

JOINT COMMITTEE ON CAPITAL REVIEW

Tuesday, October 10, 2023

9:45 a.m. or Upon Adjournment of the JLBC Meeting

Senate Hearing Room 1



STATE OF ARIZONA

Joint Committee on Capital Review

STATE
SENATE

JOHN KAVANAGH
CHAIRMAN
LELA ALSTON
KEN BENNETT
SONNY BORRELLI
EVA DIAZ
DENISE "MITZI" EPSTEIN
JAKE HOFFMAN

1716 WEST ADAMS
PHOENIX, ARIZONA 85007

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DAVID LIVINGSTON
VICE-CHAIRMAN
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MATT GRESS
ATHENA SALMAN

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Senate Hearing Room 1

MEETING NOTICE

- Call to Order
- Approval of Minutes of June 13, 2023.
- 1. *ARIZONA GAME AND FISH DEPARTMENT - Review of Capital Projects.
- 2. *ARIZONA PIONEERS' HOME - Review of Replacement Emergency Generator.
- 3. *ARIZONA EXPOSITION AND STATE FAIR BOARD - Review of Capital Projects.
- 4. *DEPARTMENT OF PUBLIC SAFETY - Review of Property and Evidence Storage Lot Project.
- 5. *NORTHERN ARIZONA UNIVERSITY - Review of Bury Hall Renovation Project.
- 6. *ARIZONA STATE UNIVERSITY - Review of Tempe District Utility Plant Project.
- 7. *ARIZONA DEPARTMENT OF TRANSPORTATION - Review of FY 2024 Building Renewal Allocation Plan.
- 8. *ARIZONA DEPARTMENT OF TRANSPORTATION - Review of Transportation Project Transfer.
- 9. ARIZONA DEPARTMENT OF CORRECTIONS - Review of FY 2024 Building Renewal and Fire and Life Safety Projects.

10. ARIZONA DEPARTMENT OF TRANSPORTATION and ARIZONA DEPARTMENT OF
ADMINISTRATION - Review of Electric Vehicle Charging Stations.

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

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

10/03/2023

JB



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Joint Committee on Capital Review

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MINUTES OF THE MEETING

JOINT COMMITTEE ON CAPITAL REVIEW

June 13, 2023

The Chairman called the meeting to order at 10:41 a.m., Tuesday, June 13, 2023 in House Hearing Room

1. The following were present:

Members:	Senator Kavanagh, Chairman	Representative Livingston, Vice-Chairman
	Senator Alston	Representative Austin
	Senator Bennett	Representative Biasiucci
	Senator Borrelli	Representative Cano
	Senator Diaz	Representative Gress
	Senator Epstein	Representative Salman
Absent:	Senator Hoffman	Representative Chaplik

APPROVAL OF MINUTES

Representative Livingston moved that the Committee approve the minutes of May 4, 2023. The motion carried.

The following items were held from the agenda without discussion:

1A. ARIZONA DEPARTMENT OF ADMINISTRATION (ADOA) - Review of 1616 and 1688 West Adams Building Renovation Plan (For Discussion Only).

1B. ARIZONA DEPARTMENT OF ADMINISTRATION (ADOA) - Review of 1624 West Adams Demolition Plan.

2. ARIZONA DEPARTMENT OF ADMINISTRATION and ARIZONA DEPARTMENT OF TRANSPORTATION - Review of Electric Vehicle Charging Station Projects (For Discussion Only).

4A. ARIZONA STATE PARKS BOARD - Review of Verde River Park (For Discussion Only).

(Continued)

CONSENT AGENDA

The following items were considered without further discussion:

1C. ARIZONA DEPARTMENT OF ADMINISTRATION (ADOA) - Review of FY 2024 Building Renewal Allocation Plan.

A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies. ADOA requested the Committee review its FY 2024 Building Renewal Allocation Plan. The FY 2024 budget appropriates a total of \$39,124,700 for building renewal. Of this amount, \$25,124,700 is from the General Fund and \$14,000,000 is from the Capital Outlay Stabilization Fund. The JLBC Staff provided options and a potential provision:

- A. Prior to expending the emergency contingency allocation of \$971,200, ADOA shall report the use of the funds to JLBC Staff.*

3. ARIZONA GAME AND FISH DEPARTMENT (AGFD) - Review of FY 2024 Capital Projects.

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for building renewal and capital projects. AGFD requested Committee review of \$3,126,400 of FY 2024 funding, of which \$1,776,400 is for 31 building renewal projects and \$1,350,000 is for capital projects. The JLBC Staff provided options.

4B. ARIZONA STATE PARKS BOARD (ASPB) - Review of FY 2024 Capital Improvement Projects - State Parks Revenue Fund.

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for building renewal and capital projects. ASPB requested Committee review of \$3,034,400 of FY 2024 funding from the State Parks Revenue Fund for capital projects and statewide building renewal. The JLBC Staff provided options.

5. ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) - Review of Capital Projects.

A.R.S. § 41-1252 requires Committee review of expenditure plans for capital projects. ADOT requested Committee review of a \$12,600,000 appropriation from the FY 2024 Capital Outlay Bill for 4 different capital projects, funded by the State Highway Fund listed below. The JLBC Staff provided options.

- \$3,400,000 for the new maintenance facility in Keams Canyon,
- \$2,600,000 for vehicle fueling facilities replacement (Springerville, Holbrook and Chambers),
- \$4,100,000 for the North Tucson MVD renovation, and
- \$2,500,000 for water conservation projects.

6A. ARIZONA STATE UNIVERSITY (ASU) - Review of Interdisciplinary Science and Technology Building 12 Project.

A.R.S. § 15-1683 requires Committee review of any university projects financed with system revenue bonds. A FY 2023 General Appropriation Act footnote also requires Committee review of any university capital projects funded by a one-time General Fund appropriation. ASU requested Committee review of

(Continued)

\$187,000,000 to construct a new Interdisciplinary Science and Technology Building (ISTB) 12 on the Polytechnic (East) Campus. Of this amount, \$156,000,000 will be funded by system revenue bonds and \$31,000,000 will be funded with cash from the university's FY 2023 one-time General Fund appropriation. The JLBC Staff provided options and potential provisions:

Standard University Financing Provisions

- A. *A favorable review by the Committee does not constitute endorsement of General Fund appropriations to offset any revenues that may be required for debt service or any operations and maintenance costs when the project is complete.*
- B. *ASU shall provide the final debt service schedule and interest rate for the project as soon as they are available.*
- C. *On or before October 15 of each year until completion of the project, ASU shall report to the JLBC Staff on the status and expenditures of the project. The report shall include the project expenditures to date, any changes to the planned construction timeline, the expected completion date, and any change to the scope of the project.*

6B. ARIZONA STATE UNIVERSITY (ASU) - Review of Student Housing, Dining, and Academic Building Project.

A.R.S. § 15-1682.02 and A.R.S. § 15-1683 require Committee review of any university projects using indirect debt financing (also known as third-party financing) and any projects financed with system revenue bonds. Arizona State University (ASU) requested Committee review of a ground lease for the approximately \$140,000,000 student housing, dining, academic development on its Tempe Campus and \$27,000,000 in system revenue bonds issuances. The JLBC Staff provided options and potential provisions:

Standard University Financing Provisions

- A. *A favorable review by the Committee does not constitute endorsement of General Fund appropriations to offset any revenues that may be required for debt service, or any operations and maintenance costs when the project is complete.*
- B. *ASU shall provide the final debt service schedule and interest rate for the project as soon as they are available.*
- C. *On or before October 15 of each year until completion of the project, ASU shall report to the JLBC Staff on the status and expenditures of the project. The report shall include the project expenditures to date, any changes to the planned construction timeline, the expected completion date, and any change to the scope of the project.*

Representative Livingston moved that the Committee give a favorable review of the agency requests in consent agenda items 1C, 3, 4B, 5, 6A and 6B. The motion carried.

REGULAR AGENDA

7. ARIZONA DEPARTMENT OF CORRECTIONS (ADC) - Review of FY 2024 Litigation-Related Building Renewal Projects.

Geoffrey Paulson, JLBC Staff, stated that A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies. The FY 2024 Capital Outlay Bill appropriated a total of \$39,806,400 to ADC for general building renewal. ADC requested review of \$6,142,300 to complete projects related to the *Jensen v. Thornell* inmate health care litigation.

Representative Livingston moved that the Committee give a favorable review of the building renewal expenditure plan totaling \$6,142,300 to complete projects related to the *Jensen v. Thornell* inmate health care litigation. The motion carried.

Without objection, the meeting adjourned at 10:44 a.m.

Respectfully submitted:



Jennifer Burns, Secretary



Rebecca Perrera, Assistant Director



Senator John Kavanagh, Chairman



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Nate Belcher, Fiscal Analyst

SUBJECT: Arizona Game and Fish Department - Review of Capital Projects

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for building renewal and capital projects. The Arizona Game and Fish Department (AGFD) requests Committee review of \$2,713,100 for 5 capital projects. These projects would be funded entirely by state and federal grants.

Committee Options

The Committee has at least the following 2 options:

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

Key Points

1. The Arizona Game and Fish Department (AGFD) is seeking review of funding for capital projects totaling \$2.7 million from federal and state grant as follows:
 - Restore wildlife habitats near Springerville and Tacna.
 - Expand a target range near Show Low.
 - Make infrastructure improvements at the Ben Avery headquarters campus.
 - Repair the Ash Creek pipeline and diversion dam.

(Continued)

Analysis

AGFD proposes 5 projects funded from various grant funding. The Becker Lake Wildlife Area restoration project would receive its entire funding from ADWR's Arizona Water Protection Fund grant. The remaining 4 projects would receive all funding from federal Pittman-Robertson Act grants. These federal grants have a 25% state matching requirement which is funded from the Game and Fish Fund.

Becker Lake Wildlife Area Restoration

AGFD is proposing a \$388,100 project to restore 47.5 acres of habitat along the riverwalk at Becker Lake Wildlife Area near Springerville in Apache County. This project would include a realignment of the hiking trail along the river, construction of earthworks to contour the area, and installation of several floodplain control structures in the Wildlife Area.

Second Knoll Target Range

AGFD proposes spending \$250,000 to refurbish and expand existing facilities at the Second Knoll Target Range near Show Low in Navajo County. These monies would fund construction of water, power, and sewer facilities for a new campsite on the premises in anticipation of further renovations at the range and completion of the campsite in later years.

Ben Avery Campus Improvements

AGFD is requesting to spend \$275,000 to construct a storage yard and a parking lot in the Southwest portion of its Ben Avery Campus located near the intersection of Interstate 17 and Carefree Highway. These monies would cover the construction of the proposed parking lot and a fence around the campus' Warehouse.

Tacna Marsh Restoration

AGFD proposes to spend \$1,300,000 to restore 11 acres of wetland habitat in the Gila River within the Quigley-Achee Wildlife Area near the town of Tacna in Yuma County. This project would include drainage of the area; vegetation and debris removal; installation of water gates, boat ramps, water monitoring equipment, and a solar array; and revegetation of the area.

Ash Creek Pipeline Repair

AGFD requests spending \$500,000 to replace several thousand feet of the Ash Creek Pipeline and its diversion dam, which were both lost to post-fire flooding in 2017. The project would also include the construction of a new service road leading to the dam, as the current road is washed out irreparably in several places.

NB:jbu



September 19, 2023

Senator John Kavanagh, Chairman
Joint Committee on Capital Review
Capitol Complex
1700 W. Washington
Phoenix, AZ 85007-2890



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

Honorable Senator Kavanagh:

In accordance with A.R.S. § 41-1252 A(4), the Arizona Game and Fish Department respectfully requests to be on the next scheduled agenda of the Joint Committee on Capital Review to review the Department's capital projects expenditure plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ty E. Gray".

Ty E. Gray
Director

cc: Representative David Livingston, Vice Chair, JCCR
Richard Stavneak, Staff Director, JLBC
Sarah Brown, Director, OSPB

azgfd.gov | 602.942.3000

5000 W. CAREFREE HIGHWAY, PHOENIX AZ 85086

GOVERNOR: KATIE HOBBS **COMMISSIONERS:** CHAIRMAN TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON | MARSHA PETRIE SUE, SCOTTSDALE
JEFF BUCHANAN, PATAGONIA | JAMES E. GOUGHNOUR, PAYSON **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY



Arizona Game and Fish Department FY23 Additional Capital Projects Expenditure Plan



Project: Becker Lake Wildlife Area Restoration

Funding Source: Arizona Water Protection Fund Grant

Category: Repair and Maintenance

Need: The project's activities are intended to ultimately improve morphological and ecological diversity of the Little Colorado River through Becker Lake Wildlife Area. The proposed backwater channels, re-established floodplain channels, bioengineered wood and rock structures, and native revegetation designated in the design plans are intended to reduce erosion, sediment pollution, and shear stress on streambanks within the river corridor. These design elements will provide refugia, habitat coverage, egg mass attachment points, foraging opportunities, and dense native riparian thickets that will aid in general bird breeding activities.

Specifically, the restoration objectives include:

1. Reconnect relic floodplain channels and backwaters to increase out-of-bank flows and reduce shear stress on the corridor streambanks.
2. Decrease the erosion potential of cut-banks to reduce sediment pollution and enhance aquatic habitat diversity.
3. Increase the area of inundation at base flow to expand near stream wetland and backwater habitat
4. Adjust the existing trail alignment to provide a buffer for natural river processes, beaver activity, and agriculture, while maintaining access and viewing opportunities.
5. Establish a mosaic of native plant species found naturally in the watershed to increase the area of wetland, riparian, and upland habitat.

Solution: The habitat restoration project at the Becker Lake Wildlife Area's Riverwalk consists of a 47.5-acre habitat improvement project within the Little Colorado River (LCR) riparian corridor. The total length of the project runs approximately 6,400 linear feet along the LCR. Habitat improvements will focus on trail and ditch work, bioengineering, backwater work and floodplain improvements.

Project activities will fall into the following phases: Site prep, earthworks, trail and ditch work, bioengineering, backwater work and floodplain improvements.

Site Preparation

The footprint of earthwork cut/fill and to-be-installed structures, as designated on the plan, will be cleared mechanically (by excavators or backhoes) and by hand-held power tools such as chainsaws, weed whackers, and power brush cutters. Any undesirable, invasive plants found in the footprint of earthwork cut/fill and to-be-installed structures will be pulled, dug out, or mulched over to prevent regrowth and reduce competition with native plants to be planted.

Earthwork



Earthworks will involve the recontouring for future reconnection of relic floodplain channels to the river, as well as the excavation of backwater wetlands to ease hydraulic pressure during flood events. The excavated soil from on site will be used for construction of floodplain benches/bars. The excavator will be used to create topographic/soil saturation variation and gradual sloping in the currently, relatively flat, featureless floodplain. Existing headcuts will also be reshaped, such that the steep vertical drops and resulting erosion and channel incision are reduced. Meanders will be carved along the riparian corridor in the project area; these forms will help dissipate the energy of the running water and allow gentle overflow onto the surrounding floodplains, further reducing future erosion. Pools and basins will also be excavated. 5,500 cubic yards of earth will be excavated into the existing floodplains to create connector swales. Another 500 cubic yards will be excavated to create floodplain channels. 1,200 cubic yards will be excavated for backwater channels. 1,800 cubic yards of earth will be excavated and shaped for banklines and pools. Finally, an irrigation ditch 790 ft long will be excavated on site (context). A Stormwater Pollution Prevention Plan will be prepared. This plan will detail measures and Best Management Practices to be implemented to prevent sedimentation into the existing channel, such as the installation of silt fence and other erosion control materials.

Stream & Floodplain Structures

After earthwork is complete, floodplain structures will be constructed using a combination of rocks, logs, and other natural debris found onsite. Floodplain structures to be built on site will include 3 riffles, 600 linear feet of bioengineered streambank benches, and 9 juniper log jams. Reshaped headcuts, the inlets and outlets of new meander pools, and newly excavated basins and channels will be lined with rocks embedded into the soil to bolster erosion resistance while creating aquatic habitat. The log jams, constructed from woody debris, will be placed across the floodplain at the top of constructed bars and benches. These woody structures will provide habitat coverage, egg mass attachment points, and potential points for future beaver dam activity while also introducing hydraulic variation and flow convergence for scour pool creation.

Trail Realignment

To address the degradation of the existing river trail, a new river trail running approximately 2,500 feet will be constructed within the planned cottonwood gallery planting. A force plate compactor/mechanized tamper or similar will be used to flatten the graded trail. Weed fabric and the $\frac{3}{4}$ Minus gravel will be added and compacted to stabilize the dirt trail. Interpretive and other signage, benches, and safety fencing/railing associated with the trail will be placed along the new river trail as appropriate.

Cost Estimate: \$388,075

Impact of Not Approving this Request: If this request is not approved, funding for this project will be lost and continued stream degradation will occur, likely leading to a decrease in



ecological diversity within the Little Colorado River basin. Additionally, along with habitat and ecological degradation, recreational activities such as wildlife viewing and hiking will eventually be lost on the Becker Lake Wildlife Area.

Project: Second Knoll Target Range Host Site and Infrastructure

Funding Source: Pittman Robertson Section 4 Federal Aid Grant

Category: New Construction (Capital Improvement)

Need: The master plans for the Second Knoll Target Range include restroom, clubhouse/administrative, and classroom facilities and a camp host site. This project will include installing the infrastructure (water, power and sewer) for the future construction of these facilities. Such infrastructure will be, but not limited to solar panels, a battery bank, backup generator, water well, water storage system, septic tank, leach field, and all of the trenching and excavating to hook up these utilities to the future facilities. Additionally the project will consist of installing a camp host site. The constructed infrastructure will be hooked up to an RV pedestal at the host site. Lastly, a concrete pad and canopy structure will be constructed at the host site.

Solution: The Department is proposing the installation of the infrastructure (water, power and sewer) for the future construction of these facilities. Such infrastructure will include solar panels, a battery bank, backup generator, water well, water storage system, septic tank, leach field, as well as trenching and excavating required to connect these utilities to the future facilities. This project will also include installation of a camp host site with concrete pad and canopy structure; infrastructure will be connected to an RV pedestal at the site.

Cost Estimate: \$250,000

Impact of Not Approving this Request: If this request is not approved secured grant funds will lapse leaving the planned expansion and public opportunities at the Second Knoll Target Range unfunded. These improvements include permanent restrooms for families to use, a dedicated facility to host firearms safety and education classes, and water supplies to the new facilities.

Arizona Game and Fish Department
Additional Capital Projects Expenditure Plan
Fiscal Year 2023



Project: Ben Avery Shooting Facility, Clay Target Center Warehouse Yard/Parking Lot Improvements

Funding Source: Pittman Robertson Section 4 Federal Aid Grant

Category: New Construction (Infrastructure)

Need: Department staff have been utilizing open space adjacent to a warehouse building to store various supplies and equipment used throughout the year at Ben Avery Clay Target Center (CTC). This equipment stored in this area is unprotected and as such CTC staff have few ways of preventing access, exposing the Department to liability and the equipment stored there to theft.

In addition, many customers store golf carts and UTVs at CTC or bring them in for weekends or specific shooting events. The trailers that these carts are brought in take up a large amount of our cart storage yard and available public parking, making it difficult for customers without trailers to find adequate space.

Solution: Fill, compact, and grade the Southeast area immediately adjacent to the warehouse for use as a storage yard and parking lot. The described area should be even with the existing parking lot to the Southwest and West of the warehouse and Skeet Street to allow for traffic flow. The area will be finished with ¼ Minus Madison Gold DG. The area that will be used as a parking lot must be compacted and filled to allow for heavy vehicles to travel over it in all weather conditions. This area must use a compacted subgrade such as ABC type gravel. Gravel, such as #57 crushed stone for example, may be used in this area instead of DG. Two rails made of 2 inch square tubing, similar to that currently used in the golf cart storage area, will be erected along the southern and eastern edge of the lot for securing golf carts and cart trailers with chain and lock.

