

CAPITAL OUTLAY

The budget bill containing appropriation proposals for the 1962-63 fiscal year, now before the Legislature, includes almost \$156 million for capital construction, improvements and equipment for all state agencies exclusive of the Division of Highways, the Department of Water Resources, District Agricultural Associations and the Wildlife Conservation Board. Funding is proposed mostly from the State Construction Program Fund with the balance being carried by the General Fund and several special funds such as the Motor Vehicle Fuel Fund, the Fish and Game Fund and the Department of Employment Contingent Fund. The total mentioned above does not include over \$1,335,000 proposed from the Unemployment Trust Fund for construction in the Department of Employment. Expenditures from the trust fund are not included in the budget totals although the budget bill must carry the appropriations therefrom.

With respect to the proposed appropriations from the State Construction Program Fund, which depends on bond financing, the budget proposals are unusual in that the bulk of the proposed appropriations are dependent upon financing authorizations that do not yet exist. At the close of the current fiscal year on June 30, 1962 an unappropriated balance of approximately \$52 million will remain from the last bond authorization of \$200 million approved by the California electorate. The proposals in the budget bill from this source of financing total approximately \$141 million indicating that in effect approximately \$89 million of the proposals are on a "speculative" basis. The availability of these funds will depend not only upon legislative approval of bond issues but also upon approval of the California electorate at the primary elections in June of 1962. Should the electorate fail to approve a new bond issue the State will be faced with the problem of spreading \$45 million over a \$141 million program.

The total proposed from bond funds includes approximately \$10 million for equipping previously financed and approved construction projects which might therefore be considered mandatory if we are not to be faced with the problem of completed buildings that cannot be used because of lack of equipment. The total also includes over \$70 million for construction of projects for which the Legislature has already provided working drawing funds. This might be considered to be of the second order of mandatory priority, although the failure to provide for construction does not necessarily mean that the working drawings are wasted since they could be held over for future financing. In any case these two categories together already exceed the presently available bond funds.

General Fund financing in this proposal covers two categories exclusively. The first is for minor construction projects in all state agencies normally supported from the General Fund and the second is the beach and park acquisition and major and minor construction or development program. Acquisition in the beach and park program is limited to a very small amount which is discussed elsewhere in this analysis in connection with the specific item for beaches and parks.

Capital Outlay

General Summary—Continued

The balance of the proposals from the special funds mentioned above accounts for approximately only \$2,120,000 plus the Unemployment Trust Fund proposals also mentioned above.

It should also be pointed out that the total program proposed from bond funds will, if approved, automatically create a need for approximately \$12 million in equipment in the following budget and approximately \$70 million in construction based on proposed working drawings included in the total. In effect, this would mean that without any additional proposals the budget for the 1963-64 fiscal year would have a minimum capital outlay program of approximately \$82 million from bond fund sources. Another important point is the fact that the proposals continue the administration policy established with the 1961 Budget Act of providing for equipment, even relatively expendable items of equipment, entirely from bond source financing.

An area which we believe needs change by the Legislature is the problem of residence halls that have been heavily subsidized by the State while at the same time heavy subsidization is also proposed for providing parking for the same students who will be living in the residence hall facilities. The recent major program of providing residence halls on the state college campuses as well as the University campuses involved a state subsidy of at least 50 percent of the cost of construction, insofar as the state colleges were concerned. The balance of the cost of construction which was available from federal loans will presumably be amortized by the fees paid by the students for the use of the facilities. The State's share becomes an outright grant with no hope of amortization under present fee structures.

The cost of constructing parking facilities might run from a low of \$200 per car under optimum site conditions to \$1,200 per car and higher for multilevel parking structures. These figures would be exclusive of the cost of land. The cost of land using factors of \$25,000 an acre and 140 cars to the acre might average about \$170 per car. However, this factor would drop sharply per car in the case of a multilevel structure where the same land area is reused for every floor or level of the structure. By whatever means the computations are made the cost of the land, plus the cost of construction substantially exceeds the ability of current fees charged for such spaces to do much more than provide for the cost of maintenance and operation.

Major public universities throughout the county, not to mention privately financed institutions, provide substantial residence hall facilities at no cost to the taxpayer. In many instances no parking is provided for residence hall occupants and in fact very often the possession of a car on campus is forbidden to resident students. We believe that the growing demand for residence hall capacity on the campuses in the face of continually higher costs for land makes it unjustifiable, on any grounds, to provide both residence halls and parking on a subsidized basis for the resident or noncommuting students.

