

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 06/15)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2016/17

BUSINESS UNIT: 2720 COBCP NO. 4 PRIORITY: 4 PROJECT ID: 0000947

DEPARTMENT: California Highway Patrol

PROJECT TITLE: Ventura Area Office – Replacement Facility

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$5,642 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: A, D PROJ CAT: CRI CCCI/EPI: 6073

SUMMARY OF PROPOSAL:

This proposal requests \$5,642,000 from the Motor Vehicle Account for the acquisition and performance criteria phases of the Ventura Area office replacement. The existing facility no longer meets the California Highway Patrol's (CHP) programmatic requirements nor the seismic performance criteria required for state-owned buildings. The existing property is too small for an on-site replacement.

Based upon the results of a site search, the CHP proposes to relocate the facility. Further, in order to streamline the capital outlay process, the CHP proposes the design-build procurement method. The design-build contract is to be funded in 2017/18 for \$37,075,000, bringing the total estimated project cost to \$42,717,000. These costs will also be funded by the MVA.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): E

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: _____

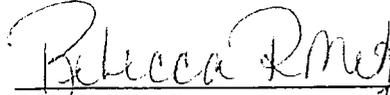
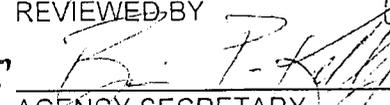
REQUIRES PROVISIONAL LANGUAGE (Y/N) Y

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

	<u>12/30/15</u>		<u>12/30/15</u>
PREPARED BY	DATE	REVIEWED BY	DATE
	<u>12/30/15</u>		<u>12/30/15</u>
DEPARTMENT DIRECTOR	DATE	AGENCY SECRETARY	DATE

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____
ADDED REVIEW: SUPPORT: _____ OCIO: _____ FSCU/ITCU: _____ OSAE: _____ CALSTARS: _____

Original Signed By:

PPBA: Sally Lukenbill

DATE SUBMITTED TO LEGISLATURE: 1-7-16

A. PURPOSE OF THE PROJECT:

The Ventura Area office is critical to the California Highway Patrol's (CHP) operations as it serves a most of Ventura County. Should a disaster render the existing office unusable, the nearest available office would be in Moorpark. Although the Moorpark Area office is approximately 24 miles away, the traffic congestion could delay response time.

The current 12,469 square-foot office was opened in 1976, and with 98 staff assigned, is considered a medium-size CHP office. Since the facility's opening, numerous changes have occurred which have rendered the facility ineffective for operational needs. These changes include additional staff resources as well as new space requirements arising from new CHP policies and legislative requirements. Further, based on a structural evaluation performed by Department of General Services (DGS) in 2009, this building has a rating of six on the seven-point scale, meaning a significant risk of major damage in a severe earthquake.

Because of the challenges of this facility, Ventura was one of the communities considered for a site search based on a 2013 and 2014 Budget Act appropriation for site selection and advance planning. Notices were submitted seeking available land and based on the responses received, Ventura was determined to have a suitable site at this time, thereby warranting this request. The CHP proposal is to acquire an already-identified 6.32-acre site and construct a new 40,534 square foot office as described in the Recommended Solution section of this proposal. The new office will be built to the standards and requirements of the Essential Services Act (ESA), the Americans with Disabilities Act (ADA), Title 24 of the California Code of Regulations, and the Leadership in Energy and Environmental Design (LEED).

The following challenges currently experienced at Ventura include:

Space Deficiencies

The current facility lacks adequate space to house the number of assigned employees, related equipment, record storage, and reference library. Since the building was originally constructed, the mission of the CHP has expanded into a more general law enforcement agency, requiring program functions such as evidence storage from arrests and seizures, accident investigations, and more. These tasks, along with the full integration of female officers and general population growth, have resulted in a significant increase in program square footage demands.

Further, best practices dictate a secured interview suite to allow officers to interview, interrogate, and process suspects in a safe and controlled environment. This suite typically includes a separate entrance and restroom from that used by CHP staff or the general public. The current office does not have this functionality.

In addition, the current facility lacks a dedicated armory and gun cleaning area, a suitable location for physical methods of arrest training, safer and more capable auto service and inspection areas, as well as sufficient space for officers' lockers, and an issuance room for officer gear ranging from public relations to weapons of mass destruction containment. New facilities also include more robust and redundant radio communication.

Finally, the limited size of the facility prevents CHP from complying with the ADA.

Structural Deficiencies

In 2009, the DGS completed seismic evaluations for 11 facilities. All facilities of the same generation as Ventura Area office, even in areas not typically considered prone to significant earthquakes, were rated as six on the seven-point scale. An Essential Services building, such as a CHP office, should not have a rating higher than three. At present, there is the strong possibility that a seismic event could render the existing office unsafe, thereby hindering CHP's role in emergency response at this location.