A fence will run around the warehouse to form a work yard. It consists of square metal posts in concrete and pine boards. A small vehicle gate will be placed in the southwest segment of the fence. A large vehicle gate will be placed in approximately the center of the southeast leg of the fence to allow for large trucks to access. A vehicle gate will go into the northwest leg of the fence between the Warehouse and Skeet Street. Inside the perimeter of the proposed fence-line is an in-ground fire pit lined with brick. This fire pit will be removed prior to any grading. Gravel,



such as #57 crushed stone for example, will be used to fill in the area of the Warehouse yard that is not covered by concrete.

Cost Estimate: \$275,000

Impact of Not Approving this Request: The current situation creates liability for the Department and damages perception of our customer service mission. The current parking lot configuration is not adequate for the number of vehicles & trailers brought by attendees of large sporting clays shooting events, causing traffic safety concerns and issues. Department owned equipment sits out in the open vulnerable to theft and marking a potential hazard to the public.

Project: Restoration of Tacna Marsh

Funding Source: Pittman Robertson Federal Aid Grant

Category: Repair and Maintenance

Need: The Arizona Game and Fish Department plans to restore 11 acres of wetland/riparian habitat, including 7 acres of open water, to Tacna Marsh in response to 95% loss of wetland habitat at Quigley-Achee Wildlife Area. The primary causes of habitat loss have been soil seepage, changes to the local water regime, and the encroachment of invasive vegetation. This project will eliminate soil seepage from the project site by installing a synthetic liner, establish a new water source by drilling a new solar-powered well, and remove invasive vegetation from the project's footprint as needed.

Solution: A total of 11 acres (kidney bean-shaped and roughly 300' x 1,500') of wetland/riparian habitat will be restored within a historic oxbow of the Gila River on the Quigley-Achee Wildlife Area. The total area that could potentially be affected during the mechanical removal of vegetation is 35 acres (roughly 800' x 2,250').

Project activities will fall into the following phases: Dewatering, Mechanical Removal of Vegetation and Debris, Pre-liner Grading, Installation of Water Gates, Installation of Boat

Arizona Game and Fish Department
Additional Capital Projects Expenditure Plan
Fiscal Year 2023



Ramps, Installation of Synthetic Liners and Pipe Boots, Final Grading, Installation of a Solar Well and Array, Installation of Water Monitoring Equipment, and Revegetation.

Dewatering

Before any ground work can proceed, the water supply to the wetland will need to be shut off to allow sufficient time for the water to drain and the soil to dry in order for the heavy equipment to operate in the area. Dewatering will commence as soon as possible to allow maximum time for the wetland to dry, the timeline for this natural process is unclear under current conditions.

Mechanical Removal of Vegetation and Debris

All vegetation and debris will need to be removed within an 11-acre area prior to lining the pond in order to properly seal the wetland. Additional vegetation clearing may be necessary outside of the 11-acre area but within the total 35-acre disturbance area to create space for piling debris and soil. Screening of the subgrade may be required to remove all remaining vegetation or debris that could potentially puncture the liner.

Pre-liner Grading

The bottom of the wetland will be flattened and smoothed. The maximum depth of the subgrade will be 15'. All free rocks, rubble, roots, debris, voids, and protrusions will be removed to avoid puncturing the synthetic liner. When an obstruction cannot be removed, it will be buried and compacted under 6" of soil. Pond banks will be graded to a slope of 3:1. The west side of the wetland will include a 10.5' wide shelf, 10.5' downslope of the pond's top. Below the shelf the slope will be 2:1. A trench will be dug around the perimeter of the wetland to anchor the synthetic liner. The trench will be 12" from the top of the bank, 12" deep, and 12" wide.

Installation of Spillways

Spillways will be installed between each pond and at the lowest end of the wetland for overflow control. Spillways will be 15' wide and extend from the toe of each pond into the toe of the next pond (3:1 slope). On the downstream end, the spillway will continue an extra 4' along the bottom of the pond. Spillway material will be 12" of riprap (4" - 8" diameter rock).

Installation of Water Gates

A gate valve and box will be installed between each pond. The gate will open and close a 6"



diameter pipe that will extend from the bottom of each pond into the next pond (approximately 100').

Installation of Boat Ramps

A boat ramp will be installed on the east side of each of the three ponds. Ramp locations can be seen in the attached implementation plan. Boat ramps are intended to provide operations and maintenance access to the ponds but may also provide public access for hunting and fishing around the ponds. Boat ramps will be made of decomposed granite, compacted to a depth of 12", have a 12.5% slope, and be 31' long. The slope below the ramp will be 2:1.

Installation of Synthetic Liners and Pipe Boots

Synthetic liners will be installed within the entire subgrade of the wetland and extend into the perimeter anchor trenches. The synthetic liner will be manufactured in several pieces to fit the shape of the wetland and welded in place at the project site. The perimeter trench will be backfilled as the liner is installed to anchor the liner in place. A geotextile fabric (8,12, or 16oz) may be placed above, below, or both above and below the liner for extra protection.

Custom made pipe boots will be installed around all pipes and columns for the synthetic liner to seal around. Pipe boots will be welded to the liner.

Final Grading

Following installation of the synthetic liner, the pond will be completely backfilled to protect the liner and provide a more natural environment for aquatic plants and wildlife. This will greatly increase the liner's longevity, but requires that all backfill material be free of vegetation and debris. Backfill material will be screened and then compacted into the pond with a compacted depth of 12-24".

Installation of a Solar Well and Array

A well will be drilled at the north end of the wetland for the primary purpose of maintaining water levels in the wetland but may also be used to irrigate plantings outside of the pond. This action may include drilling pilot holes to determine production rates and soil composition prior to install the permanent well. Power will be provided to the pump by a solar array, which will be installed adjacent to the well and cover an area of approximately 2,600 ft².



Installation of Water Monitoring Equipment

In-line flow meters will be installed on both the inlet from the solar pump and the drainage pipe. The meters will be attached to the distal ends of the pipes, within the subgrade of the wetland, and no excavation will be necessary. Staff gauges will also be installed within the subgrade of each pond for monitoring water depth.

Revegetation

Revegetation will be necessary to hinder encroachment by saltcedar as well as provide habitat for wildlife. Planting will be completed by Department staff and volunteers.

Cost Estimate: \$1,300,000

Impact of Not Approving this Request: This project is necessary for the Department to meet its management goals for the acquisition of this property and its mission to conserve and protect this state's wildlife. The property was purchased to protect the area known locally as Tacna Marsh which is recognized as an Important Bird Area by the Audubon Society, serving as a stopover site for migratory birds and as a known breeding location for Yuma Ridgway's Rail on the lower Gila River. Without this intervention, total loss of habitat will occur at this site.

Project: Ash Creek Pipeline Repair

Funding Source: Pittman Robertson and Dingel Johnson Federal Aid Grants

Category: Repair and Maintenance

Need: Several thousand feet of the Ash Creek Pipeline and the pipeline's diversion structure were lost as a result of floods following the Frye Fire in 2017. This pipeline provides water to Cluff Ranch Pond #3 from the Ash Creek Watershed, the loss of this infrastructure has severely limited the watershed's access to water and must be replaced in order to provide water to the pond year round.

Solution: Reconstruct a new diversion dam at the original location. Construct a new administrative access road in locations where the road was washed out and is not repairable. Materials to construct the pipeline and diversion structure will be installed with equipment as

Arizona Game and Fish Department
Additional Capital Projects Expenditure Plan
Fiscal Year 2023



well as hand labor; most areas are not accessible to heavy equipment. A helicopter will be utilized to get material close to the final installation locations that are not accessible to vehicles.

Cost Estimate: \$500,000

Impact of Not Approving this Request: Cluff Pond #3 will continue to depend on mountain water runoff and will not be able to be filled with water to its capacity, reducing habitat quality and impacting recreational opportunities and fishing in the area. Additionally, Pond #3 is designed to feed Pond #1, restoration of the pipeline will allow Pon #1 to be utilized for emergent wetlands and habitat for waterfowl.

Fiscal Year 2023 Additional Capital Projects Expenditure Plan	
Project	Cost Estimate
Becker Lake Wildlife Area Restoration	\$388,075
Second Knoll Target Range Host Site and Infrastructure	\$250,000
Ben Avery Shooting Facility, Clay Target Center Warehouse Yard/Parking Lot Improvements	\$275,000
Restoration of Tacna Marsh	\$1,300,000
Ash Creek Pipeline Repair	\$500,000
TOTAL:	\$2,713,075

Arizona Game and Fish Department
Additional Capital Projects Expenditure Plan
Fiscal Year 2023



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Destin Moss, JLBC Staff

SUBJECT: Arizona Pioneers' Home - Review of Replacement Emergency Generator

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated for building renewal and capital projects and for any capital project with an estimated cost of more than \$250,000. The FY 2024 Capital Outlay Bill appropriated \$468,700 from the Pioneers' Home Miners' Hospital Fund for capital improvements. The Arizona Pioneers' Home is requesting review of \$310,000 of the appropriated amount to be used for a replacement emergency generator.

Committee Options

The Committee has at least the following 2 options:

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

Key Points

- 1) The FY 2024 budget appropriated \$468,700 to the Arizona Pioneers' Home for capital improvement projects.
- 2) The Home plans to use \$310,000 of the appropriated amount for a generator replacement.

Analysis

The Arizona Pioneers' Home was built in 1911. The facility consists of 10 structures with a total area of 66,100 square feet. Some building components have reached the end of their useful lives. The Pioneers' Home seeks review of its expenditure plan for replacing an emergency generator.

(Continued)

The Pioneers' Home relies on a 100KW emergency generator to provide backup power for all life safety systems in the event of a power outage. The current generator is over 40 years old, and the Home reports that a replacement is needed to maintain a reliable source of power for the Home's life safety systems. The project would be managed by the Arizona Department of Administration and cost a total of \$310,000.

DM:jbu



Arizona Pioneers' Home

Katie Hobbs
Governor

300 South McCormick Street
Prescott, Arizona 86303
Phone (928) 445-2181 FAX (928) 778-1148

Jessica Sullivan
Superintendent/A.L. Manager

September 18, 2023

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



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

Dear Senator Kavanagh and Representative Livingston:

The Arizona Pioneers' Home (APH) respectfully requests placement on the October 10, 2023 agenda of the Joint Committee on Capital Review (JCCR). Laws 2023, First Regular Session, Chapter 135, (SB 1722) appropriated \$468,700 from the miners' hospital for miners with disabilities land fund to the Arizona Pioneers' Home in FY 2024 for capital improvement projects. A.R.S. § 41-1252 requires the agency to submit the scope, purpose, and estimated costs to the Joint Committee on Capital Review (JCCR). The Arizona Pioneers' Home is requesting favorable review of \$310,000 of the \$468,700 capital appropriation.

Pioneers' Home Emergency Generator Replacement

Estimated Costs: \$310,000

The Pioneers' Home maintains 10 structures with a total area of 66,100 square feet. The Home was built in 1911, and many of its building components have exceeded their useful lives. This request is for replacement of the existing 100 KW emergency generator that has exceeded its useful life and must be replaced. The generator is over 40 years old and provides emergency backup power for all life safety systems at the Pioneers' Home. The estimated lead time on emergency generators is currently estimated to be 48 weeks. It is critical that the agency get the design and procurement completed as soon as possible to order the replacement generator. The Arizona Department of Administration will be providing construction management services for the project.

If you have any questions regarding APH's FY 2024 Allocation Plan please contact Jessica Sullivan, Superintendent/A.L Manager, at (928)277-2763.

Sincerely,



Jessica Sullivan
Superintendent/A.L Manager

cc: Richard Stavneak, Director, JLBC Staff
Rebecca Perrera, Assistant Director, JLBC Staff
Sarah Brown, Director, QSPB
Rebecca Dial, Deputy Director, OSPB
Duncan Spilbury, Budget Analyst, OSPB
Rémy Gaudin, Budget Analyst, OSPB



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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Nate Belcher, Fiscal Analyst

SUBJECT: Arizona Exposition and State Fair Board - Review of Capital Projects

Request

A.R.S. § 41-1252 requires Committee review of capital projects with estimated costs exceeding \$250,000. The Arizona Exposition and State Fair Board (AESF) requests Committee review of \$3,412,000 of its \$3,802,100 FY 2024 Capital Outlay appropriation.

Committee Options

The Committee has at least the following 2 options:

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

Key Points

- 1) AESF is seeking review of \$3.4 million of its \$3.8 million FY 2024 Capital Outlay appropriation.
- 2) The AESF proposal includes:
 - a. \$882,000 for 5 projects at the main Coliseum building.
 - b. \$1.3 million for 5 projects at other fairgrounds buildings.
 - c. \$800,000 for 3 parking lot maintenance and construction projects.
 - d. \$170,000 for 2 sewer line maintenance and construction projects and.
 - e. \$300,000 for contingency funding.

(Continued)

Analysis

FY 2024 Building Renewal Allocation Plan

The FY 2024 Capital Outlay Bill appropriated \$3.8 million from the AESF Fund to AESF for Capital Improvements. *Table 1* details the Board's plans to spend \$3.4 million from this appropriation.

Table 1	
FY 2024 Capital Improvement Plan	
<u>Coliseum Projects</u>	
Upper Concourse Air Handlers	\$ 300,000
Sundeck – Phase 1	450,000
Plumbing	40,000
HVAC Pressure Tank	80,000
Office Flooring	<u>12,000</u>
Subtotal	\$ 882,000
<u>Other Fairground Buildings</u>	
Agriculture Center – Evaporative Coolers	\$ 900,000
Agriculture Center – Insulation Phase 2	80,000
Cattle Barn – Emergency Doors	80,000
Cattle Barn – SES Design Fees	100,000
Portable Ticket Boxes	<u>100,000</u>
Subtotal	\$ 1,260,000
<u>Parking Lot Maintenance/Construction</u>	
Engineering Design Fees	\$ 100,000
Asphalt Replacement – Phase 2	600,000
Asphalt Resealing	<u>100,000</u>
Subtotal	\$ 800,000
<u>Sewer Line Maintenance/Construction</u>	
Relocate Backyard Sewer Line	\$ 120,000
Repair Northeast Coliseum Sewer Line	<u>50,000</u>
Subtotal	\$ 170,000
10% Contingency Funding	\$ 300,000
Total	\$3,412,000

Coliseum Projects

The Board's FY 2024 Capital Improvement plan includes \$882,000 for 5 projects at the Coliseum. Of this amount, \$300,000 is for replacing up to 10 air handlers in the building, \$450,000 would go toward replacing the surface of the building's sundeck, \$40,000 would cover the first stage of replacing old sewer lines in the building, \$80,000 is for replacing the pressure tank in the HVAC system, and the remaining \$12,000 would cover the cost of carpeting the new floor installed in the building's offices.

Other Fairground Buildings

AESF's spending plan also includes \$1,260,000 for 5 projects centered around other buildings on its property. Of this amount, \$900,000 would cover the replacement of 4 evaporative coolers in the exhibit building and 1 in the agriculture center, \$80,000 would go toward completing the installation of

(Continued)

insulation in the agriculture center, another \$80,000 would pay for installation of emergency doors in the plaza building and the design phase of a similar doors in the cattle barn, \$100,000 is for the design fees for replacement of the standard electrical system at the cattle barn, and the remaining \$100,000 would go toward the replacement of some of the portable ticket boxes on the fairgrounds.

Parking Lots

The plan includes \$800,000 for 3 projects related to the maintenance and construction of parking lots on the fairgrounds. Of this amount, \$100,000 would cover the engineering design fees for re-sloping the west side of the north parking lot, which collects water in places, \$600,000 would continue an ongoing asphalt replacement project, and the final \$100,000 is for resealing newer asphalt to extend its lifespan.

Sewer Lines

The Board's plan also includes \$170,000 for 2 projects related to the maintenance and construction of sewer lines on its property. The first project would use \$120,000 to relocate the sewer drain line on the east side of the backyard which currently sags in places, affecting the functionality of restrooms during the State Fair. The second project would use the remaining \$50,000 to repair the sewer line in the north parking lot, which is currently blocked.

In addition to the projects listed above, AESF is requesting \$300,000 to serve as contingency funding in case of an unexpected increase in project costs.

NB:jbu



September 18, 2023

The Honorable David Livingston, Chairman
Joint Committee on Capital Review (JCCR)
Arizona State Senate
1700 West Washington
Phoenix, AZ 85007

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

Dear Representative Livingston:

The Arizona Exposition and State Fair (AESF) respectfully requests a favorable review for capital improvement projects from the Agency Capital Improvements Appropriation budget. These projects would be funded with the agency's operating reserves. The total request for expenditures is in the amount of \$3,412,000, which includes a 10% contingency, for the following capital improvement projects. AESF requests the latitude to shift funds between projects.

1. Coliseum Upper Concourse Air Handlers - Phase 1 - \$300,000
2. Coliseum Sundeck - Phase 1 - \$450,000
3. Coliseum Plumbing - \$40,000
4. Coliseum HVAC Pressure Tank - \$80,000
5. Sewer Line in Backyard - \$120,000
6. Sewer Line Northeast of Coliseum - \$50,000
7. Plaza and Cattle Barn Emergency Doors - \$80,000
8. Ag Center West Insulation - Phase 2 - \$80,000
9. Exhibit Building and Ag Center Evaporative Coolers - \$900,000
10. Portable Ticket Boxes - \$100,000
11. Cattle Barn SES Design Fees - \$100,000
12. Parking Lot Engineering Design Fees - \$100,000
13. Parking Lot Asphalt Replacement - Phase 2 - \$600,000
14. Asphalt Resealing - \$100,000
15. Office Flooring - \$12,000
16. 10% Contingency Fund - \$300,000

1. Coliseum Upper Concourse Air Handlers - \$300,000 (Project #823001)

There are 12 air handlers on the upper concourse above the concession stands in the Coliseum. These air handlers cool the areas of the north and south upper concourses. Currently, only two of the 12 units function. This project would be the first phase to replace as many units as possible up to the budgeted amount.



- 2. Replacement of a Portion of the Coliseum Sundeck Membrane - \$450,000 (Project #823002)**
The surface of the Coliseum sundeck is separating from the underlayment and has areas that have cracked and/or torn away. The membrane was last replaced over 20 years ago and is well past its life expectancy. In addition to being the walking surface of the deck, the sundeck membrane serves as the roof for the Coliseum halls and box offices. This project would be the first phase and would replace portions of the sundeck up to the budgeted amount.
- 3. Coliseum Plumbing - \$40,000 (Project #823003)**
The sewer lines in the North and South Halls of the Coliseum are original iron pipes installed when the Coliseum was built over 50 years ago. These original pipes are rusting and splitting. This project would install new access doors into the ceiling to allow the removal of existing sewer lines and the installation of new pipes.
- 4. Coliseum HVAC Pressure Tank - \$80,000 (Project #823004)**
The pressure tank is an integral part of the Coliseum HVAC system. Without this pressure tank, the system will not operate. The tank is functioning at present but needs to be replaced as a failure would result in a systemwide shutdown until the unit could be replaced. This project would install a new pressure tank.
- 5. Sewer Line in Backyard - \$120,000 (Project #823005)**
The sewer drain line on the east side of the Backyard has dropped in several areas and created "bellies" that collect waste and build up blockages. This issue has made the restrooms in the Employee Resource Building (ERC) unusable. Furthermore, the food stands that utilize this sewer line during the fair and interim events experience backups. This project would relocate the existing line 5' to 10' west. This project would also allow for food stands to be moved further back from the walkway and create a broader area in front of the Coliseum for flow of pedestrian traffic. The budget amount would include the design plans required.
- 6. Sewer Line Northeast of Coliseum - \$50,000 (Project #823006)**
The sewer line in the north parking lot between the new RV area by Receiving and the northeast corner of the Coliseum is blocked. This line also services the sewer ground vaults installed in 2021 to support food concessions and RVs in a portion of the north parking lot. The line is approximately 20' deep and requires professional shoring to repair.
- 7. Emergency Doors for Plaza Building and Cattle Barn - \$80,000 (Project #823007)**
The Board and JCCR previously approved the installation of one emergency door in the Plaza Building as required by Fire Code. This project would fund the installation of a second door on the east end of the Plaza Building. The funds would also be applied toward the design plans for installing emergency doors in the Cattle Barn. If funds are available within the remaining budget, installation of doors will begin in the Cattle Barn.



