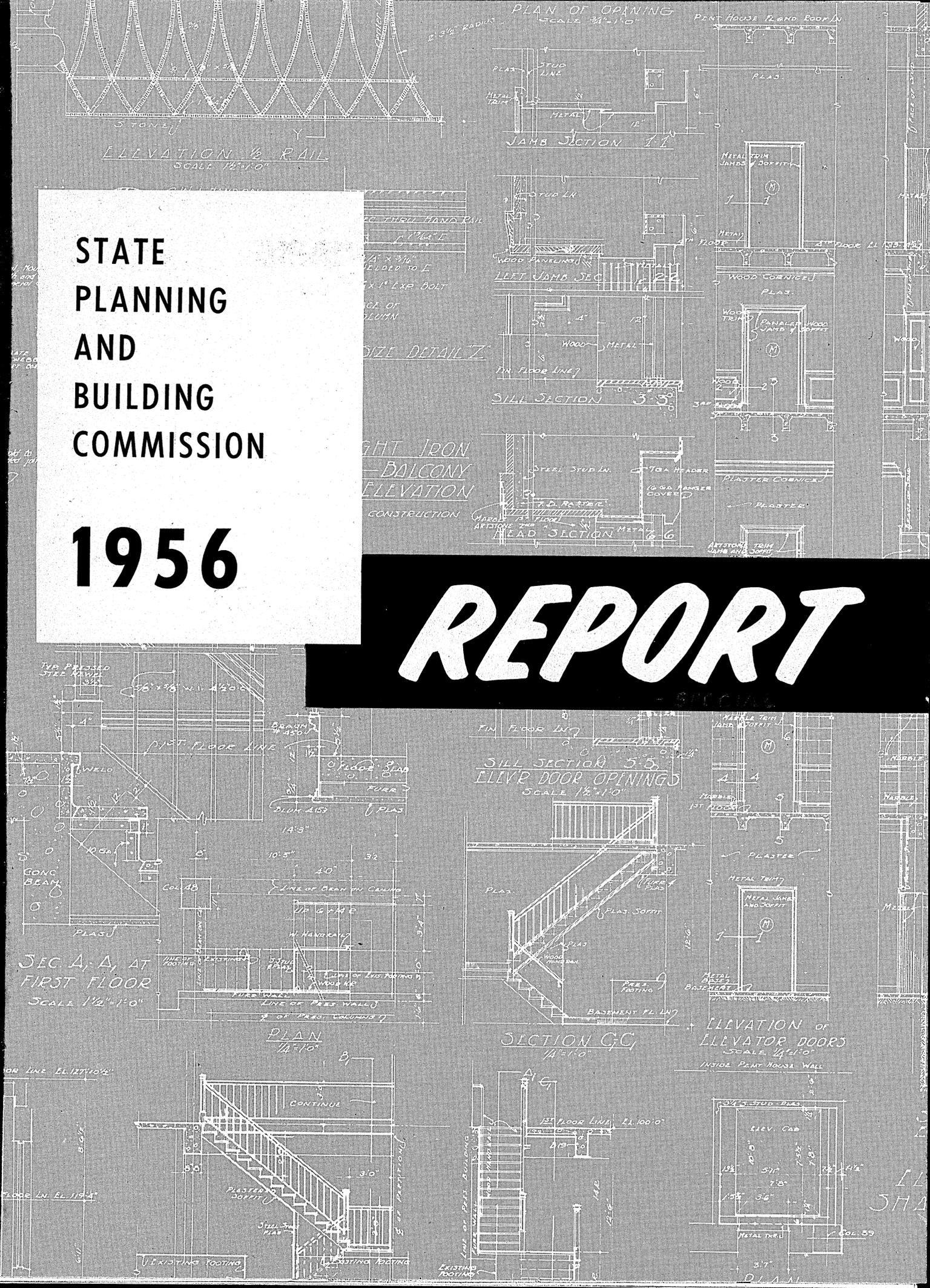


STATE  
PLANNING  
AND  
BUILDING  
COMMISSION

1956

REPORT



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# STATE PLANNING AND BUILDING COMMISSION

## Ex-Officio Members

Ernest W. McFarland  
Governor

Clarence Carpenter  
Senate President

Marshall L. Simms  
Senate Member

Harry Ruppelius  
House Speaker

David S. Wine  
House Member

## Appointed Members

Dwight Patterson  
Chairman, Mesa

A. E. Williams  
Vice-Chairman, Phoenix

Wesley D. Hood  
Coolidge

W. L. (Tex) Neel  
Morenci

John M. Sakrison  
Tucson

DONALD L. LOCKWOOD  
EXECUTIVE SECRETARY

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# STATE PLANNING AND BUILDING COMMISSION

## FIRST REPORT

This is the first special report to the legislature and the governor on the state building construction program. The commission was created by the second regular session of the Twenty-Second Legislature and was formally constituted when, upon the call of the governor, the commission held its first meeting on May 4, 1956. The following members were present:

### Ex-Officio Members

Ernest W. McFarland  
Governor

Clarence Carpenter  
Senate President

Marshall L. Simms  
Senate Member

Harry Ruppelius  
House Speaker

David S. Wine  
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Morenci

John M. Sakrison  
Tucson

## SCOPE OF STUDY

The purpose of the act as defined therein was "to create a state agency which shall act as a coordinating body to formulate and recommend current and long range project and improvement programs for all state agencies; to receive from all state agencies requests for construction; to analyze such requests on the basis of actual present and future needs, financial feasibility and the proposed cost; to plan for present and future needs for all state agency lands and buildings; to promote economy in capital expenditures by building practices; to screen all state agency project and improvement requests and present them to the legislature with appropriate recommendations; to carry out such improvements, programs and projects as may be referred or assigned to the commission by the legislature."

The commission, to accomplish those purposes, set up the following separate projects:

1. State Capitol Building Program —
2. Long Range Capitol Area Plan —
3. Land acquisition in the Capitol Area —
4. State Fairgrounds Program —
5. Tucson Office Building Program —
6. Building Inspection Service —
7. Consulting Service to Agencies —
8. Building Inventory —
9. Plan and Blueprint Files —
10. Arizona State Hospital Farm Study.

## **OTHER STATE CAPITAL OUTLAY PROGRAMS**

Since the report deals particularly with building needs which were assigned to the commission for study, it does not include those specifically exempted by the act. Departments not included are:

State Highway Commission

Employment Security Commission

Game and Fish Commission

Board of Regents

## **GENERAL ASSUMPTIONS**

Following are the general assumptions upon which the report is based:

### **STATE POPULATION WILL CONTINUE TO INCREASE**

Uniform projection of statewide population has been used as a basis for forecasts of the future growth of the state's requirements. Individual department forecasting has been related to such statewide population estimates.

The civilian population of the state is expected, under the medium estimates of the projection, to reach 1,313,000 by 1960 and 1,429,000 by 1965.

### **ECONOMIC CONDITIONS AND EXISTING POLICIES**

All segments of this report, including the population projections, are based on the assumptions that for the next ten years there will be no warfare or other major catastrophe, that the state's economic growth will be at the approximate rate of its population increase without either significant inflation or depression, that building costs will be maintained at approximately the present level. Any serious worsening of economic conditions would result in generally heavier burdens on the state's institutions. Although the Board of Regents is exempted from our consideration, it is important to note that the

construction funds required are general fund appropriations and that generally, more young people attend college in bad times. Also more individuals require hospitalization and custodial care and fewer jobs are available for persons ready for parole from our correctional institutions.

In addition, it is assumed that no major changes will occur as to the functions which the state performs, no significant shifts of responsibility will be made between the state and federal governments or local units of government, and no new functions will be imposed upon the state which would require heavy capital outlay. It is further assumed that it will be the policy of the state to maintain high standards in the conduct of its institutions and services, but with continued emphasis on strict economy. Again referring to the exemption, this report does not provide for the extensive capital outlay program that we understand is being proposed by the Board of Regents. Nor have we, in this first report, provided for a substantial extension of programs of any other state agency that would require new institutions or large additional capital outlay. Any such additions or extensions of programs authorized by the legislature would require substantial increases in the capital outlay requirements over and above those projected in this report.

## FINDINGS

### HEAVY CAPITAL OUTLAY UNAVOIDABLE

The substantial expenditures made for capital outlay in the years following the close of World War II have largely been devoted to catching up with the deficiencies of a long period of little or no capital outlay during the depression years of the 1930's and the war years which followed.

The state is faced with the unavoidable necessity of large expenditures for capital outlay in the five years immediately ahead to meet the requirement arising out of the continued growth of the state. In the ten year period from 1945 to 1955, the civilian population will have increased from 624,414 to 1,040,000, a 67% gain. A further growth of 389,000 or 37.4% is estimated for the ensuing ten years, resulting in a civilian population of 1,429,000 in 1965.

Moreover, most of the state agencies are affected by factors which increase requirements for the cap-

ital outlay at rates exceeding the rate of general population growth.

Arizona for many years has had a smaller percentage of its population than the national average requiring treatment and care in its state hospital for the mentally ill and mentally retarded. Increased utilization and other factors have a tendency to move the trend upward in both categories. It is reasonable to expect increases in admission and commitments at the state hospital and in admissions and average institution populations at the prison, Fort Grant and the Children's Colony, considerably greater than the rate of growth of the entire population.

Despite the heavy building program instituted by the legislature since the end of World War II, many of the state's institutions are still overcrowded as will be seen from the data presented. Rebuilding programs are designed to at least partially remedy overcrowding as well as to meet future growth.

## CONCLUSION

In the limited time available to the commission and with the excellent cooperation of the various agencies affected, an attempt has been made to furnish the legislature with the minimum needs for the next fiscal year and a reasonable program for the full five year period. We feel that this report constitutes a reasonably reliable appraisal of these mini-

mum needs and constitutes a logical and comprehensive master plan for the next five years. The projects to be undertaken in the fiscal year 1957-58 have been more precisely estimated as to cost and more definitely defined, in some instances, than for the later years for which time permitted only the roughest of estimates for most of the projects.

## **REQUIREMENTS**

It continues to be abundantly evident that with every indication of continued growth in this state, its capital outlay requirements will continue beyond the next five years. Sound programming for capital outlay must be done on a long term basis. There is always great risk of costly errors otherwise. The most effective programming can be accomplished by a moving five year building program. Under this procedure the state would always be looking five years ahead with carefully developed, long term master plans for each of its agencies, well developed standards to guide in planning and designing its structures

and with scheduling and timing procedures such that each session of the legislature can be presented with a program for the ensuing year which has been thoroughly considered, fully justified and clearly defined. To the extent that these long term master plans have been carefully geared to projections of future needs, numerous changes will be avoided. However, to be absolutely realistic, recognition should be made of the fact that future planning is a dynamic process which must deal with important changes in policies, needs and new concepts as they develop.

## **COMMISSION METHODS**

From the very outset, the commission chose a policy of "tread lightly and live frugally". To provide the technical services needed on the staff would have overloaded the administrative budget and would not have produced the immediate results desired. Therefore, the commission has kept the staff at a bare minimum, drawing on the various state agencies for assistance and awarding contracts for the major planning studies.

The staff meanwhile has gathered information from the institutions by means of conferences, surveys and field studies. The building maintenance inspection service and consulting service performed by the commission staff has been most helpful in maintaining a constant liaison between the institutions and the commission.

## STATE CAPITOL AREA PROGRAM

Of all of the projects being undertaken by the commission, the one of greatest interest both to the legislature and the general public is the Capitol Area Program. The commission was instructed by the legislature to "proceed with the following programs, projects and improvements:

1. Preparation of a program of improvements for the alteration, rehabilitation or repair of the interior and exterior of the existing capitol building and grounds, and the commission is directed to proceed with the actual alteration, rehabilitation or repair of the existing capitol building and grounds, progress reports to be submitted to the legislature and governor not later than December 31, 1956.

2. Preparation of a program of one or more projects for the acquisition of additional real property in the vicinity of the state capitol and for the construction of new state office building facilities thereon, and the commission is directed to proceed with the actual construction of new state office building facilities in the capitol area, progress reports to be made to the legislature and governor not later than December 31, 1956.

3. Preparation of a program of improvements for the alteration, enlargement or repair of existing state office buildings in the vicinity of the capitol area, to be submitted to the legislature and governor not later than December 31, 1956.

4. Preparation of a coordinated master plan for the orderly and efficient development of the capitol building area, including the programs set out in subsections 1, 2, and 3 immediately preceding, to be submitted to the legislature and the governor not later than December 31, 1956.

5. Acquisition of such parcels of real property in the vicinity of the present capitol building as may be needed for projects and improvements referred to in this section."

The commission chose to set up three separate projects to comply with these directives.

## STATE CAPITOL BUILDING PROGRAM

When the commission was formed, a great deal of work in connection with this problem had been done under the direction, first, of a committee created by the legislature and, second, by an unofficial citizens' committee appointed by Governor McFarland.

The original, official committee had entered into a contract with a joint venture of Arizona architects known as the Associated State Capitol Architects, composed of the firms of Lescher and Mahoney, Phoenix; H. H. Green, Phoenix; Edward Varney and Associates, Phoenix; and Lew Place, Tucson, to do the architectural work for the capitol area. This joint venture had presented preliminary plans for which they had been paid \$60,000 dollars. The directive of the legislature relative to the enlargement of the present building ruled out the use of the existing plan.

The chairman of the commission appointed a committee of three: Governor Ernest W. McFarland, Dwight Patterson and Donald L. Lockwood, to negotiate with the Associated State Capitol Architects for a credit for the funds already paid by the state. The committee was successful in working out a contract that provided for the recovery of the entire \$60,000 as a credit against fees due under the new contract.

The design of a building is in reality a packaging operation. If one would visualize each department as a box and the problem to arrange the various boxes in a symmetrical whole, some of the complexities of the problem could be seen. The problem is further complicated by the fact that no two boxes are identical in size or shape. The State Auditor's department might be represented by a long, wide, flat box while each house of the legislature would be three times as high and half as wide. Another complication is the fact that certain departments have parallel functions and of necessity must be either contiguous or closely related.

In spite of the pressure for an early solution of the problem, the commission chose to risk criticism by taking the slow painstaking method of utilizing, to



the fullest extent, the talents of the several architects involved and repeatedly calling for revisions of the solutions that they presented. A detailed explanation of the procedures and the recommendations, cost estimates and drawings are contained in an appendix to this report.

### **LONG RANGE CAPITOL AREA PLAN**

Once again the commission found that a great deal of work had been done on a volunteer basis by members of the unofficial committee appointed by Governor McFarland.

To get the most practical solution to this problem, the commission chose to enter into a contract for long range planning which includes both the capitol area and the fairgrounds relocation with a joint venture of architects composed of the firms of Weaver and Drover, Phoenix, and Kemper Goodwin, Tempe, Arizona.

Because of the many problems involved, the commission instructed the architect to work closely with the City of Phoenix planning, and traffic departments, the Maricopa County Planning Department and the State Highway Commission. A resume of their work and the recommendations and other pertinent data are encompassed in an appendix to this report.

### **CAPITOL AREA LAND ACQUISITION**

After months of careful study and upon recommendation by both the Associated State Capitol Architects and the Planning Architects a program

of land acquisition was begun in the Capitol area. The initial purchase area selected included those parcels bounded by 17th Avenue on the West, 16th Avenue on the East, Adams Street on the North and Jefferson Street on the South. In addition the commission decided to purchase parcels fronting on Adams Street that were contiguous to state buildings.

In order to set up an orderly method of acquiring these parcels, it was necessary to obtain preliminary title reports on each piece. Bids were called for and Lane Title Company was low with a bid of \$15.00 per parcel. A subsequent agreement with Lane Title provides for the return of the \$15.00 to the State on each parcel subsequently purchased. This contract, in fact, provides the title reports at no cost to the state.

The act provides that "the amount paid for any property purchased by the commission, except such property as may be acquired by condemnation, shall not exceed the appraised value as fixed by a committee of three appraisers to be appointed by the Governor, each of whom shall be a member of the American Institute of Real Estate Appraisers (MAI). The cost of the appraisal shall be paid by the commission from funds appropriated to the commission". Such a committee of appraisers was appointed by Governor McFarland and appraisal reports made on each separate parcel included in the acquisition program.

Actual offers to purchase, of necessity, had to be delayed until the reports were received. However, at the time of preparation of this report agreements of sale covering ten parcels have been executed and the acquisition is proceeding in an orderly manner.

## STATE FAIRGROUNDS RELOCATION

The act directed the commission to "undertake a program of planning to determine the advisability of disposing of real property located in Maricopa County known as the state fairgrounds, and relocating the fairgrounds elsewhere. The commission's plan shall not only consider the needs of the state fair commission, but also those of the university, state colleges, public schools and other public agencies for civic exhibitions, sports events and other civic uses. The commission shall prepare and submit appropriate findings and recommendations to the legislature and governor not later than December 31, 1956, which shall include the value of present land

and facilities, the cost of new land and facilities and the time which will be needed to effect a relocation."

The commission makes the following general recommendations:

1. That the State Fair Commission be made a body corporate with the power to issue revenue bonds
2. That the existing fairgrounds be sold and the proceeds of the sale used for construction at a new site
3. That the new site be within the boundaries of that parcel of land now owned by the state and generally known as Papago Park.

## TUCSON OFFICE BUILDING

The act directed the commission to "acquire the proposed Tucson state office building site as recommended by the Tucson building committee or any other alternative site deemed desirable by the commission, whether by the exercise of any option or options, by eminent domain proceedings or otherwise; to negotiate with any state agency having funds available for the Tucson project for cooperative project prosecution. The commission is directed to prepare final plans, working drawings, specifications, details and estimates for a state office building in Tucson to be submitted to the legislature and the governor not later than December 31, 1956."

As the first step in following the direction of the legislature, the commission held a meeting with the Tucson Office Building Committee which had been created by the first regular session of the 22nd Legislature. This committee had obtained options on certain parcels of land in the city of Tucson and had

done a highly commendable job of locating a desirable site.

A committee of appraisers was appointed by the governor and an appraisal report made. A contract was entered into with the architectural firm of Blanton and Cole, Tucson, to prepare the necessary plans and specifications. Conferences were begun with the Employment Security Commission to determine how the site could best be divided to provide the maximum benefit to the public. An agreement was reached wherein the Employment Security Commission would pay \$110,000.00 of the appraised \$245,000.00 for the land upon which their building would be constructed.

As in the case of the Capitol building, but on a much smaller scale, the problem of design and shape within the limits of utility and expense was explored. Preliminary drawings have been approved by the commission and final working drawings are in progress.

## **BUILDING INSPECTION**

One of the least heralded and most important projects assigned to the commission was contained in the directive to the legislature that "The commission shall from time to time inspect all state buildings and report to the legislature on their condition, maintenance repair and utilization."

Such inspections have been and are being made with the result that maintenance personnel not only have a check upon their work but also have information available to them. As one part of this important

phase of the work, a maintenance bulletin has been prepared which will be mailed monthly to each state institution and to departments responsible for maintenance. A library of maintenance information from the federal government, private concerns and other states is being assembled for reference.

Samples of our maintenance inspection report and the maintenance bulletin are reproduced in this report.

## **CONSULTING SERVICE**

In an effort to be of further assistance to state agencies the staff has acted in a consulting capacity on problems, within its limitations, and as a clearing house in securing information from other sources.

Research is now in progress for the State Prison on maximum security cell blocks, for the State Fair Commission on stadium rentals, for Fort Grant on water supply and for the Pioneer home on automatic fire protection.

## **BUILDING INVENTORY**

A form was mailed to each state agency with the request that it be completed and returned to the commission. The information requested was detailed and often difficult to obtain. A large percentage of the institutions and agencies have completed the work and the laborious work of follow-up on the delinquent reports is in progress.

The commission is not only assembling files of plans of newly constructed buildings but is attempting to secure plans of every building now owned by the state. Remarkable success has been had considering the fact that some of the buildings are nearly a half century old.

# STATE PLANNING & BUILDING COMMISSION

## MAINTENANCE BULLETIN

☆☆ PHOENIX, ARIZONA

December 15, 1956

Vol. 1 No. 1

### HELP WANTED

We are firm believers in the axiom that no one knows as much about a job as the man who does it. We hope that this bulletin will provide a satisfactory medium for the exchange of ideas between maintenance personnel in all of our state institutions.

Please send us ideas that you have found workable. We will publish them under your by-line. If you have problems that you would like to submit to our readers for solution, send them in.

We will try to bring you news of new products and methods and a digest of helpful information furnished by the Federal Government and private industry. Our Engineering Assistant is ready at all times to give you assistance on any maintenance problem.