Since we may anticipate that there will be a substantial additional demand for residence hall space, we believe that it is essential that some standards and guidelines, with respect to costs, be established. From a cost standpoint the recently completed residence halls at the

General Summary—Continued

several state college campuses have provided a reasonable level and one that thus far has been demonstrably tenable. These structures have averaged about \$3,500 per bed for the residence buildings alone exclusive of any cafeteria facilities which would be required in any case even if there were no residence halls.

While we recognize that there have been criticisms of the aesthetic elements in the architectural design of these buildings there have been no really supportable criticisms of the functional adequacy and utility of these structures. We are in fact convinced, from conversations with many of the students, residing in these buildings, on most of the campuses, that functionally these buildings have been quite satisfactory. Consequently, we feel that a cost of \$3,500 per bed should be a reasonable benchmark to be used in all future designs irrespective of the architect or architects providing the service. We believe also that this basic cost per bed should provide, as a standard, the same relative amount of gross space per bed and the same types of facilities within each structure, beyond the usual bedrooms.

Minor Construction:

Prior to the writing of this analysis we have, as in the past, gone into the minor projects on each campus or institutional reservation in complete detail. We have also discussed these projects with the agencies involved with a view towards the assurance that only those projects would be included in the budget which could be fully justified as to need and as to adequacy of design and cost estimates. Consequently, with but very few exceptions, in the ensuing items for minor construction we have recommended complete approval. The proposed total for minor construction represents approximately the same level of expenditure that was authorized for the current fiscal year. The total amount included in the budget is substantially less than that which was first proposed by the several agencies, partly as a result of the conferences and discussions mentioned above. The two major exceptions to the procedure, as outlined, have been in the Division of Beaches and Parks and the Division of Forestry where circumstances prevented us from making detailed field studies of the proposed projects. However, we feel that the standardization of the type of minor projects undertaken by these two agencies plus the fact that the total requested is appreciably less than was allowed in the current fiscal year, is adequate justification for recommending a conditional approval on the assumption that we will be able to review these projects in greater detail after the close of the legislative session.

DEPARTMENT OF AGRICULTURE

ITEM 285 of the Budget Bill

Budget page 754

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
DEPARTMENT OF AGRICULTURE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$79,050
Legislative Analyst's recommendation	No change

Department of Agriculture—Continued

ANALYSIS

Office space vacated, as a result of moving from the 1220 N Building to the Annex, must be remodeled prior to occupation by a new permanent tenant. The agency estimate is \$50,000. Approval is recommended subject to review of the plans and estimate as provided by the Division of Architecture.

Field personnel of the Sacramento Agriculture District that presently occupy Annex space should be moved to the laboratory area on Meadowview Road, in order to be in close proximity with their associated laboratory work. An office addition to the laboratory will cost an estimated \$29,050.

We recommend approval.

**Department of Corrections
CONSERVATION CENTER**

ITEM 286 of the Budget Bill

Budget page 760

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CONSERVATION CENTER, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$41,518
Legislative Analyst's recommendation	No change

ANALYSIS

Equipment for the Mono-Inyo Conservation Camp funded for construction in 1961-62 will be purchased for \$7,413. Lighting will be provided for the central yard, the interior patrol road will be surfaced, and the blacktop area will be increased at the southern Conservation Center for \$12,000, \$6,800 and \$15,300 respectively. *We recommend approval.*

**Department of Corrections
CORRECTIONAL TRAINING FACILITY, SOLEDAD**

ITEM 287 of the Budget Bill

Budget page 762

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
CORRECTIONAL TRAINING FACILITY, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$85,400
Legislative Analyst's recommendation	No change

ANALYSIS

Washroom space not being used will be converted to 28 cells for \$31,100. A storage building will be constructed in the north facility maintenance area for \$36,000. This institution has expanded its dairy to provide facilities for approximately 200 milking cows. Fresh milk is produced for the Correctional Training Facility and Agnews State Hospital. Two dairy corrals and runways are needed to accomodate two additional milking strings which will mature in 1962. The cost is \$11,500. Drainage improvement and road resurfacing will be completed for \$33,200 and \$3,600 respectively. *We recommend approval.*

**Department of Corrections
DEUEL VOCATIONAL INSTITUTION**

ITEM 288 of the Budget Bill

Budget page 763

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
DEUEL VOCATIONAL INSTITUTION,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$33,230

