

Hemet-Ryan AAB Capital Outlay Project Relocation Or Replacement Analysis

Attached are schedules and estimates for the relocation of the CDF air attack base to March Air Reserve Base or the replacement of the CDF airbase at Ryan Field in Hemet. The following narrative is to be used in conjunction with these documents:

Relocation to March ARB:

- The project California Environmental Quality Act, lease, development agreement and design is complete and the project is essentially ready to bid.
- General Funding (GF), \$8,296,000 for the Construction phase of this project was re-appropriated in Fiscal Year 05/06.
- Completion of this project is scheduled for May of 2007. This assumes the final decision to relocate is made by November 2005.

Replacement at Hemet:

- This project would be treated as a “New Start.” If this project is funded as part of the typical Capital Outlay process, the earliest that funding could be anticipated is Fiscal Year 07/08.
- General Funds, \$17,330,000, should be the anticipated funding source for this project. Please note that CDF has never had a project funded from GF at this value. Additionally, lease revenue bond funding typically does not work for projects on leased sites.
- This project’s best case scenario for schedule and estimated costs is based on the following:
 - Utilization of General Funds.
 - Improvements required on “State” property.
 - Riverside County would need CEQA clearance and funding or would have to already be in construction of offsite improvements prior to the State Public Works Board (PWB) approving this project in September 2008. In addition, Riverside County would be required to enter an agreement with the state to commit county resources to the project before funding would be authorized and granted.
 - Dept. of General Services’ Real Estate Services Division would be responsible for management of the project.
 - CEQA for the “State” project is anticipated to be a Negative Declaration. This must be completed prior to PWB approval of the project.
 - Property rights “Lease” must be complete prior to PWB approval. The county must commit to the same terms and commitments agreed to in the lease and landing fee agreement for March.
 - Hazardous materials mitigation and remediation is limited to structures.
- Scheduled Completion of the “State” project is November 2011, assuming all CEQA clearance and funding issues are finalized by September 2008

Relocate to March Air Base

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

| | | | |
|--------------|------------------------|---------------------|-------------|
| PROJECT: | HEMET RYAN AAB | WD ESTIMATE: | WD2CDF05 |
| LOCATION: | MARCH ARB | EST. / PROJ. CCCI: | 4328 / 4339 |
| CLIENT: | DEPARTMENT OF FORESTRY | DATE ESTIMATED: | 3/17/2005 |
| DESIGN BY: | CDF | ABMS NO: | N/A |
| PROJECT MGR: | CLK | PREPARED BY: | CLK |
| PLAN DATE: | SEPTEMBER 01 | DOF PROJ. I.D. NO.: | 30.30.60 |

DESCRIPTION

Relocate and construct a Air Attack and Helitack Base at March ARB which consists of the following: approximately 1,984 sf, helicopter hangar; 3,600 sf OV-10 hangar; 4,646 air operations building; 3,850 sf (22 bed), barracks/messhall; 4,812 3 bay apparatus building/warehouse building . Site work consists of the installation of 6 retardant loading pits and associated utilities, retardant mixing plant pad, and the utilities associated with the delivery of retardant of the loading pits, Helipad and associated paving, site work including fencing, taxiways, paving, landscaping, retardant waste and surface runoff mitigation, on-site and off-site utilities and connections, radio tower, paved access road, appurtenances, demolition, clearing and grubing.

ESTIMATE SUMMARY

| | |
|---------------------------------|-------------|
| Site Work | \$3,309,000 |
| Buildings | |
| Air Operations 4,646 gsf | \$1,024,000 |
| Barracks 3,850 gsf | \$657,000 |
| Warehouse 4,812 gsf | \$752,000 |
| Helicopter Hangar 1,984 gsf | \$100,000 |
| OV-10 Hangar 3,600 gsf | \$196,000 |

ESTIMATED TOTAL CURRENT COSTS: \$6,038,000

Adjust CCCI From 4100 to 4328 \$336,000

ESTIMATED TOTAL CURRENT COSTS ON NOVEMBER 15, 2004: \$6,374,000

| | | | |
|-----------------------------------|-------------|------------|------------------|
| Escalate to Start of Construction | 11 Months @ | 0.42% /mo: | \$294,000 |
| Escalation to Midpoint | 6 Months @ | 0.42% /mo: | <u>\$161,000</u> |

