

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: 8940 COBCP NO. 1 PRIORITY: 1 PROJECT ID: 0000615  
(7 digits; for new projects, leave blank)

DEPARTMENT: California Military Department

PROJECT TITLE: Consolidated Headquarters Complex

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$6,889 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: PC PROJ CAT: CID CCCI/EPI: 6055

SUMMARY OF PROPOSAL:

The California Military Department (CMD) requests \$6,889,000 General Fund for the performance criteria phase of the continuing Consolidated Headquarters Complex (Complex) project in Sacramento. The Complex will provide CMD with a 238,000 square feet (sf) consolidated headquarters building, a 25,000 sf armory, and a 22,600 sf storage facility. Total project costs are estimated to be \$113,759,000 (\$6,889,000 for performance criteria and \$106,870,000 for design-build).

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

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

REQUIRES PROVISIONAL LANGUAGE (Y/N): N

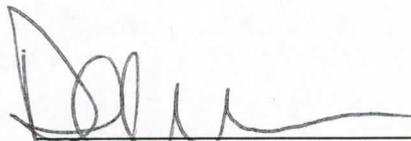
IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N

FUTURE SAVINGS (Y/N): Y 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:

  
PREPARED BY \_\_\_\_\_ DATE August 3, 2015  
MAJ Edward Landrith

  
REVIEWED BY \_\_\_\_\_ DATE August 3, 2015  
COL Darrin Bender

  
DEPARTMENT DIRECTOR \_\_\_\_\_ DATE August 3, 2015  
COL Robert Spano

\_\_\_\_\_ DATE August 3, 2015  
AGENCY SECRETARY

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DOF ANALYST USE

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

PPBA: Original Signed By:  
Sally Lukenbill

DATE SUBMITTED TO LEGISLATURE: 1-7-2016

BUSINESS UNIT: 8940 COBCP NO. 1 PRIORITY: 1 PROJECT ID: 0000615  
*(7 digits; for new projects, leave blank)*

A. PURPOSE OF THE PROJECT:

This project request will provide performance criteria (PC) and request for proposal (RFP) development for a modified (bridging) design-build (DB) project package. The PC development will include updates and revisions as necessary to the previously developed project plan. A modified DB project package is necessary due to the unique requirements of CMD such as Anti-Terrorism/Force Protection, physical security, sensitive item storage and management, essential services structural design, and both federal and state environmental and efficiency requirements. The PC package will also include California Environmental Quality Act (CEQA) studies, requirements, and approvals.

Additional items that will be considered in the project package are site utilization, space utilization within the building (including consideration of space requirements and standards for represented, non-represented, and military personnel), traffic patterns, and early interface with local partners (utility providers, public infrastructure managers, local leaders, and neighbors). Significant emphasis will be put into identifying prescriptive federal and state codes, regulations, and policies that must be included in a project of this type and size.

The RFP package will provide CMD with the information and tools required to solicit a quality DB construction partner. The RFP will include final cost estimations, construction timeline performance development, contractor qualifications, required performance documentation, and final acceptance standards. The funds provided will also ensure that the engineering firm that develops the PC is available to assist CMD during bid solicitation, job walks, bid questions and answers, and will serve as a technical advisor as needed.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

This request directly supports the Military Department's Strategic Plan (Core Competencies) "Ready Forces" and (Goal 17) to "Improve Training, Basing and Logistic Infrastructure". CMD will be able to continue providing the men and women of the California National Guard quality installations, enhancing their ability to perform assigned state and federal missions and provide trained and ready forces for the state.

C. ALTERNATIVES

Alternative 1: Develop the PC and RFP package for a new CMD Headquarters Complex.

This alternative will ensure that CMD has all of the information necessary to effectively and efficiently contract for and manage the construction of the new Headquarters Complex in future years.

Alternative 2: Do not develop the PC and RFP package for the Headquarters Complex.

This alternative would require CMD to continue to lease space at several locations throughout the Sacramento area, costing the state millions of dollars per year with no return on investment. Military Department personnel would still be subject to a greater security risk due to the lack of force protection requirements. Half a million dollars in federal maintenance funding would also be at risk due to non-compliance with federal security standards. In addition, the 30 acre property acquired by the state specifically for this project, as funded in the 2015 Budget Act, would go unutilized.

#### D. RECOMMENDED SOLUTION:

##### 1. Which alternative and why?

CMD recommends Alternative 1, development of PC and RFP package to construct a new Consolidated Headquarters Complex on land previously acquired for this purpose. This is the only alternative which will ensure CMD operates effectively and meets all federal and state operational requirements. Further, moving forward with the project utilizing a design-build procurement method will allow the new Consolidated Headquarters Complex to be fully occupied and operational at least 12 months sooner than a standard design-bid-build delivery. The modified DB model provides for efficient utilization of public funds by setting clear priorities for the construction elements to be provided during construction.

##### 2. Detail scope description.

The new Complex will consist of a primary 238,000 sf multi-story building with administrative and other necessary space required for a functional headquarters facility. The Complex will also have a 25,000 sf armory and a 22,600 sf storage facility. The new Complex will consolidate the following facilities: the current Joint Force Headquarters in Sacramento (9800 Goethe Road), the Old Placerville facility (10419 Suite 250 Old Placerville Road), the Mather Annex (10620 Mather Blvd), the B Street Warehouse (2814 B Street), as well as the San Luis Obispo (US Property and Fiscal Offices).

In addition, the new Complex will consolidate approximately 846 full-time employees and 343 part-time employees from the facilities listed above, and will house the following programs: Office of the Adjutant General, Army Guard Headquarters, Air Guard Headquarters, Youth and Community Programs, State Military Reserve, Information Management, Operations, Logistics, Domestic Support, Training, Exercises and Validation, Aviation and Safety Offices, the Fiscal and Environmental Branch, and the Incentive/Awards Branch.

