwork	10,000	30,000
Foundations and site concrete	18,000	28,000
Shed	4,600	5,200
Stairs and Awnings	22,000	31,500
Utilities	24,000	80,000
Tax and Bond	17,600	28,300
Abatement and Demolition	30,000	72,000
Contingency	20,000	30,000
Projected Total with Options	\$270,200	\$457,000

(Continued)

Procurement Process

The FY 2019 Capital Outlay Bill also requires that DPS submit a report on the procurement process for the new housing units to the Committee for review. DPS and ADOA have agreed to use an "Invitation for Bid" method of procurement, which uses price as the primary factor in awarding the contract.

DPS will select a standard floor plan that minimizes construction costs and install requirements. The expected plans call for 1,600 square foot, 3-bedroom, 2-bath units with a covered patio on both the front and back. The selected floor plan will be sent out for a competitive bidding process and a single vendor will be selected to build and install the 6 housing units. DPS believes that by purchasing all units from a single vendor, the per unit cost could be less than the Wikieup unit. As a result, the contract will also include 2 additional homes subject to available funding.

As part of the bidding process, the State Procurement Office will require any prospective bidder to visit and inspect each site to ensure that bids include the costs of all required and incidental work. The price submitted by bidders will include all incidental costs, such as demolition of existing unit, abatement, and utility relocation/ hookup.

DPS plans to explore with ADOA if a statewide contract for these modular housing units would result in savings to the state for future units. DPS believes that an "all-in-one" contract would be difficult because of the many variables involved, such as the location and condition of the sites, the need for foundation work, abatement and related conditions.

GP:kp



ARIZONA DEPARTMENT OF PUBLIC SAFETY

2102 WEST ENCANTO BLVD. P.O. BOX 6638 PHOENIX, ARIZONA 85005-6638 (602) 223-2000

"Courteous Vigilance"

DOUGLAS A. DUCEY **FRANK L. MILSTEAD**
Governor Director

May 29, 2018

Representative David Livingston, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, Arizona 85007



Dear Representative Livingston:

Laws 2018, Chapter 277 (Senate Bill 1522) appropriates \$2,000,000 for remote housing replacement. Funding is appropriated as follows: \$1,200,000 from the state general fund and \$800,000 from the state highway fund established by section 28-6991, Arizona Revised Statutes. Our intent is to purchase a minimum of six to eight housing units to be placed in identified areas of the state that strategically service the needs of the motoring public.

As shown in the attached, "Remote Housing Replacement," we intend to install a minimum of six new housing units by leveraging the procurement bidding system and attaining the most cost-effective housing units through an identified standard housing plan.

Per A.R.S. 41-1252(c), the JCCR must review the intended scope, purpose, and estimated cost of this project before the Department can expend the monies. With this letter, we request placement on the next available agenda. We understand that the JCCR is tentatively scheduled to meet on June 19, 2018.

We can provide additional information to your staff prior to the meeting date. If you have any questions, please contact Phil Case, DPS Comptroller, at (602) 223-2463.

Sincerely,

Frank L. Milstead, Colonel
Director

cc: Senator John Kavanagh, Vice-Chairman
Matthew Gress, OSPB
Richard Stavneak, JLBC

Attachments

Arizona Department of Public Safety (DPS)
Remote Housing Replacement
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$2,000,000

\$2,000,000 REMOTE HOUSING REPLACEMENT

To support Arizona's vast highway system (improving highway safety and providing emergency response), state troopers are stationed at reasonable travel intervals throughout the State. With great distances between Arizona's populations centers, remote housing compounds are necessary. The most cost-effective solution at these remote locations is modular housing. This appropriation is just a small piece of an ongoing plan to improve existing remote housing units in rural Arizona. Newer units are far more energy efficient and cost less to operate and maintain. Better living conditions offer more incentive for state troopers and their families to relocate to rural areas of the State.

DPS has approximately 60 residential units across the State. With a useful life of 20-25 years, approximately three units require replacement each year. Due to budget limitations, numerous units far exceed their useful life, with some units exceeding 50 years old. Older units are poorly insulated, no longer code compliant, and have rapidly deteriorating building systems. Temporary fixes to these units are not cost effective and immediate replacement is required.

Below are the most critical remote housing locations:

1. Dateland (P-043), 1,334 sf, remote duty house constructed in 1962.
2. Salome (M-171), 971 sf, remote duty house constructed in 1974.
3. Salome (M-172), 960 sf, remote duty house constructed in 1974.
4. Gila Bend (M-060), 1,080 sf, remote duty house constructed in 1973.
5. Gray Mountain (M-068), 1,152 sf, remote duty house constructed in 1978.
6. Gray Mountain (M-069), 1,152 sf, remote duty house constructed in 1978.
7. Kayenta (M-280), 1,056 sf, remote duty house constructed in 1987.
8. Gila Bend (M-061), 1,080 sf, remote duty house constructed in 1973.

In addition to the purchase of replacement manufactured homes, the following scope of work is required:

- Demolition/abatement of existing unit
- Site preparation/upgrade on-site utilities
- Foundation/masonry stem walls
- Sidewalks

DPS expects that each manufactured 3 bedroom unit will cost between \$120,000 and \$140,000. After including other costs such as utility instillation, landscaping, and the demolition of existing structures,

Arizona Department of Public Safety (DPS)
 Remote Housing Replacement
 Laws 2018, Second Regular Session, Chapter 277 (SB1522)
 \$2,000,000

DPS expects the per-unit cost to range from approximately \$270,000 to \$457,000 (See *Figure 1* for detailed cost estimates).

Figure 1

Projected Cost Range to Provide Manufactured Homes Statewide-From ADOA		
Residential Unit	Projected Low Range	Projected Upper Range
Manufactured home 3 bedroom	\$ 120,000.00	\$ 140,000.00
Professional services (i.e. Engineering)	\$ 4,000.00	\$ 12,000.00
Earthwork	\$ 10,000.00	\$ 30,000.00
Foundations & site concrete	\$ 18,000.00	\$ 28,000.00
Shed	\$ 4,600.00	\$ 5,200.00
Stairs & Awnings	\$ 22,000.00	\$ 31,500.00
Utilities	\$ 24,000.00	\$ 60,000.00
Tax & Bond	\$ 17,569.00	\$ 28,307.00
Projected Total	\$220,169.00	\$ 355,007.00
Optional Abatement & Demolition of existing	\$ 30,000.00	\$ 72,000.00
Optional Contingency	\$ 20,000.00	\$ 30,000.00
Projected Total with Options	\$270,169.00	\$ 457,007.00

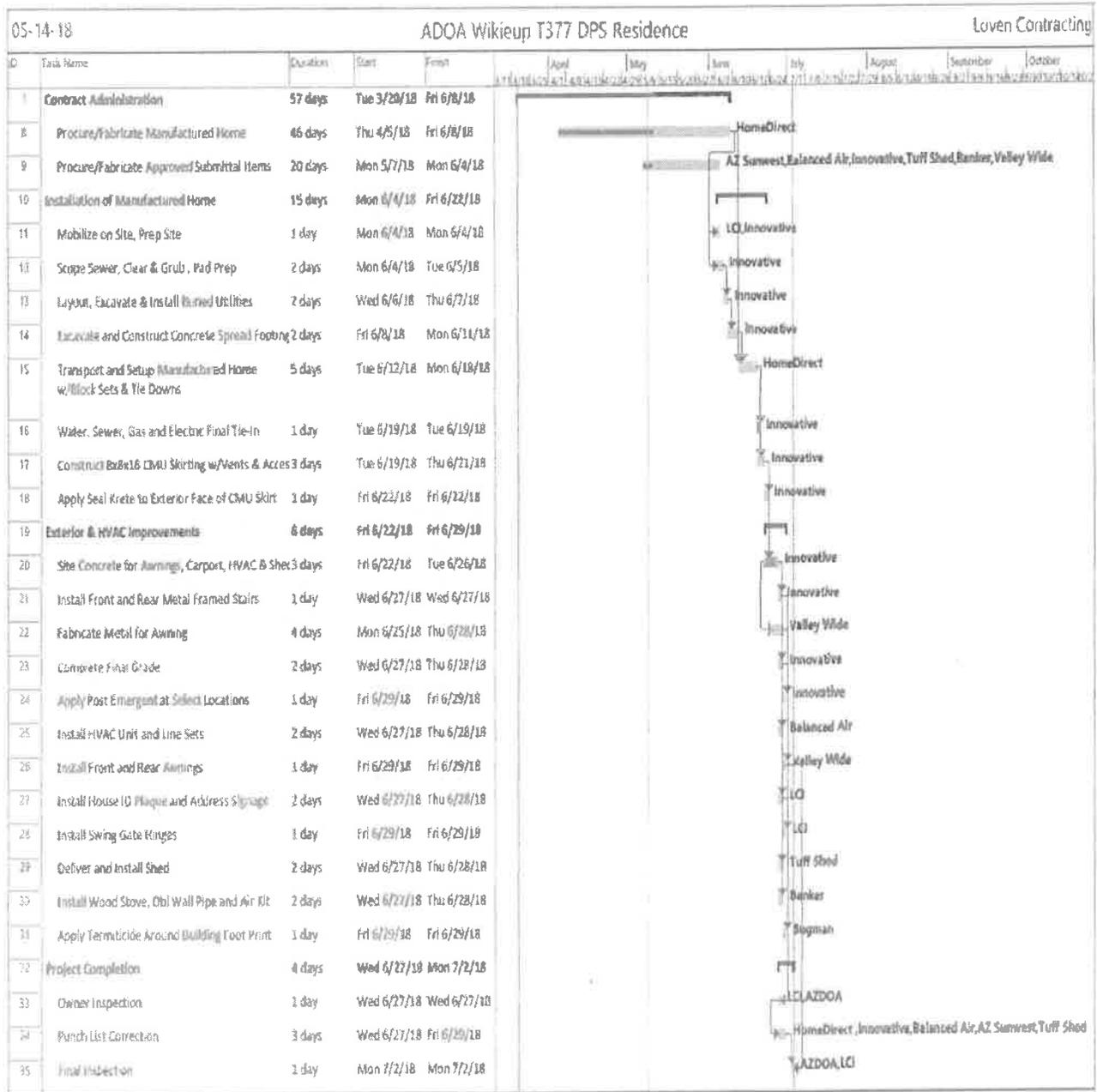
The estimates are based on ADOA projections for procurement of one manufactured home. DPS expects that per-unit costs will decrease as a result of procuring multiple units. The expected costs are consistent with one recent DPS housing replacement project with expected costs of \$307,365 to replace a home in Wikieup, Arizona (See *Figure 2* for detailed actual expenditures).

Figure 2

Breakout of costs for one Wikieup Residence (2018) Provided by Loven on JOC contract #PCS-18-018.00 (Cavco house)	
General Requirements (Housing unit with fireplace, appliances and upgrades)	\$ 148,656.87
Concrete	\$ 14,484.09
Masonry	\$ 6,877.71
Metals	\$ 13,451.13
Woods, Plastic and Composites:	\$ 2,499.53
Thermal Moisture Protection	\$ 14,959.52
Openings	\$ 1,535.08
Finishes	\$ 957.16
Specialties	\$ 157.40
Plumbing	\$ 3,056.47
HVAC	\$ 5,966.73
Electrical	\$ 572.39
Earthwork	\$ 22,983.82
Exterior Improvements	\$ 84.05
Utilities	\$ 3,639.10
Professional Services (Survey and soil testing other than abatement for two housing sites).	\$ 13,327.00
Abatement/Demolition	\$ 46,157.00
Total without contingency	\$299,365.05
Contingency	\$ 8,000.00
Estimated Total Cost	\$ 307,365.05

Arizona Department of Public Safety (DPS)
 Remote Housing Replacement
 Laws 2018, Second Regular Session, Chapter 277 (SB1522)
 \$2,000,000

Timelines to complete the replacement build of all eight houses will be within the two-year timeline of June 30, 2020 as prescribed by Laws 2018, Senate Bill 1522, Section 25D. More specifically, each unit will have an approximate two-month build time once procurement, planning and development is completed. It is expected that the project site work will be performed simultaneously at each of the sites. The following is an example of a timeline for a current state housing unit replacement in Wikieup.