ESTIMATED TOTAL CONTRACTS \$6,829,000

Contingency At: 5% \$341,000

ESTIMATED TOTAL CONSTRUCTION COST \$7,170,000

FUNDING DATA & ESTIMATE NOTES

PROJECT: HEMET RYAN AAB
LOCATION: MARCH ARB
CLIENT: DEPARTMENT OF FORESTRY

WD ESTIMATE: WD2CDF05
DATE ESTIMATED: 3/17/2005
PREPARED BY: CLK
TEMPLATE: 2000B(CSI)

FUNDING DATA

| <u>Chapter / Item</u> | <u>Phase</u> | <u>Amount</u> | <u>Totals</u> |
|--|--------------|------------------|---------------------------|
| Fund Transfers | | | |
| Ch. 324/98 Item 3540-301-0001 (20) | P | \$164,000 | |
| Ch. 324/98 Item 3540-301-0001 (20) | W | \$166,000 | |
| Ch. 379/02 Item 3540-301-0660 (8.8) | A | \$350,000 | |
| Ch. 106/01 Item 3540-301-0660 (6) | C | <u>\$19,000</u> | |
| Total Funds Transferred | | | \$699,000 |
| Funds Available Not Transferred | | | |
| Ch. 106/01 Item 3540-301-0660 (6) | C | \$3,328,000 | |
| Ch. 379/02 Item 3540-301-0660(8.8) | C | \$1,759,000 | |
| Ch. 208/04 Item 3540-301-0660(3.5) | C | <u>\$834,000</u> | |
| Total Funds Available not Transferred | | | <u>\$5,921,000</u> |
| Total Funds Transferred and Available | | | <u><u>\$6,620,000</u></u> |

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is projected as of Jan. 1, 2005. The project estimate is then escalated for a 15 month period to an assumed construction midpoint. When an actual construction start date is established, escalation to the index for that date will be an added cost.
2. The Agency may have retained items that are not included in this estimate. RESD-PMB has not verified Agency retained pricing.
3. Included are estimated RESD due diligence costs of \$40,700.