8. Ag Center West Insulation - Phase 2 - \$80,000 (Project #823008)

The Board and JCCR previously approved funds to repair and replace insulation in the ceiling of the Ag Center. The previously approved budget allowed for installation on the east side of the Ag Building. This project would complete insulation of the west side of the Ag Center building.

9. Exhibit Building and Ag Center Evaporative Coolers - \$900,000 (Project #823009)

The evaporative coolers in the Exhibit building are over 14 years old and are deteriorating to the point that the units are no longer repairable. Temporary solutions implemented to keep the units operational have included using "Flex Seal" products to extend the life of the coolers; however, the metal has deteriorated to the point that these types of measures will no longer suffice and replacement of the coolers with new units is needed. One of the coolers in the Ag Center is in a similar condition and also needs to be replaced. This project would replace four of the coolers in the Exhibit Building and one cooler in the Ag Center with units that include variable speed controls and prep for remote control access.

10. Portable Ticket Boxes - \$100,000 (Project #823010)

The portable admission ticket boxes utilized during events are over 18 years old and have several issues including leaking roofs, separating siding, and deteriorating flooring. This project would be a multi-phase project and would involve buying as many new units as possible within the budgeted amount.

11. Cattle Barn SES Design Fees - \$100,000 (Project #823011)

APS has indicated that the SES at the west end of the Cattle Barn is outdated and must be replaced with new equipment that will prevent power from feeding back into the APS electric grid. This project would fund the design phase of a new SES. Replacement of the SES will be brought before JCCR once design is completed and a budget is determined.

12. Parking Lot Engineering Design Fees - \$100,000 (Project #823012)

For unknown reasons water, on the west side of the north parking lot, collects on the parking surface and takes an extended period of time to dissipate or drain. As such, not only does damage occur to the asphalt but there is a reduction in the number of usable parking spaces for guests during events and the area is left with standing water. This area of the parking lot also has several dry wells as a part of the property's drainage system. The engineering design would ensure adequate drainage in line with proper stormwater management and compliance. If the design fees are less than the budget, the balance would be added to the parking lot asphalt replacement budget.

13. Parking Lot Asphalt Replacement - Phase 2 - \$600,000 (Project #823013)

At the May 4, 2023 meeting, the JCCR approved \$2 million dollars for asphalt repair, which has been completed. Phase 2 will continue with the asphalt replacement with a concentration on the most damaged areas up to the amount approved.



14. Asphalt Resealing - \$100,000 (Project #823014)

This project would reseal and fog coat a portion of the asphalt that has been replaced over the last five years and areas that are minimally degraded to prolong the lifespan of the asphalt.

15. Office Flooring Phase 2 - \$12,000 (Project #823015)

At the May 4, 2023 JCCR meeting, the Committee approved the reflooring of the Administrative offices. Phase 2 of this project will complete the project with carpet installation in the remaining administrative offices including the executive suite and the lower level conference room.

AESF will utilize ADOA General Services Division to identify the most expedient and fiscally responsible processes to accomplish these projects, whether through bid, state contracts, or in-house labor.

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

Sincerely,

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

Wanell Costello
Executive Director

CC: Senator John Kavanagh, Vice-Chairman, JCCR
Richard Stavneak, Director, JLBC
Sarah Brown, Director, OSPB
Nikola Melnsvarka, Budget Analyst, OSPB
Nate Belcher, Senior Fiscal Analyst, JLBC
Ian O'Grady, Policy Assistant, Governor's Office



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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Jordan Johnston, Senior Fiscal Analyst

SUBJECT: Department of Public Safety - Review of Property and Evidence Storage Lot Project

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for monies appropriated to capital projects. The Department of Public Safety (DPS) was appropriated \$1,016,400 from the General Fund for the purchase and construction of a new evidentiary vehicle storage lot by the FY 2023 Capital Outlay Bill.

Committee Options

The Committee has at least the following 2 options:

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

Key Points

- 1) DPS currently stores approximately 400 evidentiary vehicles at a property located at 2626 S. 16th St. in Phoenix.
- 2) DPS was notified in February 2023 that their lease on the property will be terminated by the end of December 2023.
- 3) The department proposes to use the appropriation to temporarily relocate their evidentiary vehicles to ADOT land located at 1225 and 1226 N. 25th Ave. in Phoenix.
- 4) DPS intends to utilize the \$1.0 million appropriation plus \$200,000 in operating funds for tenant improvements and enhanced security infrastructure on the 4.5 acres of ADOT owned land.

(Continued)

Analysis

Background

DPS stores evidentiary vehicles at a leased property located at 2626 S. 16th St. in Phoenix. Due to the growing number of vehicles stored at this property (currently over 400 vehicles), the location has exceeded capacity according to the department. The \$1,016,400 in funding was appropriated to the department in FY 2023 with the intent to acquire a new property to store vehicles in addition to their current property. However, the department was not able to find an appropriate land parcel within the budgeted amount.

In addition, DPS was notified in February 2023 by the landlord of the currently leased property that their lease will be terminated on December 31, 2023. As a result of this development, the department intends to relocate their evidentiary vehicles and property to 4.5 acres of Arizona Department of Transportation (ADOT) owned land located at 1225 and 1226 N. 25th Ave. in Phoenix.

Current Request

DPS is proposing to spend \$1.2 million on tenant improvements to enhance the security infrastructure at the ADOT owned property. The difference between the estimated cost of the improvements and the available appropriation will be covered by DPS operating funds. The improvements will include exterior fencing, gates, electronic access readers, security cameras/alarms, and security lighting. *Table 1* below delineates the cost estimates of the improvements to the new property and vehicle evidence storage lot by item category. DPS intends to complete the improvements to the property by November 15, 2023.

Table 1	
Property and Vehicle Evidence Storage Lot Expenditure Plan	
<u>Item</u>	<u>Cost Estimate</u>
Security Fencing and Gates	\$ 900,000
Security Cameras and Alarms	200,000
Exterior Security Lighting	<u>100,000</u>
Total Estimated Expenditures	\$1,200,000

In addition to these expenditures, DPS is requesting \$455,000 from the General Fund in their FY 2025 budget request to cover the lease payments of the ADOT-owned vehicle lots and a new warehouse to store their other evidentiary property. DPS has a long-term plan to acquire property and construct a new vehicle and property evidence facility.

JJ:jbu



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

"Courteous Vigilance"

KATIE HOBBS **JEFFREY GLOVER**
Governor Director

August 15, 2023



Senator John Kavanagh, Chairman
Joint Committee on Capital Review
1716 West Adams
Phoenix, Arizona 85007

Dear Chairman Kavanagh:

Laws 2022 Chapter 309 appropriates \$1,016,400 from the General Fund to the Department of Public Safety for evidentiary vehicle storage.

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

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

Sincerely,

Jeffrey Glover, Colonel
Director

cc: Representative David Livingston, Vice-Chairman
Sarah Brown, OSPB
Richard Stavneak, JLBC

Attachment

Arizona Department of Public Safety (DPS)

Evidentiary Vehicle Storage
General Fund
\$1,016,400

Laws 2022 Chapter 309 allocated \$1,016,400 to the Arizona Department of Public Safety (DPS) for the purchase of a new lot to expand capacity to store vehicles. A.R.S. § 41-1252 requires DPS to present the scope, purpose, and estimated costs to the Joint Committee on Capital Review (JCCR) for review.

DPS stores evidentiary vehicles at a leased property located at 2626 South 16th Street, Phoenix, Arizona. This property has exceeded capacity, despite efforts to reduce impounded vehicles. Initially, DPS intended to purchase a new lot to expand capacity. However, in February of 2023, DPS was notified by the landlord of his intent to terminate the current lease on December 31, 2023. Due to this development, DPS will be required to relocate the entire property and evidence facility to another location. DPS has not been able to locate one property that meets the land/building needs that will allow for expansion. DPS has located two separate properties that are available for lease.

The proposed properties are located at 1225 and 1226 North 25th Avenue in Phoenix, Maricopa County, Arizona and are owned by the Arizona Department of Transportation. Together, they total 4.47 acres. The funding allocation for evidentiary vehicle storage will be utilized for tenant improvements to enhance the security infrastructure and will include exterior fencing, gates, electronic access readers, security cameras/alarms, and security lighting.

Below is the estimated cost breakdown for evidentiary vehicle storage funds:

Installation of security fencing and gates	\$900,000
Installation of security cameras/alarms	200,000
Installation of exterior security lighting	100,000
TOTAL	\$1,200,000

The difference between the estimated cost of the tenant improvements and the available appropriation will be covered by DPS operating funds.

The timeline to complete the tenant improvements to the property is 45 days from the termination of the current lease. The improvements will be contingent on a favorable review from the JCCR.



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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Cameron Mortensen, Fiscal Analyst

SUBJECT: Northern Arizona University - Review of Bury Hall Renovation Project

Request

A.R.S. § 15-1671 requires Committee review of cash projects funded by the Capital Infrastructure Fund (CIF). Northern Arizona University (NAU) requests committee review of \$7,000,000 for a capital renovation project of Bury Hall, of which \$4,942,500 will be funded with CIF cash and \$2,057,500 will be funded from Technology and Research Initiative Fund (TRIF) monies.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the capital projects.
2. An unfavorable review of the capital projects.

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

Standard University Financing Provisions

- A. A favorable review by the Committee does not constitute endorsement of General Fund appropriations to offset any revenues that may be required for debt service or any operations and maintenance costs when the project is complete.
- B. On or before October 15 of each year until completion of the project, NAU shall report to the JLBC Staff on the status and expenditures of the capital project. The report shall include the project expenditures to date, any changes to the planned construction timeline, the expected completion date, and any change to the scope of the project.

(Continued)

Key Points

- 1) NAU plans to complete its Bury Hall Renovation, which would be paid for with \$4.9 million from the university's FY 2024 CIF appropriation and \$2.1 million from TRIF monies.
- 2) The project would renovate the 115-year-old Bury Hall on the Flagstaff campus, which currently has very limited use due to the condition of the building.
- 3) The renovation will add classrooms as well as faculty office spaces.

Analysis

NAU is proposing a Bury Hall renovation project using CIF and TRIF monies. NAU only uses a small amount of Bury Hall space due to the condition of the building, which was built in 1908. Based on the results of a facility condition assessment, the renovation project will include waterproofing, Americans with Disabilities Act (ADA) compliance upgrades, and improvements to fire suppression systems, HVAC equipment, exterior enclosures, water softeners, and interior finishes.

The building renovation will increase the number of classrooms and faculty office spaces. NAU is in the process of creating a 10-year master plan, in which it will further assess potential uses of the newly renovated Bury Hall.

Financing

NAU plans to pay \$7,000,000 in cash for the project, of which \$4,942,500 will be from CIF.

Laws 2017, Chapter 328 established A.R.S. § 15-1671, which provides General Fund appropriations from FY 2019 to FY 2043 for new university research facilities, building renewal, or other capital construction projects. The law appropriates \$27.0 million to the universities in FY 2019 and increases the appropriation each year thereafter by 2.0% or the rate of inflation, whichever is less. The FY 2024 appropriations are allocated to each university as follows:

- ASU: \$13,039,900
- NAU: \$4,942,500
- UA: \$11,535,900
- **Total: \$29,518,300**

The universities may use these monies for debt service on infrastructure long-term financing and for cash construction costs. New debt issued under this program may not exceed \$1.0 billion.

Under the law, each university's General Fund appropriation is deposited into a newly created Capital Infrastructure Fund (CIF). Each university must match any General Fund contributions to its fund that are used for debt service payments at a 1:1 rate. In this instance, there is no match requirement as NAU is not using its appropriation to issue debt.

Use of CIF monies for debt services are subject to committee approval, while cash CIF projects are subject to review rather than approval.

The remaining \$2,057,500 will be financed with cash from TRIF allocations. TRIF receives a portion of the 0.6% education sales tax originally established by Proposition 301 and later replaced by Laws 2018, Chapter 74. In FY 2024, TRIF is estimated to receive \$133.5 million in revenue. The Arizona Board of Regents (ABOR) allocates monies in the fund to each of the universities to support technology and

(Continued)

research-based initiatives, and up to 20% of monies in the fund each year can be used to fund TRIF-related capital projects. NAU reports that Bury Hall currently houses employees engaged in TRIF-related activities and that it is located on North Campus, adjacent to the university's other science and research facilities.

Construction Costs

The project will renovate 17,740 square feet of space at a cost of \$7.0 million, or \$401 per square foot (see Table 1).

The most recent university renovation project reviewed by the Committee was in December 2022 and included 39,170 square feet of ASU classroom and academic space at a cost of \$15.0 million, or \$383 per square foot. The differences in cost between the ASU and NAU projects may be due to varying construction costs in different regions of the state and the age and condition of the NAU Bury Hall building.

Design of the Bury Hall building will begin in late 2023 and construction is expected to be complete by Summer 2024. The university reports that the projects will be completed using the Design-Build (DB) delivery method.

Table 1		
Bury Hall Renovation Costs		
Total Square Footage	17,470	
<u>Funding</u>		
Capital Infrastructure Fund (CIF)	\$4,942,500	
Technology and Research Initiative Fund (TRIF)	<u>2,057,500</u>	
Total	\$7,000,000	(\$401 per sq. ft.)

CM:jbu

Northern Arizona University
Office of the Senior Vice President
Of Business Operations
PO Box 4132, Flagstaff, AZ 86011
Tel 928-523-4240 Fax 928-523-0332
www.nau.edu



September 18, 2023

The Honorable John Kavanagh, Chair
Joint Committee on Capital Review
Arizona State Senate
1700 W. Washington
Phoenix, AZ 85007



Dear Senator Kavanagh:

Pursuant to Arizona Revised Statute §15-1671 Northern Arizona University submits this letter on the proposed use of University Capital Infrastructure monies for Fiscal Year 2024.

NAU is appreciative of the state's investment in Arizona's public universities' infrastructure through the ongoing allocation of the Capital Infrastructure Funds (CIF) funds. In previous years, NAU has used CIF funds to address several deferred maintenance projects spanning four buildings on the Flagstaff Campus in the North Science Corridor. Those projects were favorably reviewed by the Joint Committee on Capital Review (JCCR) with the most recent project reviewed in September 2022. NAU now requests favorable review to use the Fiscal Year 2024 allocation of \$4.9M to fund renovations in the Bury Hall Building to address deferred maintenance issues as outlined in the attached materials.

Thank you for your consideration. If you have any questions, please feel free to contact me at (928) 523-4240 or bjorn.flugstad@nau.edu.

Sincerely,

A handwritten signature in black ink that reads "Bjorn Flugstad". The signature is stylized with a large, looped "B" and a cursive "Flugstad".

Bjorn Flugstad
Senior Vice President, Chief Financial Officer

Attachment

cc: Richard Stavneak, Director, JLBC
Cameron Mortensen, JLBC Fiscal Analyst
Zach Harris, OSPB, Budget Manager
John Arnold, ABOR, Executive Director
Bradley Kendrex, ABOR, Vice President for Finance & Administration
Jose Luis Cruz Rivera, NAU, President
Christy Farley, NAU, Senior Vice President of External Affairs & Partnerships

NAU NORTHERN ARIZONA UNIVERSITY

Bury Hall Renovation – FY24 State Capital Infrastructure Funds

Project Justification

Due to persistent flooding in monsoon and snowmelt seasons, Bury Hall is an underutilized building on the Flagstaff campus. Originally constructed in 1908, with a floor area of 17,470 square feet, many of the mechanical systems are well over 30 years old and past their useful life. A complete renovation of Bury Hall will allow it to be fully programmed for new occupants as an enabling project for the future Interdisciplinary Science and Academic Complex that is identified to utilize the Capital Infrastructure Funding for debt service.

Project Scope

A recent facility condition assessment conducted indicated the top five areas of deferred maintenance and improvements to include the following items:

- waterproofing to adjust persistent basement flooding,
- ADA upgrades,
- updating the fire suppression system,
- replacing outdated HVAC equipment,
- updating the exterior enclosure,
- replacing the water softener,
- and updating interior finishes.

A full design is needed to finalize the project scope so that increased building utilization results.

Estimated Project Cost:

\$7M

Basis of Cost Estimate:

The estimated project cost is derived in part from NAU's recent Facility Condition Assessment on estimates for replacing the existing assets. Additional costs are derived from NAU's historical costs as it relates to design and construction of similar spaces. The contractor's estimate will be received by for firm pricing after a design is solidified.

Cash vs Bonding:

This project is funded with cash, utilizing FY24 State Capital Infrastructure funding (\$4.94 million) as well as TRIF capital funding for the balance of the project funding.

Life of the project components:

This renovation is built to NAU's Design Guidelines and Technical Standards which prescribes longevity and durability of systems. Mechanical renovations consider energy efficiency and sustainability goals. A low cost design approach in areas that cannot be "seen" undermines the philosophy of building at NAU, and in the end, is usually much more costly in maintenance and in remedial corrective action.

Project Delivery

This project will utilize a design-build delivery method.

Renovation vs. new construction:

This project is a renovation of the building. The renovation of this space is a cost-effective solution to maintain the square footage on campus as opposed to building a new building of similar square footage and will reduce the deferred maintenance costs on campus and serve upwards of an estimated 200 more people when fully utilized.

Timeline

Procurement of a design-build team will begin shortly after funding approval. Design will commence by end of 2023. Construction will begin as soon as design completes. Completion date is Summer 2024.



STATE OF ARIZONA

Joint Committee on Capital Review

STATE
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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Cameron Mortensen, Fiscal Analyst

SUBJECT: Arizona State University - Review of Tempe District Utility Plant Project

Request

A.R.S. § 15-1683 requires Committee review of any university projects financed with system revenue bonds. Arizona State University (ASU) requests committee review of \$52,165,000 in system revenue bond issuances to construct a Tempe District Utility Plant. ASU will fund debt service payments with tuition.

Committee Options

The Committee has at least the following 2 options:

1. A favorable review of the capital projects.
2. An unfavorable review of the capital projects.

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

Standard University Financing Provisions

- A. A favorable review by the Committee does not constitute endorsement of General Fund appropriations to offset any revenues that may be required for debt service or any operations and maintenance costs when the project is complete.
- B. ASU shall provide the final debt service schedule and interest rate for the project as soon as they are available.

(Continued)

- C. On or before October 15 of each year until completion of the project, ASU shall report to the JLBC Staff on the status and expenditures of the capital project. The report shall include the project expenditures to date, any changes to the planned construction timeline, the expected completion date, and any change to the scope of the project.

Key Points

- 1) ASU plans to complete a \$52.2 million Tempe District Utility Plant project which would be financed with system revenue bonds.
- 2) The project would construct a utility plant located adjacent to the Mill Avenue Parking Structure, to provide additional electrical, chiller, and heated water capacity to Tempe Campus facilities.
- 3) Annual debt service payments of up to \$3.3 million will be funded by tuition revenues

Analysis

ASU intends to construct a new 3-story, 20,000 square foot Tempe District Utility Plant. The utility plant will provide expanded electrical, chiller, and heated water capacity in the northwestern quadrant of the Tempe campus, including a new Mill Avenue Student Housing project. The plant will be located adjacent to the Mill Avenue Parking Structure on South Myrtle Avenue and East 10th Street. This new facility will supplement other utility infrastructure already on campus.

ASU reports that the new plant will, remove bottlenecks from the chilled water distribution network, support future developments in the area, and align with ASU's carbon neutrality goals. The project is estimated to cost a total of \$52.2 million.

Financing

ASU intends to issue \$52.2 million of system revenue bonds in April 2024 and April 2025 with an anticipated rating of Aa2 (Moody's)/AA (S&P) and estimated interest rates between 4.38% and 4.28% over a 30-year term. In addition to project costs, issuance costs are projected to be \$437,000 costs. ASU will begin construction prior to bond issuance and will use their operating balances to cover costs until the bond proceeds are received.

The annual debt service will be approximately \$1.6 million in FY 2025, \$3.3 million from FY 2026 to FY 2054, and \$1.7 million in FY 2055. ASU will fund the debt service with tuition. *(See Table 2 for a summary of the bond financing terms.)*

The debt service on these projects will increase ASU's current debt ratio by 0.08%, from 4.52% to 4.60%.

Construction Costs

Of the total \$52.2 million project cost for construction of the utility plant, \$43.9 million are direct construction costs. Total project costs per square foot are \$2,608, while direct construction costs per square foot are \$2,193 *(see Table 1)*.