Arizona Department of Public Safety (DPS)
Remote Housing Replacement
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$2,000,000

PROCUREMENT PLAN

With assistance from ADOA, DPS will proceed with the replacement of critical units from the provided list. A standard floor plan will be selected to minimize costs and the amount of site work required for install. The standard housing unit will be a 1,600 square foot, three-bedroom, two bath unit to include a covered patio on both the front and back of the unit. Fencing and covered carports may be added, dependent on funds, but are not included in the standard floor plan.

ADOA and DPS have agreed that utilizing the Invitation For Bid method of procurement will be the best and most competitive means to procure these homes. The selected floor plan will be sent out for competitive pricing and a single bidder will be selected to provide and install the first six (6) modular homes from the list based on priority. Two (2) additional manufactured homes will be included in the main solicitation as additive alternates to be awarded based on the availability of funds. ADOA-GSD Procurement will require that any prospective bidder visit and inspect each future home site to ensure all pricing is inclusive of all required and incidental work.

The contract shall be awarded to the lowest bidder whose bid conforms to the requirements and criteria set forth in the Invitation For Bids. Once the selected bidder has been awarded, they will be required to provide a detailed construction schedule for each project site.

For future housing unit purchases, the DPS intends to increase purchasing leverage by working with the ADOA to pursue a statewide modular home contract and provide cost efficiencies to the State.

BACKGROUND: FY 2018 REMOTE OFFICE/HOUSING REPLACEMENT

In 2017, the Legislature authorized DPS to use \$550,000 in building renewal monies to construct manufactured offices or remote housing units (Laws 2017, Chapter 306). DPS is utilizing the \$550,000 plus \$46,200 in operating budget for furniture, fixtures, and equipment monies to construct one replacement home in Wikieup (see *Figure 2*) and one replacement area office in Nogales (see *Figure 3*). The Wikieup home is expected to be completed in July and the Nogales office in September.

ADOA currently does have a statewide contract to purchase modular office space; however, the contract does not include modular housing units.

Laws 2018, 2nd Regular Session, Chapter 277 did not include an appropriation to replace any manufactured offices.

Arizona Department of Public Safety (DPS)
Remote Housing Replacement
Laws 2018, Second Regular Session, Chapter 277 (SB1522)
\$2,000,000

Figure 3

**Nogales Office-Price Breakdown per the Job Order Contract-Loven Const.
IOC # 18-019.00 Calendar Year 2018**

General Requirements for office	\$204,152.93
Site Work	\$ 3,623.44
Concrete	\$ 9,438.19
Masonry	\$ 6,425.85
Metals	\$ 7,936.52
Thermal & Moisture Protection (Awning)	\$ 11,384.07
Finishes	\$ 906.47
Specialties	\$ 80.20
Plumbing	\$ 1,242.40
HVAC	\$ 1,223.08
Electrical	\$ 967.75
Earthwork	\$ 10,597.40
Exterior Improvements	\$ 2,781.78
	\$260,760.08
Estimate on furniture	\$ 25,000.00
Estimated Total Cost	\$285,760.08

The total cost for this unit was less than the expected range for future manufactured offices because the Arizona Department of Transportation (ADOT) completed the demolition of the prior ADOT-owned building. In addition, site conditions were very favorable.



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: June 12, 2018
TO: Members of the Joint Committee on Capital Review
FROM: Chris Gustafson, Senior Fiscal Analyst *CS*
SUBJECT: Arizona Exposition and State Fair Board - Review of FY 2018 Capital Improvement Expenditures

Request

Pursuant to A.R.S. § 41-1252 the Arizona Exposition and State Fair (AESF) Board requests Committee review of the scope, purpose and estimated cost of 10 capital projects with a total cost of \$810,000. The FY 2018 Capital Outlay Bill (Laws 2017, Chapter 306) appropriated \$1,000,000 from the Arizona Exposition and State Fair Fund to the AESF Board for capital improvements. The appropriation is non-lapsing through FY 2019.

Recommendation

The Committee has at least the following 2 options:

1. A favorable review.
2. An unfavorable review.

Under either option, the Committee may also consider the following provisions:

- A. AESF shall report to the JLBC Staff if the actual cost of any project included in the expenditure plan exceeds the estimated cost by more than 20%.
- B. If an emergency arises that is not addressed by the existing expenditure plan:

(Continued)

Key Points

- 1) The State Fair is requesting review of \$810,000 of their \$1.0 M FY 2018 capital appropriation.
- 2) The FY 2018 Capital Appropriation is available until the end of FY 2019.
- 3) Projects include a new roof, a water treatment system, portable restrooms and other repairs.

1. AESF shall notify the Chairman and the JLBC Staff that they plan to spend less than \$50,000 on an emergency project. AESF can proceed without Committee review.
2. The Chairman can allow AESF to move forward with an emergency project of greater than \$50,000 without Committee review.
3. The Chairman will notify AESF if he does not agree that the project is an emergency and that the project will require full Committee review.

An "emergency" project is defined as unforeseen, critical in nature, and of immediate time sensitivity.

- C. It is the intent of the Committee to not review the \$120,000 allocation from the FY 2017 Arizona Department of Administration (ADOA) building renewal appropriation for the repair of the 1938 Works Progress Administration Civic Building until the provisions pursuant to Laws 2016, Chapter 126 are met. Statute does not permit ADOA to spend the \$120,000 until matching funds from the City of Phoenix are received. When ADOA and the Arizona Exposition and State Fair Board subsequently request review of the 1938 WPA Civic Building Project, they shall include information on how total project funds will be spent and if the repairs will be sufficient to make the building operational.
- D. No monies from the FY 2018 (Laws 2017, Chapter 306) or FY 2019 (Laws 2018, Chapter 277) capital appropriation may be spent on projects related to the 1938 WPA Civic Building without prior Committee review.

Provisions A-D repeat existing conditions from prior JCCR review of AESF projects.

Analysis

Background

The AESF requests the Committee review the following 10 projects:

1. Repair Agriculture Center Roof

The roof of the Agriculture Center, the main building for exhibitions during the State Fair, is 25 years old and leaks when it rains. Vendors have expressed concern that the leaks may damage merchandise and AESF believes that the roof is beyond its useful life. The estimated cost is \$400,000. The roof is 60,000 square feet, which results in an estimated cost per square foot of \$6.67 for the repairs.

2. Water Treatments for Coolers

The coolers the fairgrounds use require water to refrigerate. The hard water causes wear on the units and a water treatment system would filter the water so it is less corrosive to the coolers. The estimated cost is \$100,000.

(Continued)

3. Backflow Preventers

Backflow preventers protect the freshwater system and pipes from waste water. The City of Phoenix identified 21 freshwater lines on the fairgrounds that needed this protection and AESF believes they must comply with the city's recommendations. This will be the first phase of the project covering 8 freshwater lines. Estimated project cost is \$70,000.

4. Portable Restrooms

Attendance at the fairgrounds has exceeded the capacity of the stationary restrooms. Up to 3 portable restrooms will be purchased, which will allow AESF to discontinue renting portable restrooms for events. Each portable restroom contains 4-8 units/stalls and AESF anticipates the need for additional purchases in the future. The total cost is \$60,000.

5. Wireless Network

AESF uses vendor wireless networks to scan tickets and process ticket sales. This network has become inadequate for the data needed to perform this task. Additionally, the current, rented network does not comply with new security guidelines credit card companies require to make transactions. This purchase will create an in-house wireless network operated by AESF and remove the need for rented vendor networks. This request is the first of 2 phases. The total cost of Phase 1 of the project is \$50,000.

6. Portable Misting Fan and Coolers

AESF currently rents coolers and misting fans for events. They are seeking to purchase them to eliminate rental costs in future years. The total cost is \$50,000.

7. Drinking Fountains

AESF is installing drinking fountains to reduce the number of empty water bottles in and around the fairgrounds. This project was planned with the assistance of the Department of Environmental Quality (ADEQ). The total cost is \$20,000.

8. Ground Fault Interrupters (GFI)

A GFI is a circuit breaker that shuts off electricity in certain circumstances, such as when an electrical device encounters too much water or moisture. AESF is installing them in areas with high traffic volume and in areas where barns and water are present. The total cost is \$20,000.

9. Illuminated Cable Covers

Cable covers protect electrical cables from damage. New covers are needed to comply with the Americans with Disabilities Act and illuminated covers are needed so vendors and fairgoers can see them in dimly lit areas. The total cost is \$20,000.

10. Pull Tubes and Utility Installation

AESF is installing tubes underneath the surface of walkways to avoid trip hazards for electrical cables that are installed during events. Additionally, water and electrical utilities will be installed in the same areas so utilities do not run unnecessarily long distances. The total cost is \$20,000.

Reasonableness of Cost Estimates

The expenditure plan represents AESF's estimated cost of the proposed projects. Costs of the projects are based on contracted services and estimates for in-house construction when possible. AESF has indicated it will use ADOA General Services to identify the most expedient and least costly processes to accomplish these projects, whether through bid, state contracts, or in-house labor.

(Continued)

Works Progress Administration Civic Building Renovations

The FY 2017 Capital Outlay Bill (Laws 2016, Chapter 126) allocated \$120,000 from the ADOA building renewal appropriation to repair the 1938 Works Progress Administration (WPA) Civic Building on the State Fair grounds. These monies have not yet been expended. AESF reports that no significant activity has occurred since the April 2018 Committee meeting, when the Committee reviewed an AESF capital request and received background information and updates about the Civic Building.

Background

Chapter 126 stipulated that ADOA may not spend the monies allocated for this purpose unless the department receives matching monies from the City of Phoenix to repair the building and the state maintains control and ownership of the building. ADOA requested review of this funding at the June 2016 JCCR meeting. The Committee did not review the request since the statutory conditions had not been met.

The City of Phoenix approved \$200,000 for the historical preservation and renovation of the 1938 WPA Civic Building, contingent upon the state signing a conservation easement. ADOA subsequently determined it is against state policy to enter into such an agreement, resulting in an impasse with conversations ongoing.

The FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277) contains a provision that extends the \$120,000 from lapsing until the end of FY 2020. The appropriation was originally scheduled to lapse at the end of FY 2018.

Given the current lack of activity on the project, the Committee may consider a provision prohibiting any of the FY 2018 or FY 2019 AESF capital appropriations from being spent on the 1938 WPA Civic Building without prior Committee review.

The Committee may also consider a provision requiring ADOA and the Arizona Exposition and State Fair to report on how total project funds will be spent and if the repairs will be sufficient to make the building operational when they request review of the \$120,000 allocation for the WPA Building Project. This report would be due when this item is resubmitted at a later time for JCCR review. This provision is identical to the one adopted at the April 2018 JCCR meeting.

