

STATE OF ARIZONA

# Joint Committee on Capital Review

STATE  
SENATE

RUTH SOLOMON  
CHAIRMAN 2001  
KEN BENNETT  
JACK A. BROWN  
EDWARD J. CIRILLO  
HERB GUENTHER  
DARDEN C. HAMILTON  
JOHN VERKAMP

1716 WEST ADAMS  
PHOENIX, ARIZONA 85007

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

HOUSE OF  
REPRESENTATIVES

LAURA KNAPERREK  
CHAIRMAN 2002  
CAROLYN S. ALLEN  
KEN CHEUVRON  
LINDA GRAY  
LINDA J. LOPEZ  
RUSSELL K. PEARCE  
CHRISTINE WEASON

## JOINT COMMITTEE ON CAPITAL REVIEW

Thursday, June 20, 2002

1:30 p.m.

House Hearing Room 4

## AGENDA

- Call to Order
  - Approval of Minutes of April 30, 2002
  - DIRECTOR'S REPORT (if necessary).
1. EXECUTIVE SESSION – ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF HEALTH SERVICES – Review of Selected Design-Build Proposal for Health Laboratory Lease-Purchase Project. ( As Permitted under A.R.S. § 38-431.03 and A.R.S. § 41-2514)
  2. ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF HEALTH SERVICES –
    - A. Review of Expenditure Plans for the Forensic Hospital Renovation and Sexually Violent Persons Program Security.
    - B. Report on Arizona State Hospital Construction Project.
  3. ARIZONA DEPARTMENT OF ADMINISTRATION –
    - A. Review of FY 2003 Building Renewal Allocation Plan.
    - B. Review of Scope, Purpose and Estimated Cost of Privatized-Lease-to-Own Backfill Projects.
  4. ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF CORRECTIONS – Review of Scope, Purpose and Estimated Cost of Landfill Closure at ASPC Safford – Fort Grant Unit.
  5. DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS – Review of Scope, Purpose and Estimated Cost of Project Challenge Project.

(Continued)



6. Arizona Department of Transportation –
  - A. Review of FY 2003 Construction Budget Operating Expenditure Plan.
  - B. Report on Executive Summary of Arizona 5-Year Transportation Facilities Construction Program.
7. ARIZONA DEPARTMENT OF ADMINISTRATION/ARIZONA PIONEERS' HOME – Review of Scope, Purpose and Estimated Cost of Arizona Pioneers' Home Plumbing Renovation Project.

6/14/02

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## MINUTES OF THE MEETING JOINT COMMITTEE ON CAPITAL REVIEW

Tuesday, April 30, 2002

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The Chairman called the meeting to order at 9:40 a.m. Tuesday, April 30, 2002 in House Hearing Room 4 and attendance was as follows:

Members:	Representative Knaperek, Chairman	Senator Solomon, Vice-Chairman
	Representative Gray	Senator Bennett
	Representative Lopez	Senator Brown
	Representative Pearce	Senator Cirillo
	Representative Weason	Senator Guenther
		Senator Hamilton
		Senator Verkamp
Absent:	Representative Allen (Excused)	
	Representative Cheuvront	
Staff:	Richard Stavneak	Jan Belisle, Secretary
	Lorenzo Martinez	Jake Corey
	Tony Vidale	Tim Sweeney
	Tom Mikesell	
Others:	Bob Teel	ADOA
	John Sempert	ADOA
	Bruce Ringwald	ADOA
	Emerson Styles	ADOA
	Dave Harris	ABOR
	Jay Ziemann	Parks
	John Arnold	SFB
	Chuck Ryan	DOC
	Helen Gouvert	DOC
	Mike Smarik	DOC
	Jim Buster	ADEQ
	Bob Rocha	ADEQ
	Greg Fahey	UofA
	Joy Hicks	House
	Jamie Hogue	House
	Eileen Klein	House
	Debbie Johnston	Senate



Representative Gray moved the Committee approve the minutes of March 7, 2002 as presented. The motion carried.

Lorenzo Martinez, JLBC Staff, gave an update to the Committee on the lease-purchase project for the UofA North Campus, which was reviewed at the last meeting. Under the existing budget, the UofA will be adding 12,500 square feet of additional shell space to the building. This change does not require any action by the Committee.

In response to Senator Cirillo, Mr. Martinez said the original scope included two stories and 22,000 square feet. A third story will be added with 12,500 square feet of shell space that will be available for build out as the campus expands.

**ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF ENVIRONMENTAL QUALITY – Consider Approval of Land Acquisition for Air Monitoring Site.**

Tom Mikesell, JLBC Staff, presented the Arizona Department of Environmental Quality (ADEQ) request that the Committee consider approval of the purchase of property located at 4538 N. 17<sup>th</sup> Avenue in Phoenix for continued use as an air monitoring site. The City of Phoenix currently owns the site and would like to sell the property. The project will be funded with \$14,000 from the Air Quality Fund and \$6,000 from the Permits Administration Fund.

In response to Representative Gray, Mr. Mikesell stated that the \$2,600 for closing costs are estimates from ADEQ. The actual amount will not be known until the purchase is executed.

In response to Representative Gray, Robert Rocha, Arizona Department of Environmental Quality mentioned that the appraisal was conducted and estimates were given. Representative Gray stated that any remaining money should revert to the funds and that the department report back to the Committee on the actual closing costs.

In response to Senator Bennett, Mr. Rocha stated that the Phase I environmental site assessment was completed by an outside provider.

Senator Solomon moved the Committee approve the purchase of land at 4538 North 17<sup>th</sup> Avenue in Phoenix for use as an air monitoring site with \$14,000 from the Air Quality Fund and \$6,000 from the Permits Administration Fund, and that the department report back on the actual costs of the transaction when the purchase is complete, as well as reverting any remaining monies to the funds they came from. The motion carried.

**ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF CORRECTIONS – Review of Scope, Purpose, and Estimated Cost of Department of Corrections Safety Improvements.**

Tony Vidale, JLBC Staff, presented the Arizona Department of Corrections (ADOC) request that the Committee give a favorable review of the expenditure of \$731,200 from the Corrections Fund appropriation of \$1,379,400 for the design and construction of a perimeter security system for 5 administrative buildings at 3 prison complexes. In addition, any remaining funds would be applied to procure an electrified fence system at the ASPC Florence central Unit. The estimated cost for the

(Continued)



design and construction of the electrified fence system is \$1,239,600, of which \$648,200 will come from the remaining safety improvements appropriation and \$591,400 will come from operating expense savings. The new lethal fence system would reduce staffing requirements by replacing visual surveillance provided by manned guard towers and reduce staff by 21 FTE Positions which will generate a savings of approximately \$735,000 annually.

Senator Cirillo expressed concern regarding the lock replacement and in response Chuck Ryan, Arizona Department of Corrections stated the replacement of the locks is in excess of \$17 million. Mr. Ryan indicated that some locks could be replaced with the \$600,000 but the monies would not go far.

In answer to Representative Gray, Mr. Vidale said \$24,000 was the actual costs to fund the assessment for designing and installing the security enhancements.

In response to Representative Weason, Mr. Ryan stated that the design flaw is having the administration buildings located outside the perimeter fencing at the complexes. The most recent escape was due to the lack of an adequate detection system. One escape occurred in 1998 from a Level 4 facility at the Winslow complex.

*Senator Solomon moved the Committee give a favorable review of the expenditure of \$1,379,400 from the Corrections Fund for Department of Corrections safety improvements. The motion carried.*

#### **SCHOOL FACILITIES BOARD – Review of FY 2002 Building Renewal May Allocation Plan.**

Jake Corey, JLBC Staff, presented the School Facilities Board (SFB) request that the Committee review the Building Renewal May allocation plan. The plan distributes \$672,100 of remaining FY 2002 building renewal monies to school districts in May 2002. The SFB plans to distribute these monies based upon each district's proportion of the original distribution in November 2001.

*Senator Solomon moved the Committee give a favorable review to the School Facilities Board May disbursements of the building renewal monies to the school districts. The motion carried.*

#### **ARIZONA STATE PARKS – Report on Kartchner Caverns State Park.**

Tim Sweeney, JLBC Staff, presented the Kartchner Caverns State Park quarterly report. Since the opening of the park in November 1999 approximately 400,000 visitors have visited the park. The bats have returned to the cave and most work in the lower caves will be suspended during the summer. The department is targeting November 2002 as a possible opening date for the lower cave. The original opening date was November 2003. The number of tourists allowed on each tour and the exact cost has yet to be determined.

In reply to questions, Jay Ziemann, Arizona State Parks stated when the big room is opened there will be a fee to tour the lower cave and a fee for the upper cave. The upper cave is currently open and has been open for approximately 2½ years. The current fee for the upper cave is \$12 plus a \$2 fee if the reservation system is used. The fee will probably be similar to tour the lower cave. The upper cave tour takes approximately 70 minutes; the lower cave trail is longer and will take approximately 1½ hours. It is difficult to schedule both tours on the same day.

(Continued)



Senator Solomon commented that it would be nice if the Committee had a chance to tour the cave. Mr. Ziemann indicated he would be happy to host the Committee on a tour.

No Committee action was required.

The meeting adjourned at 10:12 a.m.

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Jan Belisle, Secretary

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Lorenzo Martinez, Senior Fiscal Analyst

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Representative Laura Knaperek, Chairman

NOTE: A full tape recording of this meeting is available at the JLBC Staff Office, 1716 W. Adams.



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CHRISTINE WEASON

DATE: June 12, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Gina Guarascio, Senior Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF HEALTH  
SERVICES - REVIEW OF EXPENDITURE PLANS FOR THE FORENSIC  
HOSPITAL RENOVATION AND SEXUALLY VIOLENT PERSONS PROGRAM  
SECURITY

### Request

The Arizona Department of Administration (ADOA) and the Department of Health Services (DHS) request that the Committee review the expenditure plan for the forensic hospital renovation at the Arizona State Hospital (ASH), and review a change in the original scope of work related to the Sexually Violent Persons (SVP) population.

### Recommendation

The JLBC Staff recommends a favorable review of the expenditure plan for the forensic hospital, as well as the release of \$11,585,100 to begin renovation of the forensic hospital. The Committee previously favorably reviewed a request for release of \$1,100,000 to proceed with design activities. JLBC Staff also recommends a favorable review and release of \$301,100 associated with the SVP construction project. These items are consistent with the overall budget for the State Hospital project.

### Analysis

Laws 2000, Chapter 1, as amended by Laws 2000, 7<sup>th</sup> Special Session, Chapter 1, and Laws 2001, 2<sup>nd</sup> Special Session, Chapter 3, appropriated \$77.5 million from the Budget Stabilization Fund over 4 years for the demolition, construction and renovation of ASH. ADOA is to use the appropriations to provide at least 176 new civil beds at ASH, and to renovate and expand existing facilities to address physical plant needs for civil and forensic populations, an adolescent unit, and sexually violent offenders (SVP). The legislation also created the Arizona State Hospital Capital Construction Commission and charged them

(Continued)



with reviewing capital construction and renovation plans at ASH for the purpose of making recommendations to ADOA and JCCR. The Committee has previously reviewed other components of the ASH project, which include SVP dormitories and support space, infrastructure upgrades, and civil hospital adult and adolescent facilities.

#### Forensic Hospital Expenditure Plan

The forensic facilities are used to house mentally ill persons who have been committed to ASH through the criminal justice process. This population consists of pre-trial and post-trial persons. Pre-trial populations are committed to ASH for restoration to competency to stand trial. The post-trial population consists of persons who have been found “guilty except insane” and committed to ASH for treatment. The civil hospital provides treatment to mentally ill who are eligible for admission pursuant to statute.

ADOA is using the construction manager at risk (CMAR) construction method for the forensic hospital renovation. Statute provides that the construction manager at risk method use a separate RFP and contract for design services and a separate RFP and contract for construction services. Pursuant to the RFP, the forensic hospital will be a 200-bed facility. The forensic hospital has approximately 160 beds as currently configured. During the renovation process, the facility will continue to be occupied, which will require considerable project phasing. The final renovation will need to accommodate two components of the forensic population – pre-trial and post-trial. While both settings will be secure, space for the pre-trial residents will be more institutional than the setting for post-trial residents. Most of the units will consist of semi-private (2 bed) rooms, although isolation rooms will also be available. Each treatment unit will also consist of consultation, interview, multi-purpose, testing and evaluation rooms. Planned project completion is January 2005, although ADOA anticipates that the project may actually be completed as much as one year earlier.

The estimated costs of the project are summarized in the table below:

Professional Services	\$ 1,237,700
Renovation – Construction Manager at Risk	9,115,600
Security (including Fencing and Lighting)	900,000
Abatement	200,000
Moving Costs	291,400
Risk Management	59,000
Contingency	<u>881,400</u>
<b>Total:</b>	<b>\$12,685,100</b>

The amounts allocated for the renovation equate to per bed costs of \$63,400. By comparison, the average per bed cost for the new civil hospital facilities is \$150,000. The costs appear reasonable for this type of facility. JLBC Staff recommends a favorable review of this request.

#### Perimeter Fencing for the SVP Population

The Training and Education building is located adjacent to the facilities for the SVP population. Until construction of the new hospital is complete, a medical unit in this building serves both the SVP population and the forensic and civil populations at ASH. When the new hospital is complete, the medical unit in the Training and Education building will be used exclusively by the SVP population. In order to increase security, ADOA is requesting release of \$301,100 to enclose the Training and Education building in the secure perimeter of the SVP complex. JLBC Staff recommends a favorable review of this request.

(Continued)



Financial Considerations

As we noted above, the ASH project is funded from the Budget Stabilization Fund (BSF). The final \$17.5 million payment from the BSF is due in FY 2003. There is also another claim on the BSF monies. The 3<sup>rd</sup> Special Session budget legislation requires any remaining FY 2002 shortfall to be funded from the Budget Stabilization Fund. That shortfall is currently estimated to be \$74 million. As of now, there are sufficient monies to fund both the current \$74 million FY 2002 shortfall and the \$17.5 million ASH construction payment and still leave \$36 million in the BSF. There could potentially be a conflict, however, if the FY 2002 shortfall were to grow in June by more than \$36 million.

In the past, the BSF transfer to the ASH construction fund has taken place in July. Since it will take about two months to finalize the FY 2002 accounting, the calculation of the actual FY 2002 shortfall amount is to be made by September 1. If that timing continues to hold, the ASH project would receive its funding first.

RS/GG:jb



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

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



May 22, 2002

The Honorable Laura Knaparek, Chairwoman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007

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

Dear Senator Knaparek:

The Department of Administration requests placement on the agenda of the Joint Committee on Capital Review to review the following item. The Arizona State Hospital Capital Construction Commission will review these items.

1. Expenditure plan for allocation of funds from Laws 2000, Chapter 1 for the renovation of the Forensic Hospital (Wick and Juniper).
2. Change the original scope of work and the remaining budget for the renovation of the Training & Education building to enclosure of the ACPTC campus.