**SUMMARY OF COSTS
BY PHASE**

PROJECT: HEMET RYAN AAB
 LOCATION: MARCH ARB
 CLIENT: DEPARTMENT OF FORESTRY

WD ESTIMATE: WD2CDF05
 DATE ESTIMATED: 17-Mar-05
 PREPARED BY: CLK

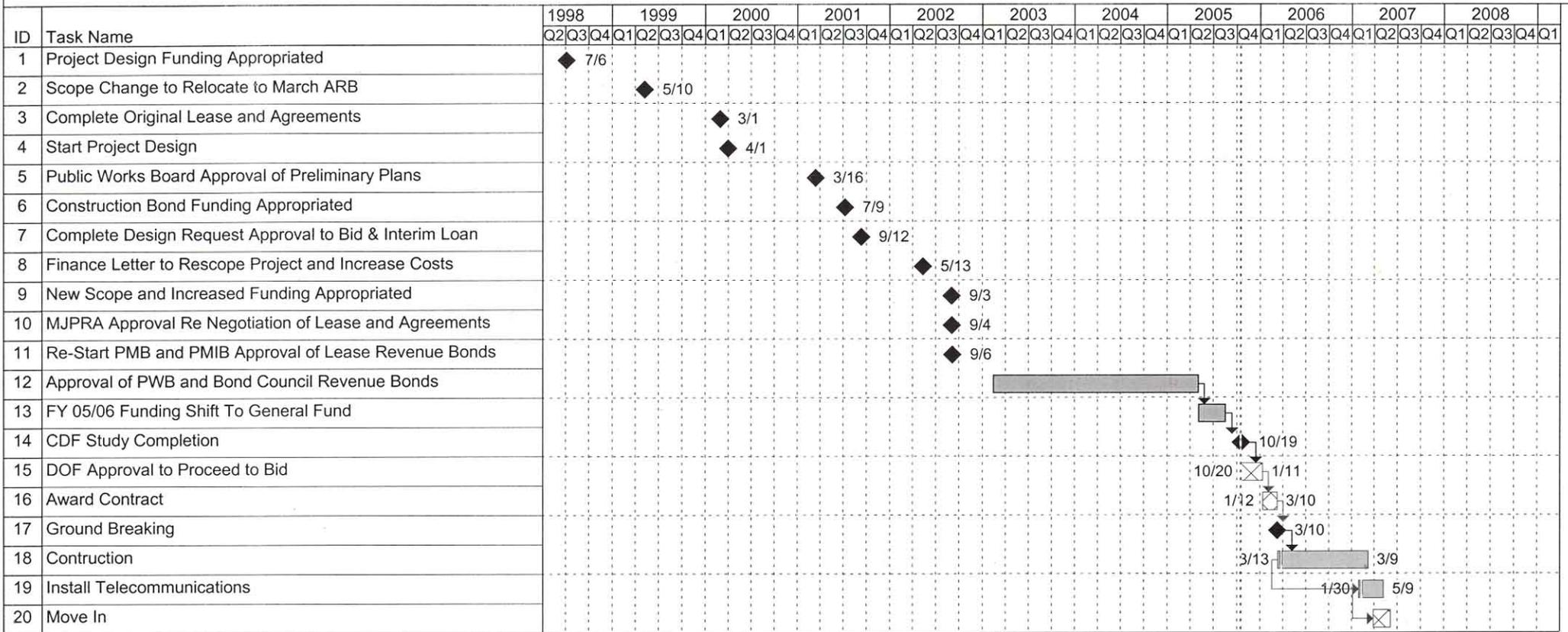
| | |
|--------------------------|--------------------------------|
| CONSTRUCTION DURATION | 12 MONTHS |
| ESTIMATED CONTRACT COST | \$6,829,000 \$6,829,000 |
| CONSTRUCTION CONTINGENCY | \$341,000 \$341,000 |
| TOTAL | \$7,170,000 \$7,170,000 |

| CATEGORY | STUDY 00 | PRELIMINARY PLANS 01 | WORKING DRAWINGS 02 | CONSTRUCTION 03 | TOTAL |
|---|-------------|----------------------------|---------------------------|--------------------|-----------|
| ARCHITECTURAL AND ENGINEERING SERVICES | | | | | |
| A&E Design | | \$86,000 | \$110,500 | \$89,600 | \$286,100 |
| Construction Inspection | | | | \$50,000 | \$50,000 |
| Construction Inspection Travel | | | | \$5,000 | \$5,000 |
| Coordination & Contract Management | | | | | |
| Advertising, Printing and Mailing | | | \$19,500 | | \$19,500 |
| Construction Guarantee Inspection | | | | | |
| SUBTOTAL A&E SERVICES | | \$86,000 | \$130,000 | \$144,600 | \$360,600 |

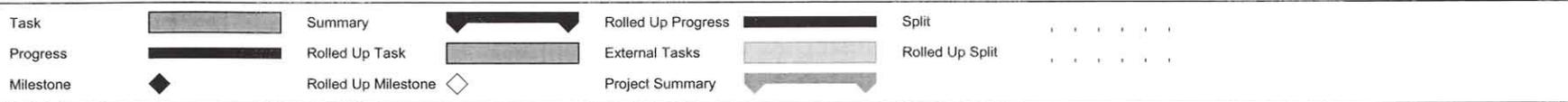
| | | | | | |
|--|-----------|----------|----------|-----------|-------------|
| OTHER PROJECT COSTS | | | | | |
| Special Consultants (Type of Consultant) | | \$25,000 | \$10,000 | \$25,000 | \$60,000 |
| Materials Testing | | | | \$17,500 | \$17,500 |
| Project/Construction Management | | \$17,800 | \$23,100 | | \$40,900 |
| Contract Construction Management | | | | \$533,400 | \$533,400 |
| Site Acquisition Cost & Fees | \$350,000 | | | \$49,000 | \$399,000 |
| Agency Retained Items | | | | | |
| DVBE - A&E | | \$200 | \$300 | \$200 | \$700 |
| DVBE - Const. | | | | \$6,300 | \$6,300 |
| School Checking | | | | | |
| Hospital Checking | | | | | |
| Essential Services | | | | | |
| Handicapped Checking | | | \$2,600 | | \$2,600 |
| Other Costs - | | | | | |
| Environmental Document | | \$35,000 | | | \$35,000 |
| SUBTOTAL OTHER PROJECT COSTS | \$350,000 | \$78,000 | \$36,000 | \$631,400 | \$1,095,400 |