CG:kp



1 COPY

May 29, 2018



The Honorable David Livingston
Joint Committee on Capital Review
Arizona House of Representatives
1700 W. Washington, Room 224
Phoenix, AZ 85007

Re: Request for the Placement on Joint Committee of Capital Review Agenda

Dear Representative Livingston:

The Arizona Exposition and State Fair (AESF), respectfully requests a favorable review for the expenditure from the FY18 appropriation in the amount of \$810,000 for the following capital improvements and building renewal projects:

- | | |
|--|-----------|
| 1. Ag Center Roof Repair | \$400,000 |
| 2. Water Treatment for Coolers | \$100,000 |
| 3. Backflow Preventers - Phase 1 | \$70,000 |
| 4. Portable Restrooms | \$60,000 |
| 5. Portable Misting Fans and Coolers | \$50,000 |
| 6. Wireless Network - Phase 1 | \$50,000 |
| 7. Drinking Fountains | \$20,000 |
| 8. Ground Fault Interrupter Circuits | \$20,000 |
| 9. ADA and Illuminated Cable Covers | \$20,000 |
| 10. Utility installation and Electrical Pull Tubes | \$20,000 |

A brief description follows:

1. Ag Center Roof Repair - \$400,000

The roof in the Ag Center is over 25 years old and has several major leaks. This building is used for most events hosted on the fairgrounds. The leaks have become problematic for the promoters who contract to rent the building as the promoters have vendors whose merchandise has been damaged as a result of the leaks.

This repair is needed to be able to meet contractual obligations and to continue to attract business.



2. Water Treatment for Coolers - \$100,000

The fairgrounds has installed new coolers in several buildings recently. The effect of hard water causes advance wear on the units. Installing a water treatment system would reduce the effects and help achieve maximum life of the units.

This purchase is necessary to maximize the value of the investment in equipment and reduce maintenance costs.

3. Backflow Preventers - Phase 1 - \$70,000

There are 21 fresh water lines on the property that the City of Phoenix has determined require backflow preventers to protect the freshwater system. This is a first phase of installation. Backflow preventers will be installed on one of two of the primary lines. Additional backflow preventers will be installed in future phases.

This repair and improvement is being required by City of Phoenix and sought for safety of the public.

4. Portable Restrooms - \$60,000

Fairgrounds attendance for events and the fair exceed the capacity of current restroom facilities. The Fair and contracted shows currently rent temporary portable restrooms as a solution. The purchase of up to three portable restroom units will allow the Fairgrounds to offer a more pleasant experience for guests while at the same time reducing agency cost associated from rental, delivery and service used to manage the current solution.

This purchase is needed and being sought to reduce costs and for the convenience of the public.

5. Portable Misting Fans and Coolers - \$50,000

The fair currently rents portable misters and Porta-Cool units to help maintain guest comfort. These units also supplement areas with coolers or building that have no cooling systems to make the buildings usable during periods of high temperatures. Coolers are put in the barns for animal safety.

This purchase is being requested to reduce the cost of units the fairgrounds rents for fairgrounds use, create a new revenue stream by renting fairgrounds owned units to promoters and to provide comfort and safety of the public and animals.



6. Wireless Network for Grounds- Phase 1 - \$50,000

Tickets to fairgrounds events and parking are sold using an internet-based solution. The current wireless system is incapable of managing data traffic necessary to facilitate the high volumes experienced during major events. Additionally, this first phase is necessary for future PCI compliance needs.

This purchase is necessary to conduct normal business operations.

7. Drinking Fountains - \$20,000

The fairgrounds is working with ADEQ to address the environmental impact caused by events at the fairgrounds. The installation of drinking water fountains will help reduce the number of empty water bottles entering the waste stream. The fountains will also improve customer satisfaction by providing an alternative to purchasing water while at events.

This improvement is needed and being sought for waste reduction as well as comfort and convenience of the public.

8. Ground Fault interrupters - \$20,000

Several areas are in need of GFI outlets and breakers to insure safe operation of electrical devices. These areas are heavily used by youth exhibiting livestock and are in around barns or areas with water use.

This repair and improvement is needed and being sought for safety of the public.

9. ADA and Illuminated Cable Covers - \$20,000

The Fair and show promoters use cable covers to protect electrical cables from damage and to reduce trip hazards. ADA compliant sections are needed to improve accessibility, and illuminated sections are needed to increase visibility in low light situations.

This purchase is being requested to meet ADA requirements and for safety of the public.



10. Utility installation and pull tubes in the Plaza and north of the Wesley Building - \$20,000

During the fair and events, temporary electrical cabling and water lines are needed. Installation results in utilities crossing primary walkways. Electrical pull tubes will allow cables to be installed below the surface to reduce trip hazards. Needed permanent water and electric utilities will be installed at the same time to reduce cost of future projects.

This purchase is being sought for safety of the public.

The costs of the above projects are based on contracted services and estimates for in-house construction as much as possible. AESF will utilize ADOA General Services to identify the most expedient and fiscally responsible processes to accomplish these projects, whether through bid, state contracts, or in-house labor.

If you have any questions or require additional information concerning the requests, Please contact me at 602-252-6771

Sincerely,

A handwritten signature in black ink, appearing to read "Wanell Costello".

Wanell Costello
Executive Director

CC: Richard Stavneak, JLBC
Jacob Wingate, OSPB
Chris Gustafson, JLBC



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DATE: June 12, 2018

TO: Members of the Joint Committee on Capital Review

FROM: Micaela Larkin, Senior Fiscal Analyst *ML*

SUBJECT: Arizona Department of Corrections - Review of FY 2019 Building Renewal Allocation Plan and Capital Projects

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies. The Arizona Department of Corrections (ADC) is requesting the Committee review its FY 2019 Building Renewal Allocation Plan. The FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277) appropriated \$5,464,300 from the Department of Corrections Building Renewal Fund to ADC for general building renewal.

The expenditure plan has 11 projects at 6 state prison facilities.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the request.
2. An unfavorable review of the request.

Under either option, the Committee may also consider the following provisions:

- A. ADC shall report any reallocations between projects to the JLBC Staff as part of its existing semi-annual building renewal status report.
- B. If an emergency arises that is not addressed by the existing expenditure plan:

(Continued)

1. ADC shall notify the Chairman and the JLBC Staff that they plan to spend less than \$50,000 on an emergency project. ADC can proceed without Committee review.
2. The Chairman can allow ADC to move forward with an emergency project of greater than \$50,000 without Committee review.
3. The Chairman will notify ADC if he does not agree that the project is an emergency and that the project will require full Committee review.

An "emergency" project is defined as unforeseen, critical in nature, and of immediate time sensitivity.

- C. If ADC adds a new non-emergency project of more than \$200,000 not listed in this request, the department must submit the proposed project and expenditure plan for Committee review. Projects may not be subdivided as to fall below the \$200,000 threshold.

Key Points

- 1) The FY 2019 budget appropriated \$5.4 M for ADC building renewal. The ADC proposal includes:
 - \$1.5 M for fence repairs.
 - \$1.4 M for updating locking systems.
 - \$1.3 M for large equipment purchases and repairs.
 - \$652,000 for air conditioning and ductwork.
 - \$555,000 for all other projects.

Analysis

The FY 2019 Capital Outlay Bill (Laws 2018, Chapter 277) appropriated a total of \$5.5 million from the Department of Corrections Building Renewal Fund to ADC for general building renewal.

FY 2019 Building Renewal Plan

Unless specifically noted, ADC estimates the costs of the bids based on ongoing similar work that the department has conducted or already initiated work at the site.

The FY 2019 ADC Building Renewal Plan displayed in *Table 1* includes monies for the following projects:

- *Perimeter Security*
\$1.5 million for upgrading fencing and perimeter underground electronic systems. Of this amount, \$705,000 is to replace buried cables that allow the prison staff to monitor activity on the perimeter of the area at the Bachman, Stiner and Barchey units at ASPC - Lewis. The remaining \$825,000 is for replacing fencing at ASPC - Eyman SMU I.
- *Locking and Control Systems*
\$1.4 million for updating locking systems at Eyman SMU I. The locking system, which includes cell doors, shower doors and locks was built in 1987. For this unit, ADC estimated a total cost of \$8.3 million for the repairs. Including this allocation of \$1.4 million in the FY 2019 Building Renewal Plan allocation, ADC will have spent or allocated \$6.8 million for this project from these additional appropriations:

(Continued)

- \$1.3 million from ADC's FY 2014 building renewal appropriation.
- \$1.2 million from ADC's FY 2015 building renewal appropriation.
- \$1.2 million from ADC's FY 2016 building renewal appropriation.
- \$250,000 from ADC's FY 2018 building renewal appropriation and a special appropriation in the FY 2018 Capital Outlay Bill of \$1.5 million for this project.

The FY 2019 Building Renewal Plan consists of the following projects:

Table 1	
FY 2019 Building Renewal Plan	
<u>Perimeter Security</u>	
Fence Upgrade - Eyman SMU I	\$ 825,000
Fence Electronics Upgrade - Lewis	<u>705,000</u>
<i>Subtotal</i>	\$ 1,530,000
<u>Locking & Control Systems</u>	
Locking Systems - Eyman SMU I	\$ 1,412,300
<u>Equipment Replacement and System Improvements</u>	
Water Tank Refurbishment - Yuma	\$ 400,000
Walk-in Cooler and Freezer Replacement - Florence Central	385,000
Walk-in Cooler and Freezer Replacement - Florence North	375,000
Emergency Generator Replacements - Perryville	<u>155,000</u>
<i>Subtotal</i>	\$1,315,000
<u>Air Conditioning and/or Ductwork - Select Units</u>	
Air Conditioning - Eyman Cook	\$ 487,000
Rooftop Ductwork - Tucson	<u>165,000</u>
<i>Subtotal</i>	\$ 652,000
<u>Infrastructure</u>	
Electrical Upgrades - Florence Central Unit	\$ 305,000
<u>Renovation</u>	
ADA Upgrades - Florence South Unit	<u>\$ 250,000</u>
Building Renewal Subtotal	\$5,464,300
Contingency	<u>\$ 0</u>
TOTAL	\$5,464,300

Based on their original estimate, ADC estimates a remaining cost of \$1.4 million to complete the updating of this unit.

- *Equipment Replacement and Systems Improvements*
\$1.3 million for upgrading equipment. This amount includes the following projects:
 - \$400,000 for the refurbishment of a water tank at APSC - Yuma. ADC replaced the other main water tank with monies from the FY 2016 Building Renewal appropriation at a cost of \$397,000. The underground water storage tank includes a protection system to prevent deterioration that can occur when the water, metal container, and soil interact. The refurbishment includes the repair of the tank itself and the upgrading of the protection system.
 - \$760,000 to replace the freezer and walk-in coolers at 2 units that no longer properly function and keep food at the necessary temperatures, which includes \$385,000 at Florence Central and \$375,000 at Florence North.

- \$155,000 for the replacement of emergency generators at Perryville. The generators were purchased in 1981 and have exceeded their useful life.
- *Air Conditioning and Ductwork*
Of the \$652,000 allocated for air conditioning and heating/cooling system ductwork, ADC will use \$487,000 at ASPC - Eyman Cook to convert the evaporative coolers (installed in 1993) to air conditioning to improve the care of inmates with medical conditions and \$165,000 to replace ducts on the rooftop of ASPC - Tucson.
- *Infrastructure*
At the September 21, 2016 JCCR meeting, the Committee favorably reviewed the reallocation of \$1.2 million from other projects in the FY 2017 building renewal plan for electrical upgrades to the ASPC - Florence Central Unit. The unit experienced power failure for 5 days, and needed the replacement of equipment and electrical components. This FY 2019 allocation of \$305,000 is for additional wiring to complete the upgrade.
- *Upgrades for Disabled Prisoners*
\$250,000 is allocated for renovations to the South Unit at ASPC - Florence to meet the needs of disabled prisoners. ADC indicates these renovations are required to comply with the Americans With Disabilities Act (ADA).

ML:kp

Arizona Department of Corrections



DOUGLAS A. DUCEY
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CHARLES L. RYAN
DIRECTOR

May 25, 2018



The Honorable David Livingston, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, Arizona 85007

Re: Submission for review of FY 2019 Building Renewal Plan

Dear Representative Livingston:

The Arizona Department of Corrections (ADC) requests placement on the next meeting agenda of the Joint Committee on Capital Review (JCCR) for its review of the ADC FY 2019 Building Renewal Plan.