The information for this project is attached.

Sincerely,

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

Attachment

cc: Senator Randall Gnant, Arizona Senate  
Tom Betlach, Director, OSPB  
Richard Stavneak, Staff Director, JLBC  
\*Lorenzo Martinez, JLBC  
J. Elliott Hibbs, Director, ADOA  
Bruce Ringwald, General Manager, Construction Services  
Catherine R Eden, Director, ADHS  
Leslie Schwalbe, Deputy Director, ADHS  
Jack Silver, Superintendent, ASH  
Walter Scott, Chief Operating Officer, ASH  
Gene Messer, Director, Arizona Community Protection Treatment Center  
Pat Mah, Budget Administrator, DHS



## ARIZONA STATE HOSPITAL

### BACKGROUND

Laws 2000, Chapter 1, signed by Governor Hull January 19, 2000, appropriated the following sums for the following fiscal years 2000-2003 from the monies in the Arizona state hospital capital construction fund to the Department of Administration for the demolition, renovation and construction of the Arizona state hospital. The Department of Administration is exempt from the provisions of title 41, chapter 23, Arizona Revised Statutes, relating to procurement procedures for the purposes of this project but shall report to the Joint Committee on Capital Review and the Arizona State Hospital Capital Construction Commission as to any procurement procedures that vary from those specified in title 41, chapter 23, Arizona Revised Statutes:

1. \$20,000,000 in fiscal year 1999-2000.
2. \$20,000,000 in fiscal year 2000-2001.
3. \$20,000,000 in fiscal year 2001-2002.
4. \$17,500,000 in fiscal year 2002-2003. (Laws 2001 Chapter 3 reduction)

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

### STATUS

	Start	Finish
1. Civil Hospital Adolescent	08/15/01	06/28/02
3. Civil Hospital Facility	09/26/01	11/12/02
4. Utility Tunnel Abandonment	05/15/01	07/01/02
5. Forensic Schematic Design	04/04/02	07/30/02
6. Forensic Renovation	07/15/02	01/15/05

### Request

The Department of Administration, Construction Services requests that the Joint Committee on Capital Review favorably release funds to accomplish the following task:

1. Expenditure plan for allocation of funds from Laws 2000, Chapter 1, for the Forensic State Hospital (Wick and Juniper) Renovation.
2. Change the original scope of work and the remaining budget for the renovation of the Training & Education building to enclosure of the ACPTC campus.

<i>Previous Release</i>	<i>\$1,100,000.00</i>
<i>Forensic Funds Requested for Release</i>	<i>\$11,585,091.00</i>
<i>ACPTC Perimeter Funds Requested for Release</i>	<i>\$301,111.00</i>



--- Az. Department of Administration  
Construction Services Section ---

ARIZONA DEPARTMENT of ADMINISTRATION CONSTRUCTION SERVICES	
PROJECT:	Forencis
PROJECT NUMBER:	8300.13
PROJECT MANAGER:	John Sempert
SENIOR PROJECT MANAGER:	Bruce Ringwald
DATE PREPARED:	April 19, 2000
REVISED:REVISED:	5/15/02
<b>DESCRIPTION</b>	
<u>FUND SOURCES:</u> Laws 2000 ch 278	<u>INDEX NO:</u> 21811
<b>TOTAL FUNDING</b>	\$ 12,685,091
<b>PROJECT COST:</b>	
<u>Professional Services:</u>	<b>PROJECTED COST AT COMPLETION</b>
1 A/E Fees SmithGroup	895,000
2 Reimb.	60,000
3 RFQ Preparation DWL	83,905
4 Security Fence DWL	75,948
5 Design Phase DWL	122,874
Subtotal	\$1,237,727
<u>Construction Services (GC)</u>	
1 Renovation CM @ Risk	9,115,582
Subtotal	\$9,115,582
<u>Separate Contracts</u>	
1. Abatement	200,000
2. Demolition	0
4. FF&E Movement	291,449
7. Security Fence	600,000
10. Security Lights	100,000
11. Flooring	0
12. Soils Testing	0
13. Materials Testing	0
14. Security	200,000
Subtotal	\$1,391,449
<u>Inmate Construction</u>	
1	
Subtotal	
<u>Project Support</u>	
1 ICP Supervision	0
2 WIPP	0
3 ADOA Expenses	0
4 ADOA Salaries	
5 Risk MGT	58,974
Subtotal	58,974
<u>Estimated Contingency</u>	
	881,359
Subtotal	881,359
<b>TOTAL PROJECT COST</b>	<b>12,685,091</b>
<u>Funds Remaining</u>	0.00

NOTES:



## 8300.13 Forensic Renovation Scope

Construction Budget      \$    9,000,000

### Base Project

Renovation of Juniper & Wicks  
Includes replacement of all windows  
Includes new visitor center  
Includes replacement of building sewer  
Excludes work in Wicks 3 & 4      \$    8,998,143

### Additional Work Desired

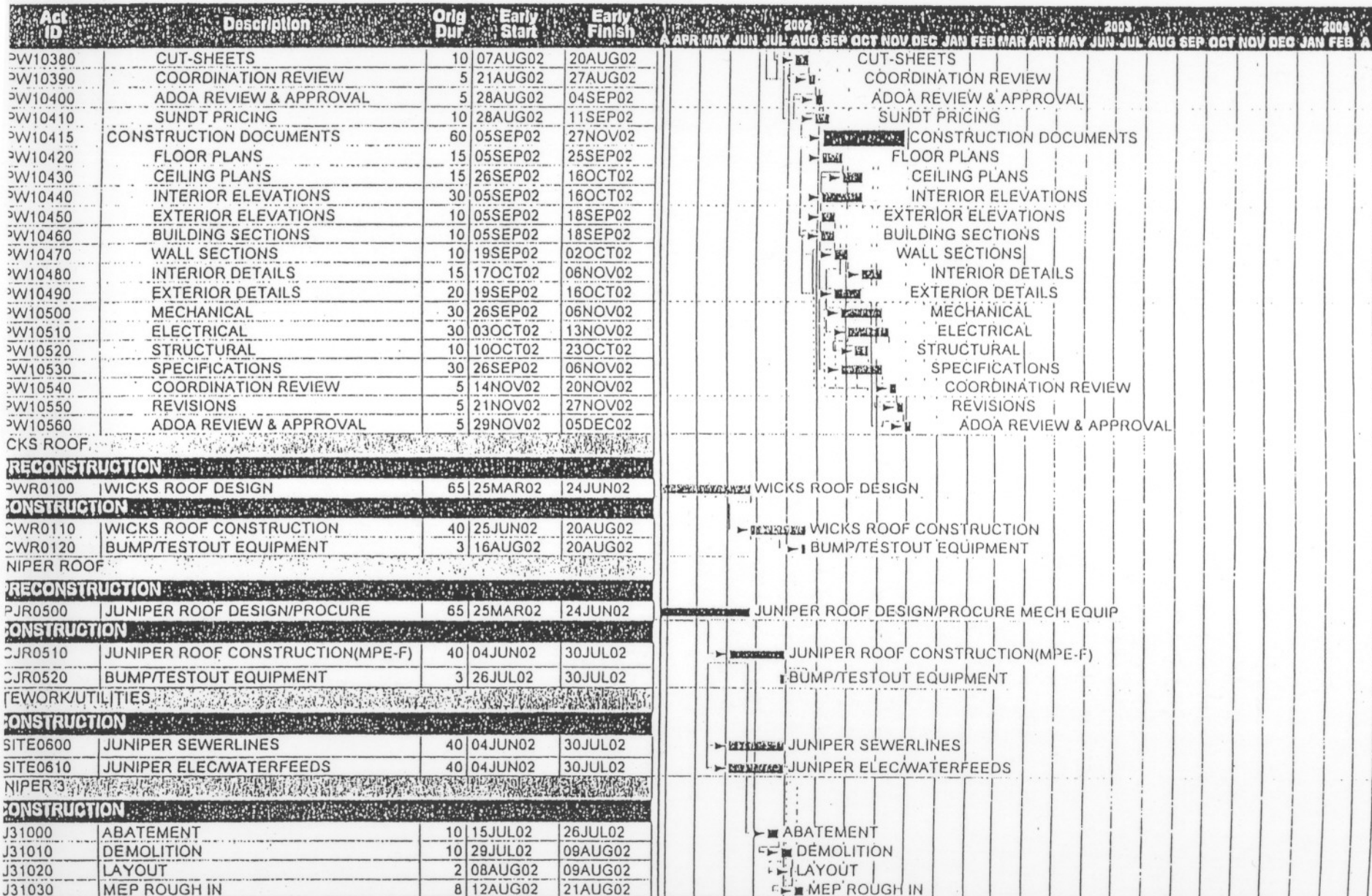
1	Add work in Wick 3	\$	725,839
2	Add work in Wick 4	\$	725,839
3	Build New Porches in Lieu of Remodeled	\$	657,000

Work will be added as contingency  
becomes available from other projects









Start date 25MAR02  
 Finish date 04SEP03  
 Issue date 25MAR02  
 Revision date 07MAY02  
 Project number 2A  
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# SUNDT CONSTRUCTION WICKS-JUNIPER RENOVATION (OP#2-RevC)

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



Act ID	Description	Orig Dur	Early Start	Early Finish	2002												2003												2004											
					A	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	A											
J31040	FRAMING/DRYWALL	14	19AUG02	06SEP02																																				
J31050	MEP FIXTURES/FINISHES	10	23AUG02	06SEP02																																				
J31060	ARCHITECTURAL FINISHES	15	28AUG02	18SEP02																																				
J31070	TEST & CHECK OUT	3	16SEP02	18SEP02																																				
J31080	RELOCATE PATIENTS	5	19SEP02	25SEP02																																				

#### JUNIPER 2

CONSTRUCTION				
J21000	ABATEMENT	10	26SEP02	09OCT02
J21010	DEMOLITION	5	10OCT02	16OCT02
J21020	LAYOUT	2	15OCT02	16OCT02
J21030	MEP ROUGH IN	6	17OCT02	24OCT02
J21040	FRAMING/DRYWALL	14	24OCT02	12NOV02
J21050	MEP FIXTURES/FINISHES	10	30OCT02	12NOV02
J21060	ARCHITECTURAL FINISHES	15	04NOV02	22NOV02
J21070	TEST & CHECK OUT	3	20NOV02	22NOV02
J21080	RELOCATE PATIENTS	5	25NOV02	02DEC02

#### JUNIPER 1

CONSTRUCTION				
J11000	ABATEMENT	10	03DEC02	16DEC02
J11010	DEMOLITION	5	17DEC02	23DEC02
J11020	LAYOUT	2	20DEC02	23DEC02
J11030	MEP ROUGH IN	6	24DEC02	02JAN03
J11040	FRAMING/DRYWALL	14	02JAN03	21JAN03
J11050	MEP FIXTURES/FINISHES	10	08JAN03	21JAN03
J11060	ARCHITECTURAL FINISHES	15	13JAN03	31JAN03
J11070	TEST & CHECK OUT	3	29JAN03	31JAN03
J11080	RELOCATE PATIENTS	5	03FEB03	07FEB03

#### JUNIPER 4







CONSTRUCTION				
J41000	ABATEMENT	10	10FEB03	21FEB03
J41010	DEMOLITION	5	24FEB03	28FEB03
J41020	LAYOUT	2	27FEB03	28FEB03
J41030	MEP ROUGH IN	6	03MAR03	10MAR03
J41040	FRAMING/DRYWALL	14	10MAR03	27MAR03
J41050	MEP FIXTURES/FINISHES	10	14MAR03	27MAR03
J41060	ARCHITECTURAL FINISHES	15	19MAR03	08APR03
J41070	TEST & CHECK OUT	3	04APR03	08APR03
J41080	RELOCATE PATIENTS	5	09APR03	15APR03

#### JUNIPER 5

CONSTRUCTION				
J51000	ABATEMENT	10	10FEB03	21FEB03
J51010	DEMOLITION	5	24FEB03	28FEB03
J51020	LAYOUT	2	27FEB03	28FEB03

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Finish date 04SEP03  
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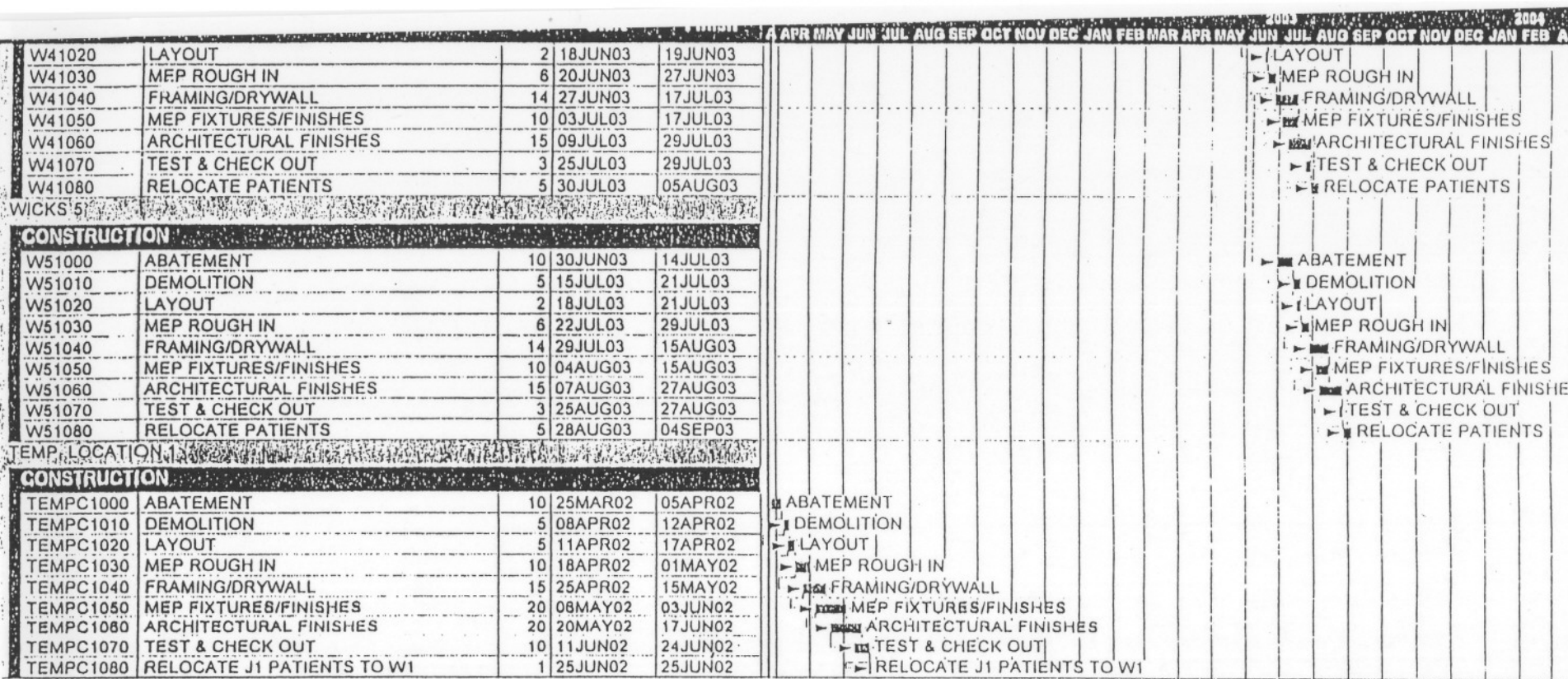
### SUNDT CONSTRUCTION WICKS-JUNIPER RENOVATION (OP#2-RevC)