As is typical for a nearly 40-year old structure, the mechanical, electrical and plumbing systems are well beyond their useful life and do not meet current code requirements. The office currently has no fire sprinkler system. It is cost prohibitive to retrofit a 40-year old building that may not have the water pressure to operate the fire system. There are hazardous materials that need abatement as the standard at the time of construction was asbestos tiles and lead paint.

Site Deficiencies

Even in the absence of space needs driven by the larger footprint of the area office and attached auto-bay, the existing site has significant shortcomings. For example, with the increase in the number of officers since this facility was completed, there is now insufficient secured parking for their vehicles. Visitor parking is also limited and there is no dedicated truck inspection or school bus inspection area to comply with state laws, thus requiring that this function be performed in the office parking lot.

With such problems in the current office identified, the CHP requests that acquisition and design funding be approved for a replacement facility on a new site. As discussed in the Alternatives section, the design-build method of procurement is estimated to reduce the project schedule by 13 months.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

This proposed project is consistent with the Department's goal to improve the overall success of departmental programs by making services more effective, efficient, and responsive to changing needs, expectations, and demands. This proposal is also consistent with the Department's mission to protect public and state assets, and to improve departmental efficiency.

The CHP operates 103 Area offices in addition to its headquarters facilities, Division offices and other facilities. The Area offices are strategically located based on population and geography to ensure that CHP can efficiently and effectively provide the highest level of safety, service, and security to the people of California.

C. ALTERNATIVES:

1. Construct a new facility through the capital outlay process utilizing the design-build procurement process.

Scope. This option consists of the state developing performance criteria. Once the criteria are established, a design competition is initiated among interested contractors, with the winning contract based on price, technical qualifications, or a combination of the two. The successful contract would then provide both design and construction services.

Cost and Schedule. The attached DGS three-page estimate indicates total project cost is \$42,717,000 from the Motor Vehicle Account (MVA). It is projected that the project would take four years and three months.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

2. Construct a new facility through the capital outlay process utilizing the design-bid-build procurement process.

Scope. This option consists of contracting with an architect and engineer to design the facility and contracting with a builder to construct the facility. Per statute, the construction contract must be awarded to the lowest responsible bidder.

Cost and Schedule. The estimated project cost is \$43,924,000 from the MVA and the project would take approximately five years and four months.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

3. Construct a new facility through the build-to-suit lease process.

Scope. This option consists of DGS soliciting private developers to compete against each other to acquire a site (or offer their own site), design, and construct the area offices for CHP utilizing a long term lease of generally 10, 15, or 20 years. The proposal demonstrating the best value to the state will be chosen and a long-term lease negotiated and executed, which will typically include an option to purchase the facility after the lease term.

Cost and Schedule. An estimate for a build-to-suit lease facility was not prepared, as a site has been identified for Ventura. In situations where acquisition can take place in a timely manner, and cash is available, capital outlay is consistently less expensive than build-to-suit lease for the development of identical facilities, though build-to-suit leasing would remain faster than capital outlay.

Impact on Support Budget. The cost of the lease will be borne out of the support budget.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

The Department recommends Alternative 1.

Since a suitable site has already been identified for this replacement facility, the Department can move quickly to acquire the property once an acquisition appropriation has been secured. In addition, once performance criteria have been developed, a design-builder can be identified that will be responsible for both the design and construction of the project. It is estimated that this procurement method will reduce the project schedule by approximately 13 months as compared to the traditional design-bid-build schedule, thereby resulting in savings related to escalation due to the shortened project construction schedule.

While the use of a build-to-suit lease for this project may result in an even shorter construction schedule, the overall costs of this procurement method are consistently higher as the long-term lease payments include developer profit, taxes, financing and

insurance. In addition, this method involves less oversight from control entities such as the Department of Finance, the Legislature, and the State Public Works Board.

2. Detail scope description.

This project will acquire an approximately 6.3 acre site to construct a 40,534 square foot single story office building with an automotive service area built to Essential Services Act standards. The project includes public parking for the main building and secured parking for the patrol vehicles. Additional site improvements include a fuel island, truck check area, emergency generator, communications tower with radio vault, landscaping and utilities.

3. Basis for cost information.

Attached DGS three-page estimate dated March 6, 2015.

4. Factors/benefits for recommended solution other than the least expensive alternative.

Alternative 1 is the least expensive of the three options provided. Due to the seismic and programmatic concerns, space deficiencies, and site constraints, renovation and on-site replacement are not feasible.