Buildings in the Complex will be constructed with concrete or masonry walls, concrete floors, standing-seam metal roofing and will include all mechanical, electrical, telecommunications, security equipment, furnishings and pre-wired workstations required to make a complete and usable facility. Supporting facilities will include site preparation, paving, fencing, lighting, sidewalks, and utilities.

Per federal criteria, physical security measures will be incorporated into the layout of the site and the design of the buildings. These measures include minimum standoff distance from roads, parking areas and vehicle unloading areas; the use of berms, fences, heavy landscaping and bollards to meet force protection criteria. Cost effective energy conservation features will be incorporated into the design, including; energy management control systems and high efficiency motors, lighting, and HVAC systems. Sustainability will be a key element of the design, with consideration for water conservation, solid waste minimization, and storm water control. This project has both state and federal requirements to achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

3. Basis for cost information.

Costing is based on Unit Cost Tables for Department of Defense Facilities using Area Cost Factors, Size Adjustment Factors and Office of the Secretary of Defense Inflation Rates, Change 1 June 2011 (UFC 3-701-01).

**Project Cost Breakdown**

<b><u>Previous Authorization</u></b>	<b><u>FY</u></b>	<b><u>Amount</u></b>
Acquisition	2015-16	<u>\$8,831</u>
Subtotal:		\$8,831
<b><u>2016-17 Request:</u></b>		
Performance Criteria:	2016-17	<u>\$6,889</u>
Subtotal:		\$6,889
<b><u>Future Costs:</u></b>		
Design-Build:	2017-18	
Construction		\$101,042
Group 2 Equipment:		<u>\$5,828</u>
Subtotal:		\$106,870
 <b>Total Project Costs:</b>		 <b>\$113,759</b>

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

The recommended alternative is the least expensive for the state, since it is the only alternative that allows for a fully functional and efficiently operating CMD Headquarters at a centralized location. Upon completion of this project, CMD would be able to divest from several leased buildings, reducing the need for ongoing lease payments. This alternative allows physical security measures to be incorporated into the design, along with a secure storage area and arms vault.

5. Complete description of impact on support budget.

This project is not expected to have a significant impact on the support budget. Increases in maintenance and repair costs for an owned facility will be offset by avoiding higher lease costs in future years that would be incurred if CMD remains in its leased facility. In addition, 50 percent of future operational costs at the new facility will be matched with federal funds.

6. Identify and explain any project risks.

CMD does not foresee any significant risks with this project.

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

N/A

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? N/A
2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes. This project will maximize opportunities for integrated, cost-effective adoption of green design and construction strategies, emphasizing human health as a fundamental evaluative criterion for building design, construction and operational strategies. This project will utilize innovative techniques for green design and construction.

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.

Yes, the project will utilize an existing, already developed site.



<b>STATE OF CALIFORNIA</b>		<b>Budget Year 2016-17</b>	
<b>CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)</b>		Proj ID:	00000615
<b>FISCAL DETAIL WORKSHEET</b>		BU/Entity:	8940
Department Title:	CALIFORNIA MILITARY DEPARTMENT	Program ID:	6950
Project Title:	CONSOLIDATED HEADQUARTERS COMPLEX	COBCP #:	1
Program Category:	CRITICAL INFRASTRUCTURE DEFICIENCIES (CID)	Priority:	1
Program Subcategory:		MAMI:	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:			
None			
TOTAL AGENCY RETAINED			0
GROUP 2 EQUIPMENT			
Furnishings, kitchen equipment, lockers, electronic security, telecommunications		5,828	
TOTAL GROUP2 EQUIPMENT			5,828
IMPACT ON SUPPORT BUDGET		COST	TOTAL
ONE-TIME COSTS			
None			
TOTAL SUPPORT ONE-TIME COSTS			0
ANNUAL ONGOING FUTURE COSTS			
TOTAL SUPPORT ANNUAL COSTS			0
ANNUAL ONGOING FUTURE SAVINGS			
None			
TOTAL SUPPORT ANNUAL SAVINGS			0
ANNUAL ONGOING FUTURE REVENUE			
None			
TOTAL SUPPORT ANNUAL REVENUE			0

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<b>CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)</b>		Proj ID:	00000615
<b>SCOPE/ASSUMPTIONS WORKSHEET</b>		BU/Entity:	8940
Department Title:	CALIFORNIA MILITARY DEPARTMENT	Program ID:	6950
Project Title:	CONSOLIDATED HEADQUARTERS COMPLEX	COBCP #:	1
Program Category:	CRITICAL INFRASTRUCTURE DEFICIENCIES (CID)	Priority:	1
Program Subcategory:		MA/MI:	MA

**Project Specific Proposals:** For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

**Conceptual Proposals:** 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).

Request is for approval of the performance criteria phase of the Consolidated Headquarters Complex, a 238,000 square foot multi-story headquarters building, a 25,000 SF Armory, and a 22,600 SF storage facility. The new complex will provide offices and work areas; kitchen and cafeteria; restrooms; lockers and fitness center; assembly hall, classrooms and conference rooms; storage and utility rooms; force protection measures, and all other necessary space for a functional headquarters facility with an armory for the assigned Army National Guard unit. The supply facility will be a one-story building and will include office administrative space, secure supply storage areas, arms and sensitive item vaults, restrooms, structurally isolated mail receiving room, and other functional space necessary for a complete facility. The facility will be located on the property for which the acquisition phase was approved in 2015-16.