-  Early bar
-  Progress bar
-  Critical bar
-  Summary bar
-  Start milestone point
-  Finish milestone point









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SUNDT CONSTRUCTION  
 WICKS-JUNIPER RENOVATION (OP#2-RevC)

Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

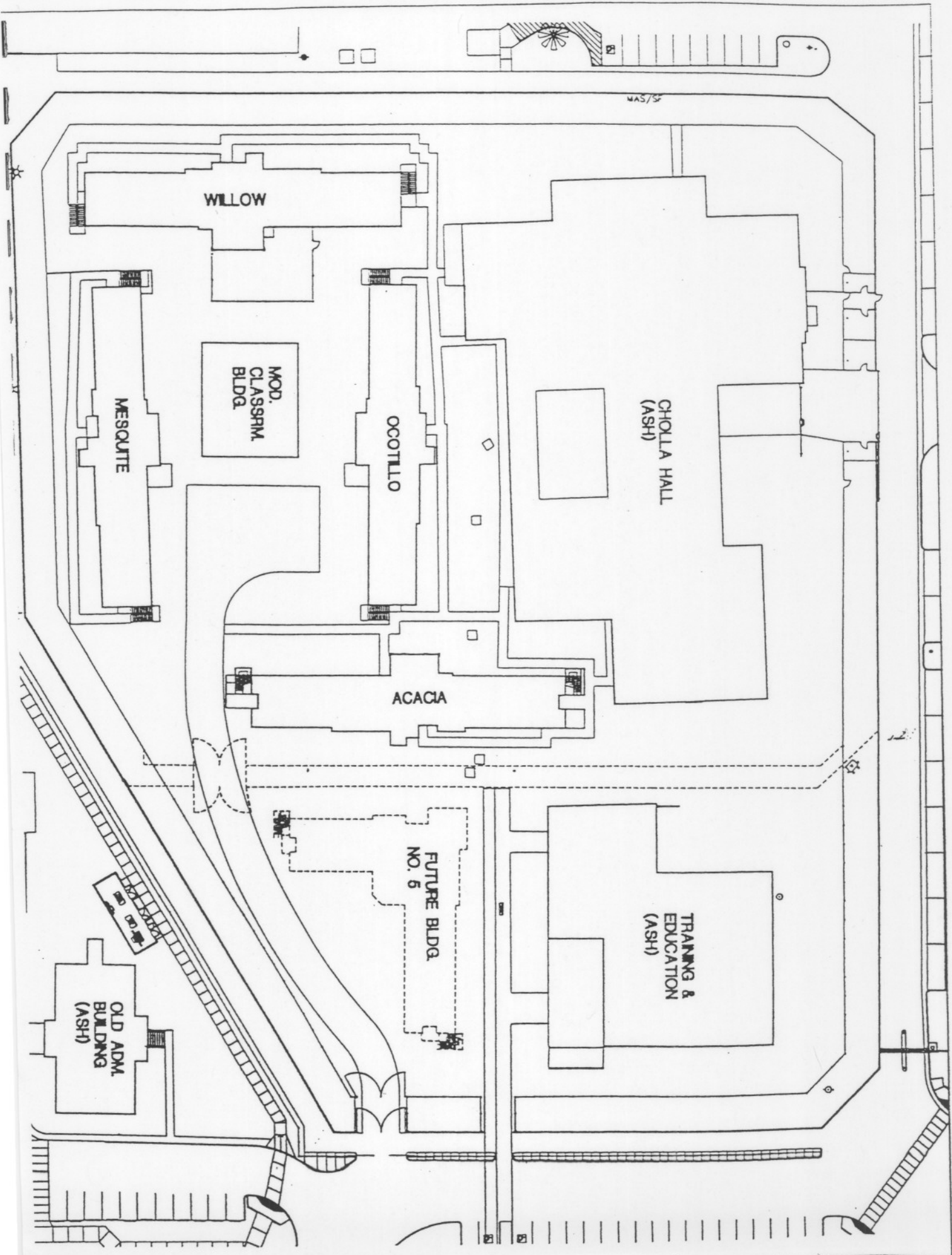


--- Az. Department of Administration  
Construction Services Section ---

ARIZONA DEPARTMENT of ADMINISTRATION CONSTRUCTION SERVICES		
PROJECT: ACPTC Enclosure		
PROJECT NUMBER: 8300.08		
PROJECT MANAGER: Joe Grajeda		
SENIOR PROJECT MANAGER: Bruce Ringwald		
DATE PREPARED: April 18, 2000		
REVISED:REVISED: 5/15/02		
<b>DESCRIPTION</b>		<b>AMOUNT</b>
<u>FUND SOURCES:</u>		<u>INDEX NO.</u>
Laws 2000 ch 278	21811	301,111
<b>TOTAL FUNDING</b>		<b>\$301,111</b>
<b>PROJECT COST:</b>		<b>ESTIMATE Rev. 5/15/02</b>
<u>Professional Services:</u>		
1 A/E Fees (DWL)		46,200
2 DWL Reimb.		9,550
Subtotal		\$55,750
<u>Construction Services (GC)</u>		
1 Base Contract Microwave		110,000
2 CO No. 1		0
Subtotal		\$110,000
<u>Separate Contracts</u>		
1. Fence		54,933
2. Rental Equipment		
4. FF&E		
10. Security Lights		33,600
11. Flooring		
12. Soils Testing		
13. Materials Testing		
14.		
Subtotal		\$88,533
<u>Inmate Construction</u>		
1		
Subtotal		
<u>Project Support</u>		
1 ICP Supervision		28,800
2 WIPP		1,200
3 ADOA Expenses		
4 ADOA Salaries		
5 Risk MGT		
Subtotal		30,000
<u>Estimated Contingency</u>		
		16,828
Subtotal		16,828
<b>TOTAL PROJECT COST</b>		<b>301,111</b>
<u>Funds Remaining</u>		<b>\$0</b>

NOTES:







STATE OF ARIZONA

## Joint Committee on Capital Review

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CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Gina Guarascio, Senior Fiscal Analyst

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

### Request

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

### Recommendation

This item is for information only and no Committee action is required. Construction activity has begun for the new civil hospital and adolescent facility, sitework and infrastructure activities are on-going.

### Analysis

#### Background

Laws 2000, Chapter 1, as amended by Laws 2000, 7<sup>th</sup> Special Session, Chapter 1, and Laws 2002, 2<sup>nd</sup> Special Session, Chapter 3, appropriated \$77.5 million from the Budget Stabilization Fund over 4 years for the demolition, construction and renovation of ASH. ADOA is to use the appropriations to provide at least 176 new civil beds at ASH, and to renovate and expand existing facilities to address physical plant needs for civil and forensic populations, an adolescent unit, and sexually violent offenders. The legislation also created the Arizona State Hospital Capital Construction Commission and charged them with reviewing capital construction and renovation plans at ASH for the purpose of making recommendations to ADOA and JCCR. ADOA and DHS are required to report at the end of each quarter to the Committee on the status of the ASH project. This report represents the seventh of these quarterly reports.

(Continued)



Quarterly Update and Status Report

The table below presents the amounts ADOA and DHS have budgeted for each portion of the ASH demolition and construction project.

	<b>Proposed Budget By Project</b>
SVP Program	\$ 5,869,200
Civil Hospital and Adolescent Facility	45,037,700
Sitework/Tunnels/Telephone/Data	12,364,900
Forensic Hospital	12,685,000
Contingency	<u>1,543,200</u>
<b>TOTAL</b>	<b>\$77,500,000</b>

The Committee favorably reviewed an expenditure plan for construction of 2 new 60-bed dormitories for the Sexually Violent Persons (SVP) program using the Inmate Construction program. Both dormitories are now complete.

The Committee has also favorably reviewed an expenditure plan to address infrastructure issues at ASH, including telecommunications expansion, repair of sewer lines, repairs to address water temperature control issues, as well as Central Plant repairs. Infrastructure rerouting is now about 95% complete. ADOA has completed all Central Plant upgrades.

Building shells are in place for all planned buildings. ADOA anticipates completion of the adolescent facility in July, with patient occupancy currently scheduled for mid-July. Completion of the new civil facility is now scheduled for the late fall of 2002, with patient occupancy planned for mid-December.

In August of 2001, JCCR favorably reviewed an expenditure plan for the renovation of Cholla Hall for use as a support building for the SVP program. Renovation of this facility is underway and is scheduled for completion in January of 2003.

ADOA is proceeding with work on the forensic hospital renovation. A construction manager at risk has been selected for the project, and design of the renovation is underway. ADOA's request for Committee review of the expenditure plan for the renovation is a separate item on this agenda.

RS/GG:jb





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STATE OF ARIZONA

## Joint Committee on Capital Review

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RUSSELL K. PEARCE  
CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Lorenzo Martinez, Senior Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF ADMINISTRATION - REVIEW OF FY 2003  
BUILDING RENEWAL ALLOCATION PLAN

### Request

The Arizona Department of Administration (ADOA) requests Committee review of its FY 2003 Building Renewal allocation plan of \$1,980,000 which consists of \$1,800,000 from the Capital Outlay Stabilization Fund (COSF) and \$180,000 from the Miners' Hospital Fund. Additional amounts of \$1,082,200 from COSF and \$6,100 from the Miners' Hospital Fund are available from the FY 2003 Capital Outlay Bill appropriations. Projects to be funded with the additional COSF amount have been identified should revenues to COSF be sufficient to meet the appropriated level.

### Recommendation

The JLBC Staff recommends a favorable review of the request. The \$1,800,000 COSF allocation will fund 15 projects within the ADOA Building System, with an additional 3 projects identified if COSF revenues meet the appropriated level (see Table 1). The \$180,000 Miners' Hospital Fund allocation will fund 3 projects at the Arizona Pioneers' Home (see Table 2). The JLBC Staff further recommends that funding for any new projects not listed in the allocation plan, reallocations between projects, and allocations from the reserve amounts be reported to the JLBC Staff prior to expenditure. JLBC Staff would then report to the Committee on significant changes, typically above \$50,000.

### Analysis

Laws 1986, Chapter 85 established the Joint Committee on Capital Review and charged it with developing a Building Renewal formula to guide the Legislature in appropriating monies for the maintenance and repair of state buildings. A.R.S. § 41-1252 requires JCCR review of the expenditure plan for Building Renewal monies.

Consistent with statute and prior year practice, ADOA employed the following priorities for the allocation of FY 2003 Building Renewal monies:

- 1) Fire and life safety projects.
- 2) Preservation of assets.
- 3) Projects critical to the continued operation of existing programs.

(Continued)



### ADOA Building Renewal

Laws 2002, Chapter 343 (Capital Outlay Bill) appropriated \$2,882,200 from COSF to fund 15% of the Building Renewal formula in FY 2003 for the ADOA Building System. The formula was funded at 27% in FY 2002 and 23% in FY 2001. COSF receives revenues from rent charged to state agencies in state-owned buildings. Because of uncertainties related to the loss of rent due to the sale a state building (Centre Pointe) and state-owned space that will become vacant when ADOA relocates to the new Privatized Lease to Own building, ADOA anticipates that COSF will only have \$1,800,000 (of the \$2,882,200 appropriated) available for building renewal projects. Table 1 shows projects that will be funded from COSF, including additional projects if more than \$1,800,000 is available for building renewal.

**ADOA Building System Building Renewal**

**Table 1**

<b>Agency</b>	<b>Project</b>	<b>Allocation</b>
ADOA	Install new fire alarm system, 15 S. 15 <sup>th</sup> Ave., Capital Center	\$ 190,000
ADOA	HVAC repairs/replacement & restroom renovations, 1616 W. Adams	149,500
ADOA	HVAC repairs/replacement & restroom renovations, 1818 W. Adams	271,500
ADOA	Replace carpet 3 <sup>rd</sup> floor, 1789 W. Jefferson, Economic Security	85,000
ADOC	Supplemental funding to replace air handlers at SMU Unit	100,000
Supreme Court	Replace failed primary ductwork, HVAC system, Courts Building	50,000
DES	Statewide roof repairs	50,000
DES	Statewide HVAC replacements	60,000
DEMA	Replace boilers, Prescott and Belmont Armories	140,000
DHS	Replace air handlers at Granada Hall, Arizona State Hospital	135,000
DPS	Statewide Fire Alarm	25,000
DPS	Statewide roof repairs	35,000
DPS	Statewide HVAC replacements	13,500
DPS	Statewide Security Gate replacements	15,000
ADOA	Construction Project Management	25,000
ADOA	COSF Reserve for emergencies and existing projects	<u>455,500</u>
Total		\$1,800,000
<b>Other Projects if Funding Available</b>		
ADOC	Replace SMU-I Air Handlers (\$110,000 per 2 units)	\$ 760,000
ADOA	Replace fire alarm system, Law Building	200,000
ADOA	Replace carpet, 1789 W. Jefferson	200,000

The HVAC and restroom renovations at 1616 W. Adams and 1818 W. Adams are in combination with other renovations of state-owned space to be vacated when ADOA relocates to a new Privatized Lease to Own building in July 2002. Committee review of the vacated space renovations is the next item on the Committee's agenda.

### Arizona Pioneers' Home Building Renewal

Chapter 343 also appropriated \$186,100 from the Miners' Hospital Fund to ADOA to fund 100% of the Building Renewal formula for the Arizona Pioneers' Home. Table 2 shows the 3 projects that will be funded from the Miners' Hospital Fund appropriation.

**Table 2**

<b>Arizona Pioneers' Home Building Renewal</b>	
<b>Project</b>	<b>Allocation</b>
Remodel/Refurbish Main Elevator	\$ 50,000
Nurse Call System	100,000
Repair Bathroom/Shower Floors	<u>30,000</u>
Total	\$180,000

The attached material submitted by ADOA lists each project and its estimated cost, along with other building renewal projects that were submitted by agencies. The projects are consistent with Building Renewal guidelines and appropriations.



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

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

June 6, 2002

The Honorable Laura Knaparek, Chairman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007



RE: **Request for Placement on Joint Committee on Capital Review Agenda – June 2002**

Dear Representative Knaparek:

The Department of Administration requests placement on the June 2002 agenda of the Joint Committee on Capital Review the review the following items. See attached.