5. Complete description of impact on support budget.

There will be various factors that will affect the support budget with both increased and reduced costs. Increased costs could possibly include cleaning and maintenance of a larger facility. The increased costs should be heavily mitigated by the decrease in major renovations and upkeep costs of a newer facility.

6. Identify and explain any project risks.

Acquisition of the identified site could fall through as there is no mechanism in place to secure the site in the current year. If the desired site is lost, CHP and DGS would have to ascertain secondary sites, and if none are readily available evaluate the best procurement method.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

- a) State Fire Marshal – Fire/Life Safety Review.
- b) Division of the State Architect – Review and approval of plans for Access Compliance and Essential Services Act compliance.
- c) Department of General Services – Project management on behalf of CHP.
- d) Public Works Board – Project oversight.

E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The project will comply with the California Environmental Quality Act and meet all environmental and regulatory requirements. This project promotes infill development since a project on the identified site would reuse previously developed land.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The project will be constructed to the U.S. Green Building Council's, LEED silver rating standards to meet CHP's goal to site, design, construct, renovate, operate and maintain state buildings that are models of energy, water, and materials efficiency; while providing healthy, productive, and comfortable indoor environments and long-term benefits to Californians.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The project infrastructure will support efficient use of land and will be planned for CHP's expected growth at this location for the next 30 years.

STATE OF CALIFORNIA		BUDGET YEAR 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID: 0000947	
FISCAL DETAIL WORKSHEET		BU/ENRY: 2720	
Department Title: California Highway Patrol		Program ID: 2065	
Project Title: Ventura Area Office Replacement		COBCP #: 4	
Program Category: Other - Critical Infrastructure		Priority: 4	
Program Subcategory:		M/M/I: MA	
Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).			
PROJECT RELATED COSTS		COST	TOTAL
AGENCY RETAINED			
TOTAL AGENCY RETAINED			0
GROUP 2 EQUIPMENT			
TOTAL GROUP 2 EQUIPMENT			0
IMPACT ON SUPPORT BUDGET		COST	TOTAL
ONE-TIME COSTS			
TOTAL SUPPORT ONE-TIME COSTS			0
ANNUAL ONGOING FUTURE COSTS			
TOTAL SUPPORT ANNUAL COSTS			0
ANNUAL ONGOING FUTURE SAVINGS			
TOTAL SUPPORT ANNUAL SAVINGS			0
ANNUAL ONGOING FUTURE REVENUE			
TOTAL SUPPORT ANNUAL REVENUE			0

STATE OF CALIFORNIA		Budget Year: 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000947
SCOPE/ASSUMPTIONS WORKSHEET		BU/Ently	2720
Department Title:	California Highway Patrol	Program ID	2065
Project Title:	Ventura Area Office Replacement	COBCP #	4
Program Category:	Other - Critical Infrastructure	Priority	4
Program Subcategory:		MA/MI:	MA
<p><i>Project Specific Proposals:</i> For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.</p> <p><i>Conceptual Proposals:</i> Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).</p> <p>Ventura Area: Office replacement. The Ventura office opened in 1976 in a 12,469 square-foot facility and is considered to be a medium command with a dispatch center. The office is assigned 67 uniformed, 22 dispatch, and 9 nonuniformed staff. The Ventura office has been identified as having serious seismic structural issues. It was inspected by a structural engineer and assigned a level VI seismic rating.</p>			

**DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT
BRANCH
PROJECT COST SUMMARY**

PROJECT:	Ventura Area Office Replacement	BUDGET ESTIMATE:	B5CHP328DP
LOCATION:	Johnson Drive, Ventura	EST. / PROJ. CCCI:	6073 / 6073
CLIENT:	Department of the California Highway Patrol	DATE ESTIMATED:	3/6/2015
DESIGN BY:	PMDB	ABMS NO:	138936
PROJECT MGR:	M. Siemering	PREPARED BY:	LL
TEMPLATE:	Design Build	DOF PROJ. I.D. NO.:	0

DESCRIPTION

This project proposes a 6.32 acre site to construct a 40,972 net square feet single story main building and a 6,115 square foot auto service building built to Essential Services Standards. This project includes public parking for the main building and secure covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island and canopy, emergency generator, communications tower, landscaping and utilities.