Legislative Analyst's recommendation ----- No change

ANALYSIS

Electric power lines that will supply the irrigation pump with Central Valley power instead of the presently supplied P.G.&E. power, will be installed for \$5,830. A substantial yearly saving is anticipated. A fifth silo for storage will be constructed for \$2,400. Industrial areas improperly ventilated, such as the laundry, will be adequately ventilated for \$5,000. A greenhouse will be constructed for \$20,000 to provide a facility to teach a trade that is in demand in the State of California. *We recommend approval.*

**Department of Corrections
STATE PRISON AT FOLSOM**

ITEM 289 of the Budget Bill

Budget page 765

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
STATE PRISON AT FOLSOM, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$58,400

Legislative Analyst's recommendation ----- No change

ANALYSIS

Toilet facilities are requested in the cannery and educational facilities to meet minimum standards; fire escapes are requested for the hospital to remedy a critical safety problem; and paving is requested for miscellaneous areas as the first of two increments.

We recommend approval.

**Department of Corrections
INSTITUTION FOR MEN, CHINO**

ITEM 290 of the Budget Bill

Budget page 766

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
INSTITUTION FOR MEN, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$110,060

Legislative Analyst's recommendation ----- No change

ANALYSIS

Salvaged barracks buildings will be erected for \$15,000 to provide capacity for an additional 70 inmates. A new well will be drilled for

Institution for Men, Chino—Continued

\$20,000. Water from this well will offset the reduction in supply of other wells as a result of lowering water tables. Three dairy corrals will be constructed and dairy lanes will be paved for \$8,600 and \$11,200, respectively. The size of the dairy herd at Chino was increased with the transfer from Metropolitan State Hospital. Temporary corrals have been used since the transfer. This construction will provide permanent facilities for the entire herd. Chino is now supplying milk for their own use and for Metropolitan and Pacific State Hospitals, for the Institution for Women, and for the Youth Training School.

Six projects are proposed for the Tehachapi Branch. A deep freeze box will be purchased and installed for \$5,000 to provide storage for meat that is cut and ready to serve. A domestic water line will be installed to provide insurance of a constant water supply. Cost is estimated at \$9,000. A prefabricated metal building will be installed in the corporation yard for \$12,000. The inmate activity building presently being constructed will be equipped for \$10,400. A farm equipment building will be constructed for \$6,800. The institution roadway will be resurfaced for \$12,060. *We recommend approval.*

**Department of Corrections
STATE PRISON AT SAN QUENTIN**

ITEM 291 of the Budget Bill

Budget page 771

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
STATE PRISON AT SAN QUENTIN, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$63,179
Legislative Analyst's recommendation	No change

ANALYSIS

A pre-fab metal warehouse will be constructed for \$47,474 to satisfy industrial needs. A dairy dry lot will be constructed for \$5,905 to improve the dairy operation. A condensate return line will be installed for \$4,800 and a water trough and a calf lot shelter will be constructed for \$2,200 and \$2,800 respectively. *We recommend approval.*

**Department of Corrections
INSTITUTION FOR WOMEN**

ITEM 292 of the Budget Bill

Budget page 772

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
INSTITUTION FOR WOMEN, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$4500
Legislative Analyst's recommendation	No change

ANALYSIS

Garbage disposals will be installed in the ward kitchen areas for \$4,500. Sanitary conditions will be improved and labor will be saved. *We recommend approval.*

Department of Youth Authority

NORTHERN CALIFORNIA RECEPTION CENTER AND CLINIC

ITEM 293 of the Budget Bill

Budget page 777

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
NORTHERN CALIFORNIA RECEPTION CENTER AND CLINIC,
FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$18,700
Legislative Analyst's recommendation _____ No change

ANALYSIS

This is the second and final phase of a program to provide additional safety, security, and flexibility in the electrical distribution system.

We recommend approval.

Department of the Youth Authority

FRICOT RANCH SCHOOL FOR BOYS

ITEM 294 of the Budget Bill

Budget page 779

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
FRICOT RANCH SCHOOL FOR BOYS
FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$17,000
Legislative Analyst's recommendation _____ No change

ANALYSIS

The gas storage tanks service road must be reconstructed or delivery trucks will not be able to enter. Estimated cost is \$12,000. A heater unit is proposed for the swimming pool for \$5,000. Increased utilization will result.

We recommend approval.