### CARE OF ASPHALT TILE

Asphalt tile is made of about 35 per cent asphaltum, 15 per cent asbestos fibers and the remainder of lime rock, wood flour and colored pigments. The asphaltum binds the aggregates together. The tiles are very brittle and must be laid on a solid floor to serve satisfactorily. Like linoleum, the tiles are cemented to the floor. Sometimes plywood is used instead of the felt, particularly where the old floor is not even, or is not solid enough.

Effects of strong soap, solvents, and water on asphalt tile: Any soap containing lye forms an emulsion with the asphaltum and removes it and causes the colors to "bleed" or run. Use only clear cold water or a neutral-soap solution when cleaning asphalt tile. Solvents and oils of any kind dilute the asphaltum and cause the tiles to soften. For this reason liquid wax or paste wax, both of which are thinned with solvents, must never be used on asphalt tile. Use water emulsion wax only on any floor covering containing asphaltum. Never mop with enough water to permit it to seep into the seams between the tiles. This causes the cement to loosen and the water carries dirt with it that raises the edges of the tiles so they break under traffic.

(continued on page 2)

### CHECK YOUR FIRE EXTINGUISHERS

Recent inspections of state owned buildings indicate the need for a regular, fixed date for fire extinguisher examination and recharging. A yearly check by a fire department, qualified extinguisher service company or a trained maintenance man is essential.

In addition to the regular recharge for soda-acid extinguishers, the National Board of Fire Underwriters recommends a hydrostatic test for all extinguishers over five years old. The tremendous pressure generated by the soda-acid reaction can make the extinguisher into a booby-trap if corrosion is extensive.

Complete failure of two CO<sub>2</sub> type extinguishers during the fire at Fort Grant, in spite of a recent inspection by a commercial service organization, indicates the need for a further check by maintenance personnel. This can be most easily done by keeping a weight record of the CO<sub>2</sub> extinguishers. Any loss of weight indicates a possible failure and calls for immediate recharge.

### FOR YOUR INFORMATION

Our file of plans of existing buildings is constantly growing. We will eventually have working drawings for every building owned by the State of Arizona.

One of the main purposes in maintaining this file is to provide a ready source of information for the use of maintenance personnel, contractors and other interested parties.

The plans may be examined at the commission office or borrowed without deposit by state employees. A deposit is required of contractors or other non-public enterprises to insure the safe return of the material.

MAINTENANCE BULLETIN

page 2

### JUR MOTORS

(continued from page 1)

at state installed by overheated and forced air heat-

should be in- to make certain es and cobwebs ted in sufficient erferre with the ir around the motor.

prone type of exhaust fan motor. allier units, the ed that an accum- dust particles apidity.

onference wise in per- eed frequent scarring by most practi- n inexpensive can be ear pine oval Jard, but lution, calls stock hard-

ould be k fibered ' to remove scuffed spots with white polish may be lora with food rith dauber , polish, this f readily to nce and in- nce. Where to a marked d be replaced. of the same

pattern are readily available from most supply houses.

In periodical checks of your fire extinguishers, maintenance men should carry a short length of No. 20 mechanics wire to insert in the hose of the soda-acid type. Frequently, insects will enter these hoses and become lodged there and effectively stop the flow of fluid upon demand. Insertion of the wire will dislodge these obstructions and free the hose.

**Recommended treatment.** Keep the surface waxed with water emulsion wax. Unless the floor is very dirty, or it is desired to remove the wax, clean with a mop dampened in clear cold water. If it is necessary to use soap, use a lukewarm solution of neutral soap.

### RUBBER TILE

Rubber tile is made from natural rubber with pigments for color and enough aggregates to give it body. It is very resilient and is impervious to water, solvents, or strong soap. Water, if allowed to stand on it, seeps into the seams and loosens the tiles or strips. Unless a rubber floor is well waxed it tends to effloresce or bloom.

**Recommended treatment.** Clean and wax the same as asphalt tile. Rubber-heel marks may be removed by rubbing them with a clean cloth saturated with water emulsion wax. Never use liquid wax or paste on rubber floors.

Hand trucks, with protruding handles are a source of trouble for maintenance personnel. These handles have a habit of scratching walls when they are set aside in hallways, closets et cetera. These scratches and scars may be eliminated by using rubber bicycle grips or plastic electrician's tape. (Never friction tape).

Whenever a contractor paints or repaints an area of your buildings, insist that he leave a small amount of the paint he uses for future touch-up.

A local supplier has furnished the commission with samples of several different floor waxes for testing. If you are interested in testing these waxes, you may obtain small samples at the commission office. Bring your own container. As other samples of products are available, the information will be published in this Bulletin.

## **ARIZONA STATE HOSPITAL FARM**

The commission has made a thorough study of the problem of the disposition of the State Hospital Farm property. Among the factors considered were:

1. Therapeutic value of farm labor to inmates
2. Dollar resources from the farm
3. Possible proceeds of sale
4. Desirability of a different site
5. Advantages of site for future state development.

### **CONCLUSIONS**

The present farm program provides a minimum of labor experience due to the nature of the operation. The bulk of the land is utilized to provide feed for the dairy cattle. The farm program has improved to a point where the emphasis has been placed on

sound financial management rather than make-work programs for the inmates.

The Hospital management recommends the sale of the present farm and the utilization of a smaller plot of land to the north of the present hospital grounds as a truck garden. This move anticipates the abandonment of the dairy and the sale of the milk herd. The hospital management then suggests that the proceeds of the sale be reappropriated to the use of the hospital board for capacity outlay and current expense.

The commission does not concur with this appraisal of the problem. We believe and recommend that the hospital farm be retained until long range studies indicate that it is surplus to the needs of any state institution. The abandonment of the dairy is not within the scope of this commission and we therefore make no recommendation on this phase of the problem.

STATE PLANNING AND BUILDING COMMISSION  
BUILDING INSPECTION REPORT

AGENCY	ADDRESS	BUILDING NO.					
DATE	AGENCY ADMINISTRATOR	INSPECTOR			CONDITION		
ITEM	MATERIAL	MAINTENANCE			CONDITION		
		Good	Fair	Poor	Good	Fair	Poor
FOUNDATION							
EXTERIOR WALLS							
EXTERIOR PAINT							
ROOF							
INTERIOR WALLS							
FLOORS							
CEILING							
INTERIOR PAINT							
WINDOWS							
DOORS							
SCREENING							
LOCKS							
ELECTRICAL WIRING							
ELECTRICAL FIXTURES							
PLUMBING FIXTURES							
SANITATION							
FIRE EXTINGUISHERS							
FIRE HOSES							
EMERGENCY EXITS							
FIRE NOTICES							
WATER PRESSURE							

REMARKS AND RECOMMENDATIONS:

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STATE PLANNING AND BUILDING COMMISSION  
Land Inventory Report

Name of Institution, Board, or Commission:		2. Mailing Address:	
Street Address of Parcel described below:			4. County:
Date of Acquisition:	6. Purchase Price:	7. Type of Use:	8. Area (a) Acres (b) Sq.Ft.
Enter complete legal description below:			

Enter complete description of improvements below (use back of form if necessary)

\_\_\_\_\_

\_\_\_\_\_

UNIT NO.	CITY NO.	CO. NO.
PARCEL NO.	CARRIED	FILED
This space for Commission use only		

USE SEPARATE FORM FOR EACH PARCEL - PREPARE IN TRIPPLICATE

## STATE INSTITUTIONS AND DEPARTMENTS

The institutions and departments of the state are governed by more than 100 boards and commissions. Each of these supervising bodies are required to submit a budget request to the legislature through the state auditor on forms prepared by the auditor for that purpose.

Prior to the act creating this commission, requests for capital outlay were submitted as a part of the budget request and later explained and justified by the requesting department before committees of the legislature. The act however specifically provides as follows:

"All state agencies contemplating or proposing any major project or improvement shall submit a request to the commission for approval of the proposed project or improvement.

"The commission shall annually transmit all proposed programs, projects and improvements, together with its report, to the legislature with a plan

for co-ordination of expenditures and finances therefor.

"No request for appropriations shall be made to the legislature for any proposed project or improvement by any state agency unless reported by the commission and submitted to the legislature by the commission in cooperation with the agency."

In order to facilitate the handling of requests, the commission communicated with each state agency, department and commission and furnished each with a copy of the act and the rules governing the commission's operations. Inspection of the institutions, conferences with the governing bodies and managing personnel, public hearings and studies have been made in connection with each request.

The institutions and departments that have submitted requests are considered individually on the following pages.

## THE NATIONAL GUARD OF ARIZONA

Because the National Guard construction program depends on both state and federal funds and because the method of securing both federal approval and funds is highly involved, a more detailed study of this department is included. In order to understand the complexities of the problem of construction a general knowledge of the organization and function of the department is necessary.

### ORGANIZATION AND FUNCTION

The National Guard of Arizona was created by law and is organized in accordance with Chapter 1, Title 26, Arizona Revised Code. This department is responsible for execution of all orders pertaining to the militia, which consists of the National Guard of Arizona, the State Guard when organized, and the unorganized militia.

The Military Department is administered and con-

trolled by the Governor as Commander in Chief and consists of the Adjutant General, who is the administrative head thereof, and such officers, warrant officers, enlisted men, and employees as may be deemed necessary. The position of The Adjutant General is appointive for a term coterminus with that of the Governor.

On succeeding pages are an organizational chart of the Military Department of the State of Arizona, and a chart showing the organization of the State Adjutant General's Office to provide support of the military organization.

### DUTIES OF THE OFFICE OF THE ADJUTANT GENERAL

1. Adopt methods of administration not inconsistent with the laws and regulations of the department of national defense of the United States or subdivision thereof.

2. Supervise and direct the organization, regulation, instruction, and other activities of the National Guard.

3. Appoint administrative, clerical and other personnel deemed necessary.

4. Act as military advisor to the governor and perform such other military duties not otherwise designated by law as the governor may prescribe.

5. Attest and record all commissions issued by the Governor and maintain a register of all commissioned personnel.

6. Keep a record of orders and regulations pertaining to the National Guard and all other writings and papers relating to reports and returns of units comprising the National Guard and unorganized militia.

7. Superintend the preparation of all returns, plans and estimates required by the state, by the department of the army, the air force and the navy or by the secretary of defense.

8. Control the use of and care for, preserve and maintain all military property belonging to or issued by the state, and pay from funds appropriated by the legislature for such purposes the necessary expenses for labor and material incurred in the repair of such property.

9. Dispose of unserviceable military property belonging to the state, account for the proceeds therefrom and deposit the same in the state treasury.

10. Authenticate with the seal of his office, which authenticated copy shall have the same force and effect as the original powers of the office of the Adjutant General.

The office of the Adjutant General shall have power, with the approval of the governor, to:

1. Enter into contracts with any individual, the state, its political subdivisions or any agency thereof, the federal government, or any agency thereof for the purchase, acquisition, rental or lease of lands, buildings or military material, and take title thereto in the name of the state, and for the establishment and maintenance of armories subject to appropriation by the legislature of state funds, if any, required by any such contract.

2. Procure and contract for procurement of equipment and the issuance thereof to members of the unorganized militia inducted in the service of the state.

3. Enter into such agreements and plans with the university, state colleges or any educational institution supported by federal or state funds for the promotion of the best interests of the National Guard and the military training of the students of such institutions.

### **PROCESSING OF NATIONAL GUARD OF ARIZONA CONSTRUCTION PROJECTS (ARMY)**

A chronological listing of each step in the generation and processing of an armory project is submitted for your information.

1. The Deputy Chief of Staff for Military Operations, Department of the Army, prepares the National Guard Troop Basis based upon mobilization requirements.

2. The National Guard Bureau, with the consent of the State concerned, allots these units to the various States, thereby developing the troop basis for each State.

3. Considering the existing armory facilities and its troop basis, each State establishes its requirements for armory construction.

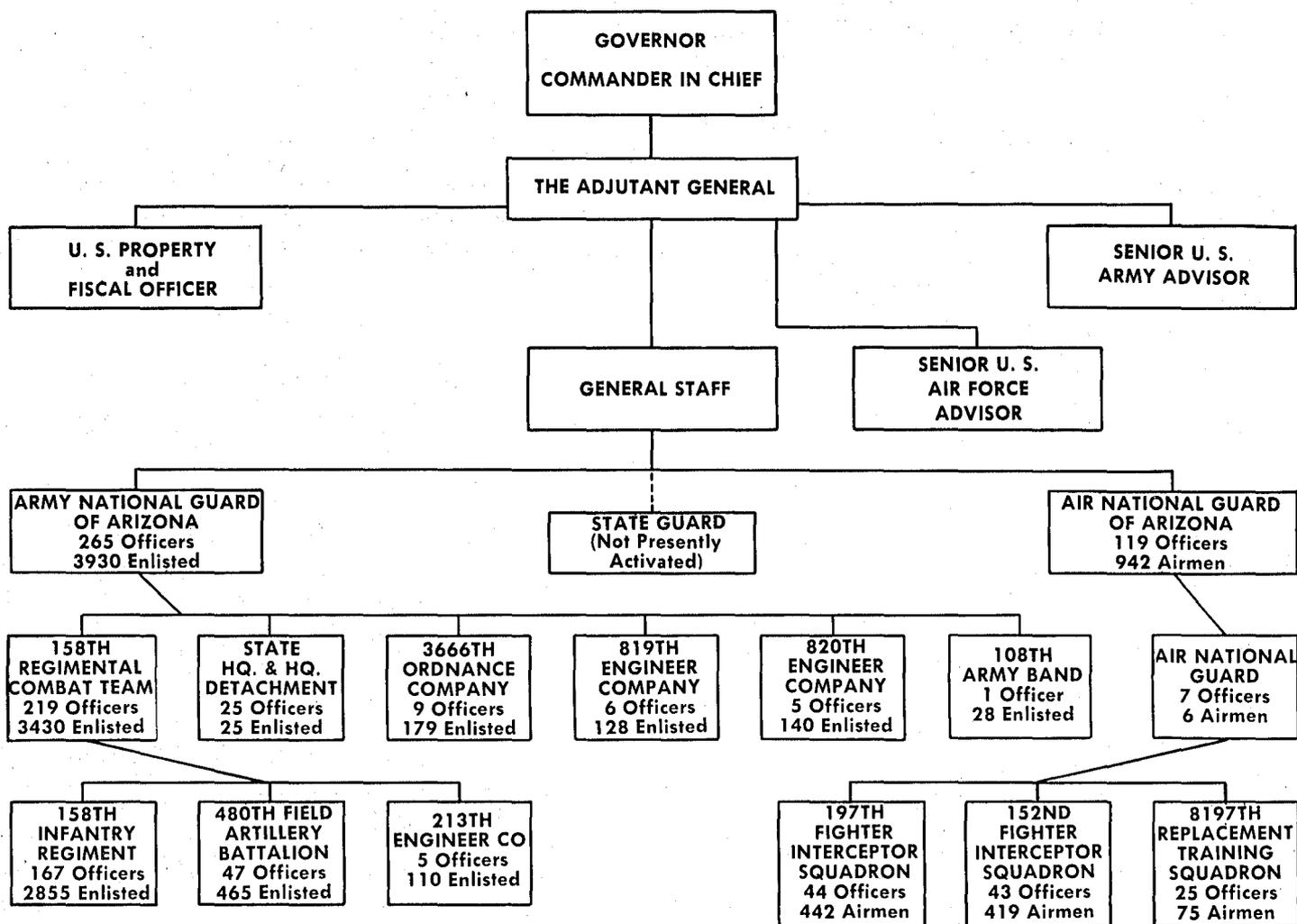
4. The State submits its armory construction program for specific projects at specific locations to the State Reserve Forces Facilities Board for comment.

5. The National Guard of Arizona submits its armory construction program to the State Planning and Building Commission for approval.

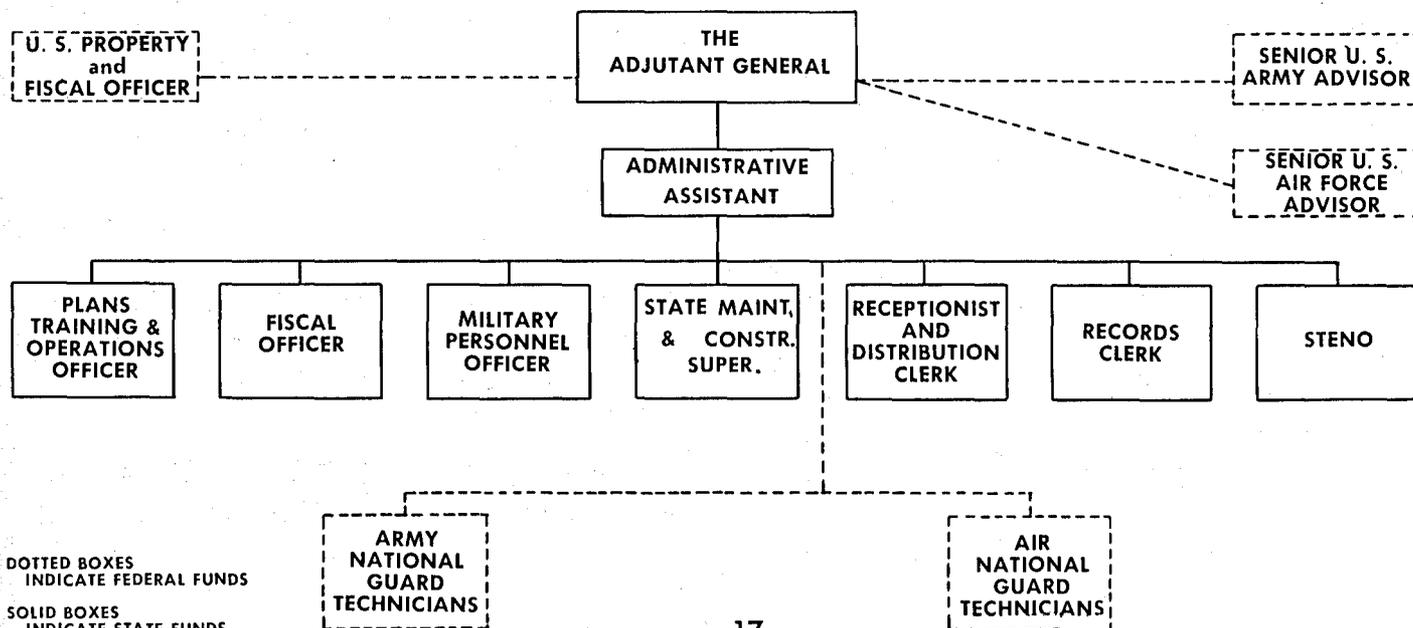
6. The National Guard of Arizona includes in its annual budget estimated construction of cost for projects approved by the State Planning and Building Commission to the legislature. When funds are appropriated to the National Guard of Arizona for armory construction, projects are submitted to the National Guard Bureau.

7. The State submits an NGB Form 34 for each project to the National Guard Bureau.

# ORGANIZATION OF THE MILITARY DEPARTMENT OF ARIZONA



## ORGANIZATION OF THE ADJUTANT GENERAL'S OFFICE



DOTTED BOXES  
INDICATE FEDERAL FUNDS  
SOLID BOXES  
INDICATE STATE FUNDS

8. The Chief, National Guard Bureau, reviews the proposed project and recommends appropriate action to the Secretary of the Army through the Chief of Staff.

9. The Secretary of the Army reviews the project and after favorable action forwards it to the Secretary of Defense.

10. The Secretary of Defense refers the project to the Reserve Forces Facilities Committee for recommendations. Based on these recommendations he then approves or disapproves the project.

11. Projects approved by the Secretary of Defense are forwarded to the Armed Services Committees of the Congress for consultation in accordance with Section 3, National Defense Facilities Act of 1950 (P.L. 783, 81st Congress), as amended.

12. The consummation of the foregoing actions constitutes firm authorization on the part of the Congress and the Department of Defense for construction of the proposed project within the availability of appropriated armory construction funds. The Assistant Secretary of Defense (Properties and Installations) has directed that those projects not under contract for design or construction within 18 months of this authorization must be resubmitted before the project may continue.

13. The National Guard Bureau notifies the States of approved armory projects.

14. When State matching funds and the armory site are available, the State and the National Guard Bureau, acting for the Federal Government, negotiate the agreement for the "Construction of Armory" (State-Federal agreement).

15. The National Guard Bureau authorizes the State to negotiate an Architect-Engineer contract if the State desires Federal funds for that purpose.

16. The National Guard Bureau reviews and approves the Architect-Engineer contract and allocates Federal funds to support it.

17. The State submits the following for review:

- (a) Certificate of title
- (b) Vicinity sketch
- (c) Plot Plan
- (d) Site survey certificate.

18. The State submits preliminary plans and specifications to the National Guard Bureau for review and approval. A new NGB Form 34, revised to show current data, will accompany these plans and specifications in order to bring justifying information for the project up to date.