ASU reports that its most recent utility project was in 2016 to replace mechanical equipment and upgrade the control system for an existing Central Chiller Plant on the Tempe Campus. The equipment upgrades cost \$10.3 million, compared to the \$52.2 million for the proposed utility plant project. The differences in cost are due to the new utility plant including both construction of a building and the purchase and installation of new utility infrastructure. The Committee has not recently reviewed any university projects where a new utility plant has been constructed.

(Continued)

To provide a comparison to other newly constructed university facilities, the Committee most recently reviewed ASU's 180,000 square foot Interdisciplinary Science and Technology 12 building at a cost of \$187.0 million, or \$1,039 per square foot. Compared to the \$2,608 per square foot cost of the proposed utility plant, the differences are likely due to the nature of the uses of the facilities and the cost of new utility equipment.

The university reports that the building will be completed through the Design-Build (DB) delivery method. Construction of the new Tempe District Utility Plant is estimated to begin in October 2023 and is scheduled for completion in November 2025.

Operations and Maintenance Costs

ASU expects the newly constructed Tempe District Utility Plant to increase operations and maintenance costs by approximately \$134,100 annually, which will be funded by a combination of auxiliary revenues and tuition revenues.

Table 1		
Tempe District Utility Plant Construction Costs		
Total Square Footage	20,000	
<u>Building Construction Costs</u>		
Direct Construction Costs	\$43,864,611	(\$2,193 per sq. ft.)
Other Costs ^{1/}	<u>8,300,389</u>	<u>(\$415 per sq. ft.)</u>
Total	\$52,165,000	(\$2,608 per sq. ft.)
Operations & Maintenance	\$134,100	
^{1/} Includes equipment, project design and management fees, and other costs.		

Table 2	
ASU Tempe District Utility Plant Financing Terms	
Construction Timeframe	October 2023 – November 2025
Issuance Amount	\$52.2 million
Issuance Date	April 2024 / April 2025
Issuance Transaction Fees	\$437,000
Rating	Aa2 (Moody's)/AA (S&P)
Interest Rate	4.38% / 4.28%
Term	30 years
Total Debt Costs	\$98.8 million
Debt Service Payments	\$1.6 million (FY 2025) \$3.3 million (FY 2026 – FY 2054) \$1.7 million (FY 2055)
Payment Source	Tuition
Debt Ratio Increase	0.08%



October 10, 2023

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



Dear Senator Kavanagh:

In accordance with ARS 15-1683 and 15-1682.02, the Arizona Board of Regents requests that the following Arizona State University bond-financed project be placed on the next Joint Committee on Capital Review agenda:

- Tempe District Utility Plant

Enclosed is pertinent information relating to this item. If you have any questions or desire any clarification on the enclosed material, please contact me at (480) 727-9920.

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan R. Olsen".

Morgan R. Olsen
Executive Vice President, Treasurer and CFO

Enclosures

c: Richard Stavneak, Director, JLBC
John Arnold, Executive Director, Arizona Board of Regents, ABOR
Bradley Kendrex, Vice President, Finance and Administration, ABOR
Adam C. Deguire, Vice President, Government and Community Engagement, ASU
Kendra Burton, Executive Director, State Relations, ASU
Matt Simon, Associate Vice President, State & Federal Relations, ASU
Alex Kohnen, Vice President, Facilities Development and Management, ASU
Morgan Dorcheus, Senior Fiscal Analyst, JLBC



Tempe District Utility Plant

Project Description

This project will construct a new 20,000-square-foot utility plant, adjacent to the Mill Avenue Parking Structure on the Tempe campus, that will provide additional electrical, chiller and heated water capacity to meet the current and future needs of surrounding campus facilities that support the advancement of the university's academic and research initiatives. It will be located between Mill Avenue and South Myrtle Avenue and East 10th Street and East 9th Street.

The plant also will support the West Substation, which is nearing capacity; expand existing electrical and cooling capacity to the northwestern quadrant of the campus; and remove bottlenecks from the chilled water distribution network, which supports future developments in the areas and aligns with ASU's carbon neutrality goals.

The new Tempe District Utility Plant will be a three-story facility with 8,635 square feet planned for primary equipment on the grade level, 2,972 square feet for pump locations on the mezzanine, and 8,632 square feet for the cooling towers and air coils on the roof.

The project will be constructed through the Design/Build (DB) delivery method. This approach was selected to streamline project delivery and to alleviate potentially adversarial project environments. ASU has selected Willmeng Construction as the contractor and Vanderweil Engineers as the engineer for this project. The selection process included eight responses and four teams were interviewed.

The project is scheduled to begin construction in October 2023 and completion in November 2025.

The budget for this approximately 20,000 gross-square-foot project is \$52.165 million. The budget represents an estimated construction cost of approximately \$2,193 per gross square foot. The estimated total project cost is \$2,608 per GSF.

The \$52.165 million project will be debt-financed with system revenue bonds and amortized over a thirty-year term. Debt Ratio Impact: The projected incremental debt ratio impact for this project is 0.07 percent.

Operations and maintenance costs are estimated at \$134,092 annually and will be funded by auxiliary revenues and tuition.

An Arizona Board of Regents (ABOR) executive summary for this project is attached, which outlines the project description and other relevant information. Arizona Board of Regents approved the individual project and financing for the Tempe District Utility Plant at the June 15, 2023 meeting.

Project Budget:

Total Project Cost	\$ 52,165,000
Total Project Construction Cost	\$ 43,864,611
Total Project Cost per GSF	\$ 2,608
Construction Cost per GSF	\$ 2,193





Project Summary – Revenue Bonds

<u>Projects:</u>	<u>Funding Sources:</u>	<u>Amount:</u>
Tempe District Utility Plant	Tuition	\$52,165,000

Financing Information

<u>System Revenue Bonds:</u>	
Project Costs Financed	\$52,165,000
Estimated Costs of Issuance	\$437,000
Anticipated Bond Rating	Aa2 (Moody's) and AA (S&P)
Assumed Interest Rate	4.38% and 4.28%
Term	30 years

<u>Estimated Debt Service Information:</u>	
FY 2025	\$1,593,141
FY 2026 to FY 2054	\$3,292,455
FY2055	\$1,705,036
Total Estimated Debt Service	\$98,779,397

Debt Ratio

Debt Ratio on Existing Debt	4.52%
Incremental Debt Ratio	.08%
Project Debt Ratio	4.60%



Arizona State University
Tempe District Utility Plant
System Revenue Bonds

Fiscal Year	Estimated Issuance April 2024		
	Principal	Interest	Total
2025	145,000	1,448,141	1,593,141
2026	435,000	1,152,317	1,587,317
2027	455,000	1,132,712	1,587,712
2028	480,000	1,112,193	1,592,193
2029	500,000	1,090,483	1,590,483
2030	520,000	1,067,859	1,587,859
2031	545,000	1,044,322	1,589,322
2032	570,000	1,019,661	1,589,661
2033	595,000	993,807	1,588,807
2034	625,000	966,829	1,591,829
2035	650,000	938,448	1,588,448
2036	680,000	908,942	1,588,942
2037	710,000	878,031	1,588,031
2038	740,000	845,718	1,585,718
2039	775,000	812,070	1,587,070
2040	810,000	776,806	1,586,806
2041	850,000	739,927	1,589,927
2042	885,000	701,154	1,586,154
2043	925,000	660,767	1,585,767
2044	970,000	618,553	1,588,553
2045	1,015,000	574,233	1,589,233
2046	1,060,000	527,809	1,587,809
2047	1,110,000	479,279	1,589,279
2048	1,160,000	428,432	1,588,432
2049	1,210,000	375,268	1,585,268
2050	1,270,000	319,788	1,589,788
2051	1,325,000	261,501	1,586,501
2052	1,390,000	200,617	1,590,617
2053	1,450,000	136,716	1,586,716
2054	1,520,000	70,006	1,590,006
Total	\$25,375,000	\$22,282,389	\$47,657,389



Arizona State University
Tempe District Utility Plant
System Revenue Bonds

Fiscal Year	Estimated Issuance April 2025		
	Principal	Interest	Total
2026	155,000	1,553,411	1,708,411
2027	470,000	1,236,111	1,706,111
2028	490,000	1,214,891	1,704,891
2029	510,000	1,192,757	1,702,757
2030	535,000	1,169,710	1,704,710
2031	560,000	1,145,540	1,705,540
2032	585,000	1,120,177	1,705,177
2033	610,000	1,093,690	1,703,690
2034	640,000	1,066,078	1,706,078
2035	670,000	1,037,062	1,707,062
2036	695,000	1,006,643	1,701,643
2037	730,000	975,100	1,705,100
2038	760,000	941,941	1,701,941
2039	795,000	907,379	1,702,379
2040	830,000	871,202	1,701,202
2041	870,000	833,410	1,703,410
2042	910,000	793,793	1,703,793
2043	950,000	752,281	1,702,281
2044	995,000	708,942	1,703,942
2045	1,040,000	663,498	1,703,498
2046	1,090,000	615,950	1,705,950
2047	1,140,000	566,084	1,706,084
2048	1,190,000	513,901	1,703,901
2049	1,240,000	459,401	1,699,401
2050	1,300,000	402,586	1,702,586
2051	1,360,000	342,963	1,702,963
2052	1,425,000	280,533	1,705,533
2053	1,485,000	215,084	1,700,084
2054	1,560,000	146,827	1,706,827
2055	1,630,000	75,063	1,705,063
Total	\$27,220,000	\$23,902,008	\$51,122,008

EXECUTIVE SUMMARY

Item Name: Review of Individual Project and Financing for the Tempe District Utility Plant (ASU)

☒ Action Item

Requested Action: Arizona State University asks the committee to review and recommend forwarding to the full board for individual project and financing approval its Tempe District Utility Plant project, as described in this executive summary. The approximately 20,000 square foot, \$52.165 million major capital project will be debt-financed with System Revenue Bonds. The annual debt service will be paid over an approximate thirty-year term and funded by tuition.

Previous Board Action

- | | |
|---|----------------|
| • FY 2023–2025 Capital Improvement Plan | October 2021 |
| • FY 2024–2027 Capital Improvement Plan | September 2022 |
| • Amended Annual Capital Plan | June 2023 |
| • Individual Project and Financing Approval | June 2023 |

Project Justification/Description/Scope

- This approximately 20,000-square-foot project for a new utility plant adjacent to the Mill Avenue Parking Structure on the Tempe campus, will provide additional electrical, chiller and heated water capacity to meet the current and future needs of surrounding campus facilities that support the advancement of the university's academic and research initiatives. It will be located between Mill Avenue and South Myrtle Avenue and East 10th Street and East 9th Street, as depicted on the map attached as Exhibit A.
- The plant also will support the West Substation, which is nearing capacity; expand existing electrical and cooling capacity to the northwestern quadrant of the campus; and remove bottlenecks from the chilled water distribution network, which supports future developments in the areas and aligns with ASU's carbon neutrality goals.
- The new Tempe District Utility Plant will be a three-story facility with 8,635 square feet planned for primary equipment on the grade level, 2,972 square feet for pump locations on the mezzanine, and 8,632 square feet for the cooling towers and air coils on the roof.

Contact Information:

Morgan R. Olsen, ASU

Morgan.R.Olsen@asu.edu

480-727-9920

EXECUTIVE SUMMARY

- The additional electrical and cooling capacity will directly support the 256,694-square-foot, seven-story Mill Avenue Student Housing project, associated academic and office space, as well as future projects to keep up with academic, research and student living demands as enrollment increases.
- The location is central to numerous facilities and programs, including Herberger Institute of Design and the Arts facilities including Grady Gammage Memorial Auditorium, the Music Building, Nelson Fine Arts Center, Stauffer Community Arts and the Design School.

Project Delivery Method and Process

- The project will be constructed through the Design Build (DB) delivery method. This approach was selected to streamline project delivery and to alleviate potentially adversarial project environments.
- ASU has selected Willmeng Construction as the contractor and Vanderweil Engineers as the engineer for this project. The selection process included eight responses and four teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in October 2023. The project is scheduled for completion in November 2025.

Project Cost

- The budget for this approximately 20,000 gross-square-foot project is \$52.165 million. The budget represents an estimated construction cost of approximately \$2,193 per gross square foot. The estimated total project cost is \$2,608 per GSF.
- By comparison, the existing Central Chiller Plant on Tempe Campus was upgraded in 2016 to replace obsolete mechanical equipment and upgrade the control system at a cost of \$10,319,120. Unlike that renovation, the new District Utility Plant will be a new build from the ground up.

EXECUTIVE SUMMARY

Fiscal Impact and Financing Plan

- The \$52.165 million project will be debt-financed with system revenue bonds and amortized over a thirty-year term. The annual debt service will be funded by tuition. The tuition portion is included in current budget planning.
- ASU will:
 - (a) issue one or more series of system revenue bonds to finance the project, costs of issuance of the bonds and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments;
 - (b) issue bonds at a price at, above or below par, on a tax-exempt or taxable basis, in one or more series, at a fixed or variable rate of interest;
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold on a negotiated basis, either to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities or by the State of Arizona or by a direct sale to a bank or banks or other financial institutions.
- Debt Ratio Impact: The projected incremental debt ratio impact for this project is 0.07 percent.
- Operations and maintenance costs are estimated at \$134,092 annually and will be funded by auxiliary revenues and tuition.

Occupancy Plan

- This project will not affect occupancy or existing programs but will provide increased infrastructure necessary to support continued physical expansion and new programs that advance the university's academic and research initiatives.

Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102.A, all Major Capital Projects require committee review and board approval.
- Pursuant to ABOR Policy 7-102.B.4, Major Capital Projects that are included in an approved ACP must be submitted for individual project and financing review by the Finance, Capital and Resources Committee and approval by the board, based upon the budget, schedule, scope and other considerations as warranted.

EXECUTIVE SUMMARY

- Pursuant to ABOR Policy 7-102.B.4.a.1, individual project and financing approval authorizes a university to proceed with financing and execution of construction contracts for an approved project.

EXECUTIVE SUMMARY**Capital Project Information Summary**

University: Arizona State University **Project Name:** Tempe District Utility Plant

Project Description and Location: This approximately 20,000-square-foot project will provide additional electrical, chiller and heated water capacity to meet the current and future needs of surrounding campus facilities that support the advancement of the university's academic and research initiatives. Located adjacent to the Mill Avenue Parking Structure on the ASU Tempe campus, between Mill Avenue and South Myrtle Avenue and East 10th Street and East 9th Street, as depicted on the map attached as Exhibit A, this project will expand existing electrical and cooling capacity, remove bottlenecks from the chilled water distribution network, support electrical and cooling needs for new developments, and aligns with ASU's carbon neutrality goals.

Project Schedule:

Planning	May	2022
Design Start	February	2023
Construction Start	October	2023
Construction Completion	November	2025

Project Budget:

Total Project Cost	\$	52,165,000
Total Project Construction Cost	\$	43,864,611
Total Project Cost per GSF	\$	2,608
Construction Cost per GSF	\$	2,193

Estimated Annual O&M Cost:

Utilities	\$	34,720
Personnel		58,134
All Other Operations		41,238
Subtotal	\$	134,092

Funding Sources:

A. System Revenue Bonds	\$	52,165,000
Debt Service Funding Source:		Tuition
Operation/Maintenance	\$	134,092
Funding Source:		Tuition

EXECUTIVE SUMMARY**Capital Project Budget Summary**

University: Arizona State University

Project: Tempe District Utility Plant

	<u>Amended Annual Capital Plan</u>	<u>Project Approval</u>
Capital Costs		
1. Land Acquisition		
2. Construction Cost		
A. New Construction	43,779,611	43,779,611
B. Tenant Improvement		
C. Special Fixed Equipment		
D. Site Development (excl. 2.E.)	50,000	50,000
E. Parking and Landscaping	30,000	30,000
F. Utilities Extensions		
G. Other* (Demolition/abatement)	5,000	5,000
Subtotal Construction Cost	<u>43,864,611</u>	<u>43,864,611</u>
3. Fees		
A. CMAR Pre-Construction	399,554	399,554
B. Architect/Engineer	3,927,406	3,927,406
C. Other		
Subtotal Consultant Fees	<u>4,326,960</u>	<u>4,326,960</u>
4. FF&E Movable	50,000	50,000
5. Contingency, Design Phase	167,000	167,000
6. Contingency, Constr. Phase	1,707,000	1,707,000
7. Parking Reserve	30,000	30,000
8. Telecommunications Equipment	270,000	270,000
Subtotal Items 4-8	<u>2,224,000</u>	<u>2,224,000</u>
9. Additional University Costs		
A. Surveys, Tests, Haz. Mat. Abatement	200,000	200,000
B. Move-in Costs	5,000	5,000
C. Printing Advertisement		
D. Keying, signage, facilities support	25,000	25,000
E. Project Management Cost	1,519,429	1,519,429
F. State Risk Mgt. Ins. (.0034 **)		
Subtotal Addl. Univ. Costs	<u>1,749,429</u>	<u>1,749,429</u>
Total Capital Cost	<u><u>52,165,000</u></u>	<u><u>52,165,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

EXECUTIVE SUMMARY

Exhibit A
Tempe District Utility Plant
Site Location Map





STATE OF ARIZONA

Joint Committee on Capital Review

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PHOENIX, ARIZONA 85007

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LUPE CONTRERAS
MATT GRESS
ATHENA SALMAN

DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Jordan Johnston, Senior Fiscal Analyst

SUBJECT: Arizona Department of Transportation - Review of FY 2024 Building Renewal Allocation Plan

Request

A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies prior to expenditure. The Arizona Department of Transportation (ADOT) is requesting that the Committee review its \$22,420,200 FY 2024 Building Renewal Allocation Plan.

ADOT has allocated \$21,978,300 from the State Highway Fund among 240 projects, leaving a contingency balance of \$854,300, \$250,000 for statewide building inventory, and \$40,000 for project management support. ADOT has also allocated \$441,900 from the State Aviation Fund for 18 projects, with no contingency funding.

Committee Options

The Committee has at least the following 2 options:

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

A.R.S. § 41-794 requires ADOT to report quarterly on the status of all nonhighway construction capital projects, such as building renewal projects, including its actual spending relative to its plan.

(Continued)

Key Points

- 1) ADOT Building Renewal projects span a range of categories including remodeling, safety improvements, compliance, and roofing replacements.
- 2) The \$22.0 million State Highway Fund Building Renewal appropriation equates to 100% of the formula requirement.
- 3) The largest expenditures include \$7.9 million for building systems (HVAC, electrical, plumbing), \$5.1 million for remodeling, and \$3.0 million for infrastructure (sewers, wells, parking lots).

Analysis

The FY 2024 Capital Outlay Bill appropriated a total of \$22.4 million for ADOT building renewal in FY 2023, including \$22.0 million from the State Highway Fund and \$441,900 from the State Aviation Fund. The FY 2024 Building Renewal appropriation represents 100% of the amount generated by the building renewal formula for the ADOT Building System and 100% for the Grand Canyon Airport building renewal formula for FY 2024. The formula is based on the square footage and replacement cost of existing buildings.

ADOT expects to allocate the Building Renewal monies from the State Highway Fund in the following categories for 240 projects:

Table 1			
State Highway Fund Building Renewal Project Categories			
<u>Category</u>	<u>Projects</u>	<u>State Highway Fund</u>	<u>% of Total</u>
Fire/Life/Safety	26	\$1,013,000	4%
Roof Repairs/Replacement	19	906,000	4%
Exterior Preservation (Doors, Windows, Siding)	59	2,287,500	10%
Building Systems (HVAC, Electrical, Plumbing)	63	7,906,000	36%
Interior Finishes (Paint, Carpet, Tile)	24	605,000	3%
Remodels and Reconfigurations	15	5,123,500	23%
Americans with Disabilities Act	1	25,000	1%
Infrastructure (Sewers, Wells, Parking Lots)	33	2,968,000	13%
Project Management Support	N/A	40,000	1%
Statewide Building Inventory	N/A	250,000	1%
Contingency	<u>N/A</u>	<u>854,300</u>	<u>4%</u>
Total	240	\$21,978,300	100%

Of the 240 State Highway Fund projects, the 27 building projects shown in *Table 2* have a cost of \$200,000 or more.