Department of the Youth Authority

FRED C. NELLES SCHOOL FOR BOYS

ITEM 295 of the Budget Bill

Budget page 780

FOR MINOR CONSTRUCTION, IMPROVEMENT AND EQUIPMENT,
FRED C. NELLES SCHOOL FOR BOYS, FROM
THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$145,800
Legislative Analyst's recommendation _____ No change

ANALYSIS

Two vacated and unsafe living units will be demolished for \$12,500; the old bakery will be converted to a barbershop, psychiatric treatment activity room and hold room for \$50,000; phase II installation of the lawn irrigation system will be completed for \$20,000; and security leaks will be checked by the installation of perimeter lighting and construction of a perimeter road for \$33,200 and \$30,100 respectively.

We recommend approval.

**Department of the Youth Authority
PASO ROBLES SCHOOL FOR BOYS**

ITEM 296 of the Budget Bill

Budget page 783

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
PASO ROBLES SCHOOL FOR BOYS, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$127,400
Legislative Analyst's recommendation ----- No change

ANALYSIS

The request includes funds for four projects. The first two at \$46,500 and \$19,400, respectively, are to enlarge the dayrooms in four cottages. The current estimate for two cottages is \$46,500; the \$19,400 is to augment 1961-62 funds appropriated for two cottages. The unit building cost is high, but the rehabilitation program is hampered without adequate facilities. The third item involves the necessary replacement of the plastic sprinkler system (phase 2) for \$40,000 and the fourth item is for the construction of a staff residence at \$21,500.

We recommend approval.

**Department of the Youth Authority
PRESTON SCHOOL OF INDUSTRY**

ITEM 297 of the Budget Bill

Budget page 784

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
PRESTON SCHOOL OF INDUSTRY, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$62,900
Legislative Analyst's recommendation ----- No change

ANALYSIS

A landscape gardening classroom will be constructed for \$23,400 and the inadequate greenhouse will be replaced for \$15,000 to provide facilities in which to train trades that are in demand in this State. The farm company dayroom and dining room will be remodeled for \$14,600, living unit windows will be secured for \$4,000, and the patrol road will be completed for \$2,500 to reduce security problems. Athletic field light poles made unsafe by woodpecker damage will be replaced by taper steel tube poles for \$3,400.

We recommend approval.

**Department of the Youth Authority
LOS GUILUCOS SCHOOL FOR GIRLS**

ITEM 298 of the Budget Bill

Budget page 787

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
LOS GUILUCOS SCHOOL FOR GIRLS, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$42,500
Legislative Analyst's recommendation ----- No change

Items 299-300**Capital Outlay****Los Guilucos School for Girls—Continued****ANALYSIS**

Construction of gas plant additional storage will result in a savings in the purchase of gas and will provide needed additional capacity. The cost of this project is \$18,900. Installation of a lawn irrigation system for \$23,600 will result in both labor and water savings.

We recommend approval.

Department of Education**LOS ANGELES CENTER, INDUSTRIES FOR THE BLIND**

ITEM 299 of the Budget Bill

Budget page 790

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
LOS ANGELES CENTER, INDUSTRIES FOR THE BLIND,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$22,400
Legislative Analyst's recommendation _____ No change

ANALYSIS

One of the two elevators that serve this seven-level structure will be automated for the estimated \$22,400. In this manner it is possible to eliminate one elevator operator without incurring the high maintenance cost involved when two elevators are automated and synchronized. *We recommend approval.*

Department of Education**SCHOOL FOR THE BLIND, BERKELEY**

ITEM 300 of the Budget Bill

Budget page 792

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SCHOOL FOR THE BLIND, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$70,400
Legislative Analyst's recommendation _____ No change

ANALYSIS

The administration classroom building heating system has deteriorated to the point that major repairs are necessary. The estimated cost is \$36,400. Necessary classroom and office space will be provided with the construction of an addition to the administration classroom building for \$28,000. Improved control will result with the installation of partitions and a buzzer system in the infirmary for \$2,500 and \$3,500 respectively.

We recommend approval.

**Department of Education
SCHOOL FOR THE DEAF, BERKELEY**

ITEM 301 of the Budget Bill

Budget page 793

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SCHOOL FOR THE DEAF, BERKELEY,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$10,630
Legislative Analyst's recommendation ----- No change

ANALYSIS

The dirt running track is at the bottom of a steep slope and becomes very muddy with rain. A cinder course will be applied for \$1,780. The old superintendent's residence, vacant and a danger, will be demolished for \$2,500. Water lines that are buried by as much as 20 feet of fill will be replaced for \$5,850. The final \$500 is for repair of the bakery floor.

We recommend approval.