19. The National Guard Bureau reviews the preliminary plans and specifications and NGB Form 34 to insure compliance with:

- (a) Space criteria
- (b) General construction standards.

20. The National Guard Bureau returns approved preliminary plans and specifications to the State and authorizes preparation of final and detailed specifications.

21. Simultaneously with the action taken in paragraph 20, the National Guard Bureau requests apportionment of Federal contribution funds from the Bureau of the Budget through the Department of the Army and the Department of Defense as justified by the revised Form 34 (par. 160).

22. The State submits final plans, detailed specifications and bidding documents for review and approval by the National Guard Bureau.

23. After detailed review of the final plans, specifications and bidding documents, the National Guard Bureau advises the State by letter of:

- (a) Exceptions to:
  1. Space criteria
  2. Construction standards and finishes

(b) Detailed instructions with respect to base bid and alternates, based on the foregoing, the State is authorized to advertise for bids.

24. The State follows the following bidding procedure:

- (a) Advertises for bids in accordance with State laws
- (b) Holds an official opening of the bids
- (c) Reviews the bids and determines the successful bidder
- (d) Prepares an abstract of the bids. The abstract of bids and recommendations as to the lowest

responsible bidder are forwarded to the National Guard Bureau for review and approval.

25. The National Guard Bureau reviews the bidding documents and determines from the abstract of bids the amount of the Federal contribution.

26. The abstract of bids is returned to the State and authority given to proceed with the execution of the contract. The State is also advised of the amount of Federal funds which will be allotted to support the contract.

27. The State submits the construction contract to the National Guard Bureau for review and approval.

28. The approved construction contract together with the formal allotment of Federal funds is forwarded to the State, thereby permitting the State to proceed with the construction project.

29. During actual construction the State is responsible for inspection and expenditure of funds. However, between 50% and 70% completion of construction the United States property and fiscal officer will inspect the project and report to the National Guard Bureau of the progress and quality of the construction with reference to the terms of the contract.

30. The United States property and fiscal officer, representing the National Guard Bureau, and a representative of the State adjutant general conduct a joint final inspection when the project is completed. The date of this inspection establishes the "Armory Acceptance Date."

31. Based upon the report of final inspection, the National Guard Bureau formally accepts the completed project and notifies the State of the "Armory Acceptance Date" thereby commencing the 25-year agreement covering the facility.

### **CONSTRUCTION PROGRAM**

It is well to point out the factors that are affecting the Armory program which make the amending thereof necessary, and the status of proposed armory construction at federal level. Major General Frank E. Fraser has reported as follows:

Winslow Armory is presently approved by federal government and architect is starting preliminary plans and specifications.

Casa Grande Armory is before the federal government with approval indicated sometime next year. Information has come to us that the city of Casa Grande will propose legislation whereby the city may acquire present armory, over thirty-five years old, for sum much less than that first proposed, perhaps at no cost. This legislation, if adopted, will require State to appropriate necessary matching funds estimated to be twenty-five thousand dollars. A site for new armory must also be provided.

It was proposed the armories located in Douglas, Nogales and Safford be rehabilitated and expanded. The federal government approved the Douglas armory project with Nogales and Safford pending. However, due to opposition by the citizens of these respective communities and their legislators on spending additional monies on what they term "antiquated structures," we have requested the federal government to cancel requests for the expansion and in lieu consider the cities for new armories. Sites must be provided, approval by the Commission, the Governor and the federal government, and matching funds provided. It is doubtful if federal approval will be forthcoming in less than two years.

An armory was approved for Warren and matching funds, state and federal, were available. Due to the fact that Phelps Dodge Corporation, through Mr. Pullen, could not make available a suitable site, the federal funds were withdrawn. A new site, not on the Phelps Dodge property, near the Bisbee-Don Luis-Naco road junction, has been offered and will be inspected very shortly as to adequacy. If approved, a new armory will be constructed to replace present building that is rented from Phelps Dodge and is inadequate.

Favorable consideration is being given by the government for transfer of federal property in Alzona Park district as an armory site. This armory is required to accommodate the residents of the west Phoenix area, and relieve Phoenix armory of crowded conditions. The Governor and general staff approved an armory for West Phoenix in July 1955 contingent upon funds and site.

The band is presently housed in an abandoned fire station owned by city of Phoenix. No rent is charged as the band is required to play concerts in

Encanto Park. However, no firm lease is given by the city of Phoenix; instead, it is a month to month deal with the state being required to maintain building. By moving a rifle company from present Phoenix armory to West Phoenix housing of band will be assured.

Present Phoenix armory, with slight expansion, can accommodate Headquarters 158th Infantry Regimental Combat Team, Medical Company and Band.

Overtures have been made to again locate a unit of the National Guard in the Clifton-Morenci area, after an absence of almost forty years. Approval of Phelps Dodge will be required and a site provided. An excellent unit was located in this area prior to World War I but not reactivated at close of war. It is possible an engineer company can be allotted as Department of Army will make this type of unit available to Arizona.

The same holds true for San Manuel to some extent, although the town is new, there are those that believe a National Guard unit can be maintained and again it would be possible to allot an engineer company to this community. Approval of San Manuel Copper Company will be a requirement plus the providing of site.

Other communities have requested consideration of armories and we are forced to recommend denial, predicated upon lack of population potential. Without qualified officers and sufficient number of enlisted men upon which to build a unit the allotment of a unit cannot be made. The community or immediate area must be able to develop a unit of 100 officers and men under present table of organization. Without a unit the community cannot hope to receive an armory constructed by federal and state funds.

### 1957-58 CONSTRUCTION PROGRAM\*

CITY	EST'D COST	FEDERAL SHARE	STATE SHARE
Winslow .....	\$ 100,000.00	\$ 75,000.00	\$ 25,000.00
Casa Grande .....	100,000.00	75,000.00	25,000.00
Douglas .....	100,000.00	75,000.00	25,000.00
Nogales .....	100,000.00	75,000.00	25,000.00
Safford .....	100,000.00	75,000.00	25,000.00
Warren .....	100,000.00	75,000.00	25,000.00
West Phoenix .....	100,000.00	75,000.00	25,000.00
Clifton-Morenci .....	100,000.00	75,000.00	25,000.00
San Manuel .....	100,000.00	75,000.00	25,000.00
Phoenix (expand) .....	50,000.00	37,500.00	12,500.00
Yuma (expand) .....	25,000.00	18,750.00	6,250.00
10 Storage Bldg.** .....	150,000.00	112,500.00	37,500.00
	<u>\$1,125,000.00</u>	<u>\$843,750.00</u>	<u>\$281,050.00</u>
A & E Fees .....	67,500.00	50,625.00	16,857.00
	<u>\$1,192,500.00</u>	<u>\$894,375.00</u>	<u>\$298,125.00</u>
Less funds on hand .....			43,207.74
			<u>\$254,917.26</u>

\* This program will stretch over from two to three year period as federal funds are available. Project priority is not indicated by the order in which they are placed above and will be given by the Federal Authorities.

\*\*Open shed type storage buildings with one closed bay for workshop are required for each Armory.

# ARIZONA STATE HOSPITAL

In states that have a Department of Mental Hygiene, this agency administers State Hospitals for the mentally ill, mentally retarded, and other persons suffering from mental ailments, out-patient clinics for early diagnosis of mental illness and guidance in its treatment; research in treatment of mental disorders; regulation of private institutions for mental cases, and program for public information and development of improved mental hygiene facilities.

Arizona's program is divided between three departments: The Childrens' Colony cares for the mentally retarded child. The Department of Health supervises private institutions for mental cases. The Arizona State Hospital administers a program that includes treatment and care of mentally ill, adult mentally retarded, and other persons suffering from mental ailments and out-patient clinics for early diagnosis of mental illness and follow-up care of patients on conditional discharge from the hospital. Some research has been done with limited facilities. A worthwhile program for public education and development of improved mental hygiene facilities has been accomplished by members of the staff on a volunteer extra-curricular basis.

## BASIC FACTORS AFFECTING CAPITAL OUTLAY

The important factors affecting the Capital outlay program are summarized as: population, treatment program, overcrowding, building standards, modernization and replacement.

The population estimates are based on a continuing growth in the state's civilian population and a resulting growth in admissions to the State Hospital.

For the mentally ill the length of residence of recently admitted patients in the hospital has been shortened and it appears as though this trend will continue.

## OVERCROWDING

Historically the State Hospital has always been considerably overcrowded. The program envisioned proposes a significant reduction in overcrowding

and an increase in patient comfort which will enhance the intensive treatment program and should contribute to the ultimate decrease in the rate of increase in resident population. Intensive treatment offers the greatest opportunity for maximum patient release per staffing dollar expended.

## BUILDING STANDARDS

Certain standards for mental hospitals have been set by the National Psychiatric Association as basic for the proper care of residential patients. A complete report on the desired improvements and renovation has been made to the Legislature by the Hospital Board. One of the largest items in the proposed program is the central air conditioning plant. This plan proposes to use existing service tunnels to provide refrigerated cooling to the several wards now inadequately cooled by evaporative methods. This program can be accomplished more economically at this time than at any later date.

## ENLARGED MEDICAL STAFF

The Hospital Administration requests \$100,000.00 for five or six furnished houses for enlarged medical staff. In that this request is predicated upon legislative approval of the hospital administration's budgetary requests for additional funds, we have not recommended construction. However, should the legislature provide funds for additional doctors and should the legislature also desire that they be housed at the institution, additional construction would be necessary.

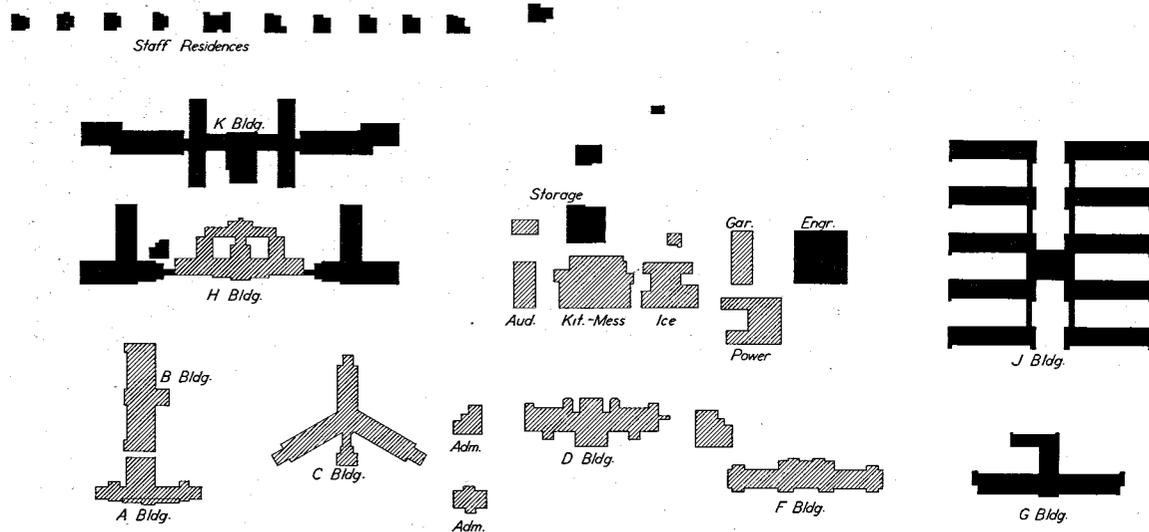
## CAPITAL OUTLAY PROGRAM 1957-58

Revise F-Building* .....	\$ 90,000.00
Revise C-Building .....	170,000.00
Build Chapel .....	40,000.00
New Central Refrigeration Unit .....	250,000.00
Enlarge and Modernize Surgery .....	30,000.00
	<hr/>
	\$580,000.00

\*Balance over funds on hand.

NORTH TWENTY-FOURTH STREET

EAST VAN BUREN STREET



# ARIZONA STATE HOSPITAL

PHOENIX, ARIZONA

STATE PLANNING AND BUILDING COMMISSION  
PHOENIX, ARIZONA

## CAPITAL OUTLAY TO 1960 FISCAL YEAR

Furnished Houses for Enlarged Medical Staff .....	\$ 100,000.00
Revise D-Building .....	325,000.00
Revise A-Building .....	250,000.00
Remodel Auditorium .....	45,000.00
Add to Engineering Building	
a. Fire Marshal and Equipment	

b. General Services Department	
c. Engineering area .....	85,000.00
Revise Cold Storage, Butcher Shop....	400,000.00
Main Kitchen and Cafeteria (one building)	
Seats and Showers (ballfield) .....	18,000.00
Patients' Library and Recreation Center .....	50,000.00
	<hr/>
	\$1,273,000.00

## CHILDREN'S COLONY

The Children's Colony Board administers and operates institutions for the treatment, care and training of mentally retarded children.

### PROGRAM SUMMARY

Being a relatively new institution, the Children's Colony had the advantage of being planned as a complete, functional entity. Sections of the plan have been adopted by past legislatures and the building program has proceeded in an orderly manner. Building costs at this institution have been unusually low due to the efficient planning of the board and the superintendent.

This department proposes the construction of two C-Type Cottages and additions to the school which will complete the original plan with the exception of dormitories for high grade children which may not be desirable in the light of present planning.

### BASIC FACTORS AFFECTING CAPITAL OUTLAY

The important factors affecting the capital outlay program at this institution are: population, urbanization, public school programs and overcrowding.

The population estimates are based on a continuing growth in the State civilian population and a resulting growth in the resident population in the institution.

At the present time the population of the institution is 380 and known cases on the waiting list 400.

The new dormitories now being completed will increase the institution's population to 620.

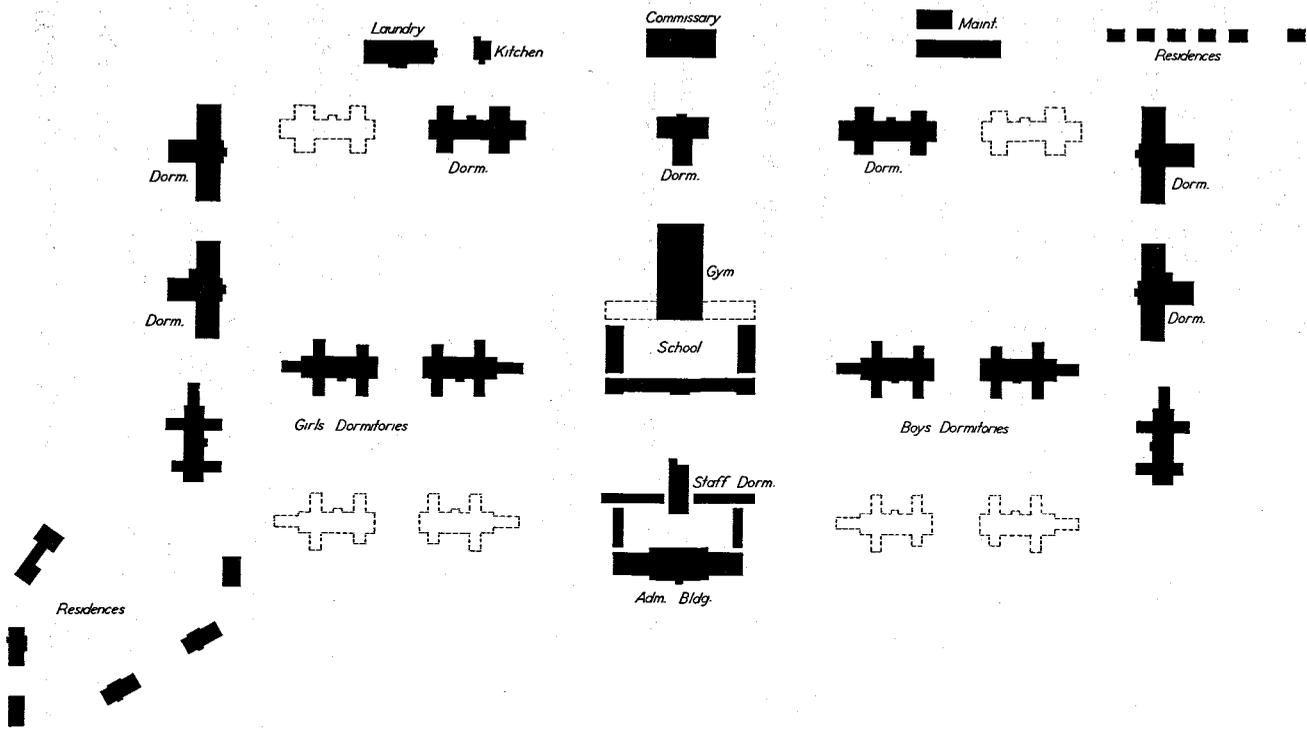
One significant change affecting this capital outlay program is the increase in special education classes offered in the public schools. The Tucson school system now has 18 classes with 270 enrolled. Phoenix has started a program with five classes. There are other programs in the Phoenix area. Maricopa County has opened three accommodation schools, one of which is for mentally retarded children. These programs will allow a reduction in the estimates of admissions of high grade children and may allow discharges of some children from those areas. Should this trend continue the program could change to a greater degree than previously projected.

### URBANIZATION

Urbanization affects this program to a marked degree in that children who would be tolerated in simpler environment cannot cope with the competitive atmosphere of an urban area. This results in a larger percentage of admissions.

### OVERCROWDING

The problem of overcrowding at this institution has been handled in a simple manner — no admis-



# ARIZONA CHILDRENS COLONY

RANDOLPH, ARIZONA

STATE PLANNING AND BUILDING COMMISSION  
PHOENIX, ARIZONA

sions without facilities to handle. Consequently all of the hazards and costs of overcrowding have been avoided.

### CONCLUSION

The board and this commission concur in the opinion that the building program recommended for the 1957-58 fiscal year should conclude the plan at the Randolph site until the 1959-60 fiscal years.

Immediate steps should be undertaken to acquire sites in the Phoenix and Tucson areas for small custodial institutions for the care of the most seriously handicapped.

### CAPITAL OUTLAY PROGRAM

2 C-Type Cottages .....	\$245,000.00
School Building Wings .....	105,000.00
	<hr/>
	\$350,000.00

## STATE SANITARIUM

The State Sanitarium is under the supervision of the State Board of Health. This institution is for the care and treatment of tubercular patients.

### PROGRAM SUMMARY

The State Sanitarium is one of the state's older institutions and is located at Tempe. Only minor capital outlay appropriations have been made since it was originally constructed and those have been made to permit the gradual evolution of the institution from a custodial care and treatment institution to an intensive treatment and surgical center. With the introduction of new medical and surgical techniques and the passage of the Tuberculosis Control legislation, it appears that the immediate pressure for a larger institution has lessened.

We propose to re-evaluate the entire program in cooperation with the Board of Health to more definitely determine the effects upon admission, length of stay and change in scope.

### IMMEDIATE PROBLEMS

The most pressing immediate problem at the institution is funds for minor alterations, maintenance and major repairs. While not within the scope of our specific instructions from the legislature, our inspections have indicated that a continuous rehabilitation program would be the most economical. The institution has requested \$44,400.00 in capital outlay to install a new water softener, miscellaneous small items and connect the institution with the City of Tempe sewer system. An examination of the present sewage disposal system shows that it is inadequate and constitutes a menace to the health of the patients, the employees and the general public. We recommend an emergency appropriation so that the work may be done at the same time as the city of Tempe extension, thus saving the additional expense of re-opening junction points.



# STATE SCHOOL FOR THE DEAF AND BLIND

This institution provides facilities for the care and training of deaf and blind children. A complete program of teaching is provided through high school including, but not limited to, vocational education and musical training. A very fine athletic program is carried on.

## PROGRAM SUMMARY

This department proposes the expenditure of \$322,000 for the construction of a new \$100,000 blind boy dormitory to provide an additional capacity for 22 boys and a \$222,000 auditorium and classroom wing.

## BASIC FACTORS AFFECTING CAPITAL OUTLAY

The most important factor affecting capital outlay is population. Unlike other institutions that have many variables in their projection, this school has historically increased in population in almost exact proportion to general population increase. Medical reductions in the rate of blindness and deafness have been offset by new causes. For example, while a reduction in congenital blindness has been constant a new cause of blindness in premature infants (Retro-lentil fibroplasia) was causing a marked increase until the source was recently discovered. One factor that may have some effect on the estimates is the possible reduction in average age of those moving to Arizona from other states. If this new population coming to work in our infant electronic industry is of a lower than average age group, we will have a larger percentage of children including blind and deaf.

## STATISTICAL INFORMATION

Pupils at the school now number 225, of which 150 are deaf and 75 blind. Division by sexes is almost exactly half and half, while two thirds are enrolled in the elementary school and one third in the high school. Approximately seven percent graduate

each year and eight percent transfer in and out of the institution.