- ✓ • Fiscal Year 2003 ADOA Building Renewal Allocation Plan
- Privatized Lease-to-Own (PLTO) Backfill Plan

Sincerely,

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

Robert C. Teel, Assistant Director  
General Services Division  
Department of Administration

Attachments

cc: Senator Ruth Solomon, Arizona State Senate  
Richard Stavneak, Staff Director, JLBC  
Lorenzo Martinez, JLBC  
John Arnold, OSPB  
Kristine Ward, OSPB  
J. Elliott Hibbs, Director, ADOA  
Bruce Ringwald, General Manager, ADOA Construction Services  
Charlotte Hosseini, ADOA  
Tim Brand, General Manager, ADOA, BPS



## **Department of Administration Building System**

### **Fiscal Year 2003 Building Renewal Allocation Plan**

The FY 2002-2003 Arizona Department of Administration (ADOA) Capital Improvement Plan identified agency building renewal forecasted needs of \$35,799,877 for FY 2002 and \$38,560,398 for FY 2003. The Building Renewal Formula amount for those two years was \$19,698,026 for FY 2002 and \$21,241,511 for FY 2003.

The FY 2003 capital outlay appropriation included \$2.7 million in COSF funds for the ADOA Building Renewal system and \$5.5 million from the Corrections Fund. In December, ADOA requested that all agencies within the ADOA Building System submit specific building renewal project requests for FY 2003 based only upon the original COSF appropriation.

In April, ADOA informed all agencies that the revised FY 2003 appropriation would not exceed \$2.8 million. In late May, ADOA projected that COSF revenue would only generate \$1.8 million for FY 2003 building renewal. ADOA held numerous consultations with the agencies to refine the highest priority building renewal needs that could be funded with the anticipated funds.

ADOA has given priority consideration only to the most critical projects that cannot be deferred.

ADOA will allocate the projected \$1,800,000 FY 2003 COSF building renewal funds as follows:

- \$315,000 for 4 Fire and Life Safety projects
- \$85,000 for 2 roofing projects
- \$919,500 for 8 critical building system repairs, upgrade or replacement projects
- \$25,000 for Construction Services Section project management
- \$455,500 for emergencies and additions to the allocated projects during FY 2003

ADOA will also allocate the \$180,000 FY 2003 Miners Fund building renewal for three projects: main elevator renovation, nurse call system, and bathroom/shower room repairs.

The attached list identifies the projects that will be allocated funding starting July 2002.

If additional COSF funds become available, ADOA will continue to allocate funds to the next most critical needs that have been identified.

#### **Request**

The Arizona Department of Administration requests Committee review of the FY 2003 Building Renewal Allocation Plan for the ADOA Building System.



# FY 2003 Building Renewal Allocation Plan

Agency	Project	Allocation
	COSF Fund Building Renewal	
Arizona Department of Corrections	Supplemental funding to replace air handlers @ SMU Unit 1 <sup>1</sup>	\$ 100,000
Department of Administration	Install new fire alarm system, 15 S 15th Avenue, Capital Center	\$ 190,000
Department of Administration	HVAC repairs/replacement & restroom renovations, 1616 W Adams	\$ 149,500
Department of Administration	HVAC repairs/replacement & restroom renovations, 1818 W Adams	\$ 271,500
Department of Health Services	Replace air handlers @ Granada Hall, AZ State Hospital	\$ 135,000
Supreme Court	Replace failed primary ductwork, HVAC system, Courts Building	\$ 50,000
Department of Administration	Replace carpet 3rd floor, 1789 W Jefferson, Economic Security	\$ 85,000
Department of Emergency and Military Affairs	Replace boilers, Prescott and Bellemont Armories	\$ 140,000
Department of Public Safety	Statewide Fire Alarm	\$ 25,000
Department of Economic Security	Statewide roof repairs	\$ 50,000
Department of Economic Security	Statewide HVAC replacements	\$ 60,000
Department of Public Safety	Statewide roof repairs	\$ 35,000
Department of Public Safety	Statewide HVAC replacements	\$ 13,500
Department of Public Safety	Statewide Security Gate replacements	\$ 15,000
	Construction Project Management	\$ 25,000
	COSF Project Allocation Total	\$ 1,344,500
	COSF Reserve for emergencies and existing projects	\$ 455,500
	Total COSF funding plan <sup>2</sup>	\$ 1,800,000
	Miners Fund Building Renewal	
Pioneers' Home	Remodel and refurbish main elevator	\$ 50,000
Pioneers' Home	Nurse Call System	\$ 100,000
Pioneers' Home	Repair bathroom and shower floors after replacing plumbing	\$ 30,000
	Miners Fund Project Total	\$ 180,000
<b>Total Allocation Plan</b>		<b>\$ 1,980,000</b>

## Notes:

<sup>1</sup> ADOA will reallocate \$437,696.59 from FY 2002 & 99 Building Renewal. A total of \$998,792 is available to install 18 out of 32 total air handlers.

<sup>2</sup> ADOA forecasts that COSF will only generate \$1.8 Million for FY 2003 Building Renewal



# **FY 2003 Agency Building Renewal Requests not recommended for funding**

## *Priority Ranked:*

Arizona Department of Corrections	Replace SMU-I Air Handlers (\$110,000 per 2 units)	\$	760,000
Department of Administration	Replace fire alarm system, Law Bldg.	\$	200,000
Department of Administration	Replace carpet, 1789 W. Jefferson	\$	200,000
Department of Administration	Replace fire alarm systems General Services support buildings	\$	22,000
Supreme Court	Replace Primary duct work, Courts Bldg.	\$	100,000
Emergency & Military Affairs	Replace/recoat roofs, Show Low, Nogales, Moreland, Marana, & Chandler	\$	868,955

## *Not Priority Ranked:*

Arizona Department of Corrections	Aspen/Flamenco Generators	\$	151,500
Arizona Department of Corrections	Fort Grant Fire Alarm System	\$	863,625
Arizona Department of Corrections	Douglas Mohave Kitchen Reconfiguration/new equipment	\$	215,250
Arizona Department of Corrections	Mohave Furnace Replacement	\$	226,800
Arizona Department of Corrections	Florence Central Unit Laundry building renovation/new equipment	\$	410,550
Arizona Department of Corrections	PV-Control Panel Replacement	\$	95,000
Arizona Department of Corrections	Yuma Control Panel Replacement	\$	350,000
Arizona Department of Corrections	Florence Fire alarm repairs, N, S, & E Units	\$	1,000,000
Arizona Department of Corrections	COTA roofs, classroom & dorm	\$	95,000
Arizona Department of Corrections	Florence warehouse roof	\$	45,045
Arizona Department of Corrections	Yuma Emergency generators	\$	250,000
Arizona Department of Corrections	PV replace 7 vehicle gates	\$	174,300
Arizona Department of Corrections	Ft. Grant re-roofs	\$	159,663
Arizona Department of Corrections	Flamenco grease traps	\$	120,750
Arizona Department of Corrections	Alhambra A/C	\$	44,494
Arizona Department of Corrections	Yuma kitchen A/C	\$	160,000
Arizona Department of Corrections	Cocopah fire alarm	\$	43,000
Arizona Department of Corrections	Cocopah admin & dorm roofs	\$	200,000
Arizona Department of Corrections	Cocopah paving	\$	120,000
Arizona Department of Corrections	Yuma install two fire hydrants	\$	12,000
Arizona Department of Corrections	Yuma Bldg. 20 roof repair	\$	50,000
Arizona Department of Corrections	Aspen fire alarm modifications	\$	25,000
State Parks	Replace cedarshake roof, Rioridan House museum/visitor center	\$	92,000
Emergency & Military Affairs	Renovate Restrooms, Roosevelt, Flagstaff, & Nogales	\$	205,000
Emergency & Military Affairs	Install class A fire alarm systems, 12 armories	\$	253,200
Emergency & Military Affairs	Renovate kitchen and dining areas, Roosevelt, Flagstaff, Safford, & Douglas	\$	205,000
Emergency & Military Affairs	Renovate parking lots and roads	\$	1,072,790
Emergency & Military Affairs	Rehabilitate west wing of Headquarters Bldg.	\$	160,000



Department of Health Services	Downsize Boilers #2 & #3, AZ State Hospital	\$	32,000
Department of Health Services	Abate asbestos, replace lighting, General Services Bldg., AZ State Hospital	\$	112,000
Department of Health Services	Reroof General Services Bldg., AZ State Hospital	\$	112,000
Department of Health Services	Replace electrical service/wiring, Granada Hall, AZ State Hospital	\$	210,000
Department of Health Services	Replace electrical service/wiring, Administrative Bldg., AZ State Hospital	\$	98,000
Department of Health Services	Reroof General Services Bldg., AZ State Hospital	\$	124,000
Department of Health Services	Replace electrical service/wiring, General Services, AZ State Hospital	\$	153,500
Department of Health Services	Renovate freezer #7 Dietary Bldg.	\$	15,000
Department of Economic Security	ADA modifications 3 Phoenix area offices	\$	163,400
Department of Economic Security	Phase 2 water repiping, 4 Oasis residences	\$	60,000
Department of Economic Security	Engineering evaluation for modifying sewage treatment system, Coolidge	\$	10,000
Department of Economic Security	Renovate Well, ATP-Coolidge	\$	18,000
Department of Economic Security	Statewide carpet replacement	\$	60,000
Department of Economic Security	Replace carpet, ATP-Coolidge	\$	110,000
Arizona Veterans Home	Construct duel entry vestibule, Veteran Home	\$	58,025
Environmental Quality	Resurface parking lot, Phoenix Waiver Station	\$	30,000
Department of Public Safety	Install bullet resistant glass in district office lobbies	\$	21,000
Department of Public Safety	Install emergency lowering upgrades in elevators	\$	13,500
Department of Public Safety	Statewide HVAC replacements	\$	98,000
Department of Public Safety	Statewide roof replacements	\$	20,500
Department of Public Safety	Statewide carpet replacement	\$	150,100
Department of Public Safety	Renovate Data Processing Building	\$	300,000
Department of Public Safety	ADA restroom upgrades	\$	75,000
Department of Public Safety	Parking lot repairs & Maintenance	\$	427,500
Department of Administration	Replace JLBC Roof	\$	75,000
Department of Administration	Upgrade Capitol mall hydrolic elevators, 1200, 1300, 1525 W Adams	\$	450,000
Department of Administration	Group Re-lamp 1/3 Capitol Mall Buildings	\$	100,000
Department of Administration	Replace carpet Tucson Office Bldg.	\$	368,000
Department of Administration	Repave/sealcoat Capitol Mall parking lots	\$	350,000
Department of Administration	Replace cedarshake roof & flat roof, Arts Commission	\$	25,000
Supreme Court	Replace two 185 ton ice harvesters with conventional chillers, Courts Bldg.	\$	880,000
Supreme Court	Add additional roof mounted chiller to cool west half of 4th floor, Courts Bldg.	\$	431,000
Supreme Court	Replace carpet, Courts Bldg.	\$	175,000
	Total Requests not funded	\$	14,276,447



STATE OF ARIZONA

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RUSSELL K. PEARCE  
CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Lorenzo Martinez, Senior Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF ADMINISTRATION – REVIEW OF SCOPE,  
PURPOSE AND ESTIMATED COST OF PRIVATIZED-LEASE-TO-OWN  
BACKFILL PROJECTS

### Request

The Arizona Department of Administration (ADOA) requests review of the expenditure plan for the renovation of state-owned space to be vacated when ADOA relocates to a Privatized-Lease-To-Own (PLTO) building. The vacated space will be backfilled with agencies currently leasing private space.

### Recommendation

The JLBC Staff recommends a favorable review of the request.

### Analysis

Laws 2000, Chapter 164, as amended by Laws 2001, Chapter 317 authorized ADOA to enter into PLTO agreements with private entities for the construction of 3 office buildings on the Capitol Mall. One of the new buildings will consolidate ADOA. State-owned space on the Capitol Mall vacated by ADOA will be backfilled with agencies currently leasing private space.

ADOA will vacate approximately 135,700 square feet in 7 buildings. The space being vacated will require tenant improvements such as locating new receptacles, relocating light fixtures, construction of new walls, and other minor mechanical work. There will also be more involved building renewal given that the buildings and many of the building systems are over 25 years old. *Table 1* lists the buildings, square footage to be vacated, and renovation completion date, along with the proposed backfill agencies and square foot allocations.

(Continued)



**Table 1**

<b>Building</b>	<b>Vacated Sq.Ft.</b>	<b>Finish Date</b>	<b>New Tenant</b>	<b>Sq.Ft.</b>
1700 W. Washington	44,706	3/2003	Commerce	27,684
			Housing	13,416
			Charter Schools	1,675
			SFB (expansion)	2,363
1616 W. Adams	23,182	12/2002	DJC	10,485
			Citizens Clean Elections	2,948
			Land (expansion)	6,278
			Vacant	2,523
1624 W. Adams	8,209	12/2002	DJC	8,209
15 S. 15 <sup>th</sup> Ave.	24,327	12/2002	Attorney General (expansion)	23,401
1831 W. Jefferson	18,631	2/2003	DOC	18,631
1818 W. Adams	14,678	1/2003	DHS	13,803
1400 W. Washington	1,967	12/2002	Auto Theft	1,940
<b>Totals</b>	<b>135,700</b>			<b>133,356</b>

Laws 2001, Chapter 237, as amended by Laws 2001, Chapter 3, 2<sup>nd</sup> Special Session (Capital Outlay Bill) appropriated \$426,100 from the Capital Outlay Stabilization Fund (COSF) and \$212,400 from the Certificates of Participation (COP) Fund in FY 2002 for ADOA to renovate the vacated space, relocate agencies and manage the project. Laws 2002, Chapter 343, appropriated \$2,753,000 from COSF and \$1,450,500 from the COP Fund in FY 2003 for ADOA to complete the projects. ADOA will also allocate a portion of Building Renewal appropriations in FY 2002 and FY 2003 in combination with the specific PLTO related appropriations. *Table 2* shows the appropriations by fiscal year.

**Table 2**

<b>Project Component</b>	<b>FY 2002</b>	<b>FY 2003</b>
Project Management	COP: \$162,400	COP: \$143,500
Backfill Renovations	COSF: \$213,700	COP: \$300,000
		COSF: \$2,753,000
Backfill Relocations	COP: \$50,000	COP: \$1,007,000
Building Renewal	COSF: \$427,400	COSF: \$421,000
Total	\$853,500	\$4,624,500
Fund Sources:	COP: \$212,400	COP: \$1,450,500
	COSF: \$641,100	COSF: \$3,174,000

The renovation appropriations were based on \$22.50 per square foot, which has been the historically funded rate for tenant improvements. The relocation appropriations will be used to relocate and reconfigure modular workstations, furniture, equipment, and voice and data cabling.