**Department of Education
SCHOOL FOR THE DEAF, RIVERSIDE**

ITEM 302 of the Budget Bill

Budget page 794

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SCHOOL FOR THE DEAF, RIVERSIDE,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$6,707
Legislative Analyst's recommendation ----- No change

ANALYSIS

Attention lights to signal emergencies are proposed for the classroom, ventilators are proposed to circulate air in the dirty linen room and playground lights for night activity will be installed for \$3,000, \$2,385 and \$1,322 respectively.

We recommend approval.

UNIVERSITY OF CALIFORNIA

ITEM 303 of the Budget Bill

Budget page 796

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
UNIVERSITY OF CALIFORNIA, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$1,999,700
Legislative Analyst's recommendation ----- No change

ANALYSIS

In the 1961 Budget Act \$1,732,000 was provided for minor projects on all campuses. The proposed increase is an evidence of the growing enrollments and the checkerboard moves resulting therefrom.

University of California minor projects are discussed by campus as follows:

University of California—Continued

Berkeley

Twenty-four projects estimated from \$6,000 to \$50,000 totaling \$484,100 are requested for the Berkeley campus. Nine of the 24 projects involve alteration of existing facilities in order to provide proper facilities for the changing curriculum needs. Three of the projects are necessary to remove safety hazards. The remaining projects provide new facilities for research and new curriculums, and provide better services for the student population. *We recommend approval.*

Davis

Ten projects ranging from \$3,000 to \$50,000 and totaling \$257,500 are requested for the Davis campus. Three of the projects include remodeling existing space in order to provide facilities for changing curriculum. Six of the projects involve constructing facilities to house equipment related to teaching. The tenth project is required to provide an irrigation-sprinkler system that will save water and labor. *We recommend approval.*

Los Angeles

The 10 projects requested for the Los Angeles campus range from \$4,900 to \$49,500 and total \$195,700. Five of the projects require alterations of existing space in order to provide for changing curriculum. A controlled environment for research projects is requested in three of the projects. Improved service and reduced safety hazards are the object of the remaining two projects. *We recommend approval.*

Los Angeles Medical Center

Los Angeles Medical Center projects requested total \$141,000. The medical center vivarium must be modified in order to protect against deposits of infectious materials and vermin. Estimated cost is \$47,000. Lighting in the patient rooms must be improved for \$49,000. Research areas in the Brain Research Institute must be modified in order to correct partition and utility service deficiencies and to install an acid resistant floor and wall finish in animal rooms. *We recommend approval.*

Riverside

Twelve projects ranging from \$3,200 to \$50,000 and totaling \$294,200 are requested for the Riverside campus. Alteration of existing facilities comprises the major work of eight of the projects. Two projects require improved utilities. The final two projects include construction of an observation room and six cages for reptiles and other animals and construction of concrete pads to accommodate highway crossings of heavy duty farm machinery from the corporation yard to experimental agricultural fields. *We recommend approval.*

San Diego

The four projects needed by the San Diego campus total \$125,000. The Scripps library building will be remodeled for \$50,000. A storage building designed to house scientific equipment will be constructed for \$50,000. Improved electrical supply for the entire campus is proposed for \$10,000. Miscellaneous improvements will be made in Ritter Hall for \$15,000. *We recommend approval.*

University of California—Continued

San Francisco Medical Center

Seven projects ranging from \$8,200 to \$38,000 and totaling \$169,900 are requested for the San Francisco Medical Center. Three projects are necessary in order to provide research areas. Two projects are required to prevent excessive maintenance. The final two projects are designed to improve hospital services. *We recommend approval.*

Santa Barbara

The five minor projects requested for the Santa Barbara campus include two alterations for expanding curriculum, new construction to satisfy increased outdoor physical education needs, a remodel project to expand the student health service, and construction of aviaries for student instruction and staff research for the departments of zoology and biology. Estimated cost of these projects range from \$7,600 to \$50,000 and total \$130,300. *We recommend approval.*

Statewide

The University maintains field stations throughout the State for research programs. Nine minor projects at an estimated cost of \$202,000 are requested to improve the environment, safety, services and facilities for these stations. One project each is requested for the Antelope Valley field station, South Coast field station, Hopland field station and Sierra foothill range field station. Two projects are requested for the Imperial Valley field station and three projects are requested for Mt. Hamilton. *We recommend approval.*

California State Colleges

STATE COLLEGE FOR ALAMEDA COUNTY

ITEM 304 of the Budget Bill

Budget page 816

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
STATE COLLEGE FOR ALAMEDA COUNTY,
FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$50,000
Legislative Analyst's recommendation	None
Reduction	\$50,000