## BUILDING STANDARDS

The board of this institution believes that, because of the peculiar problems associated with the care and education of the deaf and blind, the institution should carry an absolute maximum of 360 pupils. A maximum of 300 would be even more desirable.

Building costs per pupil are greater at a school of this type than the average institution because the domiciliary part of the program is a part of the educational program and home situations must be duplicated as nearly as possible.

## POPULATION ESTIMATES

1956	1960	1965
250	291	343

## CONCLUSIONS

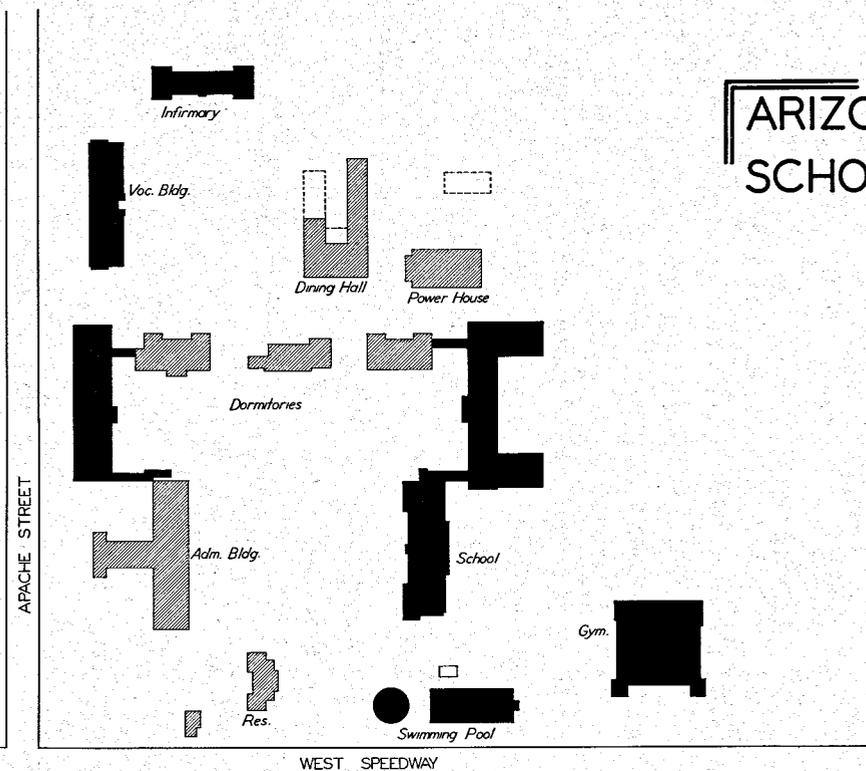
A location for a new institution should be acquired as soon as possible. Preliminary plans and cost estimates should be prepared in cooperation with the institution's board for examination by the legislature during the second regular session so that this commission may be advised of the legislature's wishes in regard to a new institution.

## CAPITAL OUTLAY PROGRAM

Auditorium and classroom wing .....	\$222,000.00
Dormitory (Blind Boys) .....	100,000.00
	<hr/>
	\$322,000.00

# ARIZONA STATE SCHOOL FOR THE DEAF AND BLIND

TUCSON, ARIZONA



STATE PLANNING AND BUILDING COMMISSION  
PHOENIX, ARIZONA

# ARIZONA STATE PRISON

This department is headed by a warden appointed by the Governor with the advice and consent of the senate, who administers the State's correction system for adults convicted of felonies and youths who are committed as adults after having been certified by the juvenile courts. The prison is divided into three sections: the main prison, the women's prison and the Institute for Education and Vocational Rehabilitation.

## PROGRAM SUMMARY

The five year construction program of the department is required to meet the needs of the anticipated increase in prison population which reflects the unprecedented growth of the total population of the state. Increased bed capacity and related facilities are needed not only to accommodate additional population but to reduce present overcrowding.

The program of construction for the 1957-58 period proposes the construction of a new recreational building which will also be used for a dental examination and treatment room during the time of examinations given by the State Board of Dental Examiners.

Presently in progress are several important construction programs, money for which has been appropriated by past legislatures. They include: New Trusty Dormitory, outside the walls, with a capacity of 200, dormitory and mess hall at Ranch #1 with a capacity of 20 men, new steam plant at the main prison, electric gate at the Institute for Vocational Education and Vocational Rehabilitation. Money is also on hand for a new prison laundry, print shop, dairy, and miscellaneous improvements.

## CAPITAL OUTLAY PROGRAM

Improvements to the housing project ....\$	8,000.00
Two grain storage bins .....	5,000.00
Improve domestic water system .....	6,000.00
Horse Corral with tack rooms .....	7,500.00
Improve buildings known as P-12 and P-13 and Dormitory No. 4 .....	10,000.00
Recreational room or gymnasium and the State Dental Board .....	100,000.00
Larger transformers and electrical improvements .....	5,500.00
Well improvements and renovation of water and irrigation systems .....	7,000.00
	\$149,000.00

## FIVE YEAR PROJECTION

Maximum Security Cell Block .....	\$350,000.00
Renovation Cell Block #2 .....	84,000.00
Renovate and rebuild Cell Block #1 ....	224,000.00
New Women's Prison .....	350,000.00
New Trusty Dormitory (200 men) .....	61,500.00
New I.E.R. Dormitory (200 men) .....	61,500.00

## BASIC FACTORS AFFECTING CAPITAL OUTLAY

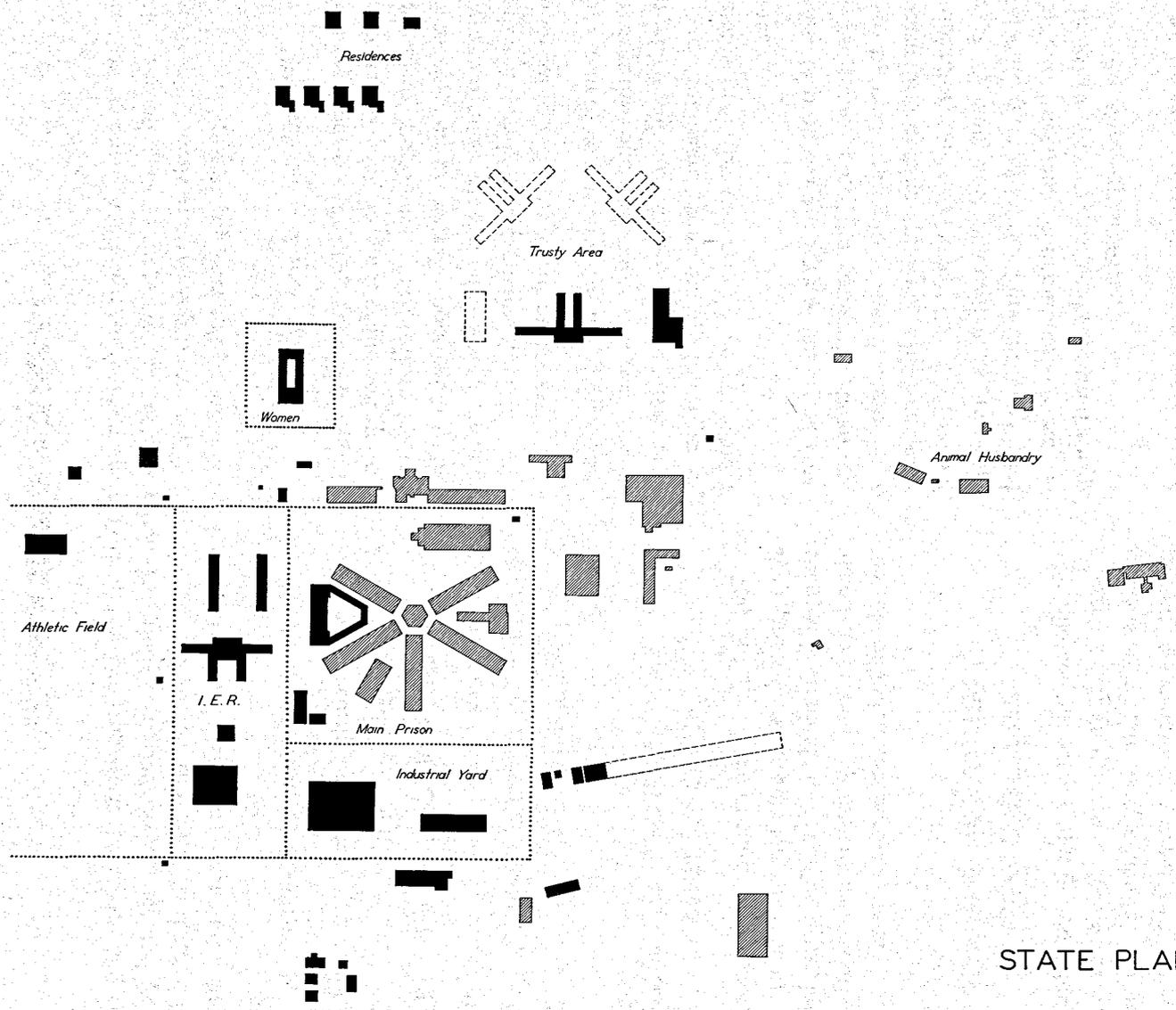
The basic factors affecting capital outlay at the state prison are: population growth, urbanization, changes in criminal law penalties, disposition of convicted defendants by the superior courts; effect of the rehabilitation and parole system.

## POPULATION GROWTH AND URBANIZATION

While commitments might be expected to follow a nearly exact percentage of the increase in civilian population of the state, commitments may be expected to increase at a greater rate than the total population. Urbanization is the main factor in the rising rate of increase.

## CHANGES IN CRIMINAL LAW PENALTIES

Each change in criminal law penalties has a direct effect on population estimates. At the present time 16% of the inmates have been convicted of bogus check offenses. A change in law making first offense bogus checks a misdemeanor, for example, could be expected to reduce the number of commitments. By the same token, should an offense now classified as a misdemeanor be changed to a felony, an increase in commitment might be expected.



# ARIZONA STATE PRISON

FLORENCE, ARIZONA

STATE PLANNING AND BUILDING COMMISSION  
PHOENIX, ARIZONA

## **DISPOSITION OF CONVICTED DEFENDANTS**

Any change in the disposition of convicted defendants by the Superior Courts has a direct bearing on population estimates. Granting of probation and length of terms are prerogatives of the court in most cases.

Institution administrators tell us that the courts have shown a marked reluctance to sentence women offenders to the state prison due to the deplorable condition of the women's section; granting probation in cases where, under other circumstances, confinement would be desirable. A correction of conditions in the women's prison could then be expected to greatly increase the rate of commitment.

## **EFFECT OF REHABILITATION AND PAROLE SYSTEM**

The effect of the accelerated rehabilitation program and the enlarged parole system recently authorized by the legislature will not be realized for at least one more year. However, a reduction in the number of second offenders and those returned for parole violation can be expected as a result of these programs.

## **POPULATION ESTIMATES**

Based on best available projections the estimated male population at the prison in 1960 will be 1328 and 1965 will be 1606.

## **INSTITUTIONAL PROGRAM**

Statistical information furnished by Warden Eymann gives a classification of prisoners which indicates that they require varying degrees of control and treatment. Accordingly, within the limitations of the physical facilities available, maximum-close, medium and minimum security programs have been developed.

Youthful first offenders are housed in the Institute for Education and Vocational Rehabilitation and do not come in contact with the more seasoned offenders.

A well planned work program for minimum se-

curity older prisoners is conducted on the ranches that are a part of the prison property.

Maximum security prisoners are housed in the regular cell blocks and their work program is handled under close supervision.

Among the important work programs at the institutions are the ranches, flour mill, bakery, textile mill, cannery, license plate and sign shop, prison construction program, and the regular services in connection with operation of the prison.

At the textile mill, cotton grown on the prison ranches is spun into thread, woven into cloth and sewn into clothing for the prison and other state institutions.

The cannery processes field crops grown on prison ranches and secured through other channels to supply the prison needs. Other state institutions also supply part of their needs through this source.

The license plate and sign shop produces license plates for the highway department and other state departments. It also manufactures stamped signs for state use.

## **CAPACITIES AND STANDARDS**

The kind of prisoners committed to the prison governs the type of major construction projects required to provide institutional capacity. Maximum-close security prisoners should be housed in cells in walled institutions and employed within the walls. Medium security facilities are not walled, a wire chain link fence sufficing for boundary restrictions. Most prisoners are housed in dormitories and employment may be within or without the enclosure. Personnel supervision is emphasized for the prevention of escapes. Maximum security prisoners may be housed in open facilities of the ranch type where prisoners are unlocked. They feature work outdoors under the supervision of correctional officers or foreman.

The department believes that locating a women's prison in close proximity to a men's prison is contrary to all accepted theories of penology. Every problem in connection with the relationships of the sexes are magnified under confinement, and the

problems of confinement are likewise magnified by the close proximity of the two institutions.

The accepted standard for prisons is based on one man to a cell and fifty square feet of bed space per man in dormitories. The condition at the prison is not only one of lack of quantity of space but also lack of quality. The following figures indicate that the prison is 256 over capacity with a population of 1107 men. This shows an over-capacity percentage of 27%.

<b>MAIN PRISON</b>						
Designation	C-1	C-2	D-3	D-4	D-5	T-D
Population	119	222	143	105	43	184
Capacity	68	162	130	70	40	139
Over Capacity	51	60	13	35	3	45

<b>INSTITUTE OF REHABILITATION</b>	
Designation	D-1 D-2
Population	67 79
Capacity	52 50
Over capacity	15 29

## **BOARD OF DIRECTORS OF INSTITUTIONS FOR JUVENILES FORT GRANT, ARIZONA**

This department operates a residential institution for the reception and diagnosis, and for the treatment and training of children and youths who are committed by the juvenile or criminal courts for delinquent behavior.

Accepted national practices point to the desirability of developing institutions based upon a philosophy of working with homogeneous groups. A maximum capacity of 150 for the youngest wards and 300 for the oldest wards is most desirable. Capacity at Fort Grant in excess of these limitations has been planned as an acceptable compromise due to several factors. These are (1) Parts of the institution have already been built to serve a 500 capacity (2) Segregation of the older from the younger wards within the same institution is feasible at that location (3) Problems in financing state institutions.

### **DEFINITION OF CAPACITIES**

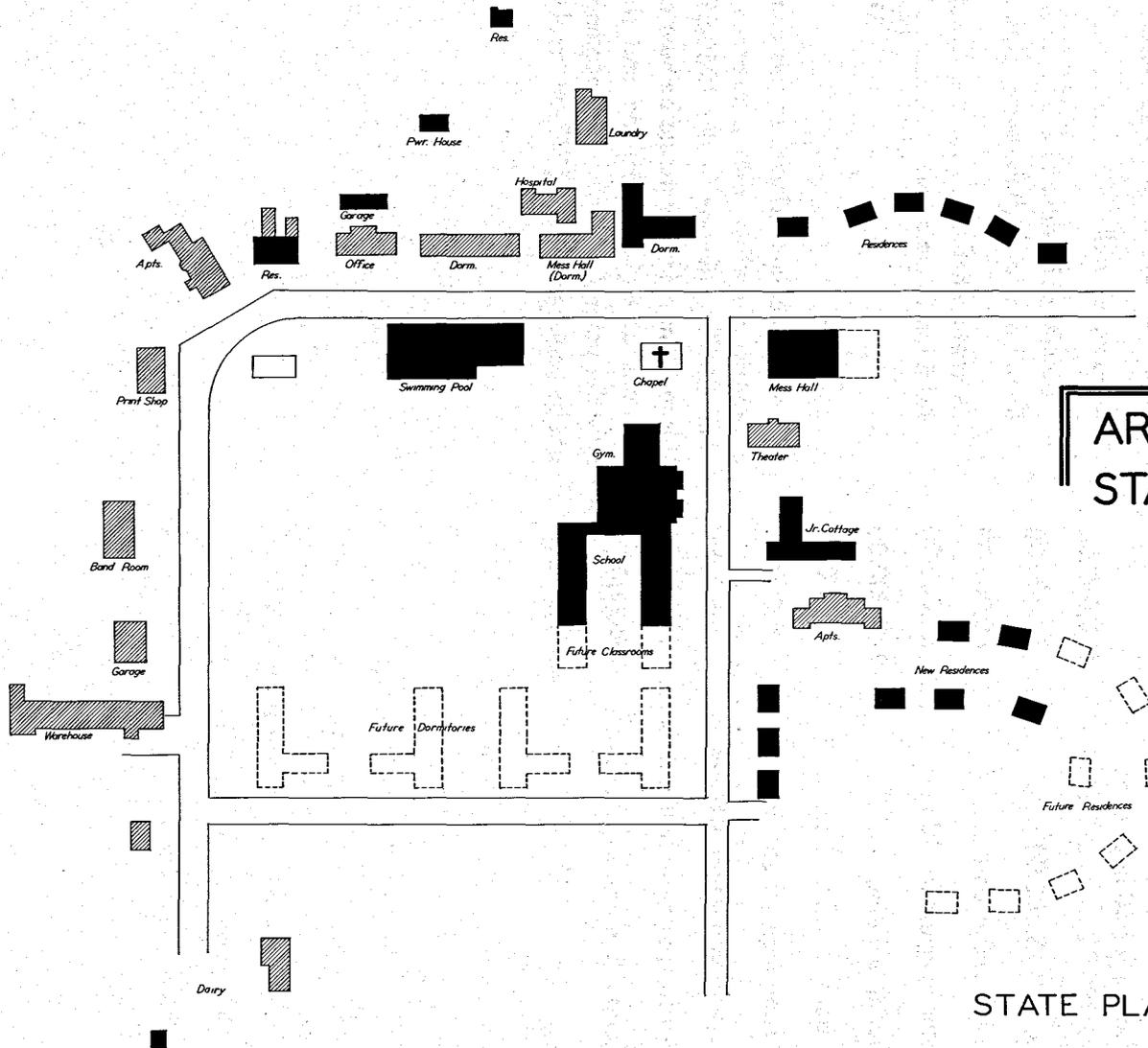
The space standard allows an average sleeping area of 54 square feet per ward, or 6'x9' per bed. This represents space for each bed plus three feet between beds and a five foot aisle. In determining total institutional capacity, all beds in regular sleeping facilities, including segregation units, are counted. This excludes capacities of detention units

and hospital units. Detention beds are used for discipline and control of wards and are not considered in computing institutional capacity. The standard of detention beds to total capacity should be 10 percent except for the youngest boys where detention beds are not required. Segregation beds are used for special classifications that cannot adjust to group living. This capacity need is based on approximately 8 percent of institutional capacity.

### **BASIC FACTORS AFFECTING AGENCY PROGRAM POPULATION ESTIMATES**

The impact of certain factors on the population estimates could not be wholly reflected in the projections. These factors include the following situations:

1. Urbanization in the state has caused a greater incidence of delinquency —
2. The juvenile courts have not committed boys at the rate they would have had the state been able to provide room for them at Fort Grant —
3. Wards would have been retained for longer periods, in many cases, had the state been able to provide room for them at Fort Grant.



ARIZONA  
STATE INDUSTRIAL SCHOOL  
— FOR BOYS

FORT GRANT, ARIZONA

STATE PLANNING AND BUILDING COMMISSION  
PHOENIX, ARIZONA

**PROJECTION OF POPULATION  
AND CAPACITY**

	1956-57	1957-58	1958-59	1959-60
Total population	210	275	375	500
Total Capacity	105	135		
Excess Population over net capacity	105	140		

**CAPITAL OUTLAY PROGRAM**

1 deep water well and or repair water line and 1,000,000 gal tank	\$ 40,000.00
2 dormitories for 60 boys each @ \$95,000.00	190,000.00
5 homes @ \$13,500.00	67,500.00
1 classroom of 3 rooms	60,000.00
1 bachelor quarters for 10 men	50,000.00
1 vocational building	140,000.00
1 dairy barn	15,000.00
1 farm equipment shed	5,000.00
1 12 car auto equipment garage	15,000.00
Repair old apartment house	12,000.00
1 Recreation hall	75,000.00
	<u>\$669,500.00</u>

**1957-1960 TOTAL PROGRAM**

5 dormitories for 60 boys each @ \$95,000.00	\$475,000.00
15 homes @ \$13,000.00	303,500.00
3 classrooms of 3 rooms each @ \$60,000.00	180,000.00
1 bachelor quarters for 10 men	50,000.00
1 vocational building	140,000.00
1 dairy barn	15,000.00
1 farm equipment shed	5,000.00
1 12 car auto equipment garage	15,000.00
Repair old apartment house	12,000.00
1 deep water well	30,000.00
1 1,000.00 gal. water tank	30,000.00
Repair and/or replace water pipe	50,000.00
1 Recreation hall	75,000.00
Addition to mess hall	40,000.00
	<u>\$1,319,500.00</u>

It is the recommendation of this commission that a branch institution with a capacity of 150 be planned for activation in the 1960-61 fiscal year. This residential facility should be near one of our institutions of higher education and should handle only the youngest wards. It is recommended that a site be acquired during 1957-58 fiscal year.

