

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: 0000144

DEPARTMENT: California Highway Patrol

PROJECT TITLE: California Highway Patrol Enhanced Radio System: Replace Towers and Vaults - Phase 1

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ 445 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: A PROJ CAT: PDC CCCI/EPI: \_\_\_\_\_

SUMMARY OF PROPOSAL:

The California Highway Patrol (CHP) requests \$445,000 Motor Vehicle Account for acquisition of property at Sawtooth Ridge (outside of Needles, CA) for the California Highway Patrol (CHP) Enhanced Radio System (CHPERS) Replace Towers and Vaults Phase 1 project. The 2015-16 CHP Finance Letter referenced the need to analyze nearby peaks for an alternative to the existing Sacramento Mountain site. A replacement site, Sawtooth Ridge, has been found. While CHPERS sites are typically leased to the state, the owners of the Sawtooth Ridge site have expressed a preference to sell the land instead.

This appropriation is necessary to preserve the CHP's ability to move forward with the Sawtooth Ridge land purchase, thereby address deteriorating radio communications infrastructure as well as improve radio interoperability among various public safety agencies.

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

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

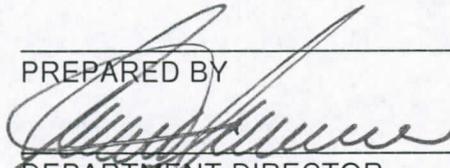
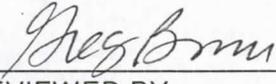
REQUIRES PROVISIONAL LANGUAGE (Y/N) N

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

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:

	DATE		DATE
DEPARTMENT DIRECTOR	<u>03/24/16</u>	AGENCY SECRETARY	<u>3-24-16</u>

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: 4-1-2016

BUDGET YEAR 2016-17

BUSINESS UNIT: 2720 COBCP NO. 4 PRIORITY: 4 PROJECT ID: 0000144

BACKGROUND OF THE PROPOSAL:

When the CHPERS Phase 1 project was first approved in 2009, it was anticipated that a new tower and vault would be completed at the existing Sacramento Mountain radio tower site, thereby providing CHP with the necessary dual-band coverage that is required by CHPERS. However, after several years of negotiating, it was determined that an on-site replacement would not be possible, and the 2015-16 reappropriation of CHPERS Phase 1 noted that nearby peaks would be analyzed for alternate sites. Since then, the Department of General Services (DGS) has identified a nearby abandoned telecommunications site, Sawtooth Ridge. Sawtooth Ridge is an ideal replacement for Sacramento Mountain as both sites provide appropriate radio coverage to Eastern San Bernardino County, as well as line-of-sight access to the CHP Needles Area Office for microwave transmissions.

Sawtooth Ridge is currently in a section (640 acres) owned by Burlington Northern Santa Fe (BNSF). While most tower sites are leased to CHP, BNSF prefers to sell the state the full section. While this would be more land than necessary (approximately 23 acres for the site and access road), due to the remote desert location, and with offsetting savings in regards to surveying and negotiating, acquiring the full 640 acres is only marginally more expensive than the 23 acres. Further, the excess land can serve a role in environmental mitigation as the whole section is desert tortoise habitat.

While the state has the option to indicate either a willingness to only a) purchase the 23 acres or b) enter into a lease, there would be risks involved with both of these options. Either approach would extend the negotiation process, which would lead to further project delays and the associated project escalation (inflation) costs, thereby minimizing or eliminating overall savings in acquisition. As a worst case, BNSF could walk away from the currently proposed deal, which would at a minimum, add a year to the project, and could lead to a situation where more than one tower would be needed to provide the interoperability that would currently be provided by Sawtooth Ridge. As a result, the Administration recommends acquiring the full 640 acres.

The projected cost for this acquisition of land is \$445,000 Motor Vehicle Account (MVA). The total cost of the Sawtooth Ridge tower and vault replacement component of CHPERS Phase 1 is estimated at \$7,044,000 MVA, with the \$995,000 for preliminary plans and working drawings from existing authority, and \$5,604,000 for construction anticipated for the 2017-18 fiscal year.

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

PROJECT:	Sawtooth Ridge - Tower & Vault	PRELIMINARY EST:	P6CHP334BP
LOCATION:	San Bernardino County	EST. / CURR'T. CCCI:	6055 / 6106
CUSTOMER:	Department of the California Highway Patrol	DATE ESTIMATED:	2/18/2016
DESIGN BY:	Stantec	ABMS NO:	122805MM
PROJECT MGR:	J. Sommerville	PREPARED BY:	LL
TEMPLATE:	Design / Bid / Build	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

This project will consist of the purchase of 640 acres of land and construct a new self-supporting 4-leg 120' tower, new vault with generator room and all associated support infrastructure. Site improvements include, offsite roadwork, tower footings, earthwork, electrical and solar power system. Demolition work includes, removal of footings and associated structures. The new facility shall be designed to meet CBC Title 24 Standards, including Essential Services.