| | | | | | |
|---|-----------|-----------|-----------|-------------|-------------|
| TOTAL ESTIMATED PROJECT COST | \$350,000 | \$164,000 | \$166,000 | \$7,946,000 | \$8,626,000 |
| LESS FUNDS TRANSFERRED | | \$164,000 | \$166,000 | | \$330,000 |
| LESS FUNDS AVAILABLE NOT TRANSFERRED | | | | | |
| CARRY OVER | | \$350,000 | \$350,000 | \$350,000 | |
| BALANCE OF FUNDS REQUIRED | \$350,000 | \$350,000 | \$350,000 | \$8,296,000 | \$8,296,000 |

Hemet Ryan Air Attack Base Relocation - March AFB Project Schedule



CDF
Date: January 17, 2003



Rebuild at Hemet

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

| | | | |
|--------------|------------------------|---------------------|----------|
| PROJECT: | HEMET RYAN AAB | ESTIMATE: | 1 |
| LOCATION: | HEMET | EST. / PROJ. CCCI: | 4339 |
| CLIENT: | DEPARTMENT OF FORESTRY | DATE ESTIMATED: | 7/1/2005 |
| DESIGN BY: | CDF | ABMS NO: | N/A |
| PROJECT MGR: | CLK | PREPARED BY: | CLK |
| PLAN DATE: | N/A | DOF PROJ. I.D. NO.: | N/A |

DESCRIPTION

Relocate and construct a Air Attack and Helitack Base at March ARB which consists of the following: approximately 1,984 sf, helicopter hangar; 3,600 sf OV-10 hangar; 4,646 air operations building; 3,850 sf (22 bed), barracks/messhall; 4,812 3 bay apparatus building/warehouse building . Site work consists of the installation of 6 retardant loading pits and associated utilities, retardant mixing plant pad, and the utilities associated with the delivery of retardant of the loading pits, Helipad and associated paving, site work including fencing, taxiways, paving, landscaping, retardant waste and surface runoff mitigation, on-site and off-site utilities and connections, radio tower, paved access road, appurtenances, demolition, clearing and grubbing.

ESTIMATE SUMMARY

| | | |
|-------------------|-----------|-------------|
| Site Work | | \$6,500,000 |
| Buildings | | |
| Air Operations | 4,646 gsf | \$1,115,040 |
| Barracks | 3,850 gsf | \$850,850 |
| Warehouse | 4,812 gsf | \$1,058,640 |
| Helicopter Hangar | 1,984 gsf | \$297,600 |
| OV-10 Hangar | 3,600 gsf | \$504,000 |

ESTIMATED TOTAL CURRENT COSTS: \$10,326,130

Adjust CCCI From 4339 to 4411 \$171,000

ESTIMATED TOTAL CURRENT COSTS ON JULY 2005: \$10,497,130

| | | | |
|-----------------------------------|-------------|------------|------------------|
| Escalate to Start of Construction | 55 Months @ | 0.42% /mo: | \$2,425,000 |
| Escalation to Midpoint | 10 Months @ | 0.42% /mo: | <u>\$441,000</u> |

ESTIMATED TOTAL CONTRACTS \$13,363,130

Contingency At: 5% \$668,000

ESTIMATED TOTAL CONSTRUCTION COST \$14,031,130

FUNDING DATA & ESTIMATE NOTES

| | | | |
|-----------|------------------------|-----------------|------------|
| PROJECT: | HEMET RYAN AAB | ESTIMATE: | 1 |
| LOCATION: | HEMET | DATE ESTIMATED: | 7/1/2005 |
| CLIENT: | DEPARTMENT OF FORESTRY | PREPARED BY: | CLK |
| | | TEMPLATE: | 2000B(CSI) |