# **CAPITOL BUILDING STUDY**

*An appendix to the 1956 report  
of the State Planning and  
Building Commission.*

## **CAPITOL BUILDING STUDY**

This appendix indicates the general scope of the new capitol building program and the factors which have influenced its design to date.

The whole program may be considered as consisting of two separate but inter-relating phases; namely, the planning for growth in the capitol area on a very long chronological scale, and planning for expected capitol area needs within the immediate ten to fifteen years. The longer range project has been pursued by the planning architects mentioned earlier in this report and information pertinent to that phase will be covered under separate cover. It is the project for immediate building which we outline herein. (It should be noted that both phases have been studied simultaneously so that one is compatible with the other in philosophy, design and factual data.)

A program for any architectural undertaking must begin in certain factual data. An intensive survey, to determine space requirements, departmental relationships and effective use of existing areas, was completed in 1954 by the Associated State Capitol Architects. Since this data was basic, and therefore still generally applicable, it remained to revise this information to comply in current attitudes regarding expected population and governmental growth of this state. The recapitulation of areas, departmental listings, and estimated costs which follow are the answers obtained from this revised basic data.

There are, of course, numerous ways of interpreting statistics. Architecturally, the aim is to culminate the whole effort with a scheme that satisfies both statistical conditions (eg; location, use of existing structures and space requirements) and esthetic considerations (eg; style, materials and shapes). A history of the various approaches to the problem is indicated by the following drawings which were presented to the Planning and Building Commission during the last few months.

The work mentioned in this appendix touches the highlights of what has been done to date. The latest design shown in the drawings is currently being pursued in more detail for presentation in the near future.

## RECAPITULATION OF AREAS

### EXISTING CAPITOL BUILDING

Gross area in west wing .....	68,600 Sq. Ft. (net=56,610)	
Gross area in central wing .....	18,000 Sq. Ft. (net=12,420)	
Gross area in east wing .....	43,475 Sq. Ft. (net=20,245)	
	<u>130,075 Sq. Ft.</u>	<u>89,375</u>

Gross area to be used for Dept. of Library & Archives .... 65,000 Sq. Ft.

Gross area to be used for Museum ..... 65,075 Sq. Ft.

### EXISTING ANNEX BUILDING

Gross area in old wing .....	40,600 Sq. Ft. (net=29,000)	
Gross area in new wing .....	45,030 Sq. Ft. (net=33,750)	
	<u>85,630 Sq. Ft.</u>	<u>62,750</u>

Total building to be used for the following depts: Corp. Comm., Indust. Comm., Public Health, Public Welfare, and Liquor Lic. & Control.

### NEW CAPITOL BUILDING

Basement area (gross) .....	28,000 Sq. Ft.	
1st Floor		
Gross base .....	23,715 Sq. Ft. (net=22,745)	
Gross tower area ..	9,055 Sq. Ft. (net= 7,915)	
	<u>32,770 Sq. Ft.</u>	
2nd Floor		
Gross base .....	33,880 Sq. Ft. (net=32,910)	
Gross tower area ..	8,085 Sq. Ft. (net= 6,945)	
	<u>41,965 Sq. Ft.</u>	
3rd Floor		
Gross base .....	25,880 Sq. Ft. (net=24,910)	
Gross tower area ..	8,085 Sq. Ft. (net= 6,945)	
	<u>33,965 Sq. Ft.</u>	

4th thru 18th Floors	
Gross (11,035 ea. floor) .....	165,525 Sq. Ft. (net=130,500)
	<u>302,225 Sq. Ft.</u>
	<u>212,870</u>

Gross underground parking (150 cars) .... 45,000 Sq. Ft.

### \*ESTIMATED COST DATA

#### EXISTING CAPITOL BUILDING

Remodel 50,000 sq. ft. @ 5.00/sq. ft. ....\$ 250,000  
for Dept. of Lib. & Archives

Remodel 50,000 sq. ft. @ 5.00/sq. ft. ....\$ 250,000  
for museum (incl. A/C) \$ 500,000

#### EXISTING ANNEX

Remodel 50,000 sq. ft. @ 3.00/sq. ft. ....\$ 150,000  
for new allocations

#### NEW CAPITOL BUILDING

46,000 sq. ft. @ 35.00/sq. ft. ....\$1,610,000  
Lobbies, House and Senate chambers,  
Supreme Court, Governor

228,225 sq. ft. @ 20.00/sq. ft. ....\$4,564,500  
General office area (incl. mech.,  
corr., elevators, etc.)

28,000 sq. ft. @ 10.00/sq. ft. ....\$ 280,000  
\$6,454,500

45,000 sq. ft. @ 10.00/sq. ft. ....\$ 450,000  
Underground parking for 150 cars

#### SITE IMPROVEMENTS

Estimated cost .....\$ 200,000

\*WILL BE REVISED TO ACTUAL WORKING ESTIMATES

# DEPARTMENTS CONCERNED IN THE SCOPE OF THIS PROJECT

## AGRICULTURE AND HORTICULTURE

Entomologist .....	160
Asst. ....	180
Secy. to Comm. ....	160
Genl. office .....	1600
Nursery Inspector .....	100
Apiary Inspector .....	100
Plant Pathologist .....	130
Seed Inspector .....	120
Lab .....	760
Vault .....	70
Storage .....	180
	3560

## APPRENTICESHIP COUNCIL

Genl. office .....	300
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## ARIZONA DEVELOPMENT BOARD

Mgrs. office .....	300
Industrial Assts. (3) .....	500
Mgrs. Secy. ....	200
Tourists Assts. (3) .....	350
Recept. ....	250
Genl. office .....	600
Storage .....	500
	2700

## AUDITOR

Recept. ....	200
Exec. office .....	250
Deputy Auditor .....	300
Claims .....	1600
Accounting .....	2000
Tabulating .....	700
Filing .....	700
	5750

## BANKING

Exec. office .....	160
Genl. office .....	600
Secy. office .....	160
	920

## BARBER EXAMINERS

Exec. office .....	120
Recept. ....	120
Exam. rm. ....	360
	600

## BEAUTY CULTURISTS

Inner office .....	400
Outer office .....	550
	950

## BUILDING AND GROUNDS

Office .....	150
Workshop .....	600
Equipment storage .....	400
Garage .....	500
	1650

## CONFERENCE AND HEARING ROOMS

Seating 100 .....	1700
Seating 40 .....	700
	2400

## CORPORATION COMMISSION

Office of Comm. (3) .....	480
Exec. Secy. ....	160
Utility Div. ....	1700
Court Reporters .....	150
Hearing Room .....	1000
Recept. ....	600
Genl. office .....	5000
Insurance Div. ....	1000
Work Rm. ....	600
Storage .....	250
	10940

## DAIRY COMMISSION

Genl. office .....	550
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**DEPARTMENT OF LAW**

Exec. office .....	250
Chief Asst. ....	180
Secy. ....	250
Asst. Attys. (20) .....	2500
Genl. office .....	1600
Storage .....	400
	<hr/>
	5180

**EGG INSPECTOR**

Inner office .....	150
Outer office .....	175
	<hr/>
	325

**ESTATE TAX**

Inner office .....	250
Outer office .....	300
	<hr/>
	550

**GAME AND FISH COMMISSION**

Law Enforcement .....	350
Info. and Education .....	600
Administration .....	2200
Director .....	160
Asst. Dir. ....	160
Secy. ....	200
Chief of Fisheries .....	180
Biologist .....	625
Printing and Storage .....	650
Fed'l Aid Division	
Genl. office .....	1600
Div. Chief .....	200
Asst. Div. Chief .....	160
Receiving .....	250
Storage .....	300
Vault .....	50
	<hr/>
	7685

**GOVERNOR**

Reception .....	600
Offices (3) .....	500
Assts. office .....	285
Gov. office .....	500
Work Rm. ....	700
Storage .....	75
Toilet .....	40
	<hr/>
	2700

**HOUSE OF REPRESENTATIVES**

Chambers .....	4000
Spkrs. office .....	185
Spkrs. secy. ....	185
Chief Clerk .....	200
Clerks office .....	670
Minute clerk .....	225
E. and E. ....	350
Proof Reading .....	200
Supply and printing .....	600
Steno. Pool .....	1500
Mimeo. Room .....	400
Dictating Rooms (10) .....	650
Lounge (members) .....	1000
Lounge (attaches) .....	500
Gallery .....	1600
Supv. of Pages .....	160
Telephones .....	200
Appro. Comm. ....	1200
Judiciary Comm. ....	600
Comm. Rooms (6) .....	2400
	<hr/>
	17325

**INDUSTRIAL COMMISSION**

Breakdown undecided	
	<hr/>
	25000

**LAND DEPARTMENT**

Recept.-Secy. ....	300
Exec. office .....	250
Deputys office .....	250
Leasing Division .....	2000
Tabulating .....	500
Mailing and Storage .....	300
Adm. and Auditor .....	375
Drafting .....	175
Groundwater .....	150
Surfacewater .....	150
Soil Conservation .....	150
Library .....	400
	<hr/>
	5000

**LEGISLATIVE COUNCIL**

Offices (2) .....	200
Research .....	1200
Stenographing .....	1400
	<hr/>
	2800

**LEGISLATIVE MAIL**

Work Room .....	1000
Supply and Printing .....	200
	<u>1200</u>

**LIBRARY AND ARCHIVES**

Library .....	60000
Archives .....	6000
	<u>(gross) 66000</u>

(Museum in portion of existing capitol bldg. not used for Lib. and Arch.)

**LIQUOR LICENSES AND CONTROL**

Recept.-Secy. ....	230
Supt. office .....	260
Hearing Room .....	340
Cashier .....	220
General office .....	800
Tabulating .....	400
Radio Room .....	75
Locker Room .....	425
	<u>2750</u>

**LIVESTOCK SANITARY BOARD**

Recept. ....	160
Offices (2) .....	320
Genl. office .....	1500
Lab. ....	1100
Storage and Vault .....	600
Veterinarian	
Exec. office .....	250
Outer office .....	450
Storage .....	100
	<u>4480</u>

**MINE INSPECTOR**

Inner office .....	125
Outer office .....	200
	<u>325</u>

**NURSE REGISTRATION**

Genl. office .....	650
Exec. Secy. and Asst. ....	250
Board Room .....	400
Vault .....	100
Supplies .....	150
	<u>1550</u>

**PLANNING AND BUILDING COMMISSION**

Recept.-Secy. ....	200
Exec. Secy. ....	150
Office .....	250

**PARDONS AND PAROLES**

Parole Officer .....	160
Outer office .....	375
	<u>535</u>

**BOARD OF PHARMACY**

Exec. office .....	200
Genl. office .....	600
Work Room .....	250
Board Room .....	400
Storage .....	150
	<u>1600</u>

**POST AUDITOR**

Exec. office .....	200
Genl. office .....	1000
Recept.-Secy. ....	150
Property Clerk .....	150

**PRESS**

Office .....	600
Radio Room .....	75
	<u>675</u>

Press gallery, and radio and TV area in addn.

**PUBLIC HEALTH**

Recept. ....	150
Secy. ....	150
Supt. office .....	200
Administration .....	6200
Vital Statistics .....	3200
Maternal-Child Health .....	900
Pub. Health Nursing .....	450
Sanitary Engineering .....	1700
TB Control .....	1000
VD Control .....	1000
Storage and Supply .....	1150
Workroom .....	250
	<u>16350</u>

**PUBLIC INSTRUCTION**

Supt. office .....	250
Asst. Supt. office .....	200
Recept. ....	375
Office of Cert. ....	1400
Bd. and Conf. Room .....	275
Elem. Educ. ....	400
Secondary Educ. ....	275
Textbooks .....	450
Gen. Conf. Room .....	800
Bus, Health, Safety .....	450
Aud., Acct., etc. ....	1200
Mailing, Rece., Stor. ....	1000
School Bldg. Consul .....	200
Exp. Kitch. ....	300
Secy. Workroom .....	300
Storage .....	150

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**9225****Indian Education**

Offices (5) .....	600
Genl. office .....	700

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**1300****Vocational Education**

Dir. office .....	250
Exec. Secy. ....	250
Supv. Agri. Educ. ....	300
Asst. Agri. Educ. ....	250
Agri. Engr. ....	250
Supv. Home Ec. Educ. ....	250
Asst. Home Educ. ....	250
Asst. Home Ec. Educ. ....	250
Future Home Makers .....	250
Supv. T. and I. ....	250
Asst. T. and I. ....	250
Offices .....	1750

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**4300****Vocational Rehabilitation**

Dir. ....	250
Supv. offices (3) .....	600
Counselors (12) .....	1500
Clerks office .....	1000
Medical Consul .....	120
Waiting Room .....	120
Storage .....	200

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**3790**

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**18615****PUBLIC WELFARE**

Administration .....	3500
Offices (2) .....	360
Bd. Rm. ....	500
Recept. ....	200
Field Services .....	1000
Child Welfare .....	1000
Public Assistance .....	1500
Personnel .....	550
Nava.-Hopi Unit .....	675
Storage .....	750

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**10035****REAL ESTATE**

Recept.-Secy. ....	220
Comm. office .....	200
Deputy and Atty. ....	250
Genl. office .....	1800
Storage .....	100

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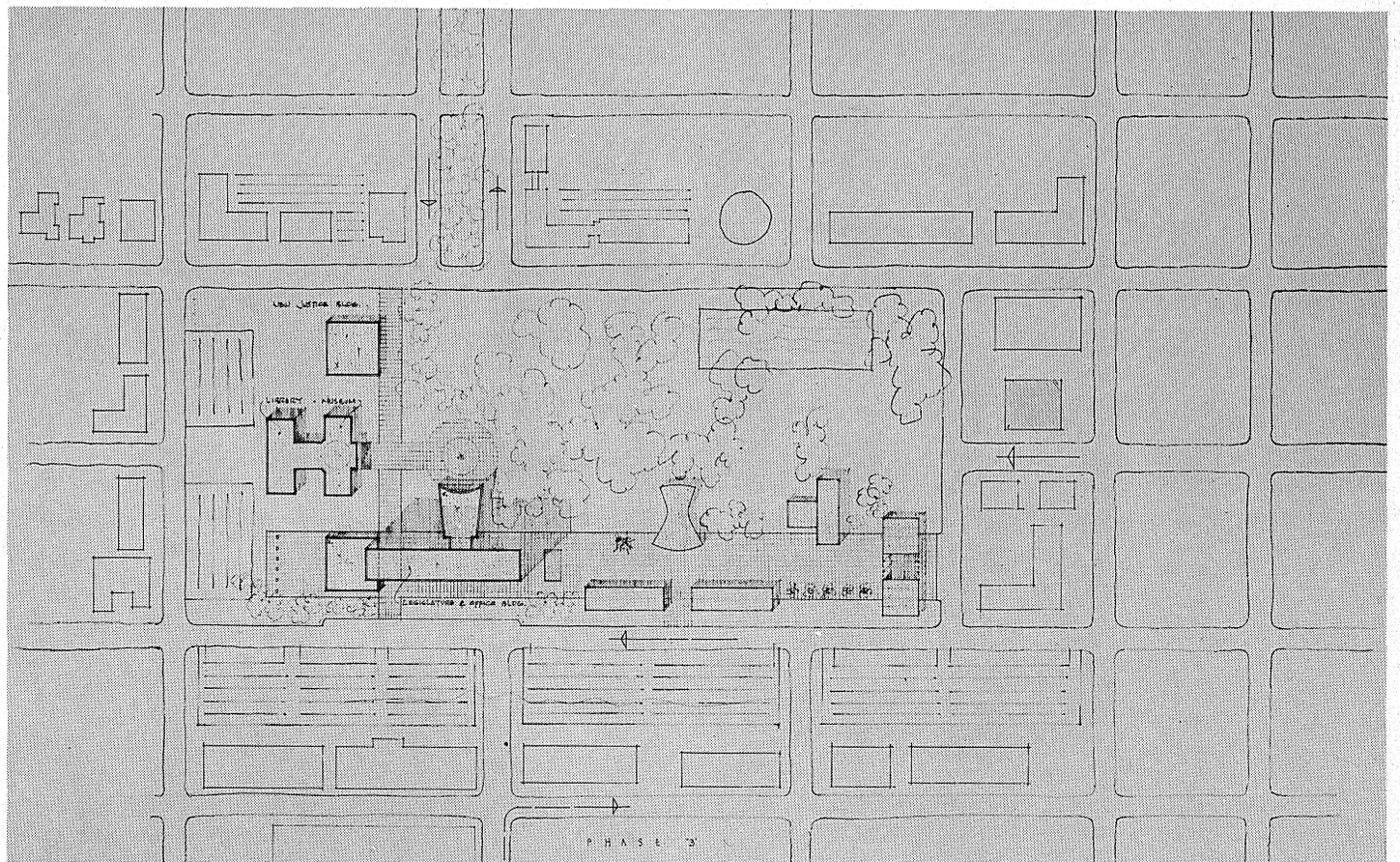
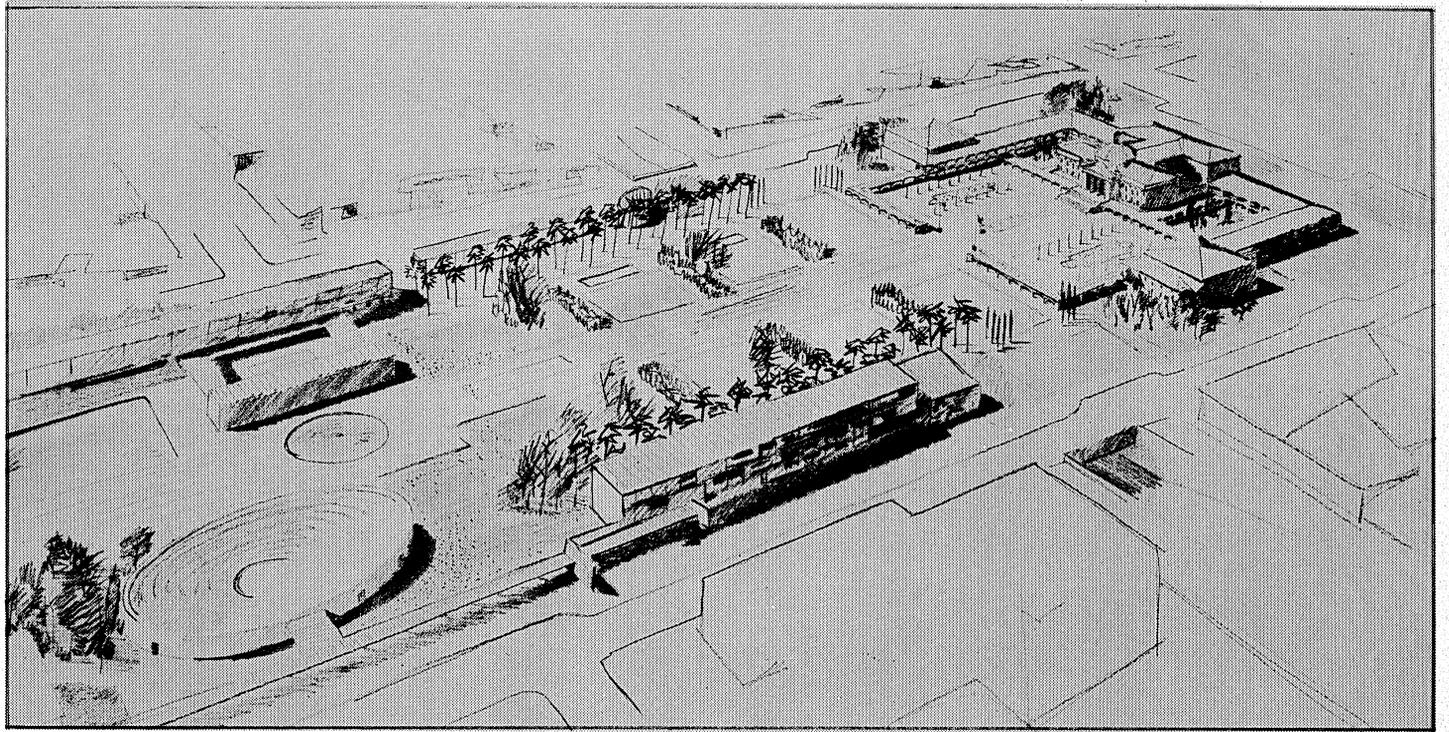
**2570****SECRETARY OF STATE**