(Continued)

Table 2

Major State Highway Fund Building Renewal Projects	
<u>Project</u>	<u>Allocation</u>
Fire/Life/Safety	
Administration Building 1005A – Modify fire sprinkler system	\$200,000
Exterior Preservation (Doors, Windows, Siding)	
Little Antelope Maintenance Yard 3208 – Repair siding, roll up & man doors	400,000
Engineering Building 1004 – Replace exterior windows on 2nd floor	600,000
Building Systems (HVAC, Electrical, Plumbing)	
Facilities Mgt. & Administration Building 1002 – Replace air dandler and ducting	220,000
Administration Building 1005A – Replace HVAC duct	250,000
West Phoenix MVD Building 1651 – Remove chiller plant equipment	275,000
Administration Building 1005B – Repair HVAC system	282,000
Engineering Building 1004 – Renovate chiller plant, replace heat exchanger	300,000
Williams Maintenance Yard 3108 – Replace vehicle washer system	330,000
Seligman Maintenance Yard 3077 – Replace vehicle washer system	330,000
Equipment Services Building 1754 – Replace 3 HVAC air handler units	550,000
Administration Building 1005B – Repair electrical infrastructure	570,000
Administration Building 1005B – Relocate underground water piping	600,000
Administration Building 1005B – Repair plumbing infrastructure	1,120,000
Remodeling and Reconfigurations	
Holbrook Yard 1001B Office – Relocate and renovate modular	200,000
Roosevelt Maintenance Yard 1001A – Relocate and renovate modular	250,000
Coolidge Maintenance/MVD Complex 2072 – Renovate office	250,000
Administration Building 1005A – Renovate entrance/security area	300,000
Show Low Yard 3270 – Relocate and renovate office	450,000
Hassayampa Rest Area 1661 – Renovate building	500,000
Yuma Maintenance/Administration Complex 1001C – Relocate and renovate	600,000
Engineering Building 1004 – Renovate 3 rd floor offices and restrooms	2,022,000
Infrastructure (Sewers, Wells, Parking Lots)	
ADOT Statewide – Repair site wells, gas, water and wastewater system	200,000
Superior Maintenance Yard – Repair and replace pavement	300,000
Douglas MVD – Resurface and stripe parking lot and test area	300,000
Phoenix District Headquarters – Repair and replace pavement and walkways	450,000
Engineering Building – Replace fencing and gates	500,000
Total	\$12,349,000

(Continued)

ADOT expects to allocate the Building Renewal monies from the State Aviation Fund for 18 projects at the state-owned Grand Canyon Airport in the following categories:

Table 3			
State Aviation Fund Building Renewal Projects			
<u>Category</u>	<u>Projects</u>	<u>State Aviation Fund</u>	<u>% of Total</u>
Fire/Life Safety	2	\$20,000	4%
Roof/Repairs Replacement	2	83,000	19%
Exterior Preservation (Doors, Windows, Siding)	2	20,000	4%
Building Systems (HVAC, Electrical, Plumbing)	5	141,000	32%
Interior Finishes (Paint, Carpet, Tile)	2	20,000	4%
Reconfigure or Remodel	1	117,900	28%
Americans with Disabilities Act	1	10,000	2%
Infrastructure	<u>3</u>	<u>30,000</u>	<u>7%</u>
Total	18	\$441,900	100%

The attached materials submitted by ADOT list each project and its estimated cost.

JJ:jbu



Director's Office

Katie Hobbs, Governor

Jennifer Toth, Director

September 19, 2023

The Honorable John Kavanagh
Chairman, Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



Dear Senator Kavanagh:

Pursuant to Laws 2023, Chapter 135 (SB 1722), Section 7 the Arizona Department of Transportation (ADOT) received a FY 2023 Building Renewal appropriation of \$21,978,300 from the State Highway Fund and \$441,900 from the State Aviation Fund. A.R.S. § 41-1252 requires JCCR review of expenditure plans for building renewal monies prior to expenditure. ADOT respectfully requests placement on the next meeting of the JCCR for review of its FY 2024 Building Renewal Allocation.

The following summary outlines ADOT's FY 2024 Building Renewal by major category:

Category	State Highway Fund	State Aviation Fund
CATEGORY 1 - FIRE/LIFE/SAFETY	\$1,013,000	\$20,000
CATEGORY 2 - ROOFS	\$906,000	\$83,000
CATEGORY 3 - PRESERVATION OF ASSET	\$2,287,500	\$20,000
CATEGORY 4 - MAJOR BUILDING SYSTEMS	\$7,906,000	\$141,000
CATEGORY 5 - INTERIOR BUILDING FINISHES	\$605,000	\$20,000
CATEGORY 6 - RECONFIGURE OR REMODEL	\$5,123,500	\$117,900
CATEGORY 7 - ADA COMPLIANCE	\$25,000	\$10,000
CATEGORY 8 - INFRASTRUCTURE	\$2,968,000	\$30,000
PROJECT MANAGEMENT SUPPORT	\$40,000	\$0
STATEWIDE BUILDING INVENTORY	\$250,000	\$0
CONTINGENCY	\$854,300	\$0
Total FY 2024 Building Renewal	\$21,978,300	\$441,900

Attached is a listing of FY 2024 Building Renewal projects by major category and fund.

Thank you for your consideration of this request. If you have any questions or need additional information, please contact David Bolter, Interim ADOT Budget Manager, at (602) 712-8917.

Sincerely,

Jennifer Toth
Director

Enclosures: 3

Cc: The Honorable David Livingston, Vice-Chairman, JCCR
Sarah Brown, Director, Office of Strategic Planning and Budgeting
Richard Stavneak, Director, Joint Legislative Budget Committee (JLBC)
Jordan Johnston, JLBC Analyst
Zachary Harris, OSPB Budget Manager
Teri Kennedy, ADOT Administrative Services Director
John Hetzel, ADOT Facilities Manager
jlbcwebmaster@azleg.gov

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CATEGORY 1 - FIRE/LIFE/SAFETY	\$1,013,000	\$20,000
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PROJECT MANAGEMENT SUPPORT	\$40,000	\$0
STATEWIDE BUILDING INVENTORY	\$250,000	\$0
CONTINGENCY	\$854,300	\$0
Total FY 2024 Building Renewal	\$21,978,300	\$441,900

**ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY**

Project Description	Estimated Cost
STATE HIGHWAY FUND (SHF)	
CATEGORY 1 - FIRE/LIFE/SAFETY	
PAGE YARD, Bldg. 3137 EQUIPMENT SHOP-Install bollards to protect fire riser pipe	\$5,000
ADOT Statewide - Mold abatement & repair	\$10,000
ADOT Statewide - Lead paint abatement & repair	\$20,000
KINGMAN COMPLEX, Bldg. 3042 OFFICE / MODULAR -Replace fire panel & devices	\$25,000
WIKIEUP MAINT. YARD, Bldg. 3040 OFFICE / MAINTENANCE / MODULAR -Replace fire panel & devices	\$25,000
PHX SURVEY OFFICE, Bldg. 1131 Office-Replace fire riser water pipe	\$28,000
SAFFORD MAINT YARD, Bldg. 2132 FACILITIES SHOP-Replace fire panel & devices	\$35,000
DOUGLAS POE/TRUCK INSPECTION STATION, Bldg. 2676 INSPECTION BAY / OFFICES-Replace fire panel & devices	\$35,000
EHRENBERG PORT OF ENTRY, Bldg. 2688 Office/POE/Inspection-Replace fire panel & devices	\$35,000
PAYSON YARD, Bldg. 3165 OFFICE / CONSTRUCTION / MODULAR -Replace fire panel & devices	\$35,000
HOLBROOK YARD, Bldg. 3260 OFFICE / CONSTRUCTION / MODULAR -Replace fire panel & devices	\$35,000
WIKIEUP MAINT. YARD, Bldg. 3204 OFFICE / CONSTRUCTION / MODULAR -Replace fire panel & devices	\$35,000
THREE POINTS MAINT YARD, Bldg. 2163 OFFICE / EQUIPMENT STORAGE-Replace fire panel & devices	\$35,000
GLOBE OPERATIONS YARD, Bldg. 2077 OFFICE / DISTRICT-Replace fire panel & devices	\$35,000
GLOBE OPERATIONS YARD, Bldg. 2078 OFFICE / CONSTRUCTION / LABORATORY-Replace fire panel & devices	\$35,000
GLOBE OPERATIONS YARD, Bldg. 2079 OFFICE / MAINTENANCE-Replace fire panel & devices	\$35,000
GLOBE OPERATIONS YARD, Bldg. 2081 STORAGE / EQUIPMENT-Replace fire panel & devices	\$35,000
WILLCOX MAINT YARD, Bldg. 2444 STORAGE / PAINT-Replace fire panel & devices	\$35,000
WILLCOX MAINT YARD, Bldg. 2695 WASH RACK-Replace fire panel & devices	\$35,000
SURPRISE MVD, Bldg. 1641 Office-Replace fire panel & devices	\$35,000
WINDOW ROCK Bldg. 3362-OFFICE / MVD / POE / MODULAR Replace fire panel & devices	\$35,000
PARKER MVD, Bldg. 2614 OFFICE / MODULAR-Replace fire panel & devices	\$35,000
ADOT Statewide - Asbestos abatement & repair	\$40,000
ADOT Statewide - Repair fire alarm & suppression systems	\$40,000
CORDES JCT. MAINT.YARD, Bldg. 3801 OFFICE COMPLEX-Replace fire panel & devices	\$60,000
ADMIN BLDG, Bldg. 1005A Office-Modify fire sprinkler system (Southeast Corner)	\$200,000
TOTAL CATEGORY 1 - FIRE/LIFE/SAFETY	\$1,013,000
CATEGORY 2 - ROOFS	
COLCORD MAINT. YARD, Bldg. 3690 STORAGE / SIGN-Repair / Replace Roof	\$6,000
WINSLOW WEST YARD, Bldg. 3450-STORAGE Repair / Replace Roof	\$6,000
CASA GRANDE MAINT YARD, Bldg. 2378 STORAGE-Repair Roof	\$8,000
ROCK SPRINGS, Bldg. 3266 WATER SYSTEM / WELL HOUSE-Replace Roof	\$15,000
SUPERIOR MAINT YARD, Bldg. 2074 OFFICE / MAINTENANCE-Repair roof	\$20,000
TONOPAH MAINT. YARD, Bldg. 2406 STORAGE / EQUIPMENT-Replace roof	\$20,000
1801 BLDG, Bldg. 1006 Office/MVD-Repair Roof	\$20,000
WINSLOW WEST YARD Bldg. 3229-OFFICE / MAINTENANCE / MODULAR Repair / Replace Roof	\$30,000
ADOT Statewide - Repair roofs	\$40,000
CASA GRANDE MAINT YARD, Bldg. 2069 OFFICE / SHOP-Repair Roof	\$40,000
TEXAS CANYON REST AREA, Bldg. 2103 RESTROOMS (E/B)-Replace roof	\$58,000
SUPERIOR MAINT YARD, Bldg. 2075 STORAGE / EQUIPMENT-Repair metal corrugated roof	\$65,000
MVD FORMS WHSE, Bldg. 1151 Storage-Repair / Replace Roof	\$75,000
NORTH PHOENIX MAINT. YARD, Bldg. 1255 Office/Landscape/Modular-Replace Roof	\$35,000
SHOW LOW YARD, Bldg. 3270 EQUIPMENT SHOP-Repair / Replace roof	\$120,000
SHOW LOW YARD, Bldg. 3279 STORAGE / EQUIPMENT-Repair / Replace Roof	\$125,000
TEXAS CANYON REST AREA, Bldg. 2104 RESTROOMS (W/B)-Replace roof	\$125,000
NORTH PHOENIX MAINT. YARD, Bldg. 1250 Office/Construction/Modular-Repair / Replace Roof	\$49,000
CHANDLER CONSTRUCTION YARD, Bldg. 1521 Office/Construction/Modular-Repair / Replace Roof	\$49,000
TOTAL CATEGORY 2 - ROOFS	\$906,000
CATEGORY 3 - PRESERVATION OF ASSET	
SHOW LOW YARD, Bldg. 3517 STORAGE / TANK / CHEMICAL-Repair & paint exterior and doors	\$3,000
SHOW LOW YARD, Bldg. 3274 SHOP / RADIO-Repair & paint exterior and doors	\$4,000
SHOW LOW YARD, Bldg. 3277 OFFICE / S & S-Repair & paint exterior and doors	\$4,000
SHOW LOW YARD, Bldg. 3404 STORAGE-Repair & paint exterior and doors	\$4,000
CORDES JCT. MAINT.YARD, Bldg. 3092 STORAGE-Repair & paint exterior and doors	\$4,000
SHOW LOW YARD, Bldg. 3516 FUEL STATION-Repair & paint exterior and doors	\$5,000
WINDOW ROCK Bldg. 3389-STORAGE Repair & paint exterior and doors	\$5,000
CORDES JCT. MAINT.YARD, Bldg. 3094 WATER SYSTEM / PUMP HOUSE-Repair & paint exterior and doors	\$6,000
KINGMAN COMPLEX, Bldg. 3045 OFFICE / SHOP-Paint exterior wood canopy	\$6,000

**ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY**

Project Description	Estimated Cost
STATE HIGHWAY FUND (SHF)	
SHOW LOW YARD, Bldg. 3276 STORAGE-Replace exterior door & repaint exterior	\$7,500
KAYENTA MAINT.YARD, Bldg. 3873 RESIDENCE-Insulate 288 sf of floor area that is unusable in the winter	\$10,000
SNOWFLAKE YARD, Bldg. 3283 STORAGE-Repair & paint exterior and doors	\$10,000
CORDES JCT. MAINT.YARD, Bldg. 3677 FUEL STATION-Repair & paint exterior and doors	\$10,000
ROCK SPRINGS, Bldg. 3266 WATER SYSTEM / WELL HOUSE-Repair & paint exterior and doors	\$10,000
SAFFORD MAINT YARD, Bldg. 2130 OFFICE / STORAGE / DOCK-Repair & paint exterior and doors	\$10,000
PHOENIX DISTRICT HDQ., Bldg. 1800 Office/Modular-Repair & paint exterior and doors	\$15,000
PHOENIX DISTRICT HDQ., Bldg. 1801 Office/Modular/Permits-Repair & paint exterior and doors	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3198 RESIDENCE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3199 RESIDENCE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3200 RESIDENCE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3201 RESIDENCE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3202 RESIDENCE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3206 STORAGE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3209 STORAGE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3445 STORAGE-Repair & paint exterior	\$15,000
GRAY MTN. MAINT.YARD, Bldg. 3645 STORAGE / SPREADER (OLD)-Repair & paint exterior	\$15,000
KAYENTA MAINT.YARD, Bldg. 3873 RESIDENCE-Repair & paint exterior and doors	\$15,000
CORDES JCT. MAINT.YARD, Bldg. 3095 STORAGE / SIGN-Repair & paint exterior and doors	\$15,000
GREY PEAK MAINT CAMP, Bldg. 2144 RESIDENCE 1/2-Replace skirting (old Renewal request)	\$15,000
WINDOW ROCK Bldg. 3362-OFFICE / MVD / POE / MODULAR Repair & paint exterior and doors	\$16,000
WILLCOX MAINT YARD #2, Bldg. 2586 OFFICE / CONSTRUCTION / MODULAR -Repair & paint exterior and doors	\$20,000
PARKER MVD, Bldg. 2614 OFFICE / MODULAR-Repair & paint exterior and doors	\$20,000
LAKE HAVASU MVD, Bldg. 3002 OFFICE / MVD-Replace windows	\$21,000
BULLHEAD CITY MVD, Bldg. 3028 OFFICE / MVD-Replace windows	\$24,000
PHOENIX MAINT., Bldg. 1012 Office/Landscape Maint-Repair & paint exterior and doors	\$25,000
SHOW LOW YARD, Bldg. 3279 STORAGE / EQUIPMENT-Replace damaged exterior wall panels	\$25,000
CORDES JCT. MAINT.YARD, Bldg. 3087 STORAGE / EQUIPMENT-Repair & paint exterior and doors	\$25,000
CORDES JCT. MAINT.YARD, Bldg. 3676 STORAGE / SPREADER-Repair & paint exterior	\$25,000
MULE MT. STORAGE SITE, Bldg. 2117 STORAGE / SAND-Repair & paint exterior	\$25,000
KINGMAN COMPLEX B, Bldg. 3809 OFFICE / MVD / MODULAR-Repair & paint exterior and doors	\$25,000
CASA GRANDE MVD, Bldg. 2381 CANOPY / INSPECTION-Repair & paint exterior	\$25,000
CHANDLER CONSTRUCTION YARD, Bldg. 1521 Office/Construction/Modular-Repair & paint exterior and doors	\$28,000
GEORGIA CONSTR.YARD, Bldg. 1400 Office/Construction/Modular-Repair & paint exterior and doors	\$35,000
GEORGIA CONSTR.YARD, Bldg. 1531 Office/Landscape/Modular-Repair & paint exterior and doors	\$35,000
48TH ST. OFFICES, Bldg. 1501 Office/Construction/Modular-Repair & paint exterior	\$35,000
48TH ST. OFFICES, Bldg. 1502 Office/Maintenance/Modular-Repair & paint exterior	\$35,000
FREDONIA MAINT. YARD, Bldg. 3219 OFFICE / EQUIPMENT STORAGE-Repair & paint exterior and doors	\$35,000
KEAMS CANYON MAINT.YARD, Bldg. 3471 FUEL STATION-Lead abatement and repaint exterior	\$35,000
ADOT Statewide - Repair doors, windows & other exterior features and surfaces	\$40,000
ADOT Statewide - Repaint/repair exterior surfaces	\$40,000
CAROL SPRINGS YARD, Bldg. 2450 Storage/Deicer-Repair sump in apron and Install Temporary Storage Tank	\$40,000
CENTRAL (MATERIALS) LAB, Bldg. 1121 Laboratory-Repair & paint exterior	\$45,000
CORDES JCT. MAINT.YARD, Bldg. 3088 STORAGE / EQUIPMENT-Repair & paint exterior and doors	\$45,000
INTELLIGENT TRANSPORTATION SYSTEMS, Bldg. 1141 Office-Upgrade exterior lighting, repair & paint exterior	\$60,000
TUCSON COMMERCIAL DL, Bldg. 2159 OFFICE / MVD / CDL-Repair & paint exterior and doors	\$65,000
SAFFORD MVD, Bldg. 2133 OFFICE / MVD-Repair & paint exterior and doors	\$65,000
SAFFORD MVD, Bldg. 2486 CANOPY / INSPECTION-Repair & paint exterior	\$65,000
LITTLE ANTELOPE MAINT. YARD, Bldg. 3208 STORAGE / DEICER-Repair corroded siding, roll up & man doors	\$400,000
ENGINEERING BLDG, Bldg. 1004 Office-Replace exterior windows on second floor	\$600,000
TOTAL CATEGORY 3 - PRESERVATION OF ASSET	\$2,287,500
CATEGORY 4 - MAJOR BUILDING SYSTEMS	
PRESCOTT VALLEY YARD, Bldg. 3073 OFFICE / NATURAL RESOURCES-Upgrade sink to a slop sink for janitor	\$3,000
NEEDLE MTN. MAINT.YARD, Bldg. 3006 OFFICE / MAINTENANCE / MODULAR -Replace storage room window AC unit and upgrade lighting	\$4,000
EQUIPMENT SERVICES, Bldg. 1756 Office/Equipment Services-Repair evaporative cooler	\$10,000
E.S. PREP & AUCTION, Bldg. 1761 Equipment Shop/Get Ready-Repair 2 evaporative coolers	\$10,000
SHOW LOW YARD, Bldg. 3624 Office-Repair plumbing	\$10,000
SAFFORD ANNEX COMPLEX, Bldg. 2137 OFFICE / EQUIPMENT STORAGE (\$ & S)-Repair / Replace evaporative cooling	\$10,000
AVONDALE MVD, Bldg. 1602 Office-Replace Exhaust fans	\$13,000
NOGALES PORT OF ENTRY, Bldg. 2270 OFFICE / POE / INSPECTION-Emergency generator repairs	\$15,000

**ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY**

Project Description	Estimated Cost
STATE HIGHWAY FUND (SHF)	
KINGMAN PORT OF ENTRY, Bldg. 3030 OFFICE / POE-Repair lightning protection system	\$20,000
SAFFORD ANNEX COMPLEX, Bldg. 2138 OFFICE / S & S-Repair / Replace heat pump	\$20,000
TEXAS CANYON REST AREA, Bldg. 2102 RESIDENCE-Rehabilitate septic and improve flow to lagoon	\$20,000
EHRENBERG PORT OF ENTRY -Replace controls for well operations	\$22,000
NOGALES MVD, Bldg. 2167 OFFICE / MVD-Replace exhaust fans	\$22,000
ADOT Statewide - Retrofit unserviceable light fixtures	\$25,000
ADOT Statewide - Repair elevator systems	\$30,000
SAFFORD ANNEX COMPLEX, Bldg. 2139 OFFICE / CONSTRUCTION / MODULAR -Relevel modular and replace failing floor covering	\$30,000
SAFFORD MAINT YARD, Bldg. 2132 FACILITIES SHOP-Repair / Replace HVAC	\$35,000
EQUIPMENT SERVICES, Bldg. 1755 Equipment Shop/Heavy Duty-Install breakroom HVAC unit	\$35,000
TUCSON OPERATIONS YARD, Bldg. 2192 STORAGE / PAINT-Install evaporative cooler	\$37,000
EQUIPMENT SERVICES, Bldg. 1755 Equipment Shop/Heavy Duty-Repair 2 evaporative coolers	\$40,000
TRAFFIC OPNS CENTER, Bldg. 1711 Office-Repair / Replace boiler	\$40,000
TRAFFIC SIGNAL SIGNS & STRIPING YARD, Bldg. 1746 Shop/S & S/Interstate-Repair / Replace evaporative cooling	\$40,000
KINGMAN COMPLEX, Bldg. 3045 OFFICE / SHOP-Replace 2 each split system HVAC systems	\$40,000
GOODYEAR MVD, Bldg. 1621 Office-Replace Exhaust fans	\$42,000
ADOT Statewide - Repair HVAC systems	\$50,000
ADOT Statewide - Repair HVAC systems in ASD buildings	\$50,000
ADOT Statewide - Repair HVAC systems in ECD buildings	\$50,000
ADOT Statewide - Repair HVAC systems in EQS buildings	\$50,000
ADOT Statewide - Repair HVAC systems in IDO buildings	\$50,000
ADOT Statewide - Repair HVAC systems in MVD buildings	\$50,000
ADOT Statewide - Repair HVAC systems in TSMO buildings	\$50,000
ADOT Statewide - Repair plumbing systems	\$60,000
ADOT Statewide - Repair electrical systems	\$60,000
ROOSEVELT MAINT YARD, Bldg. 2087 OFFICE / EQUIPMENT STORAGE-Repair / Replace evaporative cooling	\$60,000
PAYSON YARD, Bldg. 3169 OFFICE / EQUIPMENT STORAGE-Replace 3 hanging heater units	\$70,000
SCOTTSDALE N.E. REGIONAL MVD, Bldg. 1211 Office-Repair HVAC control system	\$70,000
SOUTHEAST MESA MVD, Bldg. 1331 Office-Repair HVAC control system	\$70,000
SHOW LOW YARD, Bldg. 3270 EQUIPMENT SHOP-Repair / Replace vehicle exhaust system	\$80,000
COLCORD MAINT. YARD, Bldg. 3846 STORAGE / LIQUID DEICER-Renovate containment area	\$85,000
INDIAN PINE MAINT.YARD, Bldg. 3521 STORAGE / TANK / CHEMICAL-Renovate containment area	\$85,000
HAVILAND REST AREA - Renovate perimeter wall	\$85,000
CHAMBERS MAINT.YARD -Replace leech field	\$97,000
SALT RIVER COMPLEX, Bldg. 1341 Equipment Shop-Upgrade secondary POL containment	\$100,000
KINGMAN COMPLEX, Bldg. 3031 EQUIPMENT SERVICES SHOP-Replace bulk oil / grease distribution plumbing system.	\$100,000
PRESCOTT VALLEY YARD, Bldg. 3067 OFFICE / EQUIPMENT SERVICES-Replace bulk oil / grease distribution plumbing system.	\$100,000
QUARTZSITE MAINT. YARD, Bldg. 2250 Water System/Pump House-Repair / Replace pump equipment and electrical	\$100,000
E.S. PREP & AUCTION, Bldg. 1762 Fuel & Scales/Office/Modular/(B)-Replace 4 heat pumps	\$125,000
SAN SIMON PORT OF ENTRY -Repair site septic system	\$140,000
ADOT Statewide - Service building electrical systems	\$150,000
E.S. PREP & AUCTION, Bldg. 1772 Fleet Management/Office/Module A -Replace 5 heat pumps	\$150,000
TEXAS CANYON REST AREA -Wastewater lagoon rehabilitation	\$180,000
TUCSON OPERATIONS YARD, Bldg. 2189 OFFICE / MAINTENANCE-Replace 9 aging HVAC units	\$189,000
FACILITIES MGT & ENGR CONTRACTS ADMIN, Bldg. 1002 Office-Replace southeast air handler and ducting	\$220,000
ADMIN BLDG, Bldg. 1005A Office-Replace HVAC duct (Southeast Corner)	\$250,000
WEST PHOENIX MVD, Bldg. 1651 Office-Remove inoperable chiller plant equipment	\$275,000
ADMIN BLDG, Bldg. 1005B Office-Repair HVAC system	\$282,000
ENGINEERING BLDG, Bldg. 1004 Office-Renovate chiller plant Phase 1 Replace heat exchanger	\$300,000
WILLIAMS MAINT.YARD Bldg. 3108-STORAGE / EQUIPMENT Replace vehicle washer system	\$330,000
SELIGMAN MAINT. YARD, Bldg. 3077 STORAGE / EQUIPMENT-Replace vehicle washer system	\$330,000
EQUIPMENT SERVICES, Bldg. 1754 Equipment Shop/Light Duty-Replace 3 HVAC air handler units	\$550,000
ADMIN BLDG, Bldg. 1005B Office-Repair electrical infrastructure	\$570,000
ADMIN BLDG, Bldg. 1005B Office-Relocate underground chilled water piping	\$600,000
ADMIN BLDG, Bldg. 1005B Office-Repair plumbing infrastructure	\$1,120,000
TOTAL CATEGORY 4 - MAJOR BUILDING SYSTEMS	\$7,906,000
CATEGORY 5 - INTERIOR BUILDING FINISHES	
KINGMAN COMPLEX, Bldg. 3043 OFFICE / MODULAR / CONSTRUCTION-Install window shades	\$5,000
KEAMS CANYON MAINT.YARD, Bldg. 3471 FUEL STATION-Repair & paint interior	\$6,000
MANY FARMS MAINT.YARD, Bldg. 3356 OFFICE / S & S-Replace worn VCT floor tiles	\$6,000

**ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY**

Project Description	Estimated Cost
STATE HIGHWAY FUND (SHF)	
LAKE HAVASU TRAFFIC SIGNALS Bldg. 3622-OFFICE / TRAFFIC SIGNALS / MODULAR Replace flooring	\$8,000
YUMA I-8 PORT OF ENTRY, Bldg. 2016 OFFICE / POE (E/B)-Replace restroom partitions	\$10,000
GANADO MAINT. YARD, Bldg. 3338 OFFICE / EQUIPMENT STORAGE-Replace carpet upstairs & VCT downstairs	\$11,000
ADOT Statewide - Repaint/repair interior surfaces	\$20,000
I-10 / I-19, Bldg. 2612 OFFICE / CONSTRUCTION / MODULAR-Replace flooring	\$20,000
I-10 / I-19, Bldg. 2659 OFFICE / MODULAR-Replace flooring	\$20,000
GILA BEND MAINT. YARD, Bldg. 2639 OFFICE / MAINTENANCE-Replace flooring	\$20,000
CASA GRANDE MVD, Bldg. 2381 CANOPY / INSPECTION-Repair & paint interior and ceilings	\$20,000
KINGMAN COMPLEX, Bldg. 3038 STORAGE-Repair & paint Interior walls and replace flooring	\$20,000
SHOW LOW YARD, Bldg. 3279 STORAGE / EQUIPMENT-Reseal floor with epoxy coating	\$21,000
SPRINGERVILLE MAINT.YARD, Bldg. 3319 OFFICE-Repair & paint interior, replace flooring	\$25,000
SHOW LOW YARD, Bldg. 3270 EQUIPMENT SHOP-Reseal shop floors with epoxy coating	\$30,000
CHAMBERS MAINT.YARD, Bldg. 3333 MODULAR / RESIDENT-Abate, repair & replace flooring	\$30,000
NOGALES MVD, Bldg. 2167 OFFICE / MVD-Replace flooring	\$30,000
SALT RIVER COMPLEX, Bldg. 1346 Office/Construction/Modular-Repair & replace flooring	\$35,000
NW PHOENIX REGIONAL MVD, Bldg. 1431 Office/MVD-Replace flooring	\$35,000
YUMA MVD, Bldg. 2026 OFFICE / MVD-Replace flooring	\$35,000
SHOW LOW YARD, Bldg. 3270 EQUIPMENT SHOP-Repair & paint interior and doors, replace flooring	\$48,000
CHAMBERS MAINT.YARD, Bldg. 3329 OFFICE / EQUIPMENT STORAGE-Abate, Repair & Replace deteriorated concrete floors in 2 bays and at front entry	\$80,000
ADOT Statewide - Repair/replace casework	\$20,000
ADOT Statewide - Repair/replace flooring	\$50,000
TOTAL CATEGORY 5 - INTERIOR BUILDING FINISHES	\$605,000
CATEGORY 6 - RECONFIGURE OR REMODEL	
ADOT Statewide - Perform general repairs	\$40,000
ROOSEVELT MAINT YARD, Bldg. 2416 FUEL STATION-Renovate building	\$50,000
PHOENIX DISTRICT HDQ., Bldg. 1701 Office/Lab-Renovate breakroom	\$71,500
SHOW LOW YARD, Bldg. 3275 OFFICE / MAINTENANCE-Renovate building	\$90,000
SHOW LOW YARD, Bldg. 3279 EQUIPMENT SHOP-Renovate crew room	\$100,000
ROOSEVELT MAINT YARD, Bldg. 2087 OFFICE / EQUIPMENT STORAGE-Renovate building	\$100,000
TRAFFIC OPNS CENTER, Bldg. 1711 Office-Renovate basement	\$100,000
HOLBROOK YARD, Bldg. 1001B OFFICE-Relocate & renovate modular from Phoenix Phase 2	\$200,000
ROOSEVELT MAINT YARD, Bldg. 1001A OFFICE-Relocate & renovate modular from Phoenix	\$250,000
COOLIDGE MAINT / MVD COMPLEX, Bldg. 2072 OFFICE / EQUIPMENT STORAGE-Renovate office Phase 2	\$250,000
ADMIN BLDG, Bldg. 1005A Office-Renovate entrance/ security area Phase 2	\$300,000
SHOW LOW YARD, Bldg. 3270 EQUIPMENT SHOP-Relocate & renovate office	\$450,000
HASSAYAMPA REST AREA, Bldg. 1661 Restrooms (E/B only)-Renovate building	\$500,000
YUMA MAINT & ADMIN COMPLEX, 1001C Office/Modular-Relocate and Renovate	\$600,000
ENGINEERING BLDG, Bldg. 1004 Office-Renovate third floor offices & restrooms Phase 2	\$2,022,000
TOTAL CATEGORY 6 - RECONFIGURE OR REMODEL	\$5,123,500
CATEGORY 7 - ADA COMPLIANCE	
ADOT Statewide - ADA compliance repairs/renovations	\$25,000
TOTAL CATEGORY 7 - ADA COMPLIANCE	\$25,000
CATEGORY 8 - INFRASTRUCTURE	
GILA BEND MAINT. YARD, Bldg. 2354 FUEL STATION-Repair exterior lighting	\$3,000
GILA BEND MAINT. YARD, Bldg. 2359 STORAGE-Repair exterior lighting	\$3,000
SNOWFLAKE YARD, -Repair site lighting and signage	\$5,000
INTELLIGENT TRANSPORTATION SYSTEMS, -Replace site lighting	\$9,000
OAK CREEK RIM MAINT.YARD, -Repair site security lighting	\$10,000
GANADO MAINT. YARD, -Replace outdated gate operator	\$10,000
KEAMS CANYON MAINT.YARD, -Replace outdated gate operator	\$10,000
TEEC NOS POS MAINT. YARD, -Replace outdated gate operator	\$10,000
EAST FLAGSTAFF MAINT. YARD, -Repair site and building exterior lighting	\$18,000
PARKER MVD, -Reseal and restripe parking area	\$25,000
TEEC NOS POS PORT OF ENTRY, -Repair, crack fill, seal, and stripe parking lot	\$30,000
CLAYPOOL MVD, - Reseal and restripe parking lot	\$30,000
KINGMAN COMPLEX, Bldg. 3035 OFFICE / CREW ROOM-Construct retaining wall to divert flood water	\$35,000
PRESCOTT VALLEY YARD, -Repair erosion between upper & lower levels, add gunnite	\$35,000
TUCSON OPERATIONS YARD, -Reseal and restripe employee parking area	\$35,000

**ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY**

Project Description	Estimated Cost
STATE HIGHWAY FUND (SHF)	
SUPERIOR MAINT YARD, -Grade and repair wall and dike at fuel island	\$35,000
ADOT Statewide - Repair fencing, gates & barrier walls	\$50,000
ST. GEORGE PORT OF ENTRY, -Repair, crack fill, seal, and stripe parking lot	\$50,000
EAST FLAGSTAFF MAINT. YARD, Bldg. 3179 STORAGE / DEICER-Repair of undersized containment concrete pad	\$50,000
SAFFORD ANNEX COMPLEX, -Repair, seal, and stripe parking area	\$50,000
SAFFORD MVD, -Reseal and restripe parking area	\$50,000
BULLHEAD CITY MVD, -Seal & stripe parking lot	\$60,000
LAKE HAVASU MVD, -Seal & stripe parking lot	\$60,000
SAFFORD DIST OFFICE COMPLEX, -Repair, seal, and stripe parking area	\$75,000
ADOT Statewide - Repair parking lot pavements/curbing/stripping	\$100,000
HASSAYAMPA REST AREA, -Replace fencing	\$100,000
SUNSET POINT REST AREA, -Wastewater lagoon rehabilitation	\$120,000
HASSAYAMPA REST AREA, -Replace septic tank system	\$150,000
ADOT Statewide - Repair site wells, gas, water and wastewater system deficiencies	\$200,000
SUPERIOR MAINT YARD, -Repair / Replace pavement	\$300,000
DOUGLAS MVD, - Resurface and stripe parking lot and test area	\$300,000
PHOENIX DISTRICT HDQ., -Repair / Replace pavement and walkways	\$450,000
ENGINEERING BLDG, -Replace fencing and gates	\$500,000
TOTAL CATEGORY 8 - INFRASTRUCTURE	\$2,968,000
 TOTAL OF ALL SHF PROJECTS REQUESTED	 \$20,834,000
PROJECT MANAGEMENT SUPPORT	\$40,000
ADOT Statewide - Conduct building inventory	\$250,000
CONTINGENCY	\$854,300
TOTAL AUTHORIZED SHF FUNDS	\$21,978,300
SUMMARY BY CATEGORY	
CATEGORY 1 - FIRE/LIFE/SAFETY	\$1,013,000
CATEGORY 2 - ROOFS	\$906,000
CATEGORY 3 - PRESERVATION OF ASSET	\$2,287,500
CATEGORY 4 - MAJOR BUILDING SYSTEMS	\$7,906,000
CATEGORY 5 - INTERIOR BUILDING FINISHES	\$605,000
CATEGORY 6 - RECONFIGURE OR REMODEL	\$5,123,500
CATEGORY 7 - ADA COMPLIANCE	\$25,000
CATEGORY 8 - INFRASTRUCTURE	\$2,968,000
PROJECT MANAGEMENT SUPPORT	\$40,000
STATEWIDE BUILDING INVENTORY	\$250,000
CONTINGENCY	\$854,300
TOTAL AUTHORIZED SHF FUNDS	\$21,978,300

ARIZONA DEPARTMENT OF TRANSPORTATION
FY 2024 BUILDING RENEWAL ALLOCATION
BUILDING RENEWAL PROJECT LIST - BY CATEGORY

Project Description	Estimated Cost
STATE AVIATION FUND	
CATEGORY 1 - FIRE/LIFE/SAFETY	
GRAND CANYON AIRPORT, Bldg. - Repair fire alarm & sprinkler systems	\$10,000
GRAND CANYON AIRPORT, Bldg. - Abate asbestos, lead paint & environmental hazards	\$10,000
TOTAL CATEGORY 1 - FIRE/LIFE/SAFETY	\$20,000
CATEGORY 2 - ROOFS	
GRAND CANYON AIRPORT, Bldg. - Repair roofs	\$10,000
GRAND CANYON AIRPORT, Bldg. 3582 ADMINISTRATION-Replace roof	\$73,000
TOTAL CATEGORY 2 - ROOFS	\$83,000
CATEGORY 3 - PRESERVATION OF ASSET	
GRAND CANYON AIRPORT, Bldg. - Repaint/repair exterior surfaces & doors	\$10,000
GRAND CANYON AIRPORT, Bldg. - Replace/repair windows	\$10,000
TOTAL CATEGORY 3 - PRESERVATION OF ASSET	\$20,000
CATEGORY 4 - MAJOR BUILDING SYSTEMS	
GRAND CANYON AIRPORT, Bldg. - Repair elevator	\$5,000
GRAND CANYON AIRPORT, Bldg. - Repair electrical systems	\$6,000
GRAND CANYON AIRPORT, Bldg. - Repair plumbing	\$10,000
GRAND CANYON AIRPORT, Bldg. - Repair / Replace HVAC systems	\$50,000
GRAND CANYON AIRPORT, Bldg. 3802 NEW FIRE STATION-Replace HVAC control system	\$70,000
TOTAL CATEGORY 4 - MAJOR BUILDING SYSTEMS	\$141,000
CATEGORY 5 - INTERIOR BUILDING FINISHES	
GRAND CANYON AIRPORT, Bldg. - Replace/repair flooring	\$10,000
GRAND CANYON AIRPORT, Bldg. - Repaint/repair interior	\$10,000
TOTAL CATEGORY 5 - INTERIOR BUILDING FINISHES	\$20,000
CATEGORY 6 - RECONFIGURE OR REMODEL	
GRAND CANYON AIRPORT, Bldg. - General repairs	\$117,900
TOTAL CATEGORY 6 - RECONFIGURE OR REMODEL	\$117,900
CATEGORY 7 - ADA COMPLIANCE	
GRAND CANYON AIRPORT, Bldg. - Repair ADA	\$10,000
TOTAL CATEGORY 7 - ADA COMPLIANCE	\$10,000
CATEGORY 8 - INFRASTRUCTURE	
GRAND CANYON AIRPORT, Bldg. - Repair water & waste water systems	\$10,000
GRAND CANYON AIRPORT, Bldg. - Repair / Replace pavement, sidewalks, signage	\$10,000
GRAND CANYON AIRPORT, Bldg. - Repair / Replace fence, gates & barrier walls	\$10,000
TOTAL CATEGORY 8 - INFRASTRUCTURE	\$30,000
TOTAL OF ALL STATE AVIATION FUND PROJECTS REQUESTED	\$441,900
PROJECT MANAGEMENT SUPPORT	0
CONTINGENCY	0
TOTAL AUTHORIZED STATE AVIATION FUNDS	\$441,900

SUMMARY BY CATEGORY	
CATEGORY 1 - FIRE/LIFE/SAFETY	\$20,000
CATEGORY 2 - ROOFS	\$83,000
CATEGORY 3 - PRESERVATION OF ASSET	\$20,000
CATEGORY 4 - MAJOR BUILDING SYSTEMS	\$141,000
CATEGORY 5 - INTERIOR BUILDING FINISHES	\$20,000
CATEGORY 6 - RECONFIGURE OR REMODEL	\$117,900
CATEGORY 7 - ADA COMPLIANCE	\$10,000
CATEGORY 8 - INFRASTRUCTURE	\$30,000
PROJECT MANAGEMENT SUPPORT	\$0
CONTINGENCY	\$0
TOTAL AUTHORIZED STATE AVIATION FUNDS	\$441,900



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Jordan Johnston, Senior Fiscal Analyst

SUBJECT: Arizona Department of Transportation - Review Transportation Project Transfer

Request

Laws 2022, Chapter 309 authorizes the Arizona Department of Transportation (ADOT) to transfer monies between a number of appropriated transportation projects upon review by the Committee. ADOT proposes transferring \$1,650,000 in FY 2024 from statewide pavement rehabilitation to 2 other existing projects. ADOT proposes to transfer \$1,100,000 to repave State Route 95 in Mohave County and \$550,000 to repair State Route 186 and State Business Route 10 in Willcox.