The attached material from ADOA contains additional detail on the project components.

RS/LM:jb



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

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

June 6, 2002

The Honorable Laura Knaparek, Chairman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007



RE: Request for Placement on Joint Committee on Capital Review Agenda – June 2002

Dear Representative Knaparek:

The Department of Administration requests placement on the June 2002 agenda of the Joint Committee on Capital Review the review the following items. See attached.

- Fiscal Year 2003 ADOA Building Renewal Allocation Plan
- ✓ • Privatized Lease-to-Own (PLTO) Backfill Plan

Sincerely,

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

Robert C. Teel, Assistant Director  
General Services Division  
Department of Administration

Attachments

cc: Senator Ruth Solomon, Arizona State Senate  
Richard Stavneak, Staff Director, JLBC  
Lorenzo Martinez, JLBC  
John Arnold, OSPB  
Kristine Ward, OSPB  
J. Elliott Hibbs, Director, ADOA  
Bruce Ringwald, General Manager, ADOA Construction Services  
Charlotte Hosseini, ADOA  
Tim Brand, General Manager, ADOA, BPS



## Privatized Lease-to-Own (PLTO) Backfill Plan

### Background

The PLTO (Privatized Lease-to-Own) Backfill Project was appropriated funds in FY 2002 and 2003 for design, renovation and relocation activities to "backfill" space vacated by ADOA upon completion of the PLTO project.

For design of the backfill space, \$213,700 was appropriated in FY 2002. In FY 2003, \$3,053,000 has been appropriated for construction. In addition, \$50,000 was appropriated in FY 2002 for relocation planning costs and modular furniture planning costs and \$1,007,000 was appropriated in FY 2003 for the physical relocation costs such as voice and data cabling, modular furniture installation and furniture and equipment relocation. To date a Request for Proposals for architectural services was issued and the successful architect, TRK, Inc., has been given a contract for the design of the backfill renovations from the FY 2002 appropriation. The contract for the modular furniture design has been awarded to Goodman's through their statewide term contract, also from the FY 2002 appropriation.

### Information

As a result of moving to the new building, ADOA will vacate approximately 135,700 s.f. in total from seven buildings on the Capitol Mall. The following list identifies the space vacated and the proposed backfill tenants.

Address	Vacated USF	Proposed Tenant	Projected USF
1700 West Washington	44,706	Department of Commerce	27,684
		Governor's Office of Housing	13,416
		Charter Schools	1,675
		School Facilities (expansion)*	2,363
1616 West Adams	23,182	Juvenile Corrections	10,485
		Citizens Clean Elections	2,948
		State Land Department (expansion)*	6,278
		VACANT	2,523
1624 West Adams	8,209	Juvenile Corrections	8,209
15 South 15 <sup>th</sup> Avenue	24,327	Attorney General's Office (expansion)	23,401
1831 West Jefferson	18,631	Department of Corrections	18,631
1818 West Adams	14,678	DHS, Vital Statistics	13,803
1400 West Washington	1,967	Auto Theft	1,940
<b>TOTALS</b>	<b>135,700</b>		<b>133,356**</b>

\*Plan included the relocation of a Department of Education lease, but to accommodate growth by School Facilities and State Land, these agencies were included in the backfill plan instead to preclude having to place them in private lease space.

\*\*Area varies due to loss of useable space by the necessary creation of exit corridors as space is subdivided.



Renovation of these vacated areas (135,700 s.f.) was budgeted at an average of \$22.50/s.f. for a total of \$3,053,000. This budget allowed for typical space work such as locating new receptacles and relocating light fixtures, minor mechanical work such as diffuser relocation and construction of new walls. Some buildings require only minor work while others require major modification for the new intended use. The work will be accomplished by a combination of force account labor for small improvements and outside contractors for major work. The square foot costs for these improvements range from \$6.00/s.f. for minor work done by force account to \$32.00 for major renovation done by an outside contractor.

When reconfiguring/renovating space in older buildings, there are building deficiencies that must be addressed to accommodate the new uses and meet current building code requirements. These items can not be adequately identified and estimated until actual space plans are developed and architects and engineers are brought on board to design the improvements. The buildings being renovated are all over 25 years old and do not meet current building codes. Many of the building systems are also over 25 years old and can not meet the needs of the proposed new use without modification or replacement. These deficiencies are typically Building Renewal projects and often extremely difficult to accomplish in occupied spaces. Vacating these areas offers us the opportunity to address them more cost effectively. The estimate for the proposed Building Renewal work is \$848,434. We propose to fund this portion of the work with a combination of FY 2002 and FY 2003 funds. Work in 1818 W. Adams and 1616 W. Adams will be funded from FY2003 for a total of \$421,000. These projects are included in the allocation plan submitted for FY2003 Building Renewal (see attached). The balance of the projects will be funded from FY2002 funds for a total of \$427,434. These funds were made available from unallocated contingency and reverted funds from completed projects; several projects were completed under budget. One project, electrical service replacement and lighting upgrades to Wesley Bolin Plaza, was canceled as repairs were made eliminating the urgency of the project and allowing the replacement to be deferred. The backfill Building Renewal projects represent the most critical needs of ADOA for the Capitol Mall buildings.

The following budget sheet identifies the current construction estimate for both the tenant improvement and building improvement components for each of these buildings. Both components include a 10% contingency and construction administration fees for the project architect, TRK, to oversee construction and inspect the work.



Backfill Locations	Backfill Candidate	Projected Size	Projected TI Costs	Projected Bldg. Ren. Costs	Total Costs
<b>1700 W. Washington</b>	Dept. of Commerce	27,684			
	Dept. of Housing	13,416			
	Charter Schools	1,675			
	School Facilities Expansion	2,363			
	Total for 1700 W. Washington	45,138	\$1,085,000	\$203,230	\$1,288,230
<b>1616 W. Adams</b>	Dept. Juvenile Corrections	10,485			
	Citizens Clean Elections	2,948			
	State Land Expansion	6,278			
	Vacant space	2,523			
	Total for 1616 W. Adams	22,234	\$512,723	\$134,550	\$647,273
<b>1624 W. Adams</b>	Dept. of Juvenile Corrections	8,209	\$45,254		\$45,254
<b>15 South 15th Ave.</b>	Attorney General's Office	23,401	\$136,400		\$136,400
<b>1831 W. Jefferson</b>	Dept. of Corrections	18,631	\$600,477	\$141,444	\$741,921
<b>1818 W. Adams</b>	Dept. of Health Services	13,803	\$296,551	\$246,625	\$543,176
<b>1400 W. Washington</b>	Auto Theft	1,940	\$7,640		\$7,640
	Subtotal	133,356	\$2,684,045	\$725,849	\$3,409,894
	Contingency @10%		\$268,404	\$72,585	\$340,989
	Construction Admin/Inspection Fees		\$100,000	\$50,000	\$150,000
	<b>Total Cost</b>		<b>\$3,052,450</b>	<b>\$848,434</b>	<b>\$3,900,883</b>



Building Renewal costs consist of the following items in each of the buildings:

1700 West Washington

ADA restroom for the Department of Housing, electrical distribution upgrades, mechanical system upgrades, asbestos abatement, fire protection system upgrades, fire alarm system upgrades, door and corridor modifications for exiting requirements.

1616 W. Adams

Restroom enlargement to meet required men's and women's fixture count, electrical distribution upgrades, mechanical system upgrades, asbestos abatement, fire protection system upgrades, fire alarm system upgrades, door and corridor modifications for exiting requirements.

1831 W. Jefferson

Restroom modifications on the first floor to provide adequate number of men's room fixtures, electrical distribution upgrades, mechanical system upgrades, asbestos abatement, fire protection system upgrades, fire alarm system upgrades, door and corridor modifications for exiting requirements.

1818 W. Adams

Construct public restrooms, structural modifications for new openings in load bearing walls, mechanical system upgrades including new rooftop mechanical units and related structural support for change in cooling load, electrical distribution upgrades, asbestos abatement, fire protection system upgrades, fire alarm system upgrades, door and corridor modifications for exiting requirements.

The final component of this backfill project is the physical relocation of the proposed tenants. In FY 2002 the sum of \$50,000 was allocated for relocation planning costs. The balance of the relocation is allocated in FY 2003 and totals \$1,007,000. This sum is budgeted as listed below:

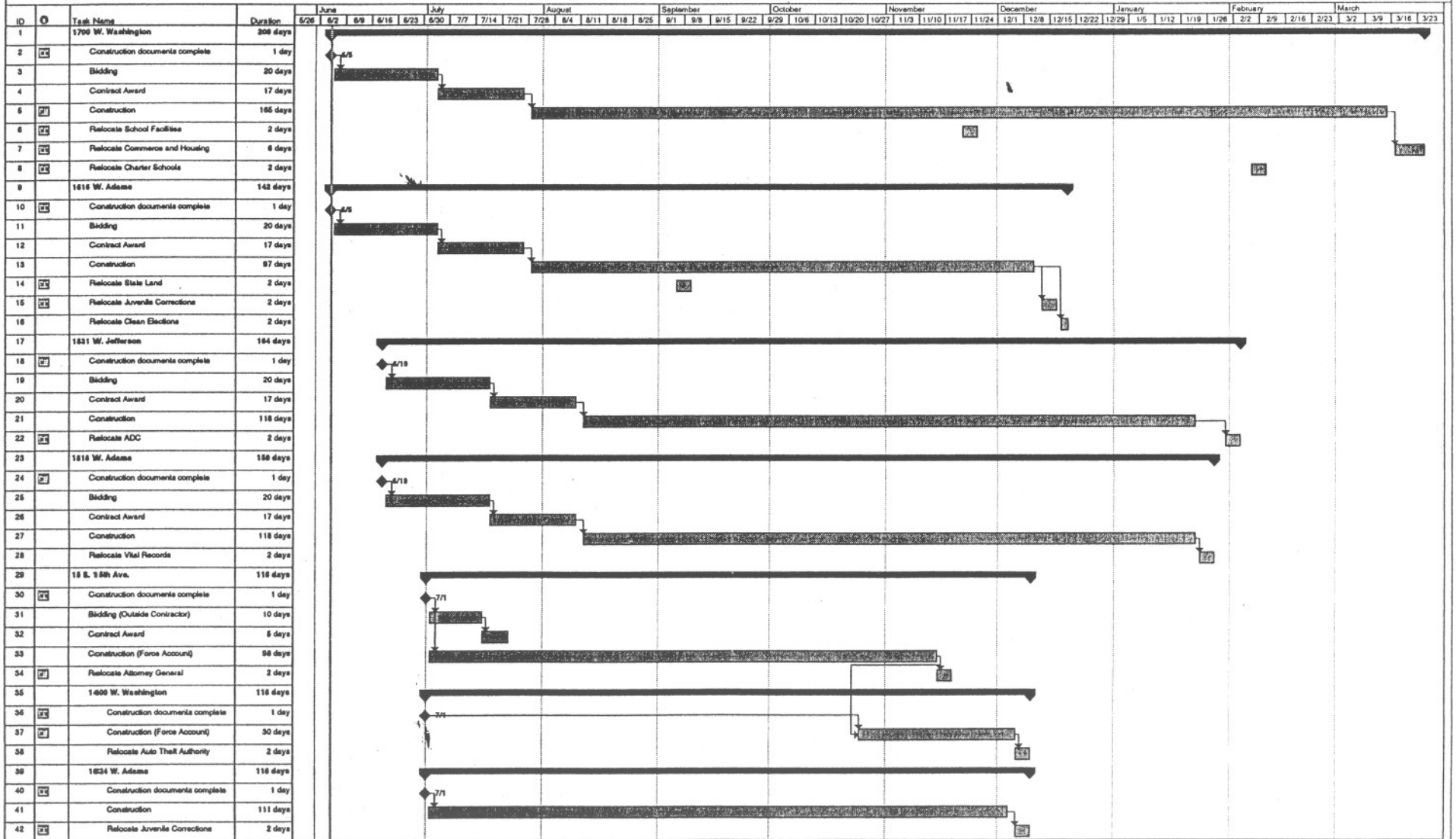
ITEM	QUANTITY	UNIT COST	TOTAL
Furniture and equipment relocation	*126,655 sf	\$2.25/sf	\$285,500
Modular workstation relocation and reconfiguration	444 units	\$1,000/unit	\$444,000
Voice/Data cabling	*126,555 sf	\$1.10/sf	\$140,000
Contingency @ 15%	-	-	\$137,500
<b>TOTAL</b>			<b>\$1,007,000</b>

*\*The Governor's Office of Housing is currently a part of Commerce and will be expanding upon moving to 1700 W. Washington. Current space to relocate is 132,960 rentable s.f. or 126,555 useable s.f.*

The schedule for all project activities is as follows:



### Privatized Lease To Own (PLTO) Backfill Project Schedule





Request

The Arizona Department of Administration requests favorable review by the Joint Committee on Capital Review of the PLTO Backfill project as presented. This will allow the award of construction contracts to proceed as scheduled, to maintain the project timeline.



STATE OF ARIZONA

Joint Committee on Capital Review

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CHRISTINE WEASON

DATE: June 11, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Brad Regens, Senior Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF ADMINISTRATION/ARIZONA  
DEPARTMENT OF CORRECTIONS — REVIEW OF SCOPE, PURPOSE  
AND ESTIMATED COST OF LANDFILL CLOSURE AT ASPC SAFFORD –  
FORT GRANT UNIT

**Request**

Pursuant to the requirement of A.R.S. § 41-1252, the Arizona Department of Administration (ADOA) and the Arizona Department of Corrections (ADC) request the Committee review the scope, purpose and estimated cost to close a landfill at the Arizona State Prison Complex Safford – Fort Grant Unit.

**Recommendation**

The JLBC Staff recommends a favorable review of the request, as it is consistent with the intent of the authorizing legislation.

**Analysis**

Laws 2001, Chapter 237 as amended by Laws 2001, Chapter 3, 2<sup>nd</sup> Special Session (Capital Outlay Bill) appropriated \$555,300 in FY 2002 from the Corrections Fund to ADOA to close the Fort Grant landfill in compliance with the Arizona Department of Environmental Quality (ADEQ) and federal government requirements.

ADC contracted with an environmental engineering firm to create a closure plan for the landfill. The plan, which was approved by ADEQ in November 2001, includes covering the 22-acre site with non-permeable soil, constructing drainage and diversionary structures, and limiting access

(Continued)



to the site by constructing a perimeter fence. After Committee review, the project is schedule to be completed within 5 months (July – November 2002). The proposed budget is shown in the following table.

