



DEPARTMENT OF FINANCE

STATE OF ARIZONA

THE CAPITOL BUILDING
1700 WEST WASHINGTON
PHOENIX, ARIZONA 85007

JACK WILLIAMS, GOVERNOR

T. G. HAWKINS
COMMISSIONER OF FINANCE

August 22, 1969

To Governor Jack Williams and
Members of the 29th Legislature

1968-1969 Annual Report of the Planning Division,
State Department of Finance

Pursuant to the requirements of A.R.S. 35-131.02, the 1968-1969 Annual Report of the Planning Division, State Department of Finance, is submitted herewith.

The contents of the report are summarized below.

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Please let us know of any questions you might have regarding this report.
Suggestions for improvements will also be welcomed.



T. G. Hawkins
Commissioner of Finance

TGH/bm
Attachment

STATE DEPARTMENT OF FINANCE

PLANNING DIVISION - GEORGE C. LEIPHART, DIRECTOR

1968 - 1969 FISCAL YEAR ANNUAL REPORT TO THE LEGISLATURE

During this fiscal year the inventory of all state-owned buildings was completed with the exception of the National Guard Armories and State Universities, which are exempt from our statutory responsibilities. All buildings on the inventory have been coded and cataloged. The estimated replacement cost was computed, and a recapitulation of the inventory disclosed a total of 2,191 buildings and/or structures with an estimated replacement cost of \$78,714,005.

The recapitulation by agency follows:

<u>Agency</u>	<u>Number of Buildings or Structures</u>	<u>Estimated Replacement Cost</u>
Aeronautics Authority	2	\$ 168,500
Agriculture and Horticulture.	6	26,650
Children's Colony - Randolph.	79	5,217,500
Capitol Group	24	10,549,300
Crippled Children's Services.	5	964,000
School for Deaf & Blind	30	4,707,700
Fair Commission	66	9,368,175
Game and Fish	132	986,390
Highway Department.	1,247	10,202,960
Health Laboratory	1	200,000
Highway Patrol.	156	1,805,340
Historical Society - Prescott	8	260,600
Industries for the Blind.	2	178,000
Industrial School for Boys. - Fort Grant	116	4,199,850
Mental Health Center - Tucson	7	382,950
National Guard of Arizona	2	352,500

Recapitulation (Continued)

Power Authority	2.	75,700
Parks Board	39.	871,750
Pioneers' Home - Prescott	4.	1,290,800
Pioneers' Historical Society. - Tucson	1.	420,000
Registrar of Contractors.	2.	75,000
State Hospital.	61.	10,669,705
Prison - Florence	185.	9,727,385
Tuberculosis Sanatorium - Tempe	1.	3,650,000
Youth Center - Tucson	12.	863,250
Industrial Commission	<u>1.</u>	<u>1,500,000</u>
Total Number of Buildings.	<u>2,191</u>	
		Total Estimated Replacement Cost <u>\$78,714,005</u>

In the near future a meeting will be scheduled to reconcile the estimated replacement costs with the insurable values established by the Governor's Insurance Committee. A uniform building identification system will be adopted by the state institutions and the Insurance Committee. The estimated replacement cost values will be adjusted annually to give effect to rising or declining construction costs.

The inspection report of existing state-owned buildings by agency follows:

AERONAUTICS AUTHORITY

The Administration and Terminal Building at the Tusayan Airport, completed in 1967, has developed cracking in the concrete floor. Remedial measures are to be undertaken by the Architect and the General Contractor. Additional parking has been provided at the Airport.

AGRICULTURE AND HORTICULTURE

The Inspection Station at Cameron is in good condition, but the domestic water supply is still inadequate. The Solomon Inspection Station is in fair to poor condition; however, the present structure will soon be replaced with a new facility.

CHILDREN'S COLONY

The Colony buildings are in poor to excellent condition. Most of the dormitories need ceiling and floor tiles replaced or repaired. Roofing problems are evident and outside painting is needed. Preventive maintenance and fire protection could be improved. Four dormitories and the classroom buildings were reroofed.

Air-conditioning was installed in two dormitories. The Multi-purpose Facility was completed and activated. An engineering study of the sewage disposal system was also made to determine the modifications required for an adequate system.

CAPITOL GROUP

The buildings comprising this group vary from poor to excellent condition. The major buildings are in good to excellent condition, while converted residences and stores are in poor to good condition. Extensive roof repairs may be needed on the original Capitol and State Office Building in the near future. The converted units will be razed as soon as possible to comply with the Legislative approved Capitol Mall Study.

The air-conditioning for the State Office Building has been improved and additional parking has been provided for the immediate Capitol area.

The Tucson State Office Building is good; however, cracking is evident in the exterior stucco. All buildings are properly maintained and occupied.

CORRECTIONS, DEPARTMENT OF

The Planning Division of the Department of Finance assisted the Department of Corrections in locating a site for the proposed school for Juvenile Girls, as well as locating the well site. Presently, we are assisting the Department of Corrections and State Hospital in locating a suitable site for the proposed maximum security ward.