Committee Options

The Committee has at least the following 2 options:

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

Key Points

- 1) ADOT is proposing to transfer \$1.7 million from the \$31.5 million FY 2024 pavement rehabilitation appropriation to 2 other projects.
- 2) ADOT states there will be sufficient funding to still complete the 16 planned pavement rehabilitation projects.
- 3) ADOT would transfer \$1.1 million to the existing \$13.4 million FY 2024 appropriation for the SR 95 Mohave County repavement project.
- 4) ADOT would transfer \$550,000 to the existing \$1.5 million FY 2024 appropriation to make improvements to SR 186 and State Business Route 10 in Willcox.

(Continued)

Analysis

Due to the rising costs of materials and other issues, ADOT is proposing to transfer funds into 2 projects:

1. \$1.1 million to the existing \$31.5 million FY 2024 appropriation to repave SR 95 between I-40 and Sara Park and between Parkway Intersection in Bullhead City and Courtwright Road in Mohave Valley. When accounting for pre-FY 2024 funding, the total cost of the project would now be \$61.2 million.
2. \$550,000 to the existing \$13.4 million FY 2024 appropriation to make repairs to SR 186 and State Business Route 10 within the city limits of Willcox. When accounting for pre-FY 2024 funding, the total cost of the project would now be \$5.6 million.

Please see *Table 1* below for a breakdown of the project transfer request.

Table 1 Transportation Project Transfer Request			
<u>Item</u>	<u>Current Appropriation</u>	<u>Transfer</u>	<u>Revised Appropriation</u>
Statewide Pavement Rehabilitation	\$ 31,500,000	\$ (1,650,000)	\$ 29,850,000
SR 95 in Mohave County	13,373,000	1,100,000	14,473,000
SR 186 and State Business Route 10 in Willcox	<u>1,455,000</u>	<u>550,000</u>	<u>2,005,000</u>
Total	\$46,328,000	\$0	\$46,328,000

The monies will be transferred from the \$31.5 million FY 2024 appropriation for statewide pavement preservation projects. Along with available monies from prior years, the department states that the transfers will not affect their ability to complete 16 projects in the statewide pavement rehabilitation initiative.

The statewide pavement rehabilitation project seeks to rehabilitate roads across the state that meet the following criteria: 1) located outside of Maricopa and Pima Counties, 2) on roads that are graded as being in fair or poor condition by ADOT; and 3) are not contained in ADOT's 5-year construction program.

JJ:jbu



Director's Office

Katie Hobbs, Governor

Jennifer Toth, Director

September 19, 2023

The Honorable John Kavanagh
Chairman, Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



Dear Senator Kavanagh:

Laws 2022, Chapter 309 (HB 2858), Section 12 appropriates funding for inflation costs on 8 projects and authorizes ADOT to transfer monies between appropriated projects. Laws 2023, Chapter 135 (SB 1722), Section 5 amended two of the appropriations shown below.

ADOT submits this rebalancing report for review by the Joint Committee on Capital Review (JCCR). ADOT's plan to rebalance and transfer funding is summarized below:

Project	Current Appropriation	Transfer Amount	Revised Amount
Repave SR 95 in Mohave County	\$13,373,000	\$1,100,000	\$14,473,000
Repair State Route 186 and State Business Route 10 in Wilcox	\$1,455,000	\$550,000	\$2,005,000
Rehabilitate pavement on road projects selected pursuant to Laws 2021, chapter 406, section 34	\$31,500,000	(\$1,650,000)	\$29,850,000

Additional information on the three projects in need of rebalancing adjustments are as follows:

Repave SR 95 in Mohave County

- An initial \$46,700,000 General Fund appropriation to Repave State Route 95 in Mohave County was made pursuant to Laws 2021, Chapter 406 (SB 1820), Section 33. Laws 2022, Chapter 309 (HB 2858), Section 12 appropriated an additional \$19,534,600 for this project, which was diverted from the General Fund to the State Highway Fund by Laws 2022, Chapter 321 (HB2871), Section 20. This second appropriation was revised to \$13,373,000 (from \$19,534,500) by Laws 2023, Chapter 135 (SB 1722), Section 5.

There is currently a total of \$60,073,000 appropriated to Repave State Route 95 in Mohave County pursuant to these appropriations. The recently awarded construction contract leaves the project approximately \$1,100,000 short. ADOT requests a transfer of \$1,100,000 from the inflationary adjustment funding described below to fully fund the estimated project cost.

Repair State Route 186 and State Business Route 10 in Wilcox

- An initial \$3,500,000 General Fund appropriation to Repair State Route 186 and State Business Route 10 in Wilcox pursuant to Laws 2021, Chapter 406 (SB 1820), Section 33. Laws 2022, Chapter 309 (HB 2858), Section 12 appropriated an additional \$1,464,100 for this project, which was

diverted from the General Fund to the State Highway Fund by Laws 2022, Chapter 321 (HB2871), Section 20. This second appropriation was revised to \$1,455,000 (from \$1,464,100) by Laws 2023, Chapter 135 (SB 1722), Section 5.

There is currently \$4,955,000 appropriated to Repair State Route 186 and State Business Route 10 in Wilcox pursuant to these appropriations. The recently awarded construction contract leaves the project approximately \$550,000 short. ADOT requests a transfer of \$550,000 from the inflationary adjustment funding described below to fully fund the estimated project cost.

Rehabilitate pavement on road projects selected pursuant to Laws 2021, chapter 406, section 34

- Laws 2022, Chapter 309 (HB 2858), Section 12 appropriated \$31,500,000 from the State Highway Fund to rehabilitate pavement on road projects that met specific conditions. This appropriation was an inflationary adjustment to the \$90,000,000 originally appropriated from the General Fund for pavement rehabilitation.

It is from the \$31,500,000 appropriation that ADOT proposes transferring the \$1,650,000 to fully fund the estimated cost of the two projects identified above. Sixteen projects have been scoped and advertised for construction. Fourteen of those projects are in the construction phase and sufficient funding is available to complete the identified projects.

ADOT appreciates the flexibility within Section 12 of Laws 2022, Chapter 309 (HB 2858) to allow transfers between appropriated transportation projects. This flexibility allows delivery of these projects by strategic rebalancing of the total program. As appropriated projects are advertised and bids are made available, ADOT anticipates that the rebalancing of these projects will continue to be necessary.

If you have any questions or need additional information, please contact David Bolter, Interim ADOT Budget Manager, at (602) 712-8917.

Sincerely,



Jennifer Toth
Director

Enclosure

Cc: The Honorable David Livingston, Vice-Chairman, JCCR
Sarah Brown, Director, Office of Strategic Planning and Budgeting
Richard Stavneak, Director, Joint Legislative Budget Committee (JLBC)
Jordan Johnston, JLBC Analyst
Zachary Harris, OSPB Budget Manager
Teri Kennedy, ADOT Administrative Services Director
John Hetzel, ADOT Facilities Manager
jlbwebmaster@azleg.gov



STATE OF ARIZONA

Joint Committee on Capital Review

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DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Geoffrey Paulsen, Principal Fiscal Analyst

SUBJECT: Arizona Department of Corrections - Review of FY 2024 Building Renewal and Fire and Life Safety Projects

Request

The Arizona Department of Corrections (ADC) is requesting review of \$149,098,800 in capital expenditures. There are 3 components to the department's request.

A.R.S. § 41-1252 requires Committee review of expenditure plans for building renewal monies. ADC is requesting the Committee review its allocation plan for \$33,664,600. The expenditure plan includes a total of 73 projects across all state prisons.

A.R.S. § 14-1252 also requires Committee review of capital projects with estimated costs exceeding \$250,000. ADC is requesting the Committee review its expenditure plan for door, lock and fire system replacements. The FY 2024 Capital Outlay Bill appropriated a total of \$48,650,600 to ADC for this purpose.

ADC also requested review of its project to replace evaporative cooling systems with air conditioning. This agenda item excludes this HVAC component of the request.

Committee Options

The Committee has at least the following 2 options:

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

(Continued)

Key Points

- 1) The FY 2024 budget appropriated \$39.8 million for ADC building renewal, of which \$6.1 million was reviewed at the June meeting. ADC's proposed expenditure for the remaining funding includes:
 - a. \$6.9 million for structural repairs and pavement projects.
 - b. \$6.8 million for electrical and lighting projects.
 - c. \$6.7 million for plumbing, HVAC and water projects.
- 2) The FY 2024 budget included \$48.7 million for door, lock and fire system replacements. ADC would fund fire-safety projects at Tucson, Perryville, Douglas, Winslow, and Safford prisons.
- 3) The FY 2024 budget included \$66.8 million for the second year of a 4-year project to replace all evaporative cooling systems with air conditioning. The HVAC funding is excluded from this agenda item.

Analysis

FY 2024 Building Renewal

The FY 2024 Capital Outlay Bill appropriated \$39.8 million to ADC for general building renewal. Of this amount, \$30.5 million was appropriated from the General Fund and \$5.9 million was appropriated from the Department of Corrections Building Renewal Fund. This amount represents 100% of their building renewal formula funding.

At its June meeting, the Committee gave a favorable review to \$6.1 million for 5 projects related to addressing the *Jensen v. Thornell* inmate health care injunction. This request includes a total of 73 individual projects (see *Table 1* for a summary of planned expenditures. For a detailed list of projects, please see the attached document).

Table 1

FY 2024 Building Renewal Plan

Structural Repairs and Pavement Projects	\$ 6,897,900
Electrical and Lighting Projects	6,768,000
Plumbing, HVAC and Water Projects	6,775,000
Roof Repairs and Replacements	6,508,000
Security Projects	3,058,000
Other Projects	<u>3,657,700</u>
Building Renewal Total	\$33,664,600

In FY 2023, ADC received \$36.4 million in building renewal monies, of which \$23.2 million has been spent or encumbered to date.

Fire System Replacements

The FY 2024 Capital Outlay Bill appropriated \$48.7 million from the General Fund to ADC to replace doors, locks and fire suppression systems. ADC plans to use this funding to repair and replace fire alarms and sprinkler systems at the Tucson, Perryville, Douglas, Winslow, and Safford prisons.

(Continued)

The FY 2023 budget appropriated \$20.4 million to ADC for the same purpose. Through FY 2023, ADC reports it has spent or encumbered \$18.6 million of the FY 2023 funding.

Statewide HVAC Upgrade Project

The FY 2024 Capital Outlay Bill appropriated a \$66.8 million from the General Fund to ADC for the second-year cost of a 4-year project to replace evaporative cooling systems in prison units with air conditioning. ADC plans to complete upgrades at the Tucson, Yuma, Perryville, Lewis and Safford prison complexes with the FY 2024 appropriation.

The total 4-year cost is expected to be \$167.9 million, including \$29.8 million in FY 2025 and \$23.7 million in FY 2026. The 3-year spending plan of the FY 2024 budget incorporates these FY 2024-2026 amounts.

The FY 2023 budget appropriated \$47.6 million to ADC for the first year of the project. Through FY 2023, ADC reports it has spent or encumbered only \$2.7 million of the \$47.6 million appropriation. Due to the lack of spending on FY 2023 projects, this agenda item excludes the HVAC portion of the ADC request. This funding will be considered at a later date as ADC makes more progress on its FY 2023 allocation.

Quarterly Reports

Pursuant to A.R.S. § 41-794, ADC is required to submit quarterly reports to JLBC Staff on the status of all capital projects and capital expenditures for which monies are appropriated. These reports are intended to track each agency's actual expenditures.

GP:jbu

Arizona Department of Corrections Rehabilitation & Reentry



KATIE HOBBS
GOVERNOR

701 E. Jefferson St.
PHOENIX, ARIZONA 85034
(602) 542-5497
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RYAN THORNELL
DIRECTOR

September 18, 2023

The Honorable John Kavanagh
Chairman, Joint Committee on Capital
Review
Arizona State Senate
1700 W. Washington
Phoenix, Arizona 85007

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

Subject: Review of FY 2024 Building Renewal Appropriation and FY 2024 Capital Outlay Appropriations

Dear Senator Kavanagh and Representative Livingston:

The Arizona Department of Corrections, Rehabilitation, and Reentry (ADCRR) requests placement on the next meeting agenda of the Joint Committee on Capital Review (JCCR) to review plans for the remainder of the FY 2024 Building Renewal Appropriation (only Jensen Court Injunction related items were given a favorable review at the June 2023 committee meeting), the FY 2024 HVAC and the FY 2024 Door, Lock and Fire Systems capital appropriations. The enclosure summarizes the projects planned from these appropriations.

If I can provide additional information, please do not hesitate to contact me.

Sincerely,

Ryan Thornell
Director

Enclosure

cc: Richard Stavneak, Director, Joint Legislative Budget Committee
Sarah Brown, Director, Governor's Office of Strategic Planning and Budgeting
Rebecca Dial, Deputy Director, Governor's Office of Strategic Planning and Budgeting
Will Palmisano, Senior Budget Manager, Governor's Office of Strategic Planning and Budgeting
Geoffrey Paulsen, Senior Fiscal Analyst, Joint Legislative Budget Committee
Caroline Dudas, Budget Analyst III, Governor's Office of Strategic Planning and Budgeting

ARIZONA DEPARTMENT OF ADMINISTRATION BUILDING SYSTEM
FY 2024 BUILDING RENEWAL PLAN - Rev 9-6-23
ONE YEAR BUILDING RENEWAL PROJECT REQUEST SUMMARY
BR FORM 1

ADCRR

Fac Priority	Location	Project Name	Project Description	Project Category	Fund Sources	Total Costs
1	Statewide	Install subclass cell notification system (Jensen)	Install subclass cell notification system (Jensen)	Security Issue	General	\$ 1,000,000.00
2	Tucson	Replace Generators / Catalina (Jensen)	Replace generators (emergency power supply)	Infrastructure & Sitework	General	\$ 1,250,000.00
3	Eyman	SMU 1 / Rynning shower repairs (Jensen)	Repair and refinish 192 SMU I showers	Infrastructure & Sitework	General	\$ 1,060,000.00
4	Statewide	Medical and Mental Health Facilities Upgrades (Jensen)	Upgrade Medical and Mental Health Facilities to meet standards (Jensen)	Infrastructure & Sitework	General	\$ 1,596,100.00
5	Statewide	Programming Space (Jensen)	Add additional Programming Space where appropriate (Jensen)	Infrastructure & Sitework	General	\$ 1,236,200.00
6	Winslow	UGST Tank removal	Remove fuel tanks per code	Special Construction	General	\$ 185,000.00
7	Eyman	UGST Tank removal	Remove fuel tanks per code	Special Construction	General	\$ 185,000.00
8	Lewis	Backflow preventers	Repair, replace, test and bring into compliance backflows	Major Building Service	General	\$ 550,000.00
11	Lewis	Repair and replace water lines and electrical in all kitchens	Repair and replace water lines and electrical 7 kitchens	Major Building Service	General	\$ 1,225,000.00
12	Tucson	Rincon Underground Electric Service	Replace Underground Electric Lines at Rincon (hazardous electrical)	Infrastructure & Sitework	General	\$ 286,000.00
13	Eyman S	South Unit Major Structural Repair	Repair cracked crumbling walls on Buildings 2, 3 & 6	Infrastructure & Sitework	General	\$ 1,250,000.00
14	Douglas	Switchgear replacement - Gila Unit (currently not on generator)	Replace failing switchgear - Gila Unit	Major Building Service	General	\$ 100,000.00
16	Eyman S	South Unit Housing Structural Buildings repair	Assess and repair as needed housing areas Dorms 1, 4, 5	Infrastructure & Sitework	General	\$ 750,000.00
17	Douglas	New feed lines to kitchen	Install new main feed lines to kitchen Mohave Unit	Infrastructure & Sitework	General	\$ 105,000.00
19	Lewis	Roofing repairs on all units	Repair roofing throughout complex	Shell	General	\$ 650,000.00
20	Tucson	Repair Roofs on HU 6 and administration complex	Repair Roofs on HU 6 and administration complex	Shell	General	\$ 648,000.00
21	Eyman S	South Unit Inmate Housing Electrical Upgrade	Repair/replace existing electrical services in Dorms (6)	Major Building Service	General	\$ 75,000.00
25	Lewis	Kitchen upgrades complex wide	Kitchen upgrades complex wide	Special Construction	General	\$ 700,000.00
28	Safford	Globe roofing replacements	Current roofing has reached the end of its service life	Shell	General	\$ 1,675,000.00
29	Eyman	Food factory roof repairs	Current roofing has reached the end of its service life	Shell	General	\$ 500,000.00
30	Yuma	Cheyenne roof replacement	Replace all roofs on housing areas at Cheyenne	Infrastructure & Sitework	General	\$ 1,250,000.00
31	Lewis	Camera Upgrades	Security Camera Upgrades	Special Construction	General	\$ 750,000.00
32	Lewis	Upgrade 100' mast lighting with LED	Replace existing HPS lighting with LED	Infrastructure & Sitework	General	\$ 660,000.00
34	MRC	Repair and replace roofing	Repair and replace roofing	Shell	General	\$ 135,000.00
35	Lewis	Upgrade 50' mast lights with LED	Replace existing HPS lighting with LED	Infrastructure & Sitework	General	\$ 297,000.00
36	Eyman	Florence elevated tank 16" pipe replacement	Replace leaking 16" supply pipe for big elevated tank	Major Building Service	General	\$ 525,000.00
38	Eyman S	Replace electronic fence system	Repair and replace failing electronic fence system	Security Issue	General	\$ 775,000.00
41	Eyman	Rynning Building 6 Wall Repair	External wall in need of repair due to water damage from evap cooler leakage (structural issue)	Shell	General	\$ 175,000.00
44	Winslow	Replace plumbing in pipe chase complex wide	Replace deteriorated plumbing fixtures and piping throughout complex	Infrastructure & Sitework	General	\$ 500,000.00
45	Eyman	Complex WWTP pumps and mixers	Rebuild/replace pumps and mixers (includes plant and lift station)	Infrastructure & Sitework	General	\$ 500,000.00
49	Eyman	Complex WWTP aeration basin	Replace heads in aeration basin x 2	Infrastructure & Sitework	General	\$ 350,000.00
51	Eyman S	South Unit Inmate Bathroom Remodel and Plumbing Upgrade	Replace/repair bathroom fixtures and plumbing (6 Dorms) aged and degraded	Major Building Service	General	\$ 135,000.00
56	Lewis	Lewis Accordion Divider	Install divider partition/classroom	Special Construction	General	\$ 98,000.00
57	Eyman	Replace underground cable with armored cable (Phase 2)	Upgrade underground fiber cable	Infrastructure & Sitework	General	\$ 350,000.00
58	Lewis	East side shower renovations	Renovate showers on complex east side	Special Construction	General	\$ 350,000.00
59	Eyman S	South Unit Housing Roof Repair	Repair/replace roofs on inmate housing areas	Infrastructure & Sitework	General	\$ 750,000.00
62	Douglas	Repair and refurbish complex transformers	Repair and refurbish complex transformers	Major Building Service	General	\$ 125,000.00
63	Yuma	Cibola Shower Renovation	Replace steel studs and remodel showers in housing areas	Infrastructure & Sitework	General	\$ 135,000.00
64	Yuma	Cheyenne - Renovate all showers in housing units	Renovate all showers in housing units to include new doors, detention unit as well	Infrastructure & Sitework	General	\$ 675,000.00
66	Lewis	Repair or replace Kitchen HVAC/duct work in all kitchens	Kitchen lighting fixture change in all units dining areas damaged by evap coolers	Security Issue	General	\$ 2,100,000.00
69	Tucson	IM Shower Renovation (64 Showers)	IM Shower Renovation (64 Showers) (conditions of confinement)	Major Building Service	General	\$ 85,000.00
70	Perryville	Repair and replace 250 Cameras to the Complex Security System	Repair and replace security cameras to the current camera security system. (security)	Security Issue	General	\$ 750,000.00
73	Tucson	Upgrade WWT Pumps for Lift Station	Replace 2 Pumps at Wastewater Lift Station (utility upgrade)	Infrastructure & Sitework	General	\$ 60,000.00
75	Yuma	RO System membrane Replacement at WWT	RO System membrane Replacement at WTP (utility maintenance)	Major Building Service	General	\$ 340,000.00