<b>ADOA/ADC Budget for Fort Grant Landfill Closure</b>		
<u>Phase</u>	<u>Cost Estimate</u>	<u>% of Total Cost</u>
Architectural/Engineering Fees	\$ 50,000	9.0
Construction	425,000	76.5
Perimeter Fence	10,000	1.8
Archaeological Survey/Monitoring	10,000	1.8
ADOA Support	20,000	3.6
Contingency	<u>40,300</u>	7.3
TOTAL	\$555,300	

As the proposed project is consistent with the intent of the appropriation, the JLBC Staff recommends a favorable review of the ADOA/ADC Fort Grant landfill closure plan.

RS/BR:jb



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
GENERAL SERVICES DIVISION \* CONSTRUCTION SERVICES  
15 SOUTH 15<sup>TH</sup> AVENUE, #101  
PHOENIX, ARIZONA 85007  
(602) 542-0704 FAX: (602) 542-3777



June 3, 2002

The Honorable Laura Knaparek, Chairwoman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007

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

Dear Representative Knaparek:

The Department of Administration requests placement on the next agenda of the Joint Committee on Capital Review for review of the Landfill Closure Construction to begin at the Arizona State Prison Complex Safford - Fort Grant Unit.

Construction Documents for the Landfill Closure are complete and will be released to General Contractors for bidding in mid-June 2002.

Funding in the amount of \$555,300.00 was approved in Laws 2001, Chapter 237 to the Department of Administration to close the Landfill at Fort Grant.

The information for this project is attached.

Sincerely,

Robert C. Teel, Assistant Director  
ADOA General Services Division

cc: Senator Ruth Solomon, Arizona Senate  
J. Elliott Hibbs, Director, ADOA  
Tom Betlach, Director, OSPB  
Richard Stavneak, Staff Director, JLBC  
✓ Lorenzo Martinez, Senior Fiscal Analyst, JLBC  
Robert Smook, Legislative Liaison, ADOA  
Bill Greeney, Budget Analyst, OSPB  
Terry Stewart, Director, ADC  
Chuck Ryan, Deputy Director, ADC  
Mike Smarik, Assistant Director - Division of Administrative Services, ADC  
Bruce Ringwald, General Manager, ADOA Construction Services  
Jayne Long, Project Manager, ADOA Construction Services



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
GENERAL SERVICES DIVISION - CONSTRUCTION SERVICES  
15 SOUTH 15<sup>TH</sup> AVENUE, #101  
PHOENIX, ARIZONA 85007

ASPC SAFFORD - FORT GRANT UNIT  
LANDFILL CLOSURE

**History**

In 1998, the need to close the Landfill at the Fort Grant Unit was identified. ADC retained an Environmental Engineering firm to formulate a closure plan. In November 2001, the landfill closure plan was approved by the Arizona Department of Environmental Quality (ADEQ). Laws 2001, Chapter 237 appropriated \$555,300 to fund the closure of the Fort Grant Landfill.

**Project Description**

In accordance with the ADEQ approved closure plan, three feet of non-permeable soil will be compacted over the 22 acre landfill site. Appropriate drainage and diversionary structures will be constructed. Upon completion of the landfill cover system by the contractor, a perimeter fence to limit access to the Landfill site will be constructed by ADC utilizing inmate labor crews. Archaeological monitoring will be performed at the Northeast corner of the site where historical artifacts have been identified.

**Schedule**

Construction Documents Complete:	10JUN02
Receive Bids for Construction	08JUL02
Start of Construction	25JUL02
Construction Complete	25NOV02

**Proposed Budget**

Architectural/Engineering Fees	50,000
Construction Contract	425,000
Perimeter Fence Materials	10,000
Archaeological Survey/Monitoring	10,000
ADOA Support	20,000
Contingency	<u>40,300</u>

Total: \$ 555,300

Prepared by: Bruce Ringwald, General Manager  
General Services Division  
June 3, 2002



STATE OF ARIZONA

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CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Steve Grunig, Fiscal Analyst

SUBJECT: DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS - REVIEW OF  
SCOPE, PURPOSE AND ESTIMATED COST OF OPERATIONAL SUPPORT  
BUILDING CONSTRUCTION AT THE PROJECT CHALLENGE CAMPUS

**Request**

Pursuant to A.R.S. § 41-1252(C), the Department of Emergency and Military Affairs (DEMA) requests that the Committee review its plan to spend \$250,000 appropriated from the General Fund to DEMA in FY 2002 for construction of an operational support building at the Project Challenge campus.

**Recommendation**

The JLBC Staff recommends a favorable review of the request. Of the \$250,000 appropriated, DEMA anticipates a total project cost of \$315,800. The remaining \$65,800 is provided by a private grant from the Lund Foundation.

**Analysis**

Laws 2001, Chapter 294, made a FY 2002 appropriation of \$250,000 from the General Fund to DEMA for construction of a dormitory and an operational support building at the Project Challenge campus. A.R.S. § 41-1252(C) requires that the Committee review the scope, purpose and estimated cost of this project.

(Continued)

Project Challenge was originally located on land owned by Arizona State University (ASU)-East. In FY 2001, the lease with ASU-East was terminated and Project Challenge relocated to land in Queen Creek.



The appropriation from Chapter 294 is insufficient to construct both an operational support building and additional facilities. During the first phase of campus construction, limited dormitory space was built. DEMA has chosen to construct the operational support building with the appropriated funds because there is a pressing need for support space and the dormitory space is considered adequate at this time. The 3,440 square foot operational support building will provide teacher and other personnel with office space for instructional preparation and counseling of students.

Under DEMA's proposed construction plan, the department would use the \$250,000 appropriation in addition to \$65,800 from a Lund Foundation grant. The total of \$315,800 is divided into the following categories:

<u>Item</u>	<u>Cost</u>
Engineering Services	\$ 25,000
Construction Costs	\$ 290,800
Total Project Cost	\$ 315,800

As the proposed project is consistent with the intent of the appropriation and the cost appears reasonable as compared to the national average for similar facilities, the JLBC Staff recommends that the Committee give a favorable review.

RS/SG:jb



STATE OF ARIZONA  
*Department of Emergency And Military Affairs*  
5636 EAST McDOWELL ROAD  
PHOENIX, ARIZONA 85008-3495  
(602) 267-2700 DSN: 853-2700



JANE DEE HULL  
GOVERNOR



THE ADJUTANT GENERAL  
MAJ. GEN. DAVID P. RATA CZAK  
DIRECTOR

May 3, 2002



The Honorable Laura Knaperek  
Chair, Joint Committee on Capitol Review  
Arizona House of Representatives  
1700 W. Washington  
Phoenix, AZ 85007

Dear Representative Knaperek:

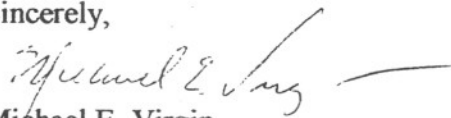
I respectfully request the Project Challenge Construction Project be on the agenda for the next Joint Committee on Capitol Review meeting.

The Arizona Army National Guard is seeking approval for completion of the second phase construction at Project Challenge.

The attached information includes the project supporting data.

Thank you for your consideration.

Sincerely,

  
Michael E. Virgin  
Director  
Joint Programs

Enclosure

Cf: Senator Ruth Solomon, Co-chair JCCR  
JCCR ✓  
JLBC  
OSPB





JANE DEE HULL  
GOVERNOR

STATE OF ARIZONA  
*Department of Emergency And Military Affairs*  
5636 EAST McDOWELL ROAD  
PHOENIX, ARIZONA 85008-3495  
(602) 287-2700 DSN: 853-2700



THE ADJUTANT GE  
MAJ. GEN. DAVID P. F  
DIRECTOR

May 21, 2002

Mr. Steve Grunig  
JLBC Analyst  
1716 West Adams Street  
Phoenix, AZ 85007

Dear Mr. Grunig;

The sum of \$250,000 was appropriated from the state general fund in fiscal year 2001-2002 to the Department of Emergency and Military Affairs for operational support building (Teacher Support Facility) at Project ChalleNGe campus established pursuant to section 26102, Arizona Revised Statutes.


The Teacher Support Facility is a 3,440 square foot design to provide teacher and cadre personnel office space for instructional preparation and counseling of students. It is a new permanent facility.

The cost of the Teacher Support Facility:

a) AE Cost	\$ 25,000.00
b) Construction Bid	<u>\$290,807.00</u>
c) Total	\$315,807.00
d) State Appropriation	<u>\$250,000.00</u>
e) Balance Due	\$ 65,807.00
f) LUND Foundation Grant	<u>\$ 65,807.00</u>
g) Balance Needed	\$ 0.00

Request approval to award the construction contract for the Teacher Support Facility at Project ChalleNGe.

Sincerely,

  
MICHAEL A. VIRGIN  
Director, Joint Programs

Cc: Bret Cloninger



STATE OF ARIZONA

Joint Committee on Capital Review

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CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Bob Hull, Principal Research/Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF TRANSPORTATION - REVIEW OF FY 2003  
CONSTRUCTION BUDGET OPERATING EXPENDITURE PLAN

**Request**

In compliance with a Capital Outlay Bill footnote, the Arizona Department of Transportation (ADOT) requests that the Committee review its FY 2003 highway construction budget operating expenditure plan.

**Recommendation**

The JLBC Staff recommends a favorable review of ADOT's highway construction budget operating expenditure plan for FY 2003. ADOT has submitted a construction budget operating expenditure plan totaling \$148,903,100 in FY 2003.

The JLBC Staff further recommends that the Committee adopt the performance measures in this memo, and require that ADOT report on these performance measures as part of next year's Committee review of ADOT's highway construction budget operating expenditure plan for FY 2004. In the interim, we recommend that ADOT provide more detailed timelines on how the 5-year plan addresses the state's most critical transportation needs.

On page 3, you will find a list of performance measures and a description of how the 5-year construction plan addresses the state's most overcrowded freeways.

**Analysis**

ADOT expends large sums of monies within its capital budget for operating-type purposes related to capital construction. These expenditures are less visible than the operating budget. To improve its oversight of these operating expenditures in the capital budget, the Legislature imposed an FTE Position ceiling on capital funded personnel for the first time in FY 1997.

(Continued)



The Capital Outlay Bill (Laws 2002, Chapter 343) appropriated \$238,728,000 from the State Highway Fund to ADOT for highway construction in FY 2003. Allowable uses of the appropriation include the planning and construction of state highways, the acquisition of rights-of-way, the cost of field administration and field engineering on construction projects, and the payment of debt-service on bonds issued for highway construction. The act also specified that any balances and collections in the State Highway Fund in excess of the amounts otherwise appropriated to the department are available for highway construction.

The Capital Outlay Bill allows the department to utilize up to \$30,064,700 in Personal Services and Employee Related Expenditures, for up to 619 FTE Positions in FY 2003 for field administration and field engineering on construction projects. Prior to the expenditure of any highway construction monies for operating budget expenses, the act requires ADOT to submit related information to the JCCR for review.

ADOT's submittal indicates a planned FY 2003 operating budget within capital construction of \$148,903,100 based on its tentative 5-Year Highway Construction Program. Although FTE Positions are initially funded from the State Highway Fund, Other Funds are subsequently billed for portions of certain projects. The primary component of the budget is \$99,471,800 in consultant services (otherwise known as Professional and Outside Services). As described below, it is difficult to evaluate Professional and Outside Services and whether resources are being used efficiently.

The following table details ADOT's estimated operating expenditures:

**Construction Budget Operating Expenditure Plan**

<u>Category</u>	<u>Expenditures</u>			<u>FY 03 Increase/ (Decrease)</u>
	<u>FY 2001 Actual</u>	<u>FY 2002 Plan</u>	<u>FY 2003 Plan</u>	
FTE Positions - Authorized	665	19	619	0
Personal Services	\$ 20,852,000	\$24,673,000	\$24,654,800	\$ (18,200)
Employee Related Expenditures	5,287,800	5,409,900	5,409,900	0
Professional and Outside Services	92,754,000	99,471,800	99,471,800	0
Travel In-State	620,200	830,600	730,600	(100,000)
Travel Out of State	136,300	146,300	100,000	(46,300)
Other Operating Expenditures	16,533,000	15,258,700	15,258,700	0
Equipment	<u>4,398,900</u>	<u>3,404,900</u>	<u>3,277,300</u>	<u>(127,600)</u>
Total	\$140,582,200	\$149,195,200	\$148,903,100	\$(292,100)

ADOT's Expenditure Plan shows virtually no overall change, with an overall decrease of (0.2)% for FY 2003 below FY 2002. This reflects a continuing level of design work to support ADOT's highway construction activities. Professional and Outside Services accounts for 67% of ADOT's total expenditure plan for FY 2003, while Personal Services and Employee Related Expenditures accounts for another 20%.

### **Performance Measures**

Last year the Committee adopted the performance measures in Tables 1-4, and required that ADOT report on these performance measures as part of this year's Committee review of the highway construction budget operating expenditure plan for FY 2003. To develop these performance measures, the JLBC Staff spoke with the National Conference of State Legislatures, researched other states performance measures, and worked with ADOT. Some states have highway construction

(Continued)



performance measures related to their accomplishments, such as the number of projects contracted or completed, the number of miles begun or completed, the dollar volume of construction contracts, the percent of projects completed, and the design costs as a percent of project values. The adopted performance measures serve more as indicators of the level and consistency of ADOT's use of consultant services, than as useful tools for predicting ADOT's future needs for consultant services. It is difficult to make useful comparisons of expenditures for consultant services to those for highway construction in a given fiscal year, due to the multi-year nature of highway construction projects from their design stage to their completion. However, if the level of highway construction is projected to remain relatively constant, one might expect the use of consultant services to also remain at a relatively constant level.

Field administration of construction projects in these performance measures refers to functions, such as project supervision, quality control, and related services, involved in the oversight of construction projects in the field whether performed by consultants or by ADOT staff.

**Table 1**

<b>PERFORMANCE MEASURES</b>	<b>FY 2001 Est./Actual</b>	<b>FY 2002 Estimate</b>	<b>FY 2003 Estimate</b>
• Design Expenditures as % of Total Construction Operating Budget	59/49	51	51
• Professional and Outside Services \$ for Design Work by Consultants (\$ in millions)	85.4/68.1	75.6	75.7
• Projects Designed by Consultants	1,817/1,293	1,249	1,307
• Personal Services \$ for Design Work by ADOT Staff (\$ in millions)	2.2/1.1	1.2	1.2
• Projects Designed by ADOT Staff	653/584	612	612
• Field Administration of Projects as % of Total Construction Operating Budget	24/21	24	24
• Professional and Outside Services \$ for Field Administration of Projects by Consultants (\$ in millions)	19.8/16	21.1	21.4
• Projects Administered by Consultants	404/385	394	420
• Personal Services \$ for Field Administration of Projects by ADOT Staff (\$ in millions)	16.1/14	13.3	13.6
• Projects Administered by ADOT Staff	565/557	501	521
• Percent of state highway system with traffic volume from 0% to 80% of capacity during peak driving periods in Phoenix Metro area <sup>1/</sup>	NA/62	62	62
• Percent of state highway system with traffic volume from 0% to 80% of capacity during peak driving periods in Tucson Metro area <sup>1/</sup>	NA/73	73	73
• Percent of state highway system with traffic volume from 0% to 80% of capacity in balance of state	NA/97	97	97

<sup>1/</sup> Peak driving periods means from 6AM to 9AM and from 3PM to 7PM, Monday through Friday.