**ESTIMATE SUMMARY**

120' Tower & Foundation/Feedline Bridge	\$578,400
Propane Tanks & Piping	\$44,400
Solar System (36.4 KW)	\$1,032,800
Generator Building	\$68,900
Sitework	\$178,500
Road Work	\$1,317,800
Vault Building	\$392,900

<b>ESTIMATED TOTAL CURRENT COSTS:</b>	<b>\$3,613,700</b>
Original CCCI on AUGUST 2015	
Adjust CCCI From 6055 to 6106	\$30,400
<b>ESTIMATED TOTAL CURRENT COSTS ON JANUARY 2016</b>	<b>\$3,644,100</b>
Escalation to Start of Construction 31 Months @ 0.42% / Mo.:	\$474,500
Escalation to Mid Point 6 Months @ 0.42% / Mo.:	\$91,800
<b>ESTIMATED TOTAL CONTRACTS:</b>	<b>\$4,210,400</b>
Contingency At: 5%	\$210,500
<b>ESTIMATED TOTAL CONSTRUCTION COST:</b>	<b>\$4,420,900</b>

**SUMMARY OF COSTS  
BY PHASE**

PROJECT: Sawtooth Ridge - Tower & Vault  
 LOCATION: San Bernardino County  
 ABMS #: 122805MM

PRELIMINARY EST: P6CHP334BP  
 DATE ESTIMATED: 2/18/2016

CONSTRUCTION DURATION: 12 MONTHS  
 ESTIMATED CONTRACT: \$4,210,400 \$4,210,400  
 CONSTRUCTION CONTINGENCY: \$210,500 \$210,500  
 TOTAL: \$4,420,900 \$4,420,900

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
<b>ARCHITECTURAL AND ENGINEERING SERVICES</b>					
A&E Design		\$212,000	\$282,000	\$240,000	\$734,000
Construction Inspection				\$365,500	\$365,500
Construction Inspection Travel				\$17,000	\$17,000
Builders Risk Insurance				\$2,800	\$2,800
Advertising, Printing and Mailing		\$0	\$8,700		\$8,700
Construction Guarantee Inspection				\$10,800	\$10,800
<b>SUBTOTAL A&amp;E SERVICES</b>	<b>\$0</b>	<b>\$212,000</b>	<b>\$290,700</b>	<b>\$636,100</b>	<b>\$1,138,800</b>

<b>OTHER PROJECT COSTS</b>					
Special Consultants (Soils/ALTA Survey)	\$20,000	\$45,000	\$10,000	\$34,000	\$109,000
Materials Testing				\$75,000	\$75,000
Project/Construction Management	\$25,000	\$67,000	\$99,000	\$196,000	\$387,000
Contract Construction Management			\$0	\$0	\$0
Site Acquisition Cost	\$320,000				\$320,000
Site Acquisition Fees	\$65,000				\$65,000
SBE/DVBE Assessment				\$14,300	\$14,300
School Checking			\$0		\$0
Hospital Checking			\$0		\$0
Essential Services			\$57,800		\$57,800
Accessibility Checking			\$8,700		\$8,700
Environmental Document (NOE/Neg D	\$10,000	\$100,000	\$65,000	\$150,000	\$325,000
Due Diligence		\$25,000			\$25,000
Other Costs - (SFM)		\$500	\$1,900	\$10,000	\$12,400
Other Costs -					\$0
Other Costs - (ARF Assessment)	\$4,600	\$5,500	\$6,600	\$68,300	\$85,000
<b>SUBTOTAL OTHER PROJECT COSTS</b>	<b>\$444,600</b>	<b>\$243,000</b>	<b>\$249,000</b>	<b>\$547,600</b>	<b>\$1,484,200</b>

<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$444,600</b>	<b>\$455,000</b>	<b>\$539,700</b>	<b>\$5,604,600</b>	<b>\$7,043,900</b>
<b>LESS FUNDS TRANSFERRED</b>	<b>\$0</b>	<b>\$455,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$455,000</b>
<b>LESS FUNDS AVAILABLE NOT TRANSFERRED</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>CARRY OVER</b>	<b>\$0</b>	<b>\$444,600</b>	<b>\$444,600</b>	<b>\$984,300</b>	
<b>BALANCE OF FUNDS REQUIRED</b>	<b>\$444,600</b>	<b>\$444,600</b>	<b>\$984,300</b>	<b>\$6,588,900</b>	<b>\$6,588,900</b>

## FUNDING DATA & ESTIMATE NOTES

PROJECT: Sawtooth Ridge - Tower & Vault  
 LOCATION: San Bernardino County  
 ABMS #: 122805MM

PRELIMINARY EST: P6CHP334BP  
 DATE ESTIMATED: 2/18/2016

### FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>			
2009/2015 - 2720 - 0001 - 0044(1)	P	\$455,000	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Transferred</b>			\$455,000
<b>Funds Available Not Transferred</b>			
N/A	0	\$0	
0	0	\$0	
0	0	\$0	
0	0	\$0	
<b>Total Funds Available not Transferred</b>			\$0
<b>Total Funds Transferred and Available</b>			\$455,000

### 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, 2016. The project estimate is then escalated for a 6 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. RESD has not verified Agency retained pricing.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical and Solar Design Fees.
4. LEED Silver - due to the limited construction scope, remote unstaffed nature of the project; LEED Silver requirements for the CHPERS program will not likely be possible.
5. An ARF Assessment of 1.233 percent has been applied to the preliminary plans, working drawings and construction phases, in accordance with Control Section 4.70 of the 2008 Budget Act.
6. Funding for PSCO related activities (e.g., tower equipment, hardware, brackets, cabling, radio equipment and racks, security system, telephone connection, dehydrator, temporary tower trailers, tower platform elevation labeling, etc.) is not included in this estimate.
7. Costs associated with materials testing, also includes factory inspection of the tower fabrication.
8. Environmental fees for tortise monitoring.
9. Acquisition cost include: ALTA Survey plat, boundry survey, title report, appraisal and NOE filing for CEQA.
10. 0