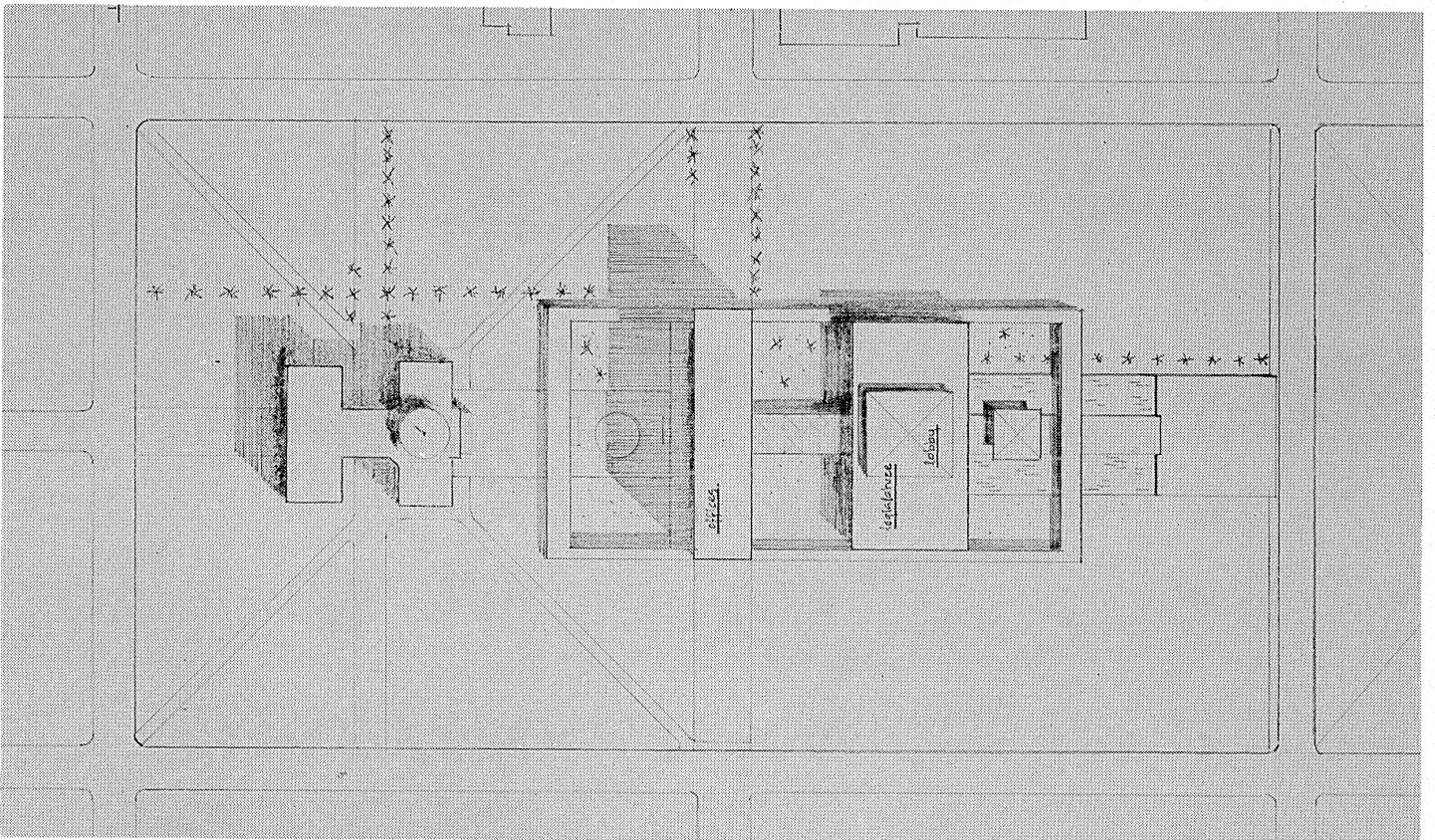
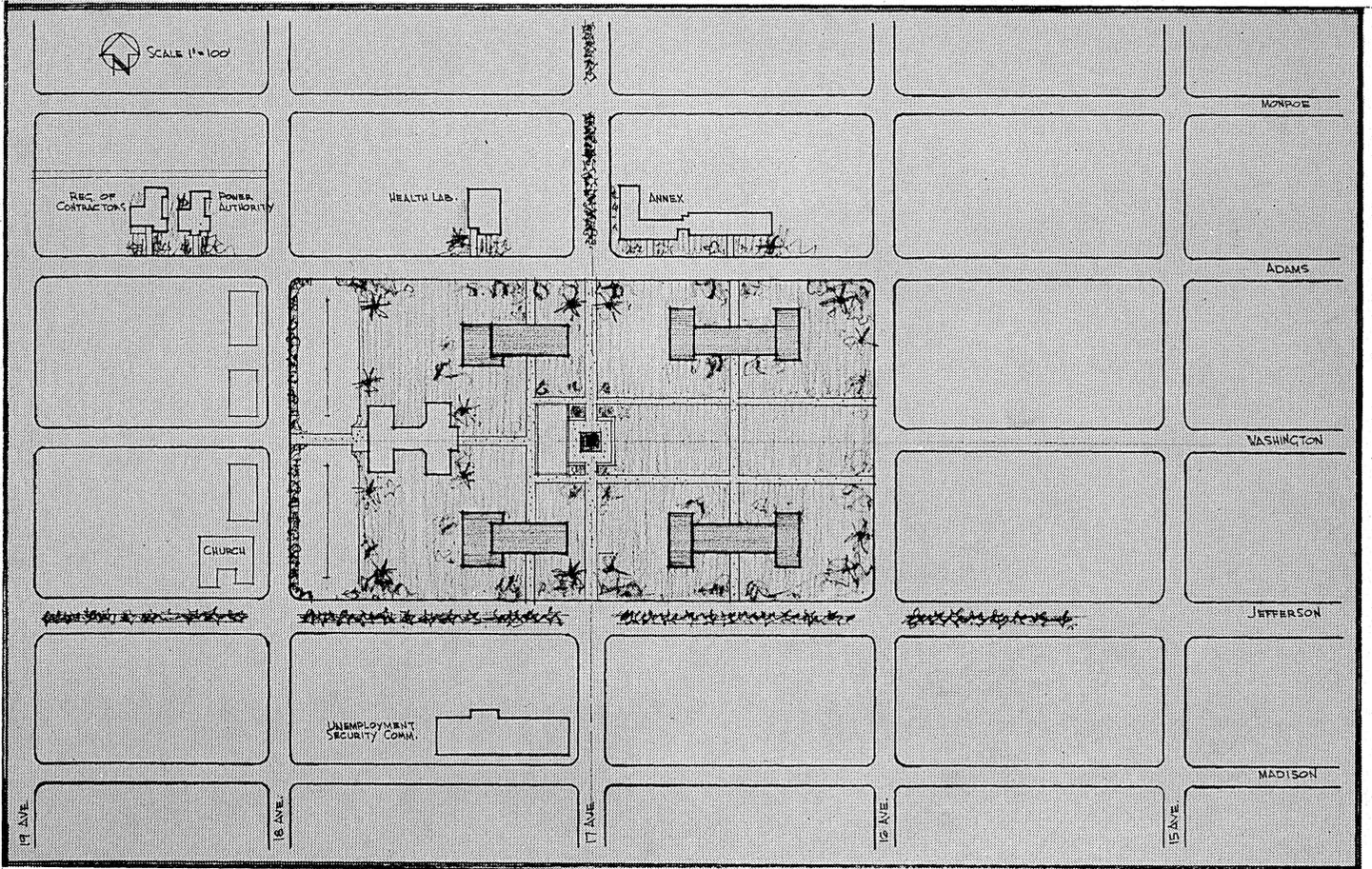
Recept. ....	250
Exec. office .....	300
Asst. office .....	200
Genl. office .....	1200
Filing .....	900
Storage .....	100

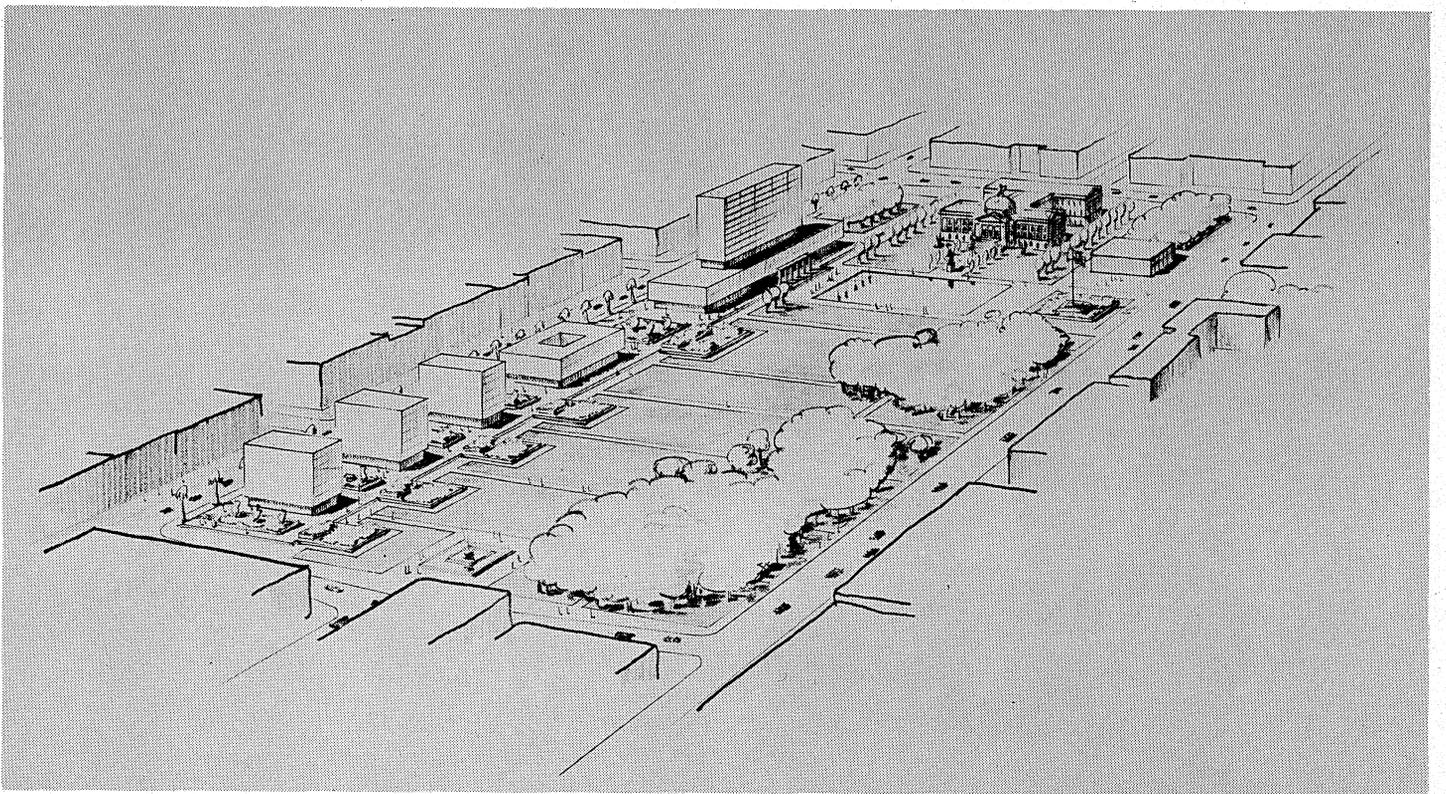
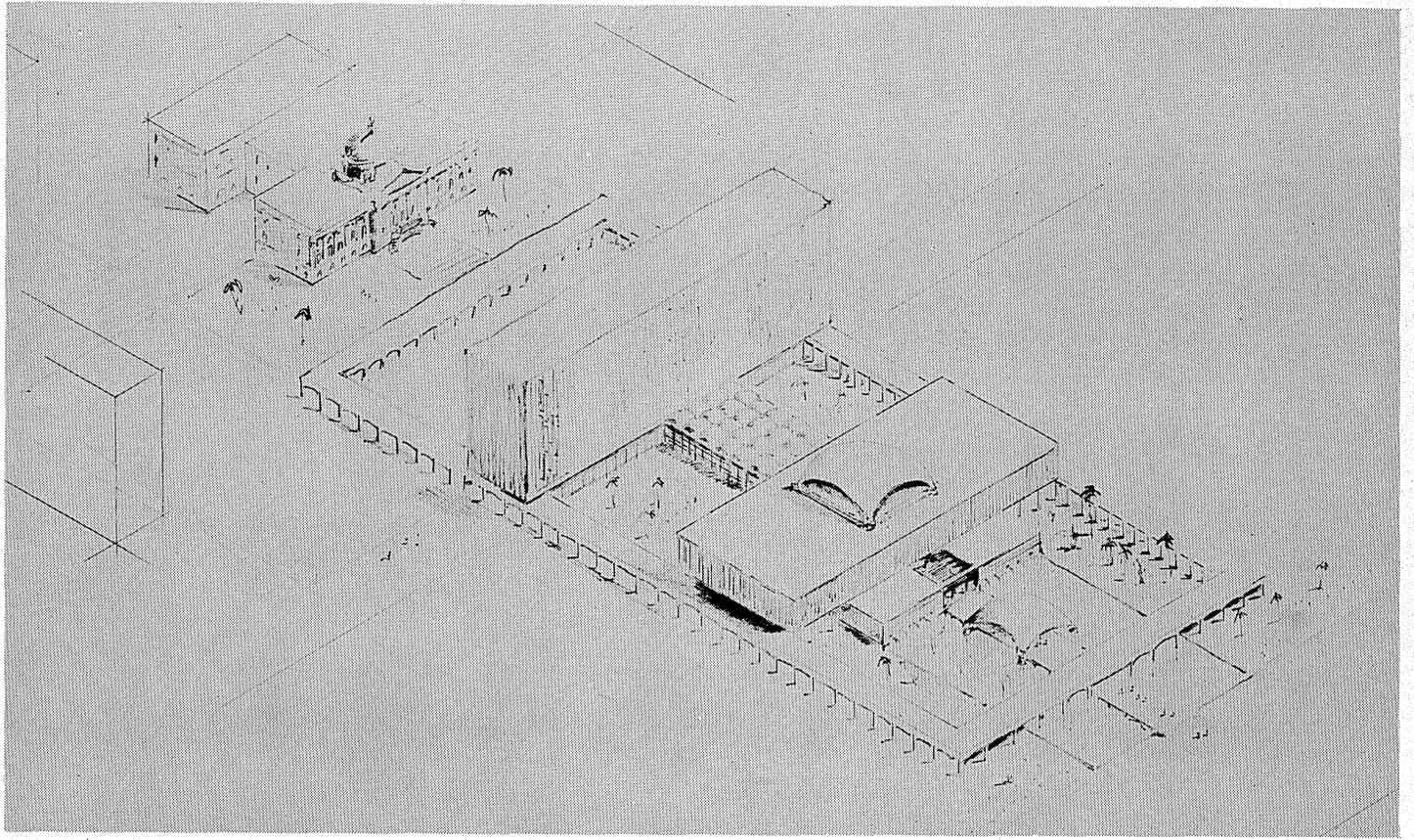
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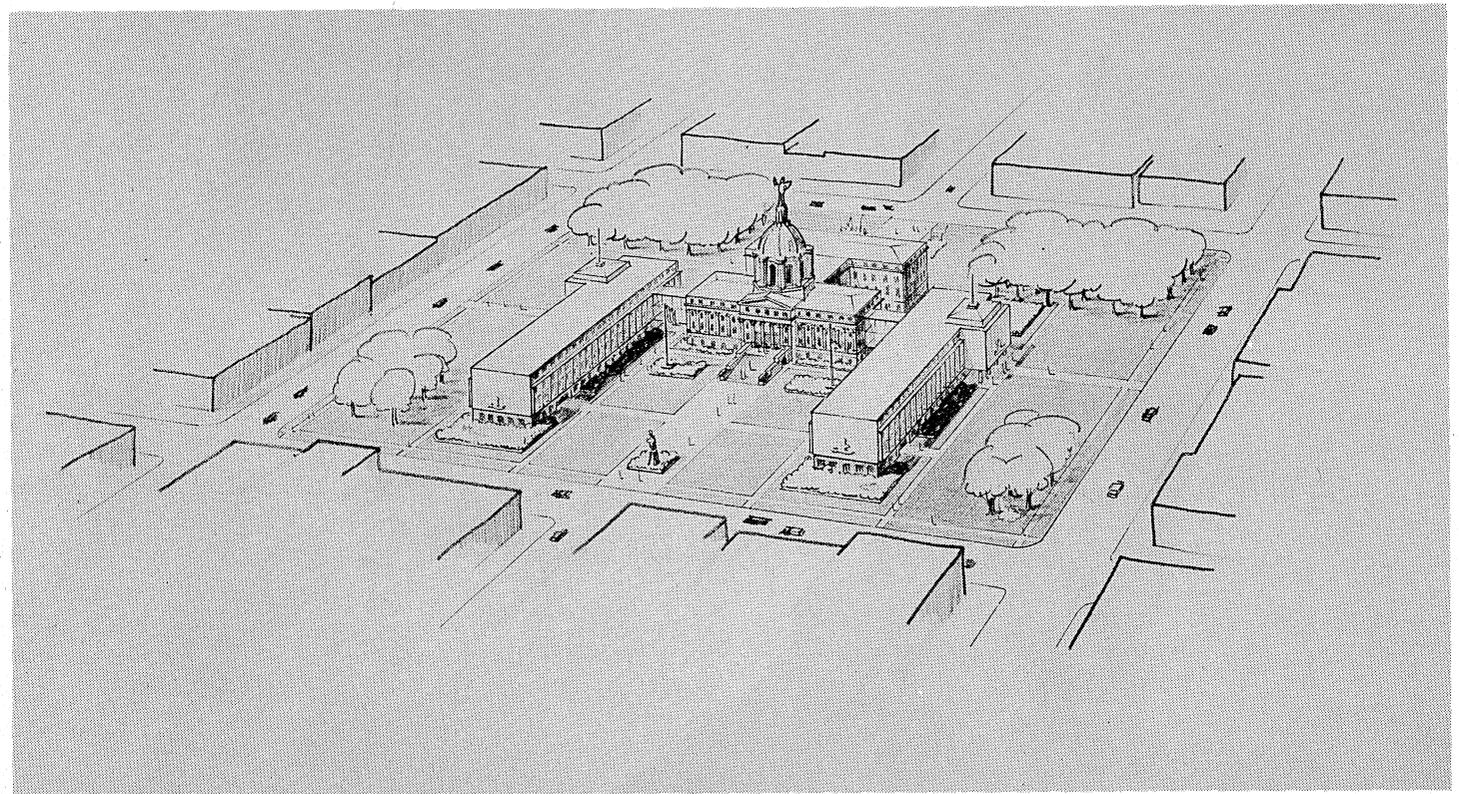
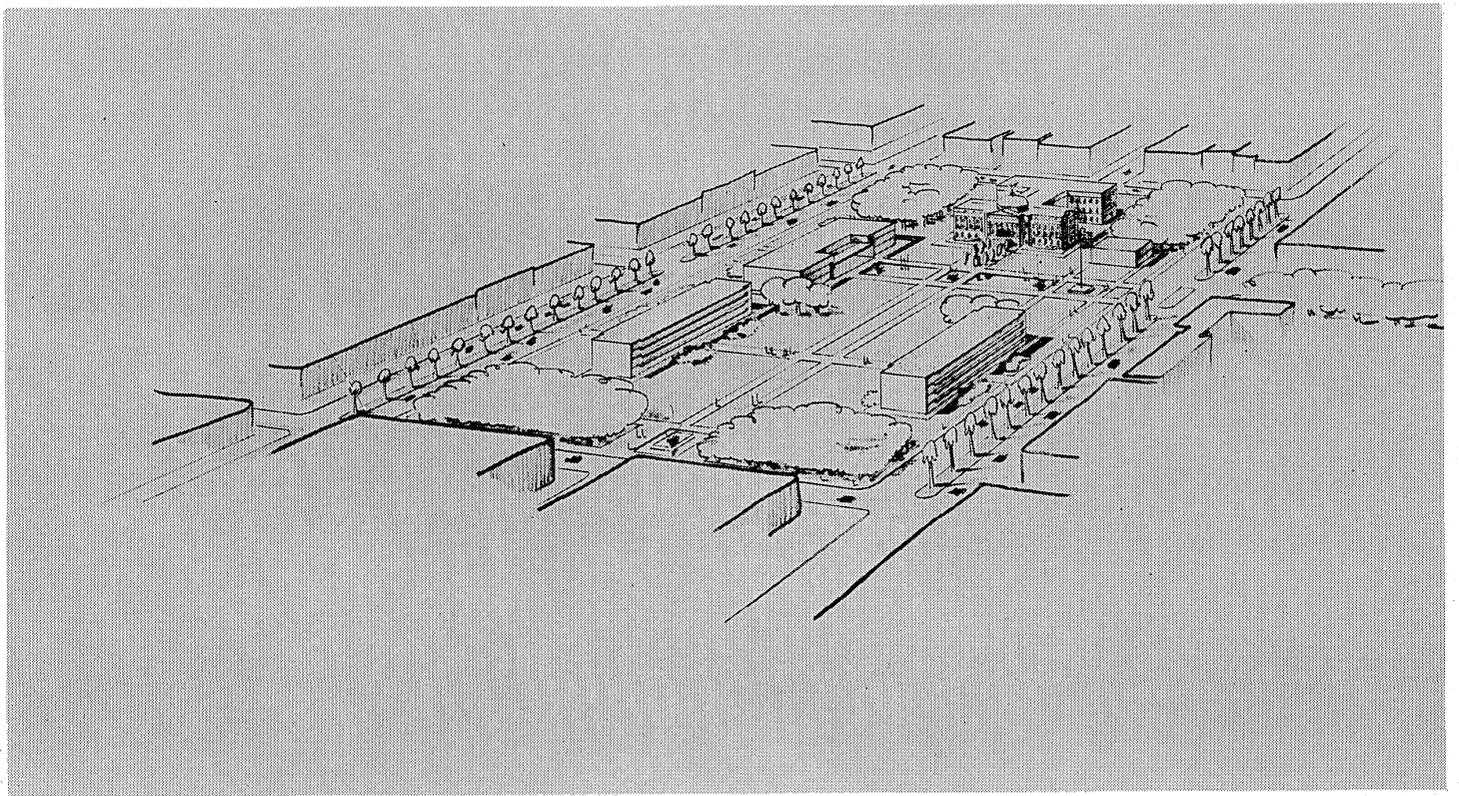
**2950****SENATE**