Tables 2, 3 and 4, describe how ADOT's 5-year plan addresses the state's most crowded freeways. All of the segments listed in this year's report were also listed in last year's report, and vice versa. We have asked ADOT to also provide us with narrative descriptions of how much is completed, what is currently being worked on, and the projected completion date for each project that has action scheduled in the 5-Year Plan.

(Continued)



**Table 2**

<b>PERFORMANCE MEASURES</b>	<b>FY 2001 Est./Actual</b>	<b>FY 2002 Estimate</b>	<b>FY 2003 Estimate</b>
• Percent of state highway system with traffic volume over 100% of capacity during peak driving periods in Phoenix Metro area <sup>1/</sup>	NA/12	12	12

<sup>1/</sup> Peak driving periods means from 6AM to 9AM and from 3PM to 7PM, Monday through Friday.

**Phoenix Metro Area Highway Segments Over 100% of Capacity During Peak Driving Periods**

<b>Action in 5-Year Plan</b>	<b>Route</b>	<b>Segment</b>	<b>ADOT Action</b>
Yes	US 60	19 <sup>th</sup> Ave-99 <sup>th</sup> Ave	8 intersection improvements (grade separations).
Yes	US 60	Priest-Gilbert	Widening & HOV lanes.
Yes	I-10	Baseline-40 <sup>th</sup> St	Right-of way study.
Yes	I-10	40 <sup>th</sup> St-24 <sup>th</sup> St	Probably in phase 2 of the above study.
Yes	SR 51	Northern-Thomas	HOV lanes from I-10 to Shea.
No	I-17	Greenway-Indian School	No plan.
No	I-10	7 <sup>th</sup> St-67 Ave	Probable spot studies in the future.
No	Loop 101	Guadalupe-Pima	Probable candidate for future HOV lanes.
No	Loop 202	24 <sup>th</sup> St-Loop 101	Possible spot improvements in the future.

HOV lanes - High Occupancy Vehicle lanes.

**Table 3**

<b>PERFORMANCE MEASURES</b>	<b>FY 2001 Est./Actual</b>	<b>FY 2002 Estimate</b>	<b>FY 2003 Estimate</b>
• Percent of state highway system with traffic volume over 100% of capacity during peak driving periods in Tucson Metro area <sup>1/</sup>	NA/6	6	6

<sup>1/</sup> Peak driving periods means from 6AM to 9AM and from 3PM to 7PM, Monday through Friday.

**Tucson Metro Area Highway Segments Over 100% of Capacity During Peak Driving Periods**

<b>Action in 5-Year Plan</b>	<b>Route</b>	<b>Segment</b>	<b>ADOT Action</b>
Yes	I-10	Ina Rd – Cortaro Rd	Widening project.
Yes	I-10	Prince Rd - 22 <sup>nd</sup> Ave	Widening projects and frontage roads.
Yes	Oracle Rd	Calle Concordia - 1 <sup>st</sup> Ave	Being scoped to widen from 4 to 6 lanes.
Yes	Oracle Rd	Magee Rd - River Rd	Additional shoulders from River Rd to Ina Rd.

**Table 4**

<b>PERFORMANCE MEASURES</b>	<b>FY 2001 Est./Actual</b>	<b>FY 2002 Estimate</b>	<b>FY 2003 Estimate</b>
• Percent of state highway system with traffic volume over 100% of capacity in balance of state	NA/1	1	1

**State Highway Segments Over 100% of Capacity in Balance of State**

<b>Action in 5-Year Plan</b>	<b>Route</b>	<b>Segment</b>	<b>ADOT Action</b>
Yes	SR 95	S. of Bullhead City (MP 236.2 - 242.8)	Acquire right-of-way.
Yes	SB 8	Yuma (MP 12 - 12.9)	Area service highway.
Yes	US 93	Hoover Dam Bypass (MP 0 – 1.7)	Design and construct bridge.
No	SR 77	Near Show Low (MP 342.7 - 343.3)	---
No	SR 84	W. of Casa Grande (MP 177 - 177.6)	---
No	SR 92	S. of Sierra Vista (MP 322.7 - 323.7)	---
No	SR 179	I-17 - Sedona (MP 306.2 - 307)	---
No	SR 260	Show Low - Hon Dah (MP 341.7 - 353.7)	---
No	SA 89	Cottonwood – Flagstaff (MP 361.6 - 362.7, 372.2 - 373.2, 390.4 - 397.8)	---
No	US 60	Miami - Globe (MP 242.8 - 243.5)	---
No	US 93	Hoover Dam Bypass (MP 1.7 - 16.1)	---
No	US 93	NW of Kingman (MP 64.8 - 67.1)	---

MP - Mile post.

SA – Alternate route.

SR - State route.

SB - Business route.



AGENCY NAME &amp; AFIS CODE:

DEPARTMENT OF TRANSPORTATION DTA

COST CENTER/PROGRAM NAME:

CONSTRUCTION - OPERATING

SCHEDULE 3A - FY 2003  
COST CENTER/PROGRAM SUMMARY OF EXPENDITURES

AFIS OBJ CODE	CATEGORY	(A) ACTUAL FY 2001	(B) APPROPRIATED FY 2002 (EXP PLAN)	(C) FY 2003 BASE ADJUSTMENTS	(D) FY 2003 BASE BUDGET (B) + (C)	(E) MANDATED & DEMOGRAPHIC ISSUES	(F) BASE MODIFICATIONS (Net to \$0)	(G) FY 2003 (D) + (E) + (F)
	EXPENDITURE DETAIL:							
0000	FTE POSITIONS	665.0	619.0		619.0			619.0
6000	PERSONAL SERVICES	20,852.0	24,673.0	(18.2)	24,654.8			24,654.8
6100	EMPLOYEE-RELATED EXPENDITURES	5,287.8	5,409.9		5,409.9			5,409.9
6200	PROFESSIONAL & OUTSIDE SERVICES	92,754.0	99,471.8		99,471.8			99,471.8
6500	TRAVEL IN-STATE	620.2	830.6	(100.0)	730.6			730.6
6600	TRAVEL OUT-OF-STATE	136.3	146.3	(46.3)	100.0			100.0
6800	AID TO ORGANIZATIONS							
7000	OTHER OPERATING EXPENDITURES	16,533.0	15,258.7		15,258.7			15,258.7
8400	EQUIPMENT - CAPITAL	3,817.6	2,918.0	(353.2)	2,564.8			2,564.8
8500	EQUIPMENT - NON-CAPITAL	581.3	486.9	225.6	712.5			712.5
	SUBTOTAL	140,582.2	149,195.2	(292.1)	148,903.1			148,903.1
	BELOW-THE-LINE ITEMS (List Below)							
	TOTAL BELOW-THE-LINE							
	TOTAL PROGRAM EXPENDITURES	140,582.2	149,195.2	(292.1)	148,903.1			148,903.1
	FUNDING SOURCES:							
1000	GENERAL FUND							
	OTHER APPROPRIATED FUNDS	140,582.2	149,195.2	(292.1)	148,903.1			148,903.1
	SUBTOTAL APPROPRIATED FUNDS	140,582.2	149,195.2	(292.1)	148,903.1			148,903.1
	TOTAL FUNDS	140,582.2	149,195.2	(292.1)	148,903.1			148,903.1

06/06/2002

SCHEDULE 3A-00



STATE OF ARIZONA

## Joint Committee on Capital Review

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RUSSELL K. PEARCE  
CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Bob Hull, Principal Research/Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF TRANSPORTATION - REPORT ON EXECUTIVE  
SUMMARY OF ARIZONA 5-YEAR TRANSPORTATION FACILITIES  
CONSTRUCTION PROGRAM

### Request

In compliance with a Committee request, the Arizona Department of Transportation (ADOT) has submitted an Executive Summary of their 5-Year Transportation Facilities Construction Program for FY 2003-FY 2007.

### Recommendation

This item is for information only, and no Committee action is required. JLBC Staff recommends ADOT provide an Executive Summary of its 5-Year Transportation Facilities Construction Program for FY 2004-FY 2008, when the department requests Committee review of its FY 2004 highway construction budget operating expenditure plan.

### Analysis

At the Committee's August 29, 2001 meeting, ADOT submitted an Executive Summary of their 5-Year Transportation Facilities Construction Program for FY 2002-FY 2006. This item was for information only, and no Committee action was required. However, the Committee did request that ADOT provide an Executive Summary of its 5-Year Transportation Facilities Construction Program for FY 2003-FY 2007, when the department requests Committee review of its FY 2003 highway construction budget operating expenditure plan.

ADOT submitted an Executive Summary of their tentative 5-Year Transportation Facilities Construction Program for FY 2003-FY 2007 on June 5, 2002. The department reports that the State Transportation Board is scheduled to meet June 21, 2002 to adopt the 5-Year Transportation Facilities Construction Program for FY 2003-FY 2007. The program includes a 5-year total of \$3,790,000,000 for the highway

(Continued)



program and \$550,700,000 for the aviation program. The last page of ADOT's Executive Summary includes a table, which shows the total \$3,790,000,000 of estimated highway program expenditures broken out by fiscal year for each county. Page iii of the Executive Summary includes a table which lists the estimated expenditures by fiscal year for 19 major highway projects (those over \$25,000,000), which total \$1,724,489,000 of estimated expenditures for the 5-year program. The following table shows the estimated revenues and expenditures for the tentative 5-year highway program.

<b>Tentative Highway Program</b>			
<b>Revenues</b>		<b>Expenditures</b>	
		<u>Statewide Program</u>	
State Highway Fund	\$ 521,000,000	Preservation	\$ 658,000,000
Regional Area Road Fund	435,000,000	Improvements	1,765,000,000
Federal Funds	1,767,000,000	Management	<u>339,000,000</u>
Bonds, Notes, & HELP Loans <sup>1/</sup>	<u>1,067,000,000</u>	Total Statewide Program	\$2,762,000,000
Total	\$3,790,000,000	<u>MAG Freeway System</u>	
		Total	<u>\$1,028,000,000</u>
			\$3,790,000,000

<sup>1/</sup> Bonds, Grant Anticipation Notes, and Highway Expansion and Extension Loan Program Loans.

The submitted material also includes information on project programming and financing for the highway program. ADOT reports that there were no major changes in priority between this year and last year. Please see our memo, which reviews ADOT's FY 2003 construction budget operating expenditure plan, for information on congestion performance measures and highway construction projects for road segments that are overcapacity.

ADOT's Executive Summary also includes their tentative 5-Year Aviation Program for FY 2003-FY 2007 which totals \$550,700,000, including revenues of \$443,000,000 from federal grants, \$75,800,000 from the state, and \$31,900,000 from local governments.

RS/BH:jb



## Introduction

The statutory authority for the Arizona Department of Transportation (ADOT) is found in Title 18 of the Arizona Revised Statutes. ADOT has extensive control and jurisdiction over all state owned transportation systems including state highways, routes, and airports. The Department is further empowered to collect revenues by registering motor vehicles and issuing driver licenses, and through motor vehicle and aircraft enforcement.

One of ADOT's statutory responsibilities is the development of a Five-Year Transportation Construction Program. This program provides a location, description of work, and expected costs of transportation construction projects under the state's purview.

Approved authority for the Five-Year Facilities Construction Program is vested in the Arizona State Transportation Board. The Board is appointed by the Governor and consists of seven members representing various transportation modes. The Transportation Board establishes the criteria for the Five-Year Transportation Facilities Construction Program, awards all construction contracts for transportation facilities and monitors the status of these projects.

In developing the Five-Year Program, the Primary Planning Advisory Committee (PPAC), a statutory committee, provides recommendations and updates a long-range statewide transportation facilities construction program with which the Five-Year Program is aligned. The PPAC also recommends changes to the Five-Year Construction Program for the Board's consideration.

## **Executive Summary**

### Programming Process

In order for a project to be included in the Five-Year Transportation Facilities Construction Program, it first must be selected for funding. Reasons for funding are generally initiated from the Department district engineers, but may come from other sources (e.g., political subdivisions). Selected projects are then reviewed for transportation issues, and possible solutions. The review process provides estimated costs for construction and design, right of way needs, and environmental requirements.

A Technical Advisory Committee (TAC) is selected to review programming and funding requests. Regional meetings are held throughout the state to gather input from ADOT district engineers, Councils of Governments, Local Metropolitan Planning Organizations (MPOs), and concerned citizens. The needs are then reviewed by members of the PPAC, district personnel.

**Prepared by:**

**Arizona Department of Transportation**



## **Introduction**

The statutory authority for the Arizona Department of Transportation (ADOT) is found in Title 28 of the Arizona Revised Statutes. ADOT has exclusive control and jurisdiction over all state owned transportation systems including state highways, routes, and airports. The Department is further empowered to collect revenues by registering motor vehicles and aircraft, issuing driver licenses, and through motor vehicle and aircraft enforcement.

One of ADOT's statutory responsibilities is the development of a Five-Year Transportation Facilities Construction Program, a public document that provides the location, description of work, and expected costs of transportation construction projects under the state's purview.

Approval authority for the Five-Year Facilities Construction Program is vested in the Arizona State Transportation Board, a seven-member statutory entity whose members are appointed by the Governor, subject to Senate confirmation for a six-year term. Each member represents one of six districts in the state, with one at-large member. The Transportation Board establishes the policies and the relative weights given to criteria to guide the development, or modification of the Five-Year Transportation Facilities Construction Program, awards all construction contracts for transportation facilities and monitors the status of these projects.

In developing the Five-Year Program, the Priority Planning Advisory Committee (PPAC), a statutory committee appointed by the ADOT Director recommends transportation facilities construction projects and annually prepares and updates a long-range statewide transportation facilities construction program with which the Five-Year Program is aligned. The PPAC also recommends changes to the Five-Year Construction Program for the Board's consideration.

## **Programming Process**

In order for a project to be included in the Five-Year Transportation Facilities Construction Program, it first must be selected for scoping. Requests for scoping are generally initiated from the Department district engineers, but may come from other sources (e.g., political subdivisions). Scoping involves identifying transportation issues, concerns, and possible solutions. The assessment also provides estimated costs for construction and design, right of way needs, and environmental requirements.

A Technical Advisory Committee (TAC) is selected to review programming and scoping requests. Regional meetings are held throughout the state to gather input from ADOT district engineers, Councils of Governments (COGs), Metropolitan Planning Organizations (MPOs) and concerned citizens. The meeting are attended by the TAC, members of the PPAC, district personnel, and members of local communities.