ADC was appropriated \$5,464,300 from the Building Renewal Fund (2551) for FY 2019. Supporting documentation for the plan is enclosed.

If you have any questions, please contact Michael Kearns, Division Director, ADC Administrative Services Division, at (602) 542-1160.

Sincerely,

 FOR:

Charles L. Ryan
Director

Enclosures

cc: The Honorable John Kavanagh, Vice-Chairman, JCCR
Matthew Gress, Director, Office of Strategic Planning and Budgeting
Richard Stavneak, Director, Joint Legislative Budget Committee
Ryan Vergara, Budget Analyst, Office of Strategic Planning and Budgeting
Micaela Larkin, Fiscal Analyst, Joint Legislative Budget Committee

**ARIZONA DEPARTMENT OF CORRECTIONS
FY 2019 BUILDING RENEWAL PLAN**

Building Renewal - Laws 2018, 2nd Regular Session, Chapter 277, Section 5 (SB 1522)

LOCATION	PROJECT DESCRIPTION	ESTIMATED COST
ASPC-Eyman SMU I	Perimeter Fence Upgrades	\$ 825,000
ASPC-Eyman SMU I	Locking System Controls Upgrade	\$ 1,412,290
ASPC-Eyman Cook Unit	Air Conditioning Upgrade	\$ 487,010
ASPC-Florence Central Unit	Electrical Upgrades	\$ 305,000
ASPC-Florence Central Unit	Walk-in Cooler & Freezer Replacement	\$ 385,000
ASPC-Florence North Unit	Walk-in Cooler & Freezer Upgrades	\$ 375,000
ASPC-Florence South Unit	ADA Upgrades	\$ 250,000
ASPC-Lewis Complex	Perimeter Electronics Upgrades	\$ 705,000
ASPC-Perryville Complex	Emergency Generator Replacements (4)	\$ 155,000
ASPC-Tucson Cimarron Unit	Roof-top Ductwork Replacement	\$ 165,000
ASPC-Yuma Complex	Water Tank Refurbishment	\$ 400,000
TOTAL		\$ 5,464,300
FUND SOURCE		
BUILDING RENEWAL FUND		\$ 5,464,300
TOTAL FUND		\$ 5,464,300

ADC Building Renewal – Laws 2018, 2nd Regular Session, Chapter 277, Section 5

Eyman SMU I Perimeter Fence Upgrades

\$825,000

The perimeter fence at this maximum custody unit is in need of an upgrade. The fence which was original installed in 1987 no longer meets the needs of the unit and the unit's inmate management plan.

Eyman SMU I Locking System Controls

\$1,412,290

Locking system controls at this maximum custody unit need to be upgraded. The original locking control system was installed in 1987 and has reached the end of its service life.

Eyman Cook Unit Air Conditioning Upgrade

\$487,010

The evaporative cooling system at the Cook Unit building 5, originally installed in 1993, needs to be upgraded to provide better cooling for inmates with health issues.

Florence Central Unit Electrical Upgrades

\$305,000

During the initial phase of this project in 2017 additional issues were identified that need to be repaired and upgraded.

Florence Central Unit Walk-in Cooler and Freezer Replacement

\$385,000

Originally installed in 1960, the walk-in cooler and freezer in the Central Unit need to be replaced as they have outlived their service life.

Florence North Unit Walk-in Cooler and Freezer Upgrades

\$375,000

Originally installed in 1998, the walk-in cooler and freezer in the North Unit need to be replaced as they have outlived their service life.

Florence South Unit ADA Upgrades

\$250,000

Provide additional ADA accommodations for inmates with disabilities in the South Unit.

Lewis Perimeter Electronics Upgrades

\$705,000

The Stiner, Barchey and Bachman Units at the Lewis prison have perimeter electronic security systems that have reached their end of their service life and are in need of replacement.

Perryville Generators Replacement

\$155,000

The emergency generators at four of the Perryville prison units have reached the end of their service life and need to be replaced. Originally installed in 1981 the current generators cannot be relied on to provide emergency backup power during power failures.

Tucson Cimarron Unit Ductwork Replacement

\$165,000

The roof top ductwork at the Cimarron Unit has reached the end of its service life and needs to be replaced. The ductwork was originally installed in 1986.

Yuma Complex Water Tank Refurbishment

\$400,000

Water tank number 2 at the Yuma complex is in need of refurbishment. Originally installed in 1987 needs to be recoated and the cathodic protection system needs to be refurbished.



STATE OF ARIZONA

Joint Committee on Capital Review

STATE
SENATE

1716 WEST ADAMS
PHOENIX, ARIZONA 85007

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DATE: June 12, 2018
TO: Members of the Joint Committee on Capital Review
FROM: Ben Murphy, Fiscal Analyst **BM**
SUBJECT: Arizona Game and Fish Department - Review of Ben Avery Shooting Facility Operation Center and Store

Request

A.R.S. § 41-1252 requires Committee review of the scope, purpose and estimated cost of any capital project over \$250,000. The Arizona Game and Fish Department (AGFD) is requesting Committee review of \$1,250,000 for its expenditure plan for construction of a store and operation center at its Ben Avery Shooting Facility.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the request.
2. An unfavorable review of the request.

Under either option, the Committee may also consider the following provisions:

- A. AGFD shall report to the Committee if the Ben Avery Shooting Facility operation center/store construction project's total cost exceeds 20% of the estimate. The JCCR Chairman shall determine whether the project requires further review.
- B. On or before January 31, 2019 and July 31, 2019, AGFD shall report to the JLBC Staff on the status and expenditures of the Ben Avery Shooting Facility operation center/store construction project. This conforms with a FY 2019 Capital Outlay Bill footnote that requires the same information for building renewal projects.

(Continued)

Key Points

- 1) Using Federal Funds, AGFD is constructing a new \$1.3 M store/operations center building for its shooting facility in North Phoenix.
- 2) The existing 1970's building has an inefficient design, limited space for retail sales and outdated IT infrastructure.
- 3) The average total cost per square foot of the building is \$284.

Analysis

Located in North Phoenix, the Ben Avery Shooting Facility provides the public with a wide variety of recreational shooting ranges. The 1,700-acre facility includes public use ranges for general firearms and specialty ranges for firearms requiring a higher skill level.

The main source of contact for customers entering the facility is the shooting sports center, which includes a public shooters check-in station and a retail store. At the check-in, customers pay for their shooting passes; buy items they may need, such as ear plugs, eye protection or targets; and rent certain equipment such as rifle rests. The department does not sell or rent firearms and ammunition. The store sells branded items like hats, shirts, cups and mugs.

AGFD reports that the constrained size and layout of the shooting sports center results in customers forming excessively long queues. Additionally, the lack of space for retail operations adversely affects the department's desire to increase retail sales. The 1970s-constructed building is also presenting increased maintenance needs due its age.

To address these concerns, the department plans to spend \$1,250,000 in Federal Funds for the construction of a new 4,400 square foot store and operations center. The building will feature office space, conference rooms, administrative support spaces, storage, customer service areas, public restrooms, landscaping and additional parking.

Table 1

Ben Avery Shooting Facility Operation Center and Store Expenditure Plan

<u>Category</u>	<u>Cost</u>
<u>Construction</u>	
Structure	\$ 143,300
Building Exterior	47,400
Roofing, Insulation and Waterproofing	27,600
Interior	166,300
Plumbing	80,400
HVAC	104,500
Electrical/Fire Alarm	122,000
Earthwork	89,500
Exterior Improvements	133,100
Site Utilities	<u>63,200</u>
Subtotal	977,300
<u>Other</u>	
Contingency	48,900
Taxes, Fees, Insurance and Other	<u>220,100</u>
Subtotal	269,000
Total	\$1,246,300

Table 1 presents a categorical summary of AGFD's expenditure plan. The bid estimates are from a design firm on state contract. The department will go out to bid for construction.

The Federal Funds are from the Pittman-Robertson Act monies, which are funded from a federal excise tax on firearms and ammunition. These monies are distributed to states and are eligible for construction of public target ranges.

(Continued)

Structural construction costs include concrete footing to avoid floor settlement, a concrete slab foundation, stem walls to join walls with the base and a pre-engineered metal building. The building exterior will consist of metal panels, windows, side lights, doors and paint. The building will be thermally insulated and waterproofed with roofing, gutters and downspouts.

Interior costs will make up the largest part of the building's cost, consisting of carpentry, doors, sidelights, drywall, ceilings, flooring, cabinets, caulking, painting, restrooms installation, signage, shelving and window treatment. To outfit the building with proper plumbing, the department will need equipment, sanitary fixtures, waste pipes, vents and drainage. HVAC costs include air-conditioning systems, freon piping, ductwork and controls. The main components of the building's electrical costs include service and distribution, equipment connections, convenience power, general lighting and control and a fire alarm system.

To prepare the site, AGFD will remove trees, demolish existing structures and parking lots, and excavate earth. The expenditure plan also includes exterior improvements, such as sidewalks, stairs, paving, fencing, landscaping and signage. The department will connect waterlines to existing sources, connect sewage pipes to an existing septic tank, and set up communications infrastructure.

In addition to the construction costs, the department will also pay fees associated with contingency, taxes, insurance and other factors.

BM:kp



May 29, 2018

Representative David Livingston, Chairman
Joint Committee on Capital Review
Capitol Complex
1700 W. Washington
Phoenix, AZ 85007-2890



Re: Request for Placement on Joint Committee on Capital Review Agenda

Honorable Representative Livingston:

In accordance with A.R.S. § 41-1252 A(4), the Arizona Game and Fish Department respectfully requests to be on the next scheduled agenda of the Joint Committee on Capital Review to review the Arizona Game and Fish FY19 Capital Project Expenditure Plan for the Ben Avery Shooting Facility Store and Operation Center.

The following information for this review includes four attachments:

1. Arizona Game and Fish Ben Avery Shooting Facility Store and Operation Center Capital Project Expenditure Plan – FY19 Non-appropriated funds
2. Ben Avery Shooting Facility Store and Operation Center Preliminary Design
3. Ben Avery Shooting Facility Store and Operation Center Artist's Conception
4. Ben Avery Shooting Facility Store and Operation Center Preliminary Cost Estimate

Sincerely,

Ty E. Gray
Director

cc: Senator John Kavanagh, Vice Chairman, JCCR
Richard Stavneak, Staff Director, JLBC
Matthew Gress, Director, OSPB

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: DOUGLAS A. DUCEY COMMISSIONERS: CHAIRMAN, JAMES R. AMMONS, YUMA | JAMES S. ZIELER, ST. JOHNS | ERIC S. SPARKS, TUCSON
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Arizona Game and Fish FY18 Final Capital Project Expenditure Plan

Project: Ben Avery Shooting Facility Store and Operation Center

Category: Capital Improvement

Need: Founded in 1957, the Ben Avery Shooting Facility (BASF), formerly the Black Canyon Shooting Range, has received a five star rating from the National Association of Shooting Ranges. It is the first government facility to receive this designation. BASF is a world-class shooting range, City of Phoenix Point of Pride, and one of the largest publicly operated shooting facilities in the country. BASF offers a wide array of target shooting opportunities to the public, averaging more than 120,000 shooters per year, and is home to a number of regional and national class competitions and other major events.

The Arizona Game and Fish Department Ben Avery Operation Center was constructed in the early 1970s to facilitate customer use of BASF. The existing operation center is insufficient for the current level of use as is illustrated by complications in check-in and check-out, especially during peak use times. Demand often results in queues out the door both for customers seeking to use the range and users of the range seeking to pay invoices and to return products they have checked out.

The Department is a self-funded agency and is seeking to grow retail operations at BASF. The operation center is the logical location for retail sales as the central point of contact for customers; however the space was not designed for this use and is insufficient for current customer volume, precluding the Department from offering products and services which may be in demand.