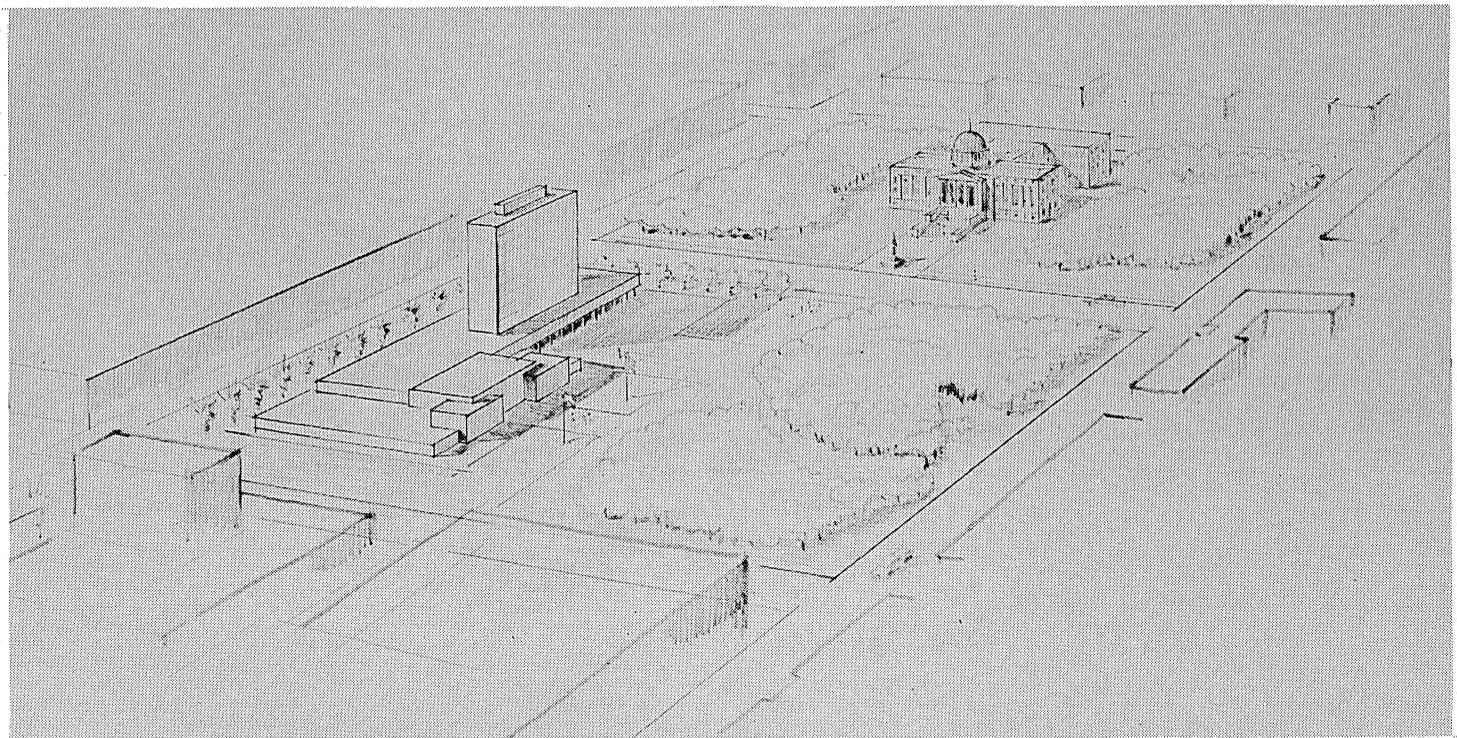
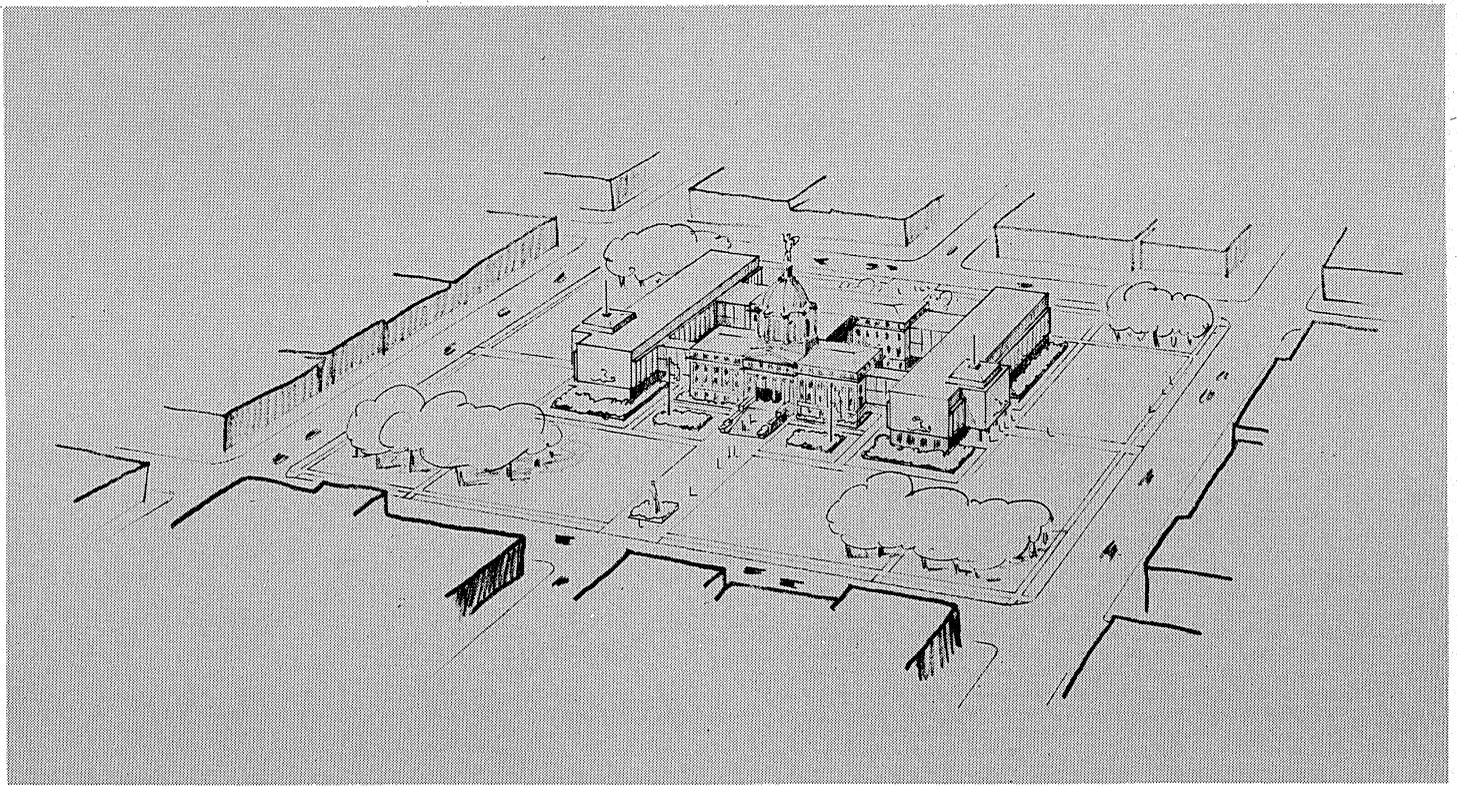
Chambers .....	3500
Pres. office .....	185
Pres. Secy. ....	185
Chief Clerk .....	200
Clerks office .....	670
Minute Clerks .....	225
E. and E. ....	350
Proof Reading .....	200
Supply and Printing .....	600
Steno. Pool .....	1300
Mimeo. Room .....	200
Dictating Rooms (8) .....	520
Lounge (members) .....	600
Lounge (attaches) .....	500
Gallery .....	1600
Supv. Pages .....	160

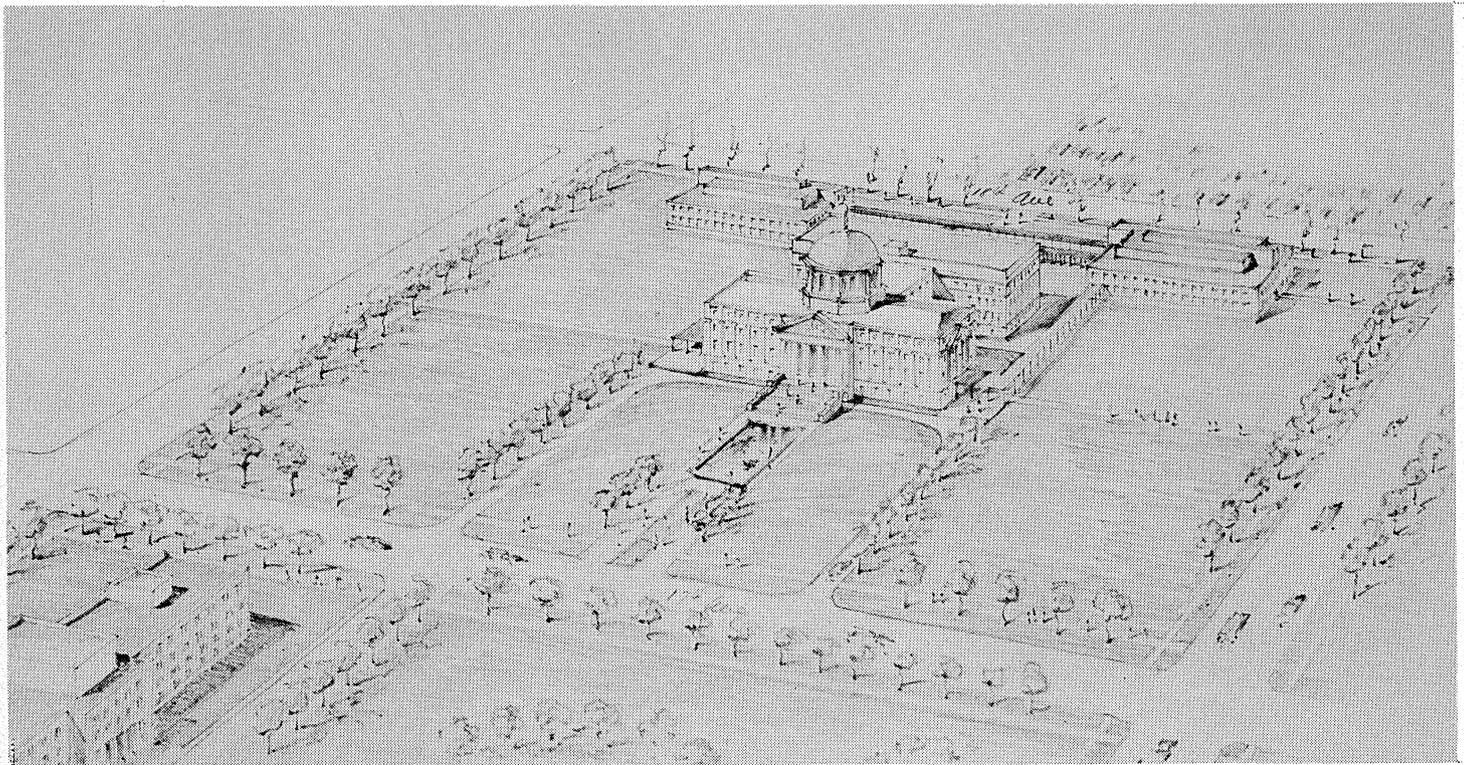
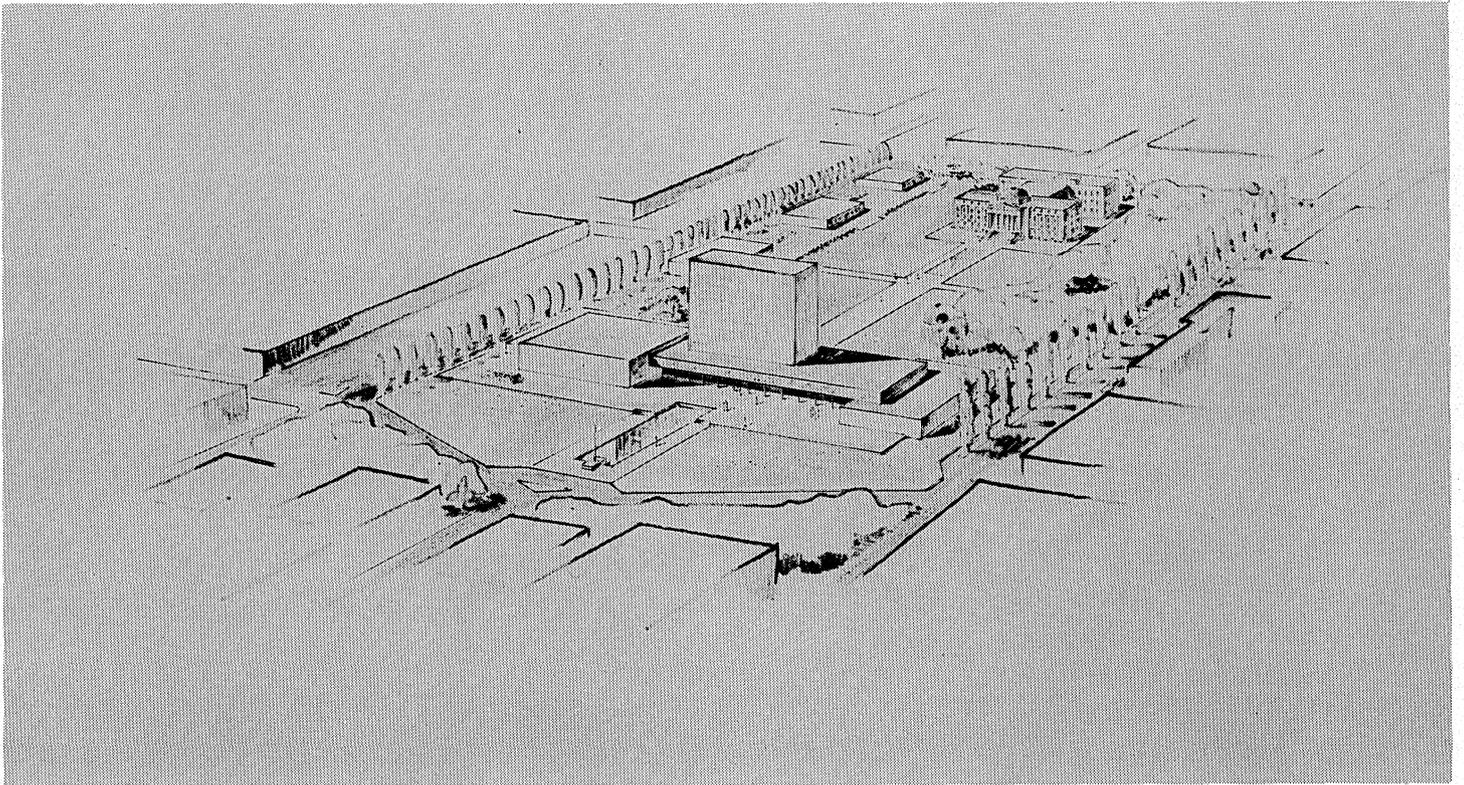