82	Yuma	Complex Water and WWTP SCADA System	Upgrade SCADA system at the Waste Water Treatment Plant	Infrastructure & Sitework	General	\$	250,000.00
83	Eyman	Butte Ave bridge	Utility relocation	Infrastructure & Sitework	General	\$	1,000,000.00
85	Tucson	SCADA system for chillers	Install SCADA	Major Building Service	General	\$	150,000.00
91	Yuma	Install backflow preventers at Cheyenne, Dakota & Cocopah	Install non-existing backflow preventers to bring up to code Utility upgrades)	Major Building Service	General	\$	150,000.00
102	Safford	OIU and CIU building replacement - siding only	Replace building siding	Infrastructure & Sitework	General	\$	100,000.00
107	Eyman	SMU Admin chiller replacement	Chiller is original, dated and past its service life	Major Building Service	General	\$	650,000.00
108	Kingman	Roof Repairs Huachuca & Cerbat (Phase 2)	Repair failed roofing systems	Shell	General	\$	600,000.00
109	Douglas	Additional cameras complex wide in inmate and recreation areas	Install additional cameras in inmate living areas and recreation yards	Security Issue	General	\$	500,000.00
118	Winslow	Coronado Perimeter fence line refurbishing	Resurfacing of the Kaibab/Coronado perimeter (staff safety)	Infrastructure & Sitework	General	\$	195,000.00
139	Yuma	Replace Vulcan Screw Press at WWTP	Replace worn out screw press at influent at WWTP	Infrastructure & Sitework	General	\$	150,000.00
140	Perryville	Complex Control rooms/work stations - remodel (all units)	Remodel control rooms	Infrastructure & Sitework	General	\$	88,000.00
142	Safford	Fort grant vocational building remodel	Remodel vocational building (conditions of confinement)	Special Construction	General	\$	250,000.00
152	Winslow	Apache - Changing dorm lights to LED flush to ceiling lights (to prevent t	Replace current lighting to LED flush mount lighting	Security Issue	General	\$	100,000.00
155	Douglas	Gila Bathroom Project -In house	Continue replacing showers, plumbing, stalls in baths	Infrastructure & Sitework	General	\$	220,000.00
159	Lewis	Bachman - replace ductwork - kitchen	Replace deteriorated duct work	Infrastructure & Sitework	General	\$	950,000.00
160	PRC	Bathroom renovations	Repair bathrooms (3)	Infrastructure & Sitework	General	\$	275,000.00
166	Lewis	Install generator at Well 4	No emergency backup generator exists at this well-site	Infrastructure & Sitework	General	\$	475,000.00
171	Lewis	Install generator at Well 6	No emergency backup generator exists at this well-site	Infrastructure & Sitework	General	\$	475,000.00
173	Tucson	New Dryers for Complex Laundry	Purchase 3 New Dryers for Complex Laundry (inmate laundry program)	Infrastructure & Sitework	General	\$	89,000.00
178	Tucson	Replace Steam Kettle Rincon	Replace Steam Kettle in Kitchen (inmate food service)	Infrastructure & Sitework	General	\$	29,400.00
184	Tucson	Remodel urinals on recreation yards	Remodel urinals on recreation yards	Infrastructure & Sitework	General	\$	50,000.00
190	Yuma	Trash Remover at Lift Station	Purchase Trash remover for Cheyenne / Dakota Lift station (utility upgrades)	Infrastructure & Sitework	General	\$	130,000.00
198	COTA	Pave existing gravel staff parking lot	Pave existing gravel staff parking lot	Infrastructure & Sitework	General	\$	750,000.00
202	Lewis	Repair or replace EDR - phase 2	Repair or replace components of EDR. Potable water treatment filtration system	Infrastructure & Sitework	General	\$	550,000.00
203	COTA	Dorms 1-6 Framing	Replace wood doors and window frames with aluminum or building fronts (facility upgrade)	Infrastructure & Sitework	General	\$	84,875.00
212	Winslow	Parking lot refurbishing Apache Unit	Resurfacing of the complex main parking lot and entry parking lot (staff safety)	Infrastructure & Sitework	General	\$	750,000.00
218	Phoenix	Aspen - Repair kitchen cooler floor	Repair /replace cooler floor	Infrastructure & Sitework	General	\$	65,000.00
220	Douglas	Gila Unit T1-11 Replacement	Replacement of aged, damaged, rotting frames on all buildings. (conditions of confinement)	Major Building Service	General	\$	150,000.00
221	Yuma	Road repairs and paving	Road repairs and paving, Complex wide (staff safety)	Infrastructure & Sitework	General	\$	2,475,000.00
223	Perryville	Lumley & Santa Cruz - Interior Lighting	Upgrade to LED lighting systems	Security Issue	General	\$	65,000.00
242	Tucson	LED lighting upgrade	Add LED lighting to all recreation fields (security)	Security Issue	General	\$	55,000.00
245	Winslow	Coronado - LED lighting in the dorms	Install LED lighting in dorms of Coronado Unit	Security Issue	General	\$	100,000.00
246	COTA	Recondition Staff Running Track	Engineer & build a 1/4 mile running track (staff training facility upgrade)	Infrastructure & Sitework	General	\$	689,325.00
247	GEO-Florence	Florence West roof repairs	Repair roofs on housing areas at Florence West	Infrastructure & Sitework	General	\$	300,000.00
				FY 2024 building renewal appropriation		\$	39,806,900.00
				project total		\$	39,806,900.00
						\$	-
		Fire & Life Safety					
	Douglas	Fire Systems Upgrades - phase 2	Repair / Upgrade fire alarm and Fire Sprinkler Systems	Fire & Life Safety	General	\$	9,634,350.00
	Perryville	Fire Systems Upgrades	Repair / Upgrade fire alarm and Fire Sprinkler Systems	Fire & Life Safety	General	\$	10,995,780.00
	Safford	Fire Systems Upgrades Sprinkler/Ft. Grant alarm	Repair sprinklers Safford/Ft. Grant fire alarm system	Fire & Life Safety	General	\$	7,282,596.00
	Tucson	Fire Systems Upgrades	Repair / Upgrade fire alarm and Fire Sprinkler Systems	Fire & Life Safety	General	\$	12,835,400.00
	Winslow	Fire Systems Upgrades	Repair / Upgrade fire alarm and Fire Sprinkler Systems	Fire & Life Safety	General	\$	7,902,474.00
						\$	-

				FY 2024 door, lock, fire systems replacement appropriation		\$ 48,650,600.00
				project total		\$ 48,650,600.00
						\$ -
		HVAC				
	Perryville	HVAC Upgrades (phase 2)	Upgrade Evap coolers to new system (conditions of confinement)	Major Building Service	General	\$ 10,250,000
	Tucson	HVAC Upgrades (phase 1)	Upgrade Evap coolers to new system (conditions of confinement)	Major Building Service	General	\$ 21,860,693
	Yuma	HVAC Upgrades excluding Dakota	Upgrade Evap coolers to new system (conditions of confinement)	Major Building Service	General	\$ 19,771,482
	Safford	Globe HVAC upgrades	Upgrade Evap Coolers to New System (conditions of confinement)	Major Building Service	General	\$ 1,250,000
	Lewis	HVAC Upgrades	Upgrade Evap Coolers to New System (conditions of confinement)	Major Building Service	General	\$ 13,651,425
				FY 2024 evap cooler replacement appropriation		\$ 66,783,600.00
				project total		\$ 66,783,600.00



STATE OF ARIZONA

Joint Committee on Capital Review

STATE
SENATE

JOHN KAVANAGH
CHAIRMAN
LELA ALSTON
KEN BENNETT
SONNY BORRELLI
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HOUSE OF
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MATT GRESS
ATHENA SALMAN

DATE: October 3, 2023

TO: Members of the Joint Committee on Capital Review

FROM: Ethan Scheider, JLBC Staff

SUBJECT: Arizona Department of Transportation and Arizona Department of Administration –
Review of Electric Vehicle Charging Station Location Planning

Request

A.R.S. § 41-1252 requires Committee review of the expenditure of monies appropriated for land acquisition, capital projects and building renewal. The Arizona Department of Transportation (ADOT) and the Arizona Department of Administration (ADOA) were appropriated \$7,500,000 and \$5,000,000, respectively, in FY 2024 for the installation of Electric Vehicle (EV) charging stations. ADOT and ADOA request the Committee review the following:

- 1) \$560,000 to conduct a planning study for public use EV charging stations at ADOT and ADOA facilities statewide;
- 2) \$280,000 to plan for EV charging station at the central motor pool and other ADOT facilities;
- 3) \$449,300 to purchase and install 6 EV chargers at the main State Motor Pool facility.

Committee Options

The Committee has at least the following 2 options:

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

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

- A. Upon public release of a Request for Quote (RFQ) for consultant services to conduct an EV charging station planning study, ADOT shall provide a copy of the RFQ to the JLBC Staff.

(Continued)

Key Points

- 1) The FY 2024 budget included \$12.5 million for EV charging stations including \$7.5 million from the State Highway Fund and \$5.0 million from the General Fund:
 - ADOT's \$7.5 million includes \$2.5 million to construct publicly available stations at MVD and other ADOT sites.
 - ADOT's remaining \$5.0 million would construct stations at ADOT fleet facilities and would be for official state use only.
 - ADOA's \$5.0 million would construct publicly available charging stations at state facilities such as Capitol Mall buildings, State Parks and DES field offices.
- 2) ADOT and ADOA would conduct a \$560,000 planning study to examine the viability and supportability of potential statewide public use EV charging station sites.
- 3) ADOT would utilize \$280,000 to complete planning and engineering of EV charging stations at the central motor pool and other ADOT fleet facilities.
- 4) ADOT would purchase and install 6 EV Chargers at ADOT's central motor pool in Phoenix at a cost of \$449,300.
- 5) In addition, the state is also receiving \$76.5 million in federal funds for the installation of charging stations at commercial and other locations, which are not a subject of this review.

Analysis

Background

The FY 2024 budget included a total of \$12.5 million to ADOT and ADOA to install EV charging stations. This amount included \$7.5 million from the State Highway Fund to ADOT and \$5.0 million from the General Fund to ADOA. The agencies report that these appropriations will be matched by approximately \$14.6 million in Federal Funds. ADOT will be responsible for managing the entire project, including the funding allocated for ADOA. ADOT plans to contract out the construction, operation and maintenance of the EV stations.

ADOT's \$5.0 million would construct stations at ADOT fleet facilities, which would be for official state use only. ADOT's \$2.5 million would construct stations at MVD and other ADOT facilities and would be available to the public. ADOT's funding is from the State Highway Fund.

ADOA's \$5.0 million from the General Fund would construct stations at state facilities such as Capitol Mall buildings, State Parks and DES field offices. These stations would be available to the public. ADOA has not determined the specific locations of their stations.

For the publicly accessible EV charging stations, ADOT and ADOA have indicated that customers would pay for the charging, which would defray the ongoing costs of operation.

(Continued)

ADOT/ADOA Planning Studies

ADOT and ADOA are requesting a favorable view of \$560,000 to conduct a planning study for the potential locations of statewide EV charging stations. The planning study would aim to address the viability and supportability of potential EV charging station locations for public use at statewide ADOT and ADOA facilities. For the public use EV charging station planning study, the consultant will also provide input on the selection of the private contractor designated to construct, operate and maintain these EV charging stations. ADOT and ADOA plan to determine the final sites of the EV charging stations based upon the conclusions of the study.

ADOT is also requesting favorable review of \$280,000 for the planning and engineering of EV charging stations at the central motor pool and other ADOT facilities. These charging stations would only be accessible to state-owned vehicles. The committee may consider a provision that requires ADOT to provide JLBC Staff with a copy of a Request for Quote (RFQ) for consultant services for the \$560,000 planning study. The RFQ will provide clarity on the scope of the planning for EV charging installation projects.

Installation of EV Charging Station at AMP (Phoenix)

ADOT is requesting a favorable review for \$449,300 for the purchase and installation of 6 EV chargers at the main state motor pool facility at West Madison Avenue and South 15th Avenue. Of this amount, \$108,000 is to purchase the units and \$275,000 is for installation. These 6 chargers would be comprised of two level 3 chargers, and four level 2 EV chargers. ADOT estimates that these charging units would cost \$40,000 per level 3 charger and \$7,000 per level 2 charger. Currently, ADOT has 2 electric vehicles in their fleet. ADOT recently purchased 4 new electric vehicles slated to arrive in November 2023, increasing the department's electric fleet to 6 EVs in total.

EV Charging Stations Federal Grant Plan

In addition to the aforementioned monies, ADOT received \$76.5 million from the federal National Electric Vehicle Infrastructure (NEVI) Formula Program to create a network of EV charging stations throughout the state. In accordance with federal guidelines, ADOT intends to use the \$76.5 million grant to place charging stations at least every 50 miles along highways that have been designated alternative fuel corridors (AFC). AFC roads are currently interstate highways, but the department reports that other routes on the state highway system will be added and will become eligible for NEVI-funded charging stations in the near future.

ES:kp



Director's Office

Katie Hobbs, Governor

Jennifer Toth, Director

September 19, 2023

The Honorable John Kavanagh
Chairman, Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



Dear Senator Kavanagh:

Laws 2023, Chapter 135 (SB 1722), Section 8 (K)(3) appropriates the Arizona Department of Transportation (ADOT) \$2,500,000 to install Electric Vehicle Charging Stations for public use at ADOT locations. In FY 2024, ADOA was appropriated \$5,000,000 to install Electric Vehicle Charging Stations. ADOT and ADOA also collaborated on a grant application for \$14,626,400 in potential Federal Funding. ADOT will use its appropriated funding and the Federal Funding to complete the installation at up to 15 locations (Motor Vehicle Division (MVD) offices, the Capital Complex, and potentially the Grand Canyon Park National Airport). ADOA plans to address locations at State Parks and the Department of Economic Security (DES).

ADOT and ADOA are independently requesting a favorable review of \$280,000 each to be used in conjunction with the anticipated grant funding as part of the 20% cost share requirement for the grant. The funding will be used to conduct detailed planning of EV locations including validation of supportability and viability of proposed locations. ADOT and ADOA will independently determine final site selections and manage installations at respective locations. ADOT will administratively manage the grant funding and take the lead in pursuing a Public Private Partnership (P3) with a 3rd party to construct, operate, and maintain the electric vehicle charging stations.

ADOT and ADOA will request additional reviews of the remaining appropriations once the planning studies are complete and locations are finalized.

Thank you for your consideration of this request. If you have any questions or need additional information, please contact David Bolter, Interim ADOT Budget Manager, at (602) 712-8917.

Sincerely,

Jennifer Toth
Director

Enclosure

Cc: The Honorable David Livingston, Vice-Chairman, JCCR
Sarah Brown, Director, Office of Strategic Planning and Budgeting
Richard Stavneak, Director, Joint Legislative Budget Committee (JLBC)
Jordan Johnston, JLBC Analyst
Zachary Harris, OSPB Budget Manager
Teri Kennedy, ADOT Administrative Services Director
John Hetzel, ADOT Facilities Manager
jlbcwebmaster@azleg.gov



Director's Office

Katie Hobbs, Governor

Jennifer Toth, Director

September 19, 2023

The Honorable John Kavanagh
Chairman, Joint Committee on Capital Review
1716 West Adams
Phoenix, AZ 85007



Dear Senator Kavanagh:

Laws 2023, Chapter 135 (SB 1722), Section 8 (K)(4) appropriates the Arizona Department of Transportation (ADOT) \$5,000,000 to install Electric Vehicle Supply Equipment (EVSE) at department facilities. ADOT has identified 17 sites in the urban central corridors with the potential to install EVSE for non-public use.

ADOT has purchased four electric vehicles and expects to receive them in November 2023. These vehicles will be located at the Automated Motor Pool (AMP) at the intersection of W Madison St and S 15th Avenue. In anticipation of purchasing additional vehicles to also be located at this site, ADOT has chosen to install EVSE for five vehicles and is requesting a favorable review of \$729,300 to complete planning and engineering for this and subsequent sites, purchase equipment, and install six chargers (two Level 3 and four Level 2) at this location.

Item	Amount
EVSE Planning & Engineering	\$280,000
EVSE for two Level 3 chargers at the AMP (estimate \$40,000 ea.)	\$80,000
EVSE for four Level 2 chargers at the AMP (estimate \$7,000 ea.)	\$28,000
Installation at Automated Motor Pool	\$275,000
Contingency (10%)	\$66,300
Total	\$729,300

ADOT will request additional reviews of the remaining appropriation as the planning, engineering, and vehicle replacement plan is completed.

Thank you for your consideration of this request. If you have any questions or need additional information, please contact David Bolter, Interim ADOT Budget Manager, at (602) 712-8917.

Sincerely,

Jennifer Toth
Director

Cc: The Honorable David Livingston, Vice-Chairman, JCCR
Sarah Brown, Director, Office of Strategic Planning and Budgeting
Richard Stavneak, Director, Joint Legislative Budget Committee (JLBC)
Jordan Johnston, JLBC Analyst
Zachary Harris, OSPB Budget Manager
Teri Kennedy, ADOT Administrative Services Director
John Hetzel, ADOT Facilities Manager
jlbwebmaster@azleg.gov

Katie Hobbs
Governor



**Elizabeth
Alvarado-Thorson**
Director

ARIZONA DEPARTMENT OF ADMINISTRATION

OFFICE OF THE DIRECTOR
100 NORTH FIFTEENTH AVENUE • SUITE 302
PHOENIX, ARIZONA 85007
(602) 542-1500

September 18, 2023

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

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



Dear Senator Kavanagh and Representative Livingston:

Laws 2023, First Regular Session, Chapter 135 (SB 1722) appropriated the Arizona Department of Administration (ADOA) \$5,000,000 to install Electric Vehicle (EV) charging stations. ADOA, in conjunction with the Arizona Department of Transportation (ADOT), has identified approximately \$14.6 Million in Federal Grant funding that can be leveraged. ADOT will be taking the lead in pursuing a Public, Private, Partnership with a 3rd party to construct, operate and maintain the electric vehicle charging stations.

ADOA is requesting review of \$280,000 to conduct a detailed planning of potential EV locations to validate supportability and viability of locations. ADOT and ADOA will independently determine final site selections and manage installations at respective locations with ADOT administratively managing the Grant Funding.

If you have any questions regarding ADOA's FY 2024 EV Charging appropriation please contact Nola Barnes, Assistant Director, ADOA General Services Division (GSD), at 602-361-1636.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Elizabeth Alvarado-Thorson', with a long horizontal flourish extending to the right.

Elizabeth Alvarado-Thorson
Director

cc: Richard Stavneak, Director, JLBC Staff
Rebecca Perrera, Assistant Director, JLBC Staff
Sarah Brown, Director, OSPB
Rebecca Dial, Deputy Director, OSPB
Duncan Spilbury, Budget Analyst, OSPB
Jennifer Toth, Director, ADOT
Sean Price, Deputy Director, ADOA
Michael Wischart, ADOA
Nola Barnes, Assistant Director, ADOA/GSD
Jacob Wingate, Chief Financial Officer, ADOA/DBF
Jimmy Arwood, Legislative Liaison, ADOA
John Hauptman, Deputy Assistant Director, ADOA/GSD