The Department's customer service goals are continually impacted by delays in processing requests and user frustration resulting from the age and obsolete design of the current Facility Store and Operation Center. It is not possible to alleviate the situation due to the physical limitations of the current structure.

The age of the building has also posed challenges, such as increased maintenance needs and compliance with modern building requirements. For example, the operation center maintains an ADA compliant portable toilet due to the prohibitive nature of upgrading building restroom facilities. While this satisfies ADA requirements it is not consistent with the expected operation of a world-class shooting facility.

It is imperative that the Department provide a facility that is an appropriate a point of contact for the customers of BASF.

Arizona Game and Fish FY18 Final Capital Project Expenditure Plan

Solution: Construct an approximately 4,400 square foot store and administration building. Customer facing improvements include specifically designed storage and customer service areas, public restrooms, offices, landscaping and additional parking. Operations will be enhanced by the inclusion of office space, conference rooms and administrative support spaces such as secure money counting room and work room. A modern facility will also provide electrical and IT infrastructure superior to that of the current building.

Cost Estimate

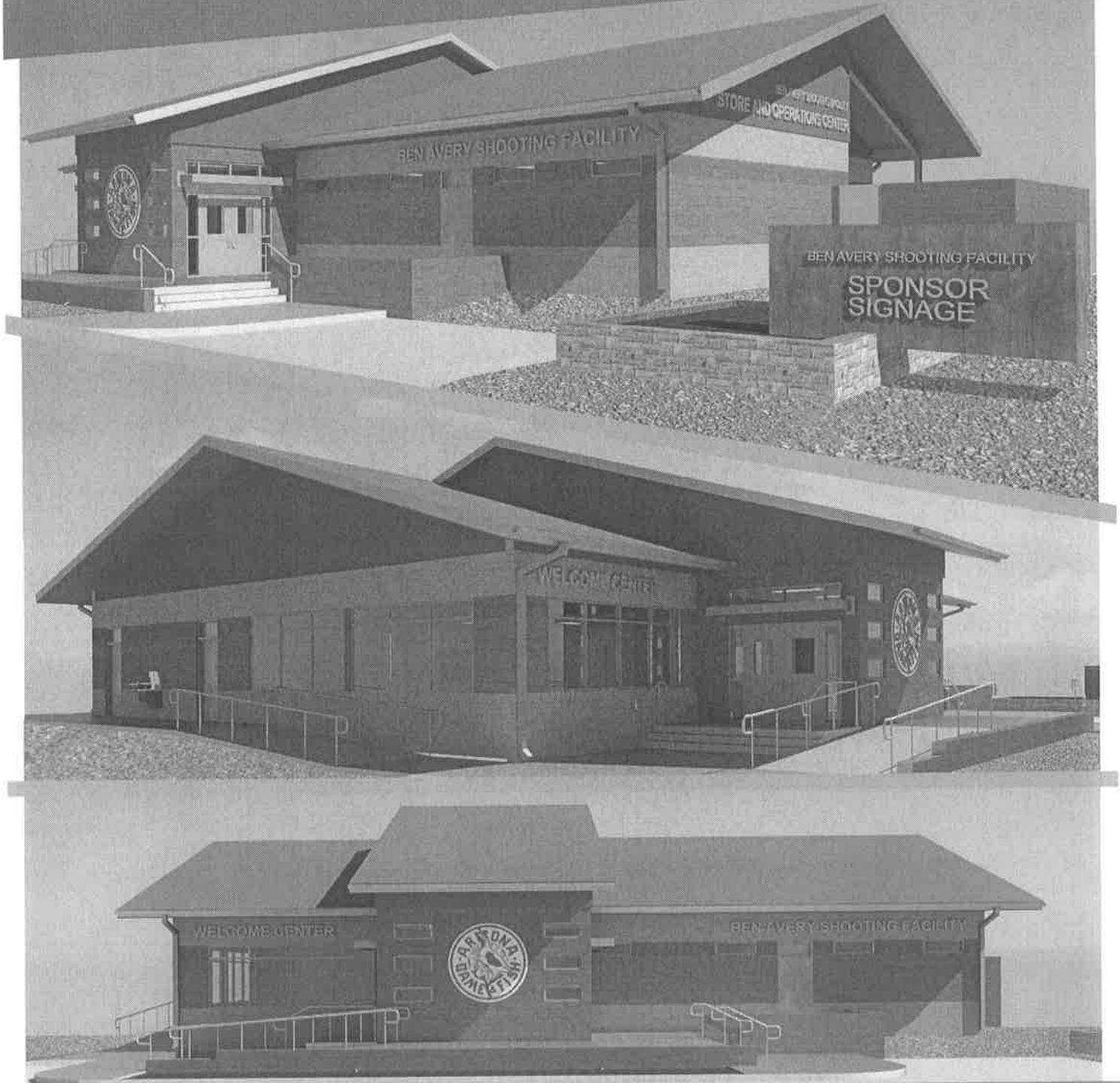
Activity	Quantity	Unit	Cost
Construction of BASF Store and Operation Center	1	LS	\$1,250,000
TOTAL ESTIMATE:			\$1,250,000
Estimates based on Design Consultants Opinion of Probable Cost (attached)			

Funding: The Arizona Game and Fish Department receives no State General Funds and must operate within the revenue it generates. Funding for this project will be provided by revenues generated by the shooting sports program, federal grants authorized for shooting range improvement, sponsorships and donations.

Impact of Not Approving this Request: By failing to approve this project, the customers of the Department will continue to have a customer experience that is not consistent with the high standards of customer service set forth by the Department; the ability of the Department to generate revenue will be negatively impacted; the opportunity to expand existing products and services will be diminished; and costs associated with maintaining an aging structure will increase.

BEN AVERY SHOOTING FACILITY

STORE AND OPERATIONS CENTER



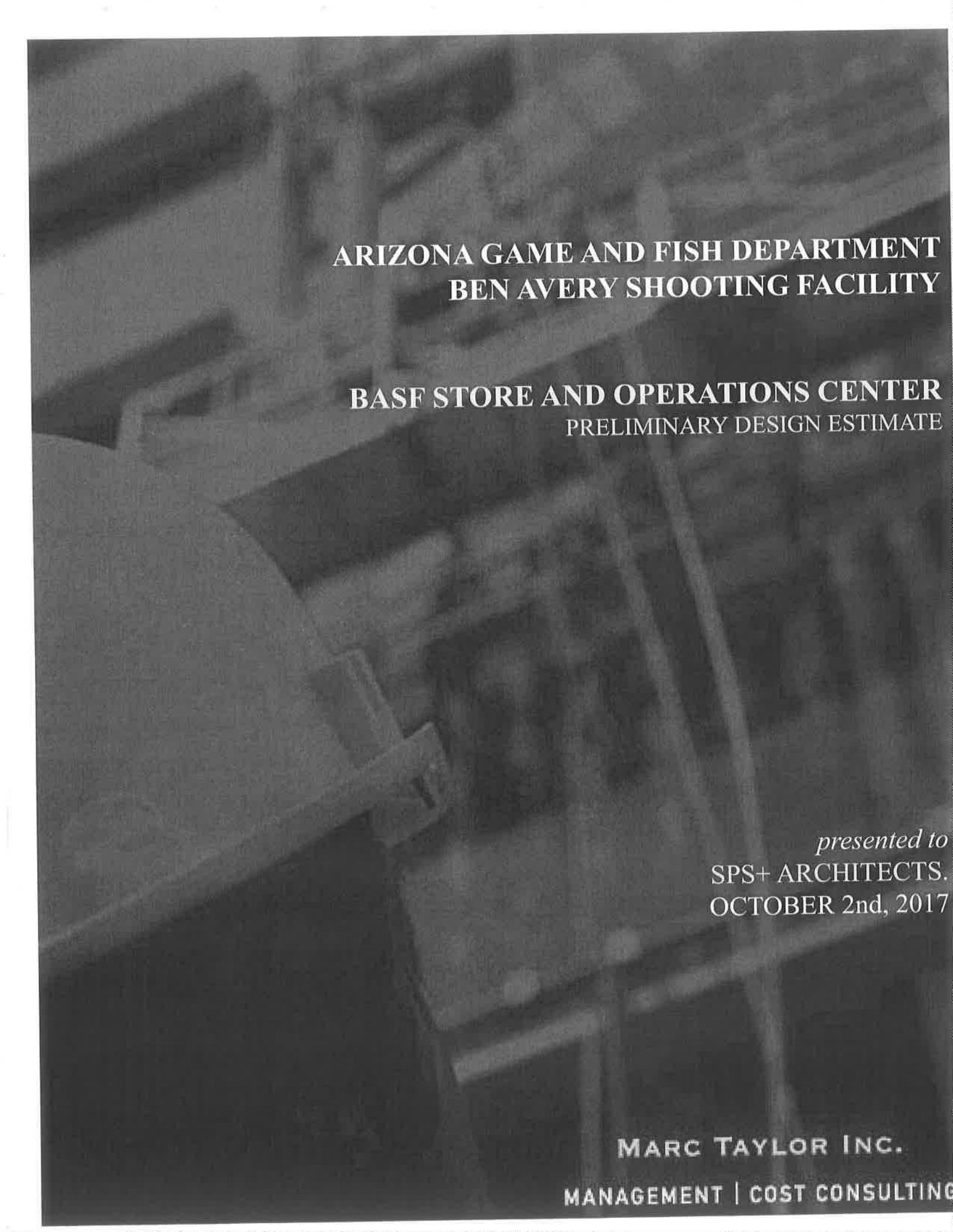
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**ARIZONA
GAME AND FISH
DEPARTMENT**





**ARIZONA GAME AND FISH DEPARTMENT
BEN AVERY SHOOTING FACILITY**

BASF STORE AND OPERATIONS CENTER
PRELIMINARY DESIGN ESTIMATE

presented to
SPS+ ARCHITECTS.
OCTOBER 2nd, 2017

MARC TAYLOR INC.
MANAGEMENT | COST CONSULTING

MARC TAYLOR INC.

**BEN AVERY SHOOTING FACILITY
BASF STORE AND OPERATIONS CENTER**

Preliminary Design

2-Oct-17

Prepared for SPS+ Architects

AZGFD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
BEN AVERY SHOOTING FACILITY
BASF STORE AND OPERATIONS CENTER

Preliminary Design
Gross Floor Area (sf): 4,385
Date: 2-Oct-17

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Estimate Details	7-18
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BASF STORE AND OPERATIONS CENTER
BEN AVERY SHOOTING FACILITY
BASF STORE AND OPERATIONS CENTER

Preliminary Design

Gross Floor Area (sf): 4,385
Date: 2-Oct-17

Schematic Design

Gross Floor Area:

BASF STORE AND OPERATIONS CENTER 4,385 sf

Total Gross Floor Area 4,385 sf

Documents used in preparation of estimate:

Preliminary Design Set, Dated 9-7-2017

BASF STORE AND OPERATIONS CENTER
BEN AVERY SHOOTING FACILITY
BASF STORE AND OPERATIONS CENTER

Preliminary Design
Gross Floor Area (sf): 4,385
Date: 2-Oct-17

Clarifications & Exclusions

Clarifications:

1. This estimate is an opinion of probable construction cost, and represents in our best judgement, what we believe would be a fair price for the work involved as we understand the schematic design. Market conditions, special phasing requirements, unforeseen conditions, and modifications to the scope of work could impact the estimated cost.

** Due to the current labor shortage in the Arizona construction market, projects are currently experiencing a wide range bid numbers. One of the biggest challenges we have in this type of environment is vendors and subcontractors are keenly aware of who is bidding the project and poor coverage by general contractors, subcontractors or vendors will lead to escalated numbers. We encourage the Owner to advertise the project well and give GC's adequate time to prepare bids.