## **Program Modification**

The program is continuously reviewed. Several committees review any requests involving changes to budget, schedule and scope. The Project Review Board (PRB) reviews all requests for project modifications. The Deputy State Engineer for Development chairs the PRB.

## **Resources**

The cornerstone of highway financing in Arizona is the Highway User Revenue Fund (HURF). The State of Arizona taxes motor fuels and collects a variety of fees and charges relating to the registration of motor vehicles. These revenues are deposited in the HURF. A portion of the HURF is then distributed to cities, towns, counties, and the Department of Public Safety. The remainder is deposited in the State Highway Fund. An additional source of funding dedicated entirely to construction of the Maricopa County Regional Freeway System is the Transportation Excise Tax or what is commonly referred to as the "Maricopa County 1/2 cent sales tax". Finally, ADOT also receives funds from the Federal Highway Trust Fund under the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) to develop and maintain federal-aid eligible highways on the state highway system.

All of these funding sources are further leveraged by the issuance of revenue bonds. Bonding has enabled ADOT to accelerate certain construction projects.

In accordance with A.R.S. 28-6953, the State Transportation Board will adopt the FY 2003-2007 Five Year Transportation Facilities Construction Program on or before June 30, 2002. In view of this timeline, the following table reflects the expenditures and revenues for the Tentative FY 2003-2007 Highway Construction Program:

### **Tentative Highway Program**

FY 2003-2007

(In millions of dollars)

System Preservation	\$658
System Improvements	\$1,765
<u>System Management</u>	<u>\$339</u>
Total Statewide Program	\$2,762
<u>MAG Freeway System</u>	<u>\$1,028</u>
Total Highway Program	\$3,790



The following table reflects the sources of funds, in constant dollars:

State Highway Funds *	\$521
Regional Area Road Fund*	\$435
Federal Funds*	\$1,767
Proceeds from Bonds and Notes	\$1,067
Total Proceeds (net of debt service repayments*)	\$3,790

### **Summary of Major Projects**

A breakdown of the proposed expenditures by county is summarized on the last page of this document.

Selected major (over \$25 million) projects contained in this Program include (\$000):

<b>MAJOR PROJECTS</b>	<b>FY 2003</b>	<b>FY 2004</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>
Grand Avenue Freeway – SR 60	76,406		20,801		
Red Mountain Freeway – L202	8,407	102,194	83,440	113,686	9,472
Santan Freeway – L202	126,088	180,591	154,119	7,860	6,603
South Mountain Freeway – L202	5,000	15,294		56,320	
40 <sup>th</sup> St. – Baseline Collector Distributor Roads	4,000	3,000	10,000	70,000	40,000
SR 51/Jct I-10 HOV Ramps		41,300			
SR 51 – McDowell-Glendale HOV lanes	31,750				
SR 60 Val Vista-Power HOV/SOV lanes			6,700		50,000
L202 – US 60 System Interchange				20,000	30,000
SR 85 widening	4,387	22,778	14,912	16,053	
SR 179 N. Forest Boundary–Sedona – widen road			10,300	1,100	18,200
SR 188 Resort Road – Devore Wash – widen road		40,500			
SR 60 Florence Jct. –Gonzales Pass widening	3,000			27,000	
SR 93 Burrow Creek roadway widening/ bridge		31,500			
Hoover Dam Bridge	43,000				
SR 260 Kohl's Ranch Section roadway widening	26,315				
Tucson I-10 Linda Vista traffic interchange				28,000	
Tucson I-10 Prince Rd to 29 <sup>th</sup> St. widening		7,000	42,413	40,000	40,000
SR 195 Yuma Area Service Hwy construct road	1,000	16,000	2,000	8,000	8,000



## **Aviation**

The State Transportation Board is also responsible for approval of the Five-Year Aviation Program. For the period 2003-2007, that Program totals \$ 550.7 million. Of this amount, \$ 443.0 million comes from federal grant sources, \$ 75.8 million from the State of Arizona and \$ 31.9 from local governments. Revenue sources for the Program include federal and state funds, matched in part by local funds. The primary source of the federal funds are taxes on airline tickets, distributed by the Federal Aviation Administration. State monies are primarily derived from the flight property tax, aircraft in-lieu taxes, and taxes on aviation fuel.

## **Summary**

The programming process is a continual process. As the new program is adopted, the process for the next five-year program has already begun. The effort to improve the programming process continues each year. Increasing technology has enabled the Department to upgrade models to better forecast risk and uncertainties that could impact revenues or construction related costs. Finally, every effort is made to include public involvement into the programming process.



**SUMMARY OF DOLLARS BY COUNTY**  
*(Dollars in Thousands)*  
**Tentative Five Year Total Construction Program**

	<u>FY 2003</u>	<u>FY 2004</u>	<u>FY 2005</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>Total</u>
Apache County	2,773	1,361	16,317			20,451
Cochise County	9,277	20,162	1,525	9,500		40,464
Coconino County	29,109	21,361	27,300	3,700	18,200	99,670
Gila County	36,447	51,565	2,210	5,000		95,222
Graham County	8,278	5,859	875	475		15,487
Greenlee County	1,700	9,782	8,700	1,700		21,882
La Paz County	10,482	3,309	7,500		200	21,491
Maricopa County	329,955	390,146	381,695	410,897	246,194	1,758,887
Mohave County	98,719	43,207	29,525	2,810	5,250	179,511
Navajo County	14,185	14,431	12,000	13,262	200	54,078
Pima County	20,122	36,639	61,713	91,640	57,275	267,389
Pinal County	16,194	13,498		30,000	430	60,122
Santa Cruz County	3,413	5,284	675	500		9,872
Yavapai County	20,901	42,086		25,500	34,110	122,597
Yuma County	16,562	23,149	3,500	8,000	8,000	59,211
Sub Programs	124,408	136,317	230,410	228,949	243,949	964,033
Total Statewide	<u>742,525</u>	<u>818,156</u>	<u>783,945</u>	<u>831,933</u>	<u>613,808</u>	<u>3,790,367</u>





Jane Dee Hull  
Governor

Victor M. Mendez  
Director

## Arizona Department of Transportation Transportation Services Group

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

June 4, 2002

John A. Bogert  
Chief of Staff



Bob Hull,  
Principal Research/Fiscal Analyst  
Joint Legislative Budget Committee Staff  
1716 West Adams  
Phoenix, Arizona 85007

Further to Richard Stavneak's letter of December 5, 2001 to Victor Mendez, which is attached for your convenience, enclosed is ADOT's Executive Summary of the Tentative 5-Year Transportation Facilities Construction Program for FY 2003-2007.

The ADOT Transportation Board is scheduled to meet June 21, 2002 to adopt the 5-Year Transportation Facilities Construction Program for FY 2003-2007.

As in previous years, your staff will be provided with a copy of the 5-Year Transportation Facilities Construction Program as soon as it is certified by ADOT and adopted by the Transportation Board.

If you have any questions relative to the Executive Summary, please do not hesitate to contact either Ron Boehmer (712-4948) or me (712-8981).

Sincerely

Terry Trost  
Manager, Strategic Planning and Budgets

Attachments – JCCR letter dated December 5, 2001

– Executive Summary of Tentative 5-Year Transportation Facilities Construction Program

xc: Victor Mendez, ADOT  
Tom Betlach, OSPB  
John Bogert, ADOT  
Marcel Benberou, OSPB  
John McGee, ADOT







STATE OF ARIZONA

## Joint Committee on Capital Review

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CHRISTINE WEASON

December 5, 2001

Mr. Victor Mendez, Director  
Arizona Department of Transportation  
206 S. 17<sup>th</sup> Avenue  
Phoenix, AZ 85007-3213

Dear Mr. Mendez:

During its meeting of November 29, 2001, the Joint Committee on Capital Review took action on the following agenda items for the Arizona Department of Transportation:

### Agenda Item 5A

The Committee adopted the additional performance measures related to congestion mitigation with the requirement that the department report on these additional performance measures as part of next year's Committee review of the highway construction budget operating expenditure plan for FY 2003.

### Agenda Item 5B

The Committee received the department's executive summary of its 5-year Transportation Facilities Construction Program. The Committee also requested the department update this summary for FY 2003-FY 2007 when the department submits its FY 2003 highway construction budget operating expenditure plan.

If you have any questions relative to the Committee's action, please let me know.

Sincerely,

Richard Stavneak  
Director

RS:ag

xc: Senator Ruth Solomon, Chairman  
Representative Laura Knaperek, Vice-Chairman  
Senate President Randall Gnant  
Speaker of the House Jim Weiers

Tom Betlach, Director, OSPB  
John Bogert, Chief of Staff, ADOT  
David Jankofsky, Manager, ADOT  
Bob Rocha, Comptroller, GAO/ADOA



STATE OF ARIZONA

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RUSSELL K. PEARCE  
CHRISTINE WEASON

DATE: June 13, 2002

TO: Representative Laura Knaperek, Chairman  
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Beth Kohler, Fiscal Analyst

SUBJECT: ARIZONA DEPARTMENT OF ADMINISTRATION – REVIEW OF SCOPE,  
PURPOSE AND ESTIMATED COST OF ARIZONA PIONEERS’ HOME  
PLUMBING RENOVATION PROJECT

**Request**

The Arizona Department of Administration (ADOA) requests Committee review of the scope, purpose, and estimated cost of a plumbing project at the Arizona Pioneers’ Home.

**Recommendation**

The JLBC Staff recommends that the Committee give a favorable review of the request. A total of \$1,325,200 has been appropriated over 3 fiscal years for the project.

**Analysis**

Laws 2001, Chapter 237 appropriated \$325,200 from the Miners’ Hospital Fund in FY 2002 for plumbing renovations at the Arizona Pioneers’ Home. ADOA used a portion of these monies to assess the water and sewer lines and to develop a scope of work for the plumbing project. Laws 2002, Chapter 343 (the Capital Outlay bill) provided an additional \$200,000 from the State Charitable Fund and \$300,000 from the General Fund in FY 2003, and \$500,000 from the General Fund in FY 2004 for the project. Many of the plumbing lines are the original lines installed when the Pioneers’ Home was built in 1911 and are clay, galvanized, and lead pipes. These lines have deteriorated and need to be replaced. The project will replace the waste, water, and vent lines throughout the home and bring the plumbing up to current code standards.

(Continued)



The bid has been divided into 5 phases in order to correspond to funding that is available over 3 fiscal years (FY 2002, FY 2003, and FY 2004). The following table summarizes the estimated cost of the project:

	<b><u>Estimated Cost</u></b>
Architectural/Engineering Fees	\$110,000
Emergency Repairs	120,000
Construction Contract	875,200
Asbestos Abatement	40,000
ADOA Expenses	100,000
Contingency	<u>80,000</u>
Total	\$1,325,200

The project will take place over 18 months to allow the Pioneers' Home to remain in operation for residents during the construction. Construction documents are complete and bids are due by June 25, 2002. ADOA anticipates construction will begin in mid-July 2002 and will be completed in January 2004.

Given the scope and the timing of the appropriations, the cost estimates for the project appear reasonable.

RS/BK:jb



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
CONSTRUCTION SERVICES \* 15 SOUTH 15<sup>TH</sup> AVENUE, #101  
PHOENIX, ARIZONA 85007  
(602) 542-0704 FAX: (602) 542-3777

June 6, 2002

The Honorable Laura Knaparek, Chairwoman  
Joint Committee on Capital Review  
1700 West Washington  
Phoenix, Arizona 85007



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

Dear Representative Knaparek:

The Department of Administration requests placement on the next agenda of the Joint Committee on Capital Review for review of the Plumbing Modernization Construction to begin at the Arizona Pioneers Home in Prescott, Arizona.

Construction Documents for the Plumbing Modernization are complete and will be released to General Contractors for bidding in June 2002. The project is divided into five (5) Phases, thus enabling commencement of work with funds currently available. Additional Phase(s) will be awarded each year as funding becomes available.

Initial funding in the amount of \$325,200.00 was approved in House Bill 2632 for Fiscal Year 2002. An additional \$500,000.00 was approved in House Bill 2707 for Fiscal Year 2003. For Fiscal Year 2004, an additional \$500,000.00 has been appropriated via House Bill 2707.

The information for this project is attached.

Sincerely,

Robert C. Teel, Assistant Director  
ADOA General Services Division

cc: Senator Ruth Solomon, Arizona Senate  
J. Elliott Hibbs, Director, ADOA  
Tom Betlach, Director, OSPB  
Richard Stavneak, Staff Director, JLBC  
Lorenzo Martinez, Senior Fiscal Analyst, JLBC  
Robert Smook, Legislative Liaison, ADOA  
Teri Garcia, Budget Analyst, OSPB  
Jeanine Dike, Director, Arizona Pioneers Home  
Bruce Ringwald, General Manager, ADOA Construction Services  
Jayne Long, Project Manager, ADOA Construction Services



Jane Dee Hull  
Governor



J. Elliott Hibbs  
Director

**ARIZONA DEPARTMENT OF ADMINISTRATION**  
GENERAL SERVICES DIVISION - CONSTRUCTION SERVICES  
15 SOUTH 15<sup>TH</sup> AVENUE, #101  
PHOENIX, ARIZONA 85007

**ARIZONA PIONEERS HOME STAIR TOWER  
PLUMBING MODERNIZATION**



**History**

In 2001, the need to replace the plumbing throughout the Arizona Pioneers Home was identified. House Bill 2632 appropriated \$325,200 to fund the design and start of repairs. An additional \$500,000 was approved in House Bill 2707 for 2003; with an additional appropriation of \$500,000 via House Bill 2707 for 2004.

**Project Description**

Waste, Water and Vent lines throughout the Arizona Pioneers Home are badly deteriorated. Many of the lines are still original from the Homes construction in 1911 and are clay, galvanized and lead pipes. The plumbing needs to be replaced with modern materials and brought up to current code standards. The construction project to replace the plumbing lines will be phased over an 18 month period to allow the Home to remain in continuous operation throughout the renovation. Additionally, the bid has been split into five (5) separate phase packages to facilitate commencement of construction with funds currently available and addition of phases each year as funding becomes available. A new water service will be brought in and copper lines utilized for both hot and cold water service. Cast iron and ABS piping materials will be installed to replace the sanitary sewer lines. Asbestos pipe insulation will be removed. Wall, floor and ceiling surfaces disturbed during the renovation will be restored.

**Schedule**

Construction Documents Complete:	24MAY02
Receive Bids for Construction	25JUN02
Start of Construction	15JUL02
Construction Complete	15JAN04

**Proposed Budget**

Architectural/Engineering Fees	110,000
Emergency Repairs	120,000
Construction Contract	875,200
Asbestos Abatement	40,000
ADOA Expenses	100,000
Contingency	<u>80,000</u>

Total: \$ 1,325,200

Prepared by: Bruce Ringwald, General Manager  
General Services Division  
June 11, 2002 (rev.)