FUNDING DATA

| <u>Chapter / Item</u> | <u>Phase</u> | <u>Amount</u> | <u>Totals</u> |
|--|--------------|---------------|---------------|
| Fund Transfers | | | |
| | | _____ | |
| Total Funds Transferred | | | \$0 |
| Funds Available Not Transferred | | | |
| | | _____ | |
| Total Funds Available not Transferred | | | \$0 |
| Total Funds Transferred and Available | | | \$0 |

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is projected as of July 2005. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. When an actual construction start date is established, escalation to the index for that date will be an added cost.
2. The Agency may have retained items that are not included in this estimate. RESD-PMB has not verified Agency retained pricing.

**SUMMARY OF COSTS
BY PHASE**

PROJECT: HEMET RYAN AAB
 LOCATION: HEMET
 CLIENT: DEPARTMENT OF FORESTRY

ESTIMATE: 1
 DATE ESTIMATED: 1-Jul-05
 PREPARED BY: CLK

| | | |
|--------------------------|---------------------|---------------------|
| CONSTRUCTION DURATION | 12 MONTHS | |
| ESTIMATED CONTRACT COST | \$13,363,130 | \$13,363,130 |
| CONSTRUCTION CONTINGENCY | \$668,000 | \$668,000 |
| TOTAL | \$14,031,130 | \$14,031,130 |

| CATEGORY | STUDY 00 | PRELIMINARY PLANS 01 | WORKING DRAWINGS 02 | CONSTRUCTION 03 | TOTAL |
|---|-------------|----------------------------|---------------------------|--------------------|--------------------|
| ARCHITECTURAL AND ENGINEERING SERVICES | | | | | |
| A&E Design | | \$419,438 | \$678,905 | \$414,927 | \$1,513,270 |
| Construction Inspection | | | | \$675,000 | \$675,000 |
| Construction Inspection Travel | | | | \$350,000 | \$350,000 |
| Coordination & Contract Management | | \$15,000 | \$8,000 | \$20,000 | \$43,000 |
| Advertising, Printing and Mailing | | | \$25,000 | | \$25,000 |
| Construction Guarantee Inspection | | | | | |
| SUBTOTAL A&E SERVICES | | \$434,438 | \$711,905 | \$1,459,927 | \$2,606,270 |

| | | | | | |
|---|--|------------------|------------------|------------------|------------------|
| OTHER PROJECT COSTS | | | | | |
| Special Consultants (Geotech/Hazmat/Survey) | | \$25,000 | \$40,000 | \$50,000 | \$115,000 |
| Materials Testing | | | | \$150,000 | \$150,000 |
| Project/Construction Management | | \$20,000 | \$95,000 | \$175,000 | \$290,000 |
| Contract Construction Management | | | | | |
| Site Acquisition Lease Cost & Fees | | \$50,000 | | \$5,000 | \$55,000 |
| Agency Retained Items | | | | | |
| DVBE - A&E | | | | | |
| DVBE - Const. | | | | \$30,000 | \$30,000 |
| School Checking | | | | | |
| Hospital Checking | | | | | |
| Essential Services | | | | | |
| Handicapped Checking | | | \$2,600 | | \$2,600 |
| Other Costs - | | | | | |
| Environmental Document | | \$50,000 | | | \$50,000 |
| SUBTOTAL OTHER PROJECT COSTS | | \$145,000 | \$137,600 | \$410,000 | \$692,600 |

| | | | | | |
|---|--|------------------|--------------------|---------------------|---------------------|
| TOTAL ESTIMATED PROJECT COST | | \$579,438 | \$849,505 | \$15,901,057 | \$17,330,000 |
| LESS FUNDS TRANSFERRED | | | | | |
| LESS FUNDS AVAILABLE NOT TRANSFERRED | | | | | |
| CARRY OVER | | | \$579,438 | \$1,428,943 | |
| BALANCE OF FUNDS REQUIRED | | \$579,438 | \$1,428,943 | \$17,330,000 | \$17,330,000 |