2. Documents used to prepare this estimate are currently Preliminary Design. The specifications are currently not provided. See estimate for detailed cost for any assumptions.

3. The estimate is based on Hard bid delivery method with at least 6 qualified bidders.

4. Proprietary Vendors are not assumed.

5. Utility company tap/connection fees, impact fees and/or assessment fees are not included.

6. The estimate includes the cost of a 100% performance and payment bond, builder's risk insurance and any insurance deductible expenses.

7. The estimate includes allowances and assumed conditions which are identified as such in the estimate detail.

8. Door hardware is currently not listed in schedules and are included as an allowance.

Plumbing, (Plumbing plans are not included in the preliminary set)

9. Domestic water is based on type L copper piping.

10. Waste and vent piping is based on ABS plastic below and above grade, sewer to 5' outside building.

11. Condensate piping is based on type M copper.

12. Natural gas piping system is not included in the estimate.

13. Piping insulation is included for hot water only.

14. No reclaimed water, grey water, rainwater collection or hot water is included.

15. Equipment capacities are not yet present for all devices and pricing is based on conceptual.

HVAC, (Mechanical HVAC plans are not included in the preliminary set)

16. It is anticipated that the specification will be "open" for most major equipment.

17. The heating/cooling system is anticipated as split system heat pump DX.

18. Ductwork is to be galvanized steel with insulation for the supply and return only except as shown otherwise.

19. It is anticipated the controls are to be electronic only (no DDC).

BASF STORE AND OPERATIONS CENTER
BEN AVERY SHOOTING FACILITY
BASF STORE AND OPERATIONS CENTER

Preliminary Design
Gross Floor Area (sf): 4,385
Date: 2-Oct-17

Clarifications & Exclusions

- 20. LEED requirements are not included.
- 21. Building Information Modeling (BIM) is not included.

Electrical

- 16. Emergency power is not included in the estimate.
- 17. Distribution equipment is assumed as copper bussed.
- 18. LEED requirements are not included.
- 19. Tel/Data , AV, CCTV and Security access controls are included as infrastructure only, conduit, boxes with pull strings. Equipment assumed by Others.

Exclusions

Building permit cost is not included (by Owner).
Does not include owner contingencies.
Furnishings and Equipment are only included as detailed in the estimate. Movable furnishings are not included.

Marc Taylor Inc.

AZGFD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 BEN AVERY SHOOTING FACILITY
 BASF STORE AND OPERATIONS CENTER

Preliminary Design
 GSF 4,385
 Date: 2-Oct-17

Construction Summary

Description	\$/sf	Total
1 SUBSTRUCTURE	10.79	47,310
2 SUPERSTRUCTURE	21.90	96,032
3 EXTERIOR CLOSURE	10.82	47,447
4 ROOFING INSULATION AND WATERPROOFING	6.29	27,598
5 INTERIOR	37.66	165,141
6 EQUIPMENT		NOT INCLUDED
7 FURNISHINGS	0.28	1,207
8 SPECIAL CONSTRUCTION		NOT INCLUDED
9 CONVEYING		NOT INCLUDED
10 FIRE PROTECTION		NOT INCLUDED
11 PLUMBING	18.32	80,353
12 HVAC	23.83	104,491
13 ELECTRICAL & FIRE ALARM	26.17	114,737
14 SPECIAL SYSTEMS, Infrastructure Only (Conduit-Boxes w/Pullstrings)	1.65	7,235
15 EARTHWORK	20.42	89,547
16 EXTERIOR IMPROVEMENTS, SITEWORK	30.36	133,143
17 SITE UTILITIES	14.42	63,218
Sub-Total Trade Contractor:	222.91	\$ 977,457
Design Contingency	5.0%	48,873
General Conditions & Requirements, Hard Bid	8.5%	87,238
Builders Risk Insurance	0.2%	2,227
Performance & Payment Bond	0.8%	8,535
Insurance	0.4%	4,302
Fee	5.0%	53,988
Gross Receipts Tax	5.4%	63,802
Escalation		Not Assumed
Total Hard Construction Cost :	284.25	\$ 1,246,423

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design

Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
SUBSTRUCTURE				
Substructure				
<u>Foundations</u>				
Continous Concrete Footing 2'x1' reinforced, assumed	25	CY	325.00	8,125
Spot Footing Reinforced @ Steel Columns, assumed	12	CY	575.00	6,900
<u>Stemwalls</u>				
CIP Stemwall, Reinforced	580	SF	23.00	13,340
<u>Slab on Grade</u>				
4" SOG, over VB over 4" ABC	4,210	SF	4.50	18,945
				\$ 47,310
Substructure				\$ 47,310
TOTAL SUBSTRUCTURE				
SUPERSTRUCTURE				
Superstructure				
Pre-Fabricated Metal Building includes:	4,385	SF	21.25	93,181
* Steel Columns & Beams				
* Purlins, Girts & X Bracing				
* Exterior Metal Siding Panels				
* Metal Roofing Panels				
* R-8 Metal Building Insulation, Walls				
General Misc. Metals	4,385	ALW	0.65	2,850
				\$ 96,032
TOTAL Superstructure				
				\$ 96,032
TOTAL SUPERSTRUCTURE				
EXTERIOR ENCLOSURE				
Masonry				
<u>CMU</u>				
NOT INCLUDED IN BASE BID				SEE ALTERNATE
				\$ -
TOTAL Masonry				
Exterior Metal Panels				
Metal Panels				
Closed Soffit Panel By Metal Building Manufacturer	1,420	SF	7.30	10,366
				\$ 10,366
TOTAL Exterior Metal Panels				
Exterior Glazing				
A] 7' 4" x 9' 4" Store Front Window in HM Frame, 1" IG (Acoustical)	68	SF	58.00	3,944
B] 7' 4" x 4' 8" Store Front Window in HM Frame, 1" IG (Acoustical)	68	SF	58.00	3,944
C] 2' 8" x 4' Punched Window in HM Frame, 1" IG (Acoustical)	21	SF	58.00	1,218
D] 3' 4" x 4' Punched Window in HM Frame, 1" IG (Acoustical)	53	SF	58.00	3,074
7' 4" x 1' Side Light @ Front Double Doors, 1" IG (Acoustical)	42	SF	58.00	2,436
7' 4" x 2' Side Light @ Door 107	15	SF	38.00	570
				\$ 15,186
TOTAL Exterior Glazing				
Shade Canopies / Louvers				

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
				NOT ASSUMED
TOTAL Shade Canopies / Louvers				\$ -
Exterior Paint				
Paint HM Window Frames	290	LF	3.25	943
Paint HM Doors & Frame, Single	5	EA	88.00	440
Paint HM Doors & Frame, Double	2	EA	172.00	344
TOTAL Exterior Paint				\$ 1,727
Exterior Doors & Frames				
<i>Frames</i>				
6' x 7' Double HM Frame	2	EA	369.00	738
3' x 7' Single HM Frame	5	EA	198.00	990
3' x 7' Single HM Frame w/2' Sidelight	1	EA	315.00	315
<i>Doors</i>				
<i>* Exterior Doors-Acoustical</i>				
Exterior 6'x7' Pair, Double Hollow Metal Door w/Half-Glass vision panel	2	EA	2,010.00	4,020
Exterior 3'x7' Single Hollow Metal, Flush. Door	5	EA	810.00	4,050
Exterior 3'x7' Single HM Door. w/Narrow vision panel	1	EA	955.00	955
Door Hardware Allowance-Exterior	8	EA	750.00	6,000
TOTAL Exterior Doors & Frames				\$ 17,068
TOTAL EXTERIOR ENCLOSURE				\$ 47,447
ROOFING, INSULATION AND WATERPROOFING				
Waterproofing				NOT INCLUDED
TOTAL Waterproofing				\$ -
Thermal Insulation				
Vinyl Poly Faced R-30 Insulation @ Roof	4,385	SF	3.66	16,049
Vinyl Poly Faced R-19 Thermal Insulation	2,900	SF	1.48	4,292
TOTAL Thermal Insulation				\$ 20,341
Roofing				SEE PEMB
By PEMB Mfg.				
TOTAL Roofing				\$ -
Gutters & Downspouts				
Box Trim Fascia	336	LF	10.45	3,511
Box Gutter	171	LF	12.60	2,155
20 GA Downspout	104	LF	15.30	1,591
TOTAL Gutters & Downspouts				\$ 7,257
Fireproofing				NOT INCLUDED
TOTAL Fireproofing				\$ -

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design

Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
TOTAL ROOFING, INSULATION AND WATERPROOFING				\$ 27,598
INTERIORS				
Rough Carpentry				
3/4" Plywood Backing, Elec/IT room	255	SF	2.70	689
General Misc. Rough Carpentry, Blocking/Backing	4,385	LF	0.55	2,412
TOTAL Rough Carpentry				\$ 3,100
Doors and Glazing				
Frames				
6 x 7 Double Door Frame, HM	1	EA	378.00	378
3 x 7 Single Door Frame, HM	13	EA	198.00	2,574
Doors				
Interior Pair 6'x7' Double Hollow Metal Door w/Half Glass Vision Panel	1	EA	1,760.00	1,760
Interior 3'x7' Single Flush Wood Door-Pre Finished	7	EA	625.00	4,375
Interior 3'x7' Single Wood Door w/Narrow Vision Panel-Pre Finished	6	EA	770.00	4,620
Interior 3'x3' Swing Gate @ Customer Service, assumed	1	EA	520.00	520
Door Hardware Allowance-Interior	15	EA	500.00	7,500
Glazing				
Sidelight Glazing @ Door 101	14	SF	26.00	364
TOTAL Doors and Glazing				\$ 22,091
Drywall				
A1] 3-5/8" Metal Studs, 16" OC, X 58 Both Sides. Full Height	5,635	SF	5.10	28,739
A2] 3-5/8" Metal Studs, 16" OC, X 58 Single Side. Full Height	705	SF	5.10	3,596
A3] 6" Metal Studs, 16" OC, X 58 Both Sides. Full Height	295	SF	5.35	1,578
P1-P2] Furring 2-1/2" Metal Studs, 16" OC, X 58 Single Side.	2,870	SF	3.38	9,701
Low Wall Partition @ Store Counter	25	SF	8.80	220
Misc. Strap Backing	500	LF	3.65	1,825
Set Door Frames	14	EA	95.00	1,330
Insulation				
Acoustical Batt Insulation	9,505	SF	0.38	3,612
TOTAL Drywall				\$ 50,600
Ceilings				
Suspended Gyp Ceiling, Restrooms	643	SF	4.10	2,636
Suspended/Vaulted Gyp Ceiling, Store	1,335	SF	4.88	6,515
Suspended ACT, Offices/Break/Conference	1,925	SF	3.10	5,968
TOTAL Ceilings				\$ 15,119
Flooring				
Polished & Sealed Concrete Floor	2,485	SF	5.85	14,537
Polished Concrete w/ Resilient High Performance Polyaspartic Coating	572	SF	7.89	4,513
Carpet Tile Floor	750	SF	3.65	2,738
Sealed Concrete Floor	161	SF	1.38	222
Floor Base				
Rubber Base	835	LF	1.25	1,044