ESTIMATE SUMMARY

DIRECT COST	
Sitework - Earthwork	\$692,700
Site Utilities	\$1,128,800
Paving	\$2,057,300
Misc. Site Improvements	\$1,780,500
Vehicle Fueling Area	\$291,200
Waste Enclosure	\$160,800
Communication Tower & Foundation	\$361,400
Landscaping	\$262,100
Site Electrical	\$1,307,100
Main Office Building/Auto Service	\$15,527,100
Radio Vault Building	\$346,200
Fusee/Property Storage Building w/Equipment Storage	\$264,100

ESTIMATED TOTAL CURRENT COSTS:	<u>\$24,179,300</u>
Adjust CCCI From 6073 to 6073 (JANUARY 2015)	
Escalation to Start of Construction 23 Months @ 0.42% / Mo.:	\$2,335,700
Escalation to Mid Point 10 Months @ 0.42% / Mo.:	\$1,015,500
ESTIMATED TOTAL CONSTRUCTION COSTS:	<u>\$27,530,500</u>
(INDIRECT COSTS)	
DSA Fees	\$387,000
Architectural & Engineering Fees @ 9% ()	\$2,478,000
Utility Permits & Connection Fees	\$200,000
Commissioning	\$150,000
ESTIMATED TOTAL INDIRECT COSTS:	<u>\$3,215,000</u>
ESTIMATED TOTAL Design Build CONTRACT:	<u>\$30,745,500</u>

**SUMMARY OF COSTS
BY PHASE**

PROJECT:	Ventura Area Office Replacement	BUDGET ESTIMATE:	B5CHP328DP
LOCATION:	Johnson Drive, Ventura	DATE ESTIMATED:	3/6/2015
ABMS #:	138936	PREPARED BY:	LL

CONSTRUCTION DURATION:	20 Months
ESTIMATED CONTRACT:	\$30,745,500 \$30,745,500
CONSTRUCTION CONTINGENCY:	

	TOTAL:		\$30,745,500	\$30,745,500
CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01	WD/C DB / LP 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES				
A&E Deslgn		\$768,300	\$553,700	\$1,322,000
Construction Inspection			\$950,000	\$950,000
Construction Inspection Travel			\$275,000	\$275,000
Builders Risk Insurance			\$307,500	\$307,500
Advertising, Printing and Mailing		\$35,700		\$35,700
Construction Guarantee Inspection			\$30,000	\$30,000
SUBTOTAL A&E SERVICES		\$804,000	\$2,116,200	\$2,920,200
OTHER PROJECT COSTS				
Special Consultants (Solls/Survey)	\$120,000	\$101,500	\$123,000	\$344,500
Materials Testing			\$307,500	\$307,500
Project/Construction Management	\$35,000	\$385,000	\$950,000	\$1,370,000
Contract Construction Management			\$1,076,300	\$1,076,300
Site Acquisition Cost & Fees	\$3,810,000			\$3,810,000
Agency Retained Items			\$525,000	\$525,000
SBE/DVBE Assessment			\$88,000	\$88,000
Stipend Agreements (3@\$30,000/ea)		\$90,000		\$90,000
Hospital Checking				
Essential Services				
Accessiblilty Checking				
Environmental Document (Neg Dec)	\$5,000	\$210,000	\$35,000	\$250,000
Due Diligence		\$7,500		\$7,500
Other Costs - (SFM)		\$5,200	\$185,500	\$191,700
State Project Contingency @ 3%			\$922,000	\$922,000
Other Costs - (ARF Assessment)	\$49,000	\$19,800		\$68,800
SUBTOTAL OTHER PROJECT COSTS	\$4,019,000	\$819,000	\$4,213,300	\$9,051,300
TOTAL ESTIMATED PROJECT COST	\$4,019,000	\$1,623,000	\$37,075,000	\$42,717,000
LESS FUNDS TRANSFERRED				
LESS FUNDS AVAILABLE NOT TRANSFERRED				
CARRY OVER		\$4,019,000	\$5,642,000	
BALANCE OF FUNDS REQUIRED	\$4,019,000	\$5,642,000	\$42,717,000	\$42,717,000

FUNDING DATA & ESTIMATE NOTES

PROJECT:	Ventura Area Office Replacement	BUDGET ESTIMATE:	B5CHP328DP
LOCATION:	Johnson Drive, Ventura	DATE ESTIMATED:	3/6/2015
ABMS #:	138936	PREPARED BY:	LL

FUNDING DATA

	<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Fund Transfers				
N/A				
Total Funds Transferred				
Funds Available Not Transferred				
N/A				
Total Funds Available not Transferred				
Total Funds Transferred and Available				

ESTIMATE NOTES

1. The construction costs in this estimate are Indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of JANUARY 1, 2015. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. This estimate includes an allowance for 81 work stations at \$6,000 each plus televisions.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, Soil Survey, Hydro Study, LEED, Commissioning, Constructability Review and Utility Design Fees.
4. Acquisition of performance criteria phase includes ARF Assessment. Estimate assumes phase out of ARF Assessment prior to DB phase.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.