CRIPPLED CHILDREN'S SERVICE

The hospital buildings are in good to excellent condition. Maintenance is also good. The proposed sprinkler system will greatly reduce the fire hazard and improve the hospital's fire insurance rating.

SCHOOL FOR DEAF AND BLIND

All buildings are in good to excellent condition and maintenance is good. Several hot water heaters should have relief valves installed. Fire protection is adequate. Construction is almost complete on the new dormitory. This was delayed by shortage of roof tile supplied by a Southern California firm whose manufacturing was curtailed for several months because of severe rains and flooding.

FAIR COMMISSION - COLISEUM AND EXPOSITION CENTER BOARD

The buildings used for the Annual State Fair are in poor to fair condition. Recent improvements have been made to electrical and sanitary installations. The all metal exhibition building, being used for teen-age entertainment, fails to comply with building codes for assembly occupancies.

The Coliseum Building is in good condition; however, preventive maintenance could be improved and augmented.

Fire extinguishers are not in evidence at some of the Fair Buildings.

GAME AND FISH

The buildings of this department range in condition from very poor to very good. Some of the unused buildings are delapidated, especially in remote areas.

Substandard electrical wiring, defective heating and hot water installations were also observed. Maintenance should be improved and fire protection is lacking at many installations.

A new cabin was erected after the fire loss at the Three-Bar site. A cabin is also under construction at the Imperial Lake refuge. New office building at the Deer Valley Complex is under way and is scheduled for completion this fall.

HIGHWAY DEPARTMENT

The Highway Department is divided into six Districts and the Phoenix Headquarters. Phoenix Headquarters buildings are in poor to excellent condition. Maintenance is good and deficiencies consist of poor and substandard electrical gas, heating and ventilation installations. The existing wooden Warehouse, located in the West Jackson compound, should be razed, as a great loss of equipment and supplies stored in this building could result from a fire or structural failure.

DISTRICTS NO. 1, 2, 3, 4, 5 & 6

The following conditions are general throughout the six Districts. Fire-fighting equipment should be augmented. Substandard electrical wiring and defective installations of water and gas-fired equipment should be corrected. Permanent type buildings are in good to excellent condition, and temporary structures are in fair to poor condition. Maintenance is fair to good. Most buildings are fully utilized with seasonal occupancy occurring in the higher elevations.

HEALTH DEPARTMENT LABORATORY

Building is fully occupied and maintenance is good. General condition is very good. Fire protection is very good.

HIGHWAY PATROL

The buildings in the Phoenix Compound are in good to excellent condition, fully occupied, and maintenance is good. The District offices are in excellent condition and adequately maintained. Personnel housing is good with all house trailers and permanent dwellings utilized. Radio facilities on mountain tops are in very good to excellent condition. Fire protection in all installations is good.

PRESCOTT HISTORICAL SOCIETY

Preservation and maintenance of the buildings in Prescott are good. Fire protection is adequate.

INDUSTRIES FOR THE BLIND

The two buildings at this installation are relatively new and in good condition. Fire protection should be improved.

INDUSTRIAL SCHOOL - FORT GRANT

Buildings at this facility are in fair to excellent condition. Maintenance is good and fire equipment is properly serviced. Minor repairs are necessary to some of the buildings due to usage. A new dairy building is being built and equipped to replace the existing condemned building.

MENTAL HEALTH CENTER - TUCSON

The seven buildings of this facility are all in good condition, adequately maintained, and occupied. Fire protection is good.

NATIONAL GUARD

The Prescott Armory was the only National Guard unit inspected. This Armory will need extensive repairs in the near future, as both the walls and roof show signs of leaks. A new furnace was installed during the past fiscal year.

POWER AUTHORITY

Both buildings owned by this agency are properly maintained.

PARKS BOARD

- Picacho PeakAll buildings in very good condition.
- Douglas Mansion.Both buildings in good condition.
- Tubac MuseumMuseum and restroom in good condition;
old residence in fair condition.
- Tombstone CourthouseFair condition; repairs have not been
started.
- Lyman LakeBuildings in fair to good condition.
- Yuma Territorial Prison.Museum and Visitors' Center are in
good condition; other buildings are
in fair condition.
- Cat-Tail Cove.Boat ramp in good condition; sanitation
is poor.
- Lake Havasu State ParkAll buildings owned by McCullough
Properties are in good condition; state-
owned house trailer is in fair condition.
- Buckskin Mountain ParkAll buildings are in good condition;
cantilevered roof beams have twisted
on all buildings.

Generally, maintenance is very good at all facilities, but there is a need for additional fire-fighting equipment.

PIONEERS' HOME

All buildings are in good condition. Maintenance is very good and fire protection is excellent for this old building.

PIONEERS' HISTORICAL SOCIETY - TUCSON

The Tucson Museum is in good condition. Maintenance is good. Exterior walls are developing cracks. Emergency exits and fire hose cabinets are blocked by storage of exhibits and material.