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Ceramic Tile Cove Base	214	LF	8.75	1,873
TOTAL Flooring				\$ 24,926
Wall Cladding				
FRP Wall Cladding in Restrooms	1,120	SF	4.45	4,984
TOTAL Wall Cladding				\$ 4,984
Architectural Handrail				NOT INCLUDED
TOTAL Architectural Handrail				\$ -
Millwork				
Radial Store/ Customer Service Counter w/ Transaction Counter.	15	LF	750.00	11,250
Lav Counters @ Public Restrooms, Solid Surface assumed	14	LF	178.00	2,492
P-Lam Base Cabinet w/Solid Surface Counter, Breakroom	8	LF	280.00	2,240
P-Lam Upper Cabinet, Break Room	11	LF	145.00	1,595
P-Lam Base Cabinet w/P-Lam Counter assumed Work Room	9	LF	195.00	1,755
P-Lam Upper Cabinet, Work Room	9	LF	145.00	1,305
TOTAL Millwork				\$ 20,637
Painting and Coatings				
Interior Caulking	4,385	SF	0.30	1,316
Paint Gyp Walls	12,350	SF	0.35	4,323
Paint Gyp Ceilings	1,978	SF	0.60	1,187
Paint HM Door Frames	14	EA	65.00	910
Paint HM Door-Double	1	EA	168.00	168
TOTAL Painting and Coatings				\$ 7,903
Building Specialties				
<u>Restroom Specialties</u>				
Toilet Partitions ADA	2	EA	850.00	1,700
Toilet Partitions	4	EA	698.00	2,792
Urinal Screen	1	EA	255.00	255
Stainless Steel Grab Bar 42"	4	EA	155.00	620
Stainless Steel Grab Bar 36"	4	EA	142.00	568
Stainless Steel Grab Bar 18"	4	EA	65.00	260
Surface Mounted Multiroll Toilet Tissue Dispenser	8	EA	88.00	704
Surface Mounted Toilet Seat Cover Dispenser	8	EA	54.00	432
Surface Mounted Excellerator Hand Dryer	6	EA	732.00	4,392
Sanitary Napkin Disposal	6	EA	47.00	282
Utility Shelf With Mop Broom Holders and Rag Hooks	1	EA	155.00	155
Mirror With Stainless Steel Angle Frame	36	SF	16.80	605
<u>Misc. Specialties</u>				
Fire extinguisher cabinets	2	EA	245.00	490
White boards & Tack boards				ASSUMED FF& E
Misc. Metal Shelving				ASSUMED FF& E
<u>Signage</u>				
Wayfinding & Code Signage	4,385	ALW	0.25	1,096
Door signage	22	EA	65.00	1,430
TOTAL Building Specialties				\$ 15,781

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
TOTAL INTERIORS				\$ 165,141
EQUIPMENT				
Miscellaneous Equipment				NOT INCLUDED
TOTAL Miscellaneous Equipment				\$ -
Medical Equipment				NOT INCLUDED
TOTAL Medical Equipment				\$ -
Kitchen Equipment				NOT INCLUDED
TOTAL Kitchen Equipment				\$ -
TOTAL EQUIPMENT				\$ -
FURNISHINGS				
Window Treatment				
Window Shades-Manual @ Exteror Punched Windows, assumed	142	ALW	8.50	1,207
TOTAL Window Treatment				\$ 1,207
Floor Mats				NOT INCLUDED
TOTAL Floor Mats				\$ -
Furniture				NOT INCLUDED
Assumed FF&E				NOT INCLUDED
TOTAL Furniture				\$ -
TOTAL FURNISHINGS				\$ 1,207
SPECIAL CONSTRUCTION				
Special Construction				NOT INCLUDED
TOTAL Special Construction				\$ -
TOTAL SPECIAL CONSTRUCTION				\$ -
CONVEYING EQUIPMENT				
Elevators				NOT INCLUDED
TOTAL Elevators				\$ -

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
TOTAL CONVEYING EQUIPMENT				\$ -
ERVICES				
FIRE PROTECTION				
Sprinklers & Other Fire Protection Systems				NOT INCLUDED
TOTAL Sprinklers & Other Fire Protection Systems				\$ -
TOTAL FIRE PROTECTION				\$ -
PLUMBING				
Plumbing				
<u>Plumbing Equipment</u>				
Commercial Water Heater, Electric 50 Gal. assumed	1	EA	3,785.00	3,785
Circulating pump, 1/4 hp, 5 gpm	1	EA	334.00	334
Expansion tank	1	EA	202.00	202
Water hammer arrestor	4	EA	69.70	279
Specialties				
<u>Sanitary Fixtures</u>				
Water closet, floor, fv	8	EA	685.00	5,480
Urinal, wall mtd	2	EA	736.00	1,472
Lavatory, counter, faucet	4	EA	645.00	2,580
Lavatory, wall mtd., faucet	2	EA	778.00	1,556
Sink, counter, faucet w/disposal - kitchen	1	EA	1,195.00	1,195
Mop sink, faucet	1	EA	1,650.00	1,650
Electric water cooler, double-basin	2	EA	2,735.00	5,470
Hose bibb, interior	2	EA	95.00	190
Hose bibb, exterior	4	EA	388.00	1,552
Floor drain w/trap primer	5	EA	375.00	1,875
Ice Maker Box, assumed	1	EA	168.00	168
<u>Rough-ins</u>				
Local rough-in per fixture	20	EA	605.00	12,100
Rough-in at floor sink or floor drain	5	EA	270.00	1,350
<u>Adds</u>				
Add for sensor flush valve/faucet	12	EA	231.00	2,772
Misc. Appliance Connections	4	EA	205.00	820
<u>Waste / Vent</u>				
Waste				
2" pipe, ABS, below grade	130	LF	6.32	822
3" pipe, ABS, below grade	60	LF	8.60	516
4" pipe, ABS, below grade	170	LF	10.40	1,768
Trench excavate, backfill, compact	80	YD	32.00	2,560
Sand bedding in trench	25	CY	15.50	388
2" pipe, ABS, above grade	60	LF	15.70	942
2" clean out, wall type	8	EA	141.00	1,128
4" clean out, floor type	2	EA	242.00	484
2-Way clean-out @ grade	1	EA	370.00	370
Vent				
2" pipe, ABS, above grade	210	LF	15.70	3,297
3" pipe, ABS, above grade	25	LF	18.80	470
4" pipe, ABS, above grade	40	LF	22.50	900
2" vent through roof	2	EA	203.00	406
4" vent through roof	2	EA	276.00	552
<u>Domestic Water</u>				
Cold				

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
2" pipe, Cu type "K", in trench	15	LF	49.67	745
Trench excavate, backfill, compact	6	YD	32.00	192
Sand bedding in trench	2	CY	15.50	23
1/2" pipe, cu type L, in bldg				
3/4" pipe, cu type L, in bldg	360	LF	12.96	4,666
1" pipe, cu type L, in bldg	80	LF	16.83	1,346
2" pipe, cu type L, in bldg	40	LF	34.83	1,393
Hot				
3/4" pipe, cu type L, in bldg	220	LF	12.96	2,851
1" pipe, cu type L, in bldg	60	LF	16.83	1,010
Pipe insulation, 3/4"	220	LF	4.99	1,098
Pipe insulation, 1"	60	LF	5.16	310
<u>Roof Drainage</u>				NOT ASSUMED
<u>Condensate Drainage</u>				
Trap and equipment connect	5	EA	240.00	1,200
3/4" pipe, cu type M, in bldg	200	LF	10.65	2,130
Pipe insulation, 3/4"	200	LF	4.99	998
<u>Natural Gas</u>				NOT ASSUMED
<u>Miscellaneous Plumbing</u>				
Access panels	6	EA	83.50	501
Flush, test & chlorinize	10	HR	82.60	826
Identification, labels and valve tags	16	EA	8.26	132
Penetrations, sleeving and firestopping	1	LS	1,500.00	1,500
Plumbing				\$ 80,353
TOTAL PLUMBING				\$ 80,353
HVAC				
HVAC				
<u>Equipment</u>				
5-Ton Split System HP	1	EA	9,926.00	9,926
4-Ton Split System HP	2	EA	7,950.00	15,900
3-Ton Split System HP	1	EA	6,975.00	6,975
Mini-Split 1.5 Ton	1	EA	5,786.00	5,786
Freon Piping & Insulation	225	LF	24.00	5,400
Ceiling Exhaust Fans, Restrooms, Breakroom, Vestibule, assumed	5	EA	785.00	3,925
<u>Air Distribution</u>				
Ductwork, galvanized steel, Ip supply	2,600	LB	6.30	16,380
Ductwork, galvanized steel, return	830	LB	6.30	5,229
Ductwork, galvanized steel, exhaust	365	LB	6.30	2,300
Ductwork, OSA	350	LB	6.30	2,205
Flexible duct, insulated, various sizes	200	LF	12.50	2,500
Duct insulation, wrap	3,400	SF	2.38	8,092
Manual volume damper	32	EA	46.50	1,488
Duct Smoke Detectors	4	EA	785.00	3,140
Ceiling diffuser	32	EA	135.00	4,320
Sidewall registers	6	EA	148.00	888
Ceiling return grille	8	EA	136.00	1,088
Ceiling exhaust grille	5	EA	95.00	475
<u>HVAC Controls</u>				
Thermostat, electronic	5	EA	621.00	3,105
<u>Miscellaneous HVAC</u>				
Test / balance HVAC	4,385	SF	0.68	2,982
Start-up/check-out	8	HR	79.70	638

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design

Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Penetrations, sleeving and firestopping	1	LS	500.00	500
Crane and rigging	1	LS	1,250.00	1,250
TOTAL HVAC				\$ 104,491
TOTAL HVAC				\$ 104,491
ELECTRICAL & FIRE ALARM				
Electrical				
<u>Service & Distribution</u>				
400 Amp, UG Meter/Service, 120/240V, nema 3R, assumed	1	EA	7,860.00	7,860
200 Amp Panelboard, 120/240V, nema 1	2	EA	2,160.00	4,320
200 Amp Feeders	80	LF	39.60	3,168
Grounding	1	LS	2,800.00	2,800
<u>Equipment connections</u>				
Connect Electric WH	1	EA	278.00	278
Connect Exhaust Fans	6	EA	256.00	1,536
Connect Elec. Hand Dryers	4	EA	188.00	752
Connect HVAC Condensing Units	4	EA	295.00	1,180
Connect HVAC Fan Coil Units	4	EA	256.00	1,024
Connect Mini-Split Condensing Unit	1	EA	295.00	295
Connect Mini-Split Indoor Unit	1	EA	232.00	232
Disconnect switch, 30/3 fused	3	EA	426.00	1,278
Disconnect switch, 60/3 fused	3	EA	550.00	1,650
Motor Rated Switch	11	EA	248.00	2,728
Feeder, 20 amp	380	LF	6.10	2,318
Feeder, 30 amp	100	LF	8.75	875
Feeder, 60 amp	100	LF	12.05	1,205
Disposal connection	1	EA	188.00	188
<u>Convenience power</u>				
20 Amp Duplex Receptacle	54	EA	58.50	3,159
GFCI 20 Amp Duplex Receptacle	7	EA	72.00	504
20 Amp Duplex Receptacle, TV/Monitor	4	EA	58.50	234
Floor Box, 120V Power and Data, Conference Rm, assumed	1	EA	766.00	766
Floor Box, 120V Power and Data, Service Counter, assumed	2	EA	766.00	1,532
Weather Proof GFCI 20 Amp Duplex Receptacle, assumed	6	EA	116.00	696
Branch Circuit, Conduit & Wire	1,760	LF	5.35	9,416
<u>General Lighting and Control</u>				
Lighting Track, 12' Section	1	EA	379.50	380
Feed Kit	1	EA	105.60	106
Track Fixtures, LED	6	EA	126.50	759
2 x 4 LED, Lay-in Troffer	20	EA	299.20	5,984
2 x 4 LED, Lay-in Troffer w/EM Battery Back-up, assumed	8	EA	434.50	3,476
Linear Pendant Lighting, LED	75	LF	104.50	7,838
EM Exit Lights, LED Universal	5	EA	231.00	1,155
Surface LED Strip Light, 4'	1	EA	195.80	196
Recessed Can Lights, LED, areas assumed	22	EA	331.10	7,284
Surface Mtd, LED Wrap-Around, Public Restrooms assumed	6	EA	149.60	898
Exterior LED Wall Pack	6	EA	330.00	1,980
Exterior LED Wall Pack w/Battery Back-up	2	EA	495.00	990
Occupancy Sensor	16	EA	231.00	3,696
Lighting Controls	1	LS	8,250.00	8,250
Branch Circuit, Conduit & Wire	1,730	LF	5.35	9,256
TOTAL Electrical				\$ 102,240