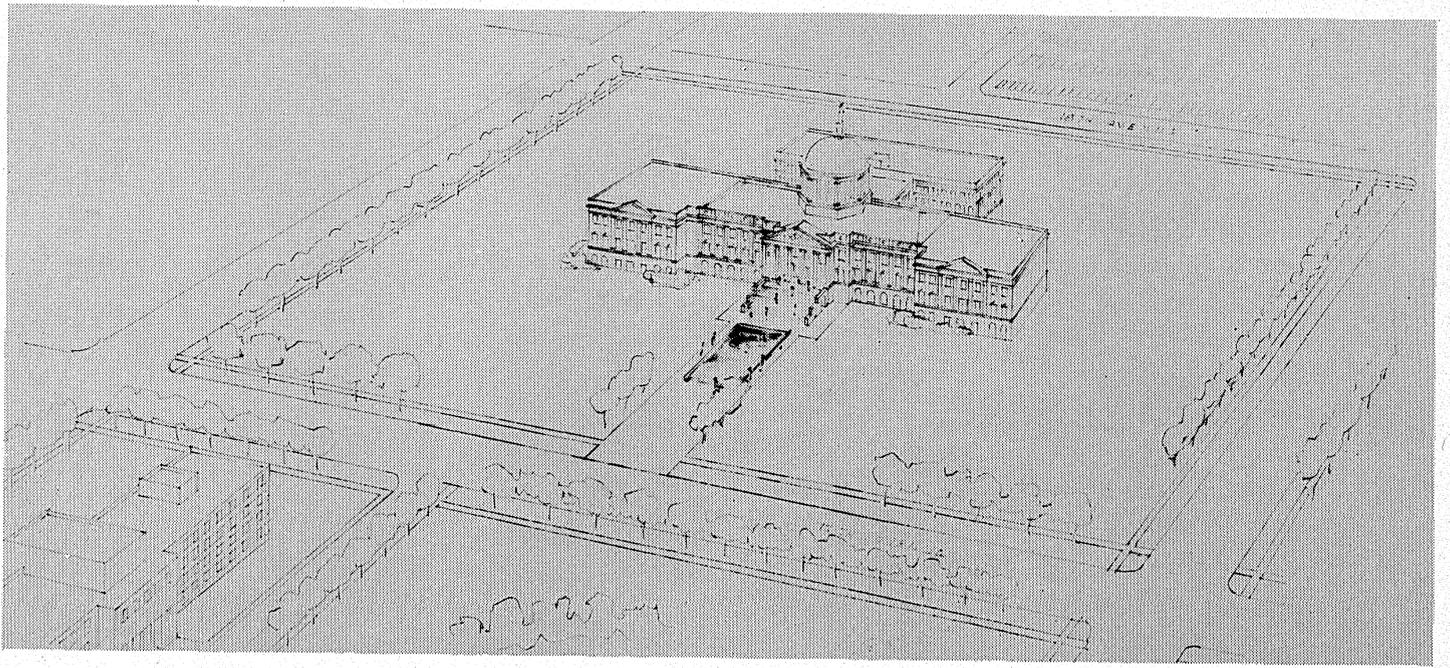


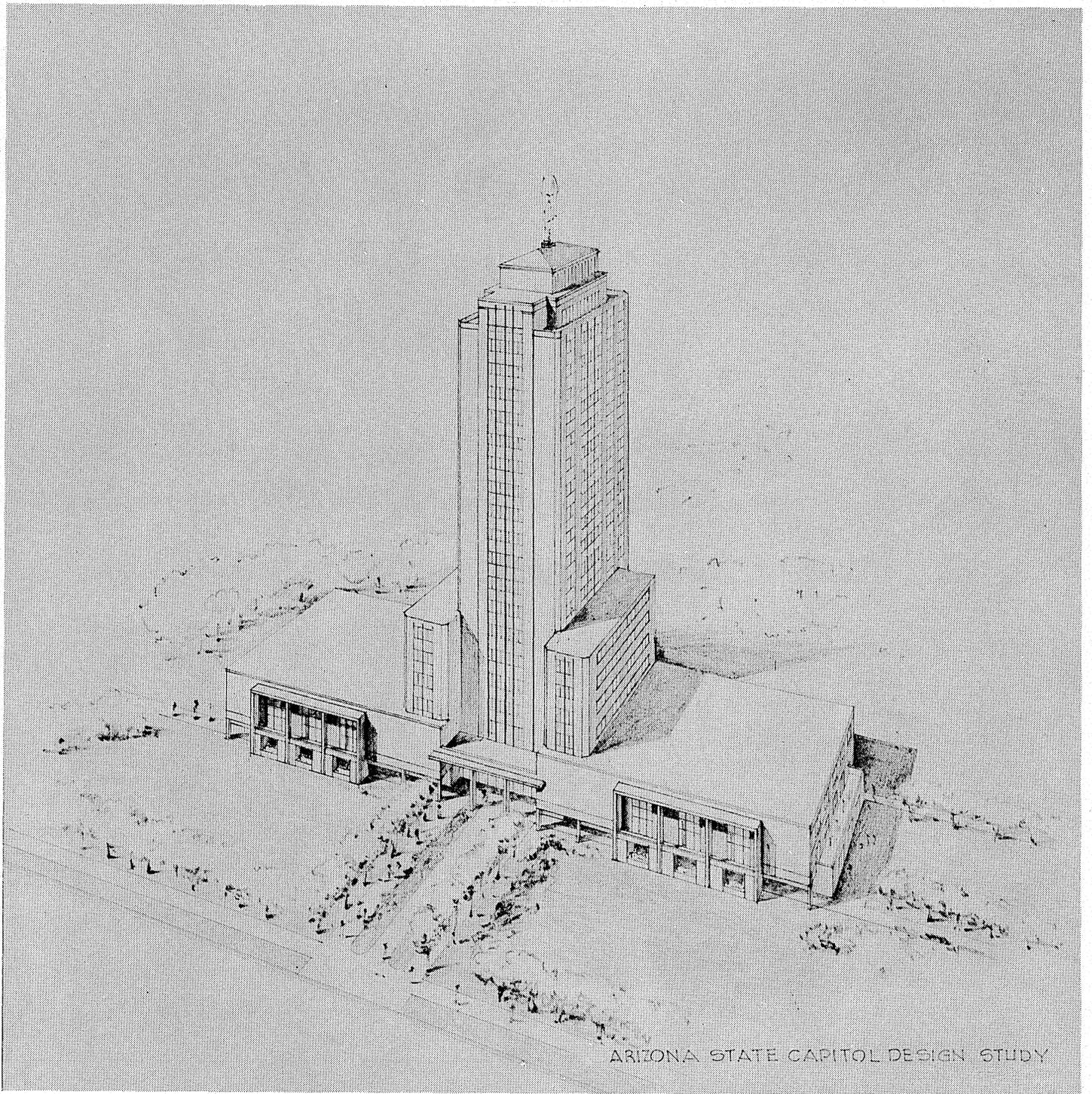




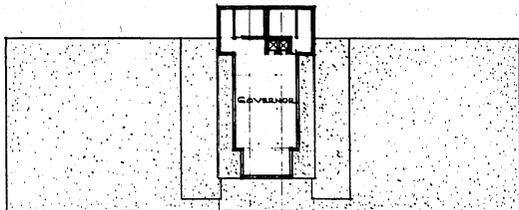






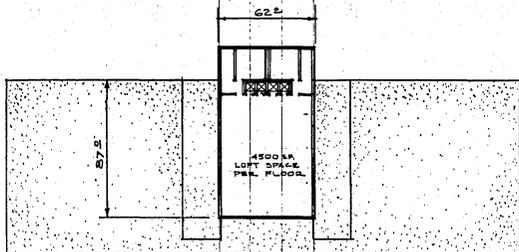


ARIZONA STATE CAPITOL DESIGN STUDY



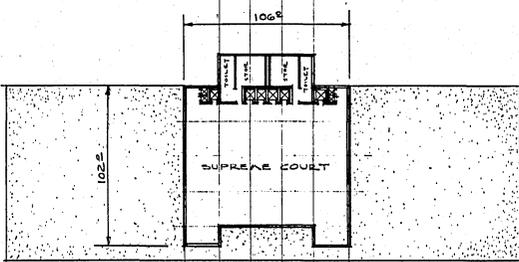
20 TH. FLOOR

GOVERNOR  
5,400



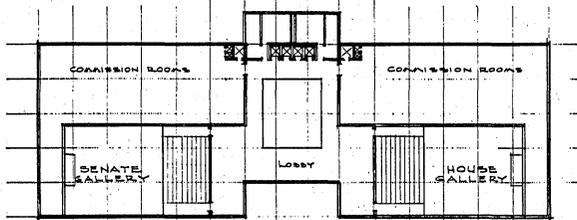
6 TH. THRU 19 TH. FLOORS

MISC. OFFICES  
92,400



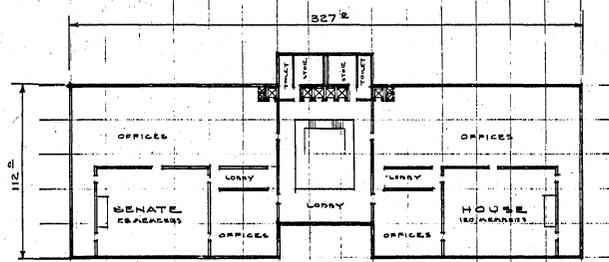
4 TH. & 5 TH. FLOORS

SUPREME COURT  
LAW LIBRARY  
LAW DEPARTMENT  
19,000



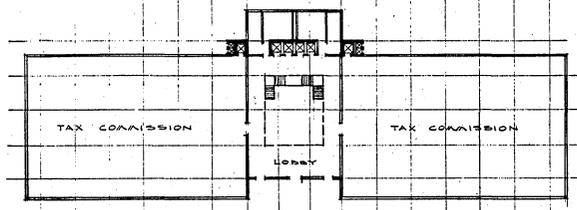
THIRD FLOOR

SENATE GALLERY  
SENATE LOUNGE  
LEGISLATIVE COUNCIL  
LEGISLATIVE MAIL  
LOBBY  
COMMISSION ROOMS  
HOUSE GALLERY  
HOUSE LOUNGE  
35,600



SECOND FLOOR

SENATE CHAMBER  
SENATE OFFICES  
LOBBY  
HOUSE CHAMBER  
HOUSE OFFICES  
35,600

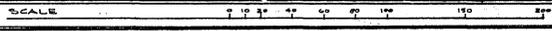


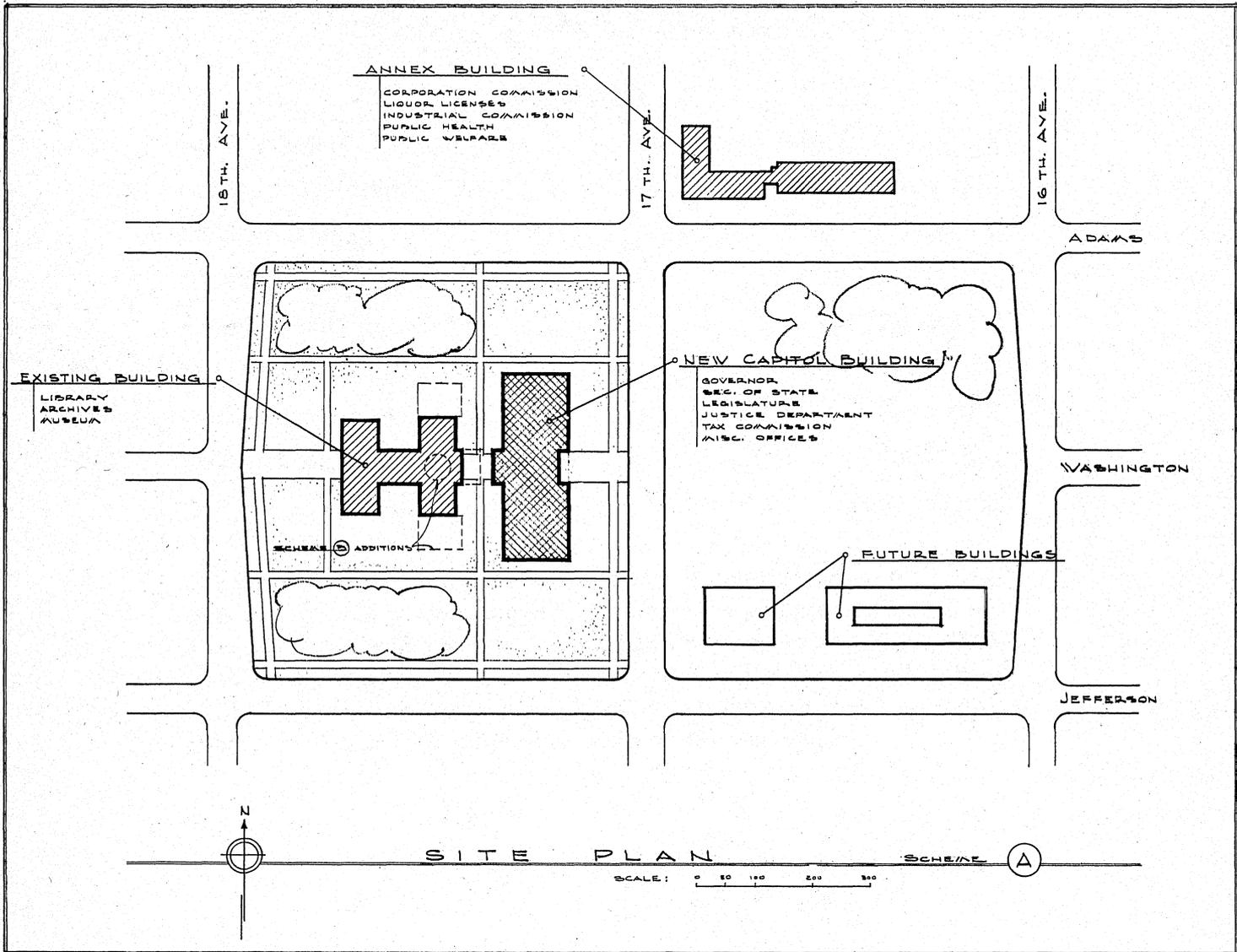
FIRST FLOOR

LOBBY  
TAX COMMISSION  
31,800

NEW CAPITOL FLOOR PLANS

TOTAL AREA - 219,800 SF





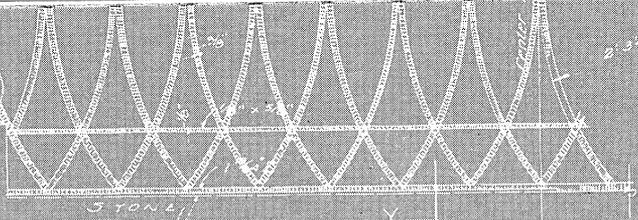
**COMBINED APPROVED  
CAPITAL OUTLAY PROGRAM**

**1957-58**

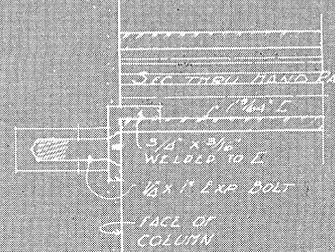
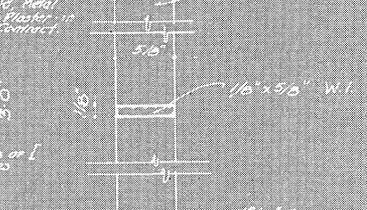
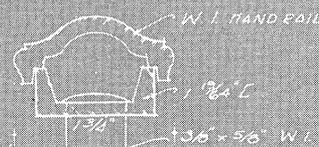
National Guard .....	\$ 254,917.26
Arizona State Hospital .....	580,000.00
Children's Colony .....	350,000.00
State Tuberculosis Sanatorium .....	44,400.00
School for Deaf and Blind .....	322,000.00
State Prison .....	149,000.00
Fort Grant Industrial School .....	669,500.00
Tucson Office Building .....	<u>1,000,000.00</u>
	\$3,369,817.26

We recommend that the above amounts be appropriated to the institutions and agencies concerned in a lump sum for the purposes outlined in the detailed requests with the provision that approval of plans and specifications by this commission must be given before bids for construction may be called for. In the case of the Tucson office building, we recommend that an appropriation for that specific purpose be made to this commission.

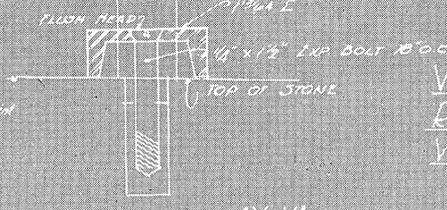
ON ENCLOSED  
SEE DRAWING 7  
STACK  
ON



ELEVATION 1/2 RAIL  
SCALE 1/2"=1'-0"

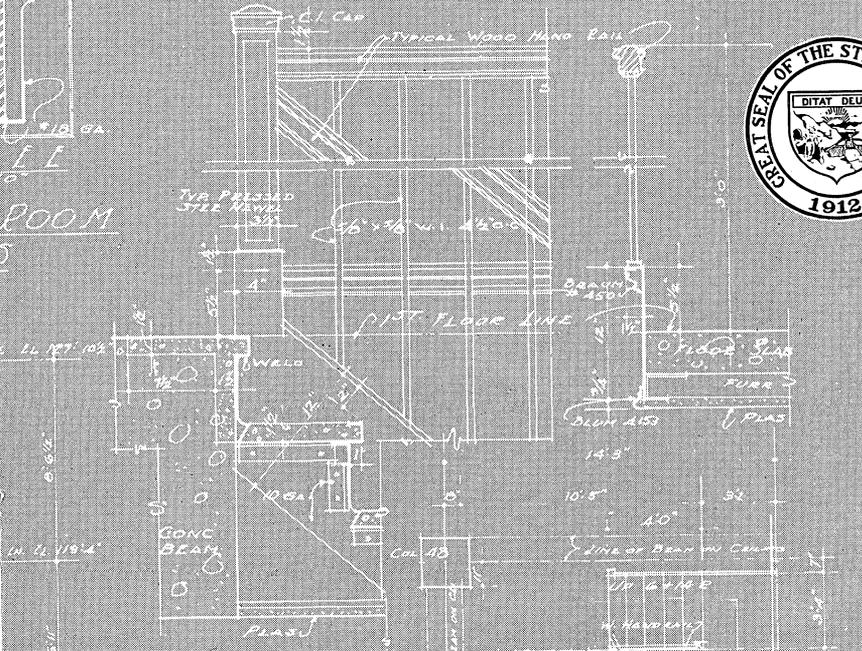


FULL SIZE DETAIL Z



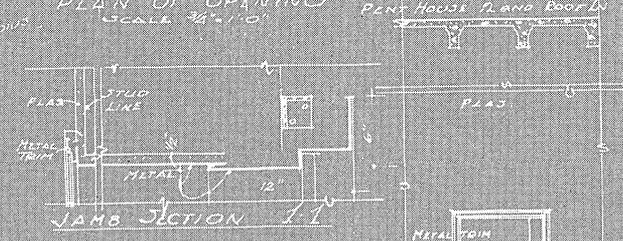
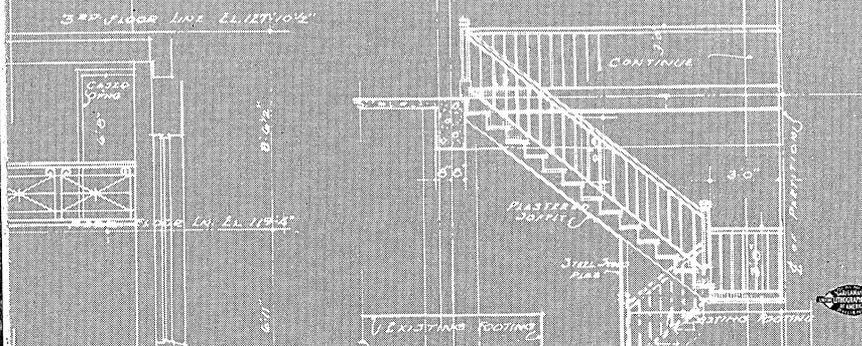
FULL SIZE SEC Y-Y

WROUGHT IRON  
RAIL - BALCONY  
WEST ELEVATION  
WELDED CONSTRUCTION

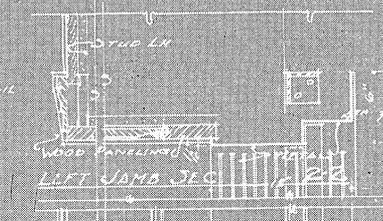


SEC A, A, AT  
FIRST FLOOR  
SCALE 1/2"=1'-0"

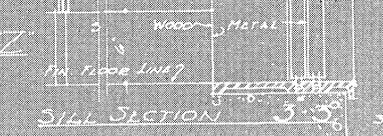
PLAN  
1/4"=1'-0"



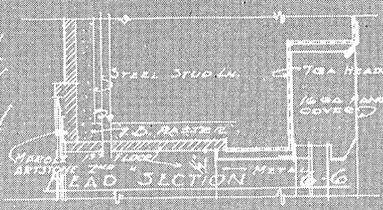
JAMB SECTION 11



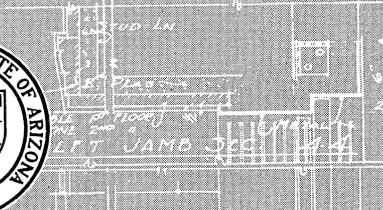
LEFT JAMB SEC



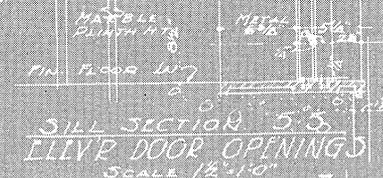
SILL SECTION 3 3/8



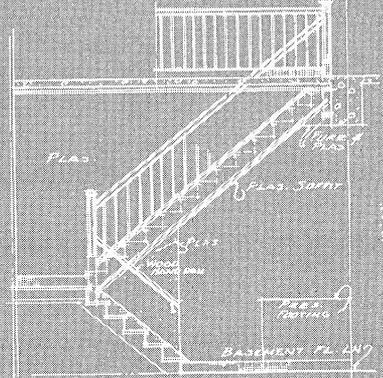
HEAD SECTION 6 3/8



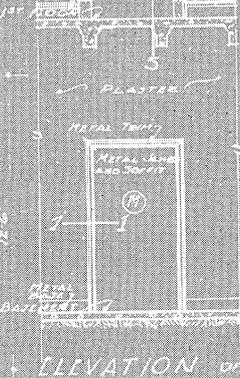
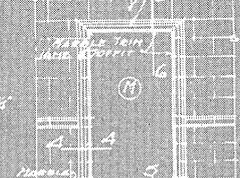
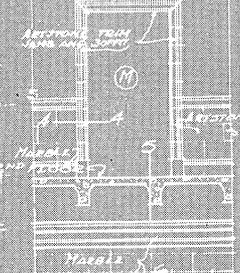
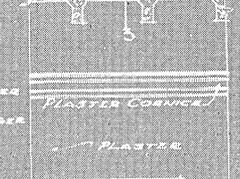
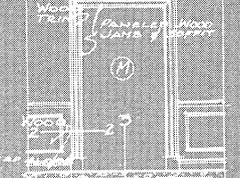
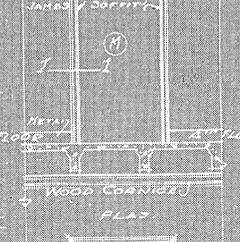
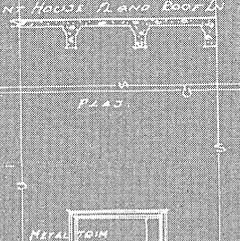
LEFT JAMB SEC 44



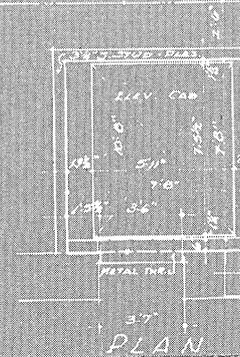
SILL SECTION 5 3/8  
ELEVATOR OPENINGS  
SCALE 1/2"=1'-0"



SECTION G-G  
1/4"=1'-0"



ELEVATION OF  
ELEVATOR DOORS  
SCALE 1/4"=1'-0"



PLAN