REGISTRAR OF CONTRACTORS

This building is in very good condition, fully occupied, and properly maintained. The separate carport to the rear is good.

STATE HOSPITAL

Buildings at the State Hospital range from fair to excellent condition. The buildings not fully occupied are Ramada Hall (approximately 65% vacant); Hermosa Hall (approximately 25% vacant); Granada Hall (second floor vacant); Flamenco Hall (kitchen area vacant); Coffee Shop (vacant); Community Center (approximately 70% vacant); four dwellings and accessory carports and garages are vacant. Appearance of grounds has been improved.

Maintenance is good and fire protection is adequate.

PRISON - FLORENCE

The condition of the buildings at the State Prison ranges from poor to excellent. Maintenance and fire protection are very good. Staff and Personnel housing is good. Ranch buildings are in fair to good condition considering their age.

The buildings at the Women's Division are in good condition and maintenance is very good.

TUBERCULOSIS SANATORIUM - TEMPE

Hospital facilities are in excellent condition. Maintenance and fire protection are very good. Standby refrigeration is needed in case of a failure at peak capacity. Excessive heat from the compressors in the boiler room should be exhausted separately and not through a central exhaust stack. Improved roadway entrance plans are on drawing boards. This entranceway improvement is a coordinated effort of the Sanatorium, City of Tempe and the State Highway Department.

YOUTH CENTER - TUCSON

The Youth Center buildings are relatively new and minor repairs are needed due to student behavior. Maintenance and fire protection are good.

GENERAL

Two thousand one hundred ninety-one (2,191) inspections were made of existing buildings. The only buildings not inspected are those lying outside the state and those of the three State Universities.

Most agencies responded quickly to needed repairs that were considered hazardous.

Self-inspection reports are directed biannually to the agencies for reminders of housekeeping and fire equipment inspection.

NEW CONSTRUCTION ACTIVITY was as follows:

Architectural-Engineering Contracts reviewed:

Children's Colony Board	2	Public Buildings Maintenance	1
Highway Department	3	Aeronautics Authority	1
Game and Fish Department	4	State Hospital	1
State Parks Board	3	Coliseum and Exposition Center Board.	2
Department of Corrections	2	Highway Patrol	1
Department of Finance	1	Land Department	1
		Architectural and Engineering Contracts Reviewed - Total . . .	<u>22</u>

There were three (3) Architect-Engineer change orders reviewed and one Architect contract was returned due to commingling of appropriations for specific projects.

OWNER - CONTRACTOR AGREEMENTS RECEIVED AND REVIEWED

Crippled Children's Services	1	\$	21,915.00
Coliseum and Exposition Center Board	2		113,657.25
Highway Department	3		155,223.00
Game and Fish Department	2		344,870.00
School for Deaf and Blind.	1		304,743.00
Children's Colony Board.	3		986,281.00
Agriculture and Horticulture	2		74,456.20
Public Buildings Maintenance.	3		43,874.15
Department of Corrections.	1		33,557.90
Highway Patrol	<u>2</u>		<u>26,088.85</u>
Contracts Received - Total.	<u>22</u>		<u>\$2,104,666.35</u>

Twenty-two (22) change orders were reviewed totaling \$16,990.59

Total number of inspections made of new construction - 102

During the fiscal year twenty (20) projects were started and fifteen (15) projects were completed.

Eighty-nine (89) leases were reviewed by the Planning Division. Of this total, twenty-two (22) were short-term leases (six months and under), and two (2) leases were returned. Sixty-five (65) inspections of leased premises were made.

Each lease reviewed will terminate at the end of the 1969-1970 fiscal year, for which funds were appropriated by the Legislature.

Four construction projects were started without review or approval by the Planning Division.

- (1) Laundry Building at the Fort Grant Industrial School.
- (2) Shop Building at the Industries for the Blind, 3013 W. Lincoln, Phoenix, Arizona.
- (3) Two small dormitories at "Camp Sue" of the Children's Colony Board.
- (4) Masonry cabin at the Imperial Lake Camp of the Game and Fish Department.

SUMMARY OF INSPECTIONS

Approximately 42,000 miles were traveled by the two Finance Department vehicles in making a total of 2,358 inspections.

Existing buildings inspected	2,191
New construction inspections	102
Lease inspections	65

CAPITOL AREA

Demolition of the eleven (11) buildings acquired under the 1968-1969 land acquisition appropriation was completed before the close of the calendar year. Appraisals of thirteen parcels of privately-owned property were completed and Legislative appropriation of \$560,000 for this phase of the land acquisition program was granted. Planning will be continued to advance Capitol Mall Study Committee's recommendations.

Phoenix Architect, John Sing Tang, A.I.A., was engaged on May 7, 1969 to design the new State Office Building which is to be located between 16th and 17th Avenue, facing Jefferson Street. Two million (\$2,000,000) dollars was appropriated for the construction of this new building by the First Session of the 29th Legislature to continue the development of the Capitol Area Master Plan.