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Fire Alarm				
<u>Fire Alarm System</u>				
Fire Alarm System	4,385	ALW	2.85	12,497
				\$ 12,497
TOTAL Fire Alarm				
				\$ 114,737
TOTAL ELECTRICAL & FIRE ALARM				
SPECIAL SYSTEMS				
Special systems				
<u>Infrastructure Only (Conduit, Boxes & Pullstrings)</u>				
Tel/Data	4,385	ALW	0.75	3,289
AV	4,385	ALW	0.25	1,096
Security	4,385	ALW	0.65	2,850
				\$ 7,235
TOTAL Special systems				
				\$ 7,235
TOTAL SPECIAL SYSTEMS				
EARTHWORK& SITE DEMO				
Site Demo				
Remove Existing Tree, Cactus and Rootball. Salvage and Reuse if Possible	5	EA	760.00	3,800
Demolish Existing Shooting Sports Store.	1,466	SF	5.80	8,503
Remove Parking Lot Light Fixture and Structural Footings.	2	EA	450.00	900
Demolish Parking Lot, AC Paving	16,650	SF	1.35	22,478
Demolish Parking Lot Curb	459	LF	2.85	1,308
Demolish Concessions Structure	329	SF	5.80	1,908
Remove Memorial, Salvage Plaques-Sculptures to Owner	1	ALW	2,500.00	2,500
				\$ 41,397
TOTAL Site Demo				
Mass Excavation				
Mob/De-Mob Equipment	1	LS	3,500.00	3,500
Survey Site	1	ALW	2,000.00	2,000
SWPP Plan	1	ALW	3,000.00	3,000
Clear & Grub	30,920	SF	0.20	6,184
Recondition Building Pad	865	CY	8.50	7,353
Cut to Fill	250	ALW	8.50	2,125
Import Fill @ Building Pad	230	CY	19.00	4,370
Export				NOT ASSUMED
AC Paving - Fine Grade	1,027	SY	2.60	2,670
Fine Grade Concrete / Building Area	4,385	SF	0.40	1,754
Concrete Sidewalks Fine Grade	4,698	SF	0.68	3,195
Landscaping Fine Grade, no detail	10,000	ALW	0.20	2,000
Subcontractor Provided Dust Control	1	ALW	10,000.00	10,000
				\$ 48,150
TOTAL Mass Excavation				
				\$ 89,547
TOTAL EARTHWORK& SITE DEMO				
EXTERIOR IMPROVEMENTS				
Pedestrian Paving				
Sidewalk, MAG 230 assumed	4,698	SF	3.50	16,443
ADA Sidewalk Ramps	400	SF	15.00	6,000

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design

Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Turndown @ Sidewalk Edge	10	CY	285.00	2,850
CIP Concrete Stairs/Steps	48	LF	36.00	1,728
TOTAL Pedestrian Paving				\$ 27,021
Misc. Concrete				
Concrete Single Curb @ Parking Lot	366	LF	10.85	3,971
Concrete Footing 2'x1' @ Retaining and Site Walls	12	CY	325.00	3,900
Concrete Pole Light Foundations	2	EA		SEE ALTERNATE
Concrete Equipment Slab @ HVAC Units, assumed	220	SF	5.85	1,287
TOTAL Misc. Concrete				\$ 9,158
Paving				
AC Paving				
3" AC over 8" ABC, assumed	1,027	SY	32.00	32,864
Concrete Wheel Stops	7	EA	140.00	980
Parking Lot Striping	2,200	LF	1.35	2,970
Handycap Space Striping w/Wheel Chair ADA Icon	7	EA	125.00	875
TOTAL Paving				\$ 37,689
Site Walls & Screens				
Site Walls, CMU assumed	440	SF	12.65	5,566
Retaining Wall, CMU assumed	188	SF	15.70	2,952
Chainlink Fence w/Slats, Screen for A/C Units, assumed 4' H	40	LF	28.00	1,120
Chainlink Man Gate, assumed	1	EA	505.00	505
Handrailing @ ADA Ramps & Stairs	85	LF	65.00	5,525
TOTAL Site Walls & Screens				\$ 15,668
Hardscape Misc.				
ADA Parking Signs	7	EA	125.00	875
TOTAL Hardscape Misc.				\$ 875
Landscape and Irrigation				
Relocate Tree/Cactus	5	EA	335.00	1,675
General Landscaping and Irrigation, area assumed	10,000	ALW	1.65	16,500
Stabilized DG				
Decomposed Granite	10,000	ALW	0.65	6,500
TOTAL Landscape and Irrigation				\$ 24,675
Signage				
<i>* Signage assumed Non-Lighted</i>				
Building Signage, 12" Cast Metal Letters (BEN AVERY SHOOTING FACILITY)	23	EA	175.00	4,025
Building Signage, 8" Cast Metal Letters (BEN AVERY SHOOTING FACILITY)	23	EA	156.00	3,588
Building Signage, 12" Cast Metal Letters (STORE AND OPERATIONS CENTER)	24	EA	175.00	4,200
Building Signage, 8" Cast Metal Letters (STORE AND OPERATIONS CENTER)	24	EA	156.00	3,744
TOTAL Signage				\$ 15,557

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (±) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Site Canopies				NOT INCLUDED
TOTAL Site Canopies				\$ -
Site Paint				
Misc. site paint	1	ALW	2,500.00	2,500
TOTAL Site Paint				\$ 2,500
TOTAL EXTERIOR IMPROVEMENTS				\$ 133,143
SITE UTILITIES				
Site Utilities				
Water Utilities				
Waterline Connection to Existing	1	EA	840.00	840
2" Water Service Line	130	LF	36.00	4,680
2" Water Valve/Box & Cover	1	EA	975.00	975
2" Water Reduce Pressure BFP w/Lockable Enclosure	1	EA	2,600.00	2,600
2" Water Meter Box & Cover, meter by others	1	EA	895.00	895
TOTAL Water Utilities				\$ 9,990
Sewer Utilities				
Connect 4" SS to Existing Septic Tank	1	EA	535.00	535
4" Sewer Line with Trench & Backfill, size assumed	148	LF	55.00	8,140
TOTAL Sewer Utilities				\$ 8,675
Storm Drainage				NOT ASSUMED
TOTAL Storm Drainage				\$ -
Natural Gas				NOT ASSUMED
TOTAL Natural Gas				\$ -
Electrical Distribution				
APS Engineering Fee Allowance	1	ALW	7,500.00	7,500
400 Amp Feeder from Existing XFMR to New Building Service, Qty Assumed	150	ALW	66.00	9,900
Trenching & Backfill	44	CY	32.00	1,408
TOTAL Electrical Distribution				\$ 18,808
Site Lighting				
Parking Lot Pole Lights	2	EA		SEE ALTERNATE
Branch Circuit Conduit & Wiring	300	LF		SEE ALTERNATE
Small Trench	300	LF		SEE ALTERNATE
TOTAL Site Lighting				\$ -

Marc Taylor Inc.

FD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 AVERY SHOOTING FACILITY
 STORE AND OPERATIONS CENTER

Preliminary Design
 Gross Floor Area (t) 4,385
 Date 10/2/2017

Description	Quantity	Unit	Unit Cost	Total
Site Communications Infrastructure ALLOWANCE				
Trenching and backfill	75	CY	32.00	2,400
New Century Link Pedestal, by Century Link	1	ALW	1,500.00	1,500
Conduit 2 1/2", PVC w/Pull String (Century Link)	325	ALW	10.80	3,510
Pull Box	5	EA	860.00	4,300
50 Pair Copper	330	ALW	8.75	2,888
Grounding	1	LS	500.00	500
FO Junction box	1	ALW	1,200.00	1,200
Conduit 3", PVC w/Pull String	470	ALW	13.60	6,392
FO Cable, Allowance	470	ALW	6.50	3,055
TOTAL Site Communications Infrastructure ALLOWANCE				\$ 25,745
TOTAL SITE UTILITIES				\$ 63,218

MARC TAYLOR INC.

AZGFD, 4044 W. BLACK CANYON BLVD. PHOENIX, AZ. 85086
 BEN AVERY SHOOTING FACILITY
 BASF STORE AND OPERATIONS CENTER
 Alternates

Preliminary Design

Date: 2-Oct-17

Description	Quantity	Unit	Unit Cost	Total
ALTERNATES				
# 1 ADD ALTERNATE (West Parking Lot)				
Clear & Grub	12,580	SF	0.20	2,516
AC Paving - Fine Grade	1,130	SY	2.60	2,938
3" AC over 8" ABC, assumed	1,130	SY	32.00	36,160
Concrete Single Curb	438	LF	10.85	4,752
Parking Lot Striping	630	LF	1.35	851
TOTAL ADD ALTERNATE (West Parking Lot)				\$ 47,216.80
Contingencies, escalation, OH&P			25.30%	11,946
TOTAL ADD ALTERNATE #1				\$ 59,163
# 2 ADD ALTERNATE (Masonry Wall Wainscot & Screenwall)				
<i>Remove</i>				
PEMB R Panel	-2,510	SF	3.60	(9,036)
PEMB Z Purlins, Horizontal	-578	LF	5.25	(3,035)
Vinyl Poly Faced R-19 Thermal Insulation	-2,510	SF	1.48	(3,715)
Chainlink Fence w/Slats, Screen for A/C Units, assumed 4' H	-40	LF	28.00	(1,120)
Chainlink Man Gate, assumed	-1	EA	505.00	(505)
<i>ADD</i>				
CMU Wall, 8-8-16, Ground Face w/Accent Bands	2,510	SF	15.85	39,784
Seal CMU Wall	2,510	SF	1.10	2,761
CMU Screenwall, 4' H assumed @ A/C Units	160	SF	13.50	2,160
TOTAL ADD ALTERNATE (Masonry Wall Wainscot & Screenwall)				\$ 27,294.20
Contingencies, escalation, OH&P			25.30%	6,905
TOTAL ADD ALTERNATE #2				\$ 34,200
# 3 ADD ALTERNATE (Parking Lot Lighting)				
Parking Lot Pole Lights	2	EA	3,800.00	7,600
Branch Circuit Conduit & Wiring	300	LF	8.30	2,490
Small Trench	300	LF	7.50	2,250
Light Pole Foundations	2	EA	565.00	1,130
TOTAL ADD ALTERNATE (Parking Lot Lighting)				\$ 13,470.00
Contingencies, escalation, OH&P			25.30%	3,408
TOTAL ADD ALTERNATE #3				\$ 16,878
# 4 ADD ALTERNATE (Connect Sewer to Existing Pump Station, Re-route force main)				
<i>Remove</i>				
Connect 4" SS to Existing Septic Tank	-1	EA	535.00	(535)
4" Sewer Line with Trench & Backfill, size assumed	-148	LF	55.00	(8,140)
<i>ADD</i>				
Re-route forced main, 4" assumed	335	LF	55.00	18,425
Building Sewer Service to Existing Pump Station	212	LF	55.00	11,660
Connect Building Sewer to Existing Pump Station	1	EA	535.00	535
TOTAL ADD ALTERNATE (Connect Sewer to Existing Pump Station, Re-route force main)				\$ 21,945.00
Contingencies, escalation, OH&P			25.30%	5,552
TOTAL ADD ALTERNATE #4				\$ 27,497