ANALYSIS

Elsewhere in the budget bill there is an item of appropriation proposed for the purchase of \$100,000 worth of library books from the State Construction Program Fund. This item proposes funds for the procurement of staff to process these books as they are received. We assume that the staffing will be on a temporary basis to handle this initial workload. However, we believe that this is more properly financed in the support budget even though it will somewhat tend to distort the budget in the process. We fail to see how such staffing is properly a capital outlay item. For example, the purchase of all other complements of equipment for other purposes on any campus are generally received and put in place by the regular campus staff which is financed out of the support budget. We fail to see how library books differ from this approach. *We recommend disapproval.*

California State Colleges
CHICO STATE COLLEGE

ITEM 305 of the Budget Bill

Budget page 818

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
CHICO STATE COLLEGE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$90,090
Legislative Analyst's recommendation _____ No change

ANALYSIS

The entire college is at present on one electrical system which causes great inconvenience when repairs have to be made. It is proposed to correct this situation by sectionalizing for \$20,000. Science equipment for the new science structure will be that used in the old structure. Most of it is in a state of disrepair and must be refinished prior to installation. The third and final phase of purchasing engineering equipment for this portion of the program will be completed for \$50,000. New fire hydrants, remodeled offices, and lowered pumps will result in the expenditure of \$5,090 for projects under \$5,000 each. *We recommend approval.*

California State Colleges
FRESNO STATE COLLEGE

ITEM 306 of the Budget Bill

Budget page 820

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
FRESNO STATE COLLEGE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$39,265
Legislative Analyst's recommendation _____ No change

ANALYSIS

Phase II of the installation for the farm wells and pumps will be completed for \$12,000. A pellet mill can be purchased and installed for \$18,000. The pellet mill not only provides a good example of modern equipment to students but in addition saves a considerable amount of feed costs. Four projects under \$5,000 each and totaling \$9,265 will decrease safety hazards and provide minor improvements to the farm operation. *We recommend approval.*

California State Colleges
HUMBOLDT STATE COLLEGE

ITEM 307 of the Budget Bill

Budget page 823

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
HUMBOLDT STATE COLLEGE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$28,320
Legislative Analyst's recommendation _____ No change

ANALYSIS

B Street is one of two main thoroughfares to the college. Both college students and children of the campus laboratory school will be provided

Humboldt State College—Continued

safer access with the construction of a sidewalk along B Street for \$7,720. An eight-inch water main installed for \$8,500 will provide fire safety and help correct other water problems on the campus. A storage room will be remodeled into an electrical engineering laboratory for \$6,600 to be used in the civil engineering curriculum now approved. Various changes will be made in the laboratory school for \$5,500. *We recommend approval.*

**California State Colleges
LONG BEACH STATE COLLEGE**

ITEM 308 of the Budget Bill

Budget page 826

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
LONG BEACH STATE COLLEGE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$88,330
Legislative Analyst's recommendation	No change

ANALYSIS

The vacated audiovisual area will be converted to provide permanent facilities for the police-science curriculum. Cost is \$36,750. The microbiology laboratory will be altered and equipped for \$37,080. A 25-foot by 60-foot aluminum frame greenhouse will be constructed for \$14,500 to provide adequate plant growth facilities for the biology and botany programs. *We recommend approval.*

**California State Colleges
LOS ANGELES STATE COLLEGE OF APPLIED ARTS AND SCIENCES**

ITEM 309 of the Budget Bill

Budget page 828

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
LOS ANGELES STATE COLLEGE OF APPLIED ARTS AND SCIENCES,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$128,100
Legislative Analyst's recommendation	No change

ANALYSIS

The radio-television studio will be remodeled for \$33,500 in order to provide the proper facilities to meet the needs of this curriculum. Necessary office space will be provided by remodeling temporary buildings G, H and K for \$50,000. A plant growth room necessary for courses in plant physiology and plant morphogenesis for undergraduate and graduate study is necessary. The estimated cost is \$8,500. Increased graduate study in the science building has made it necessary to relocate and install fume hoods at \$33,600. Two projects under \$5,000 each for a total of \$2,500 to increase services will be included. *We recommend approval.*

**California State Colleges
ORANGE COUNTY STATE COLLEGE**

ITEM 310 of the Budget Bill

Budget page 830

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
ORANGE COUNTY STATE COLLEGE,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$50,000
Legislative Analyst's recommendation	None
Reduction	\$50,000

ANALYSIS

Elsewhere in this budget there is an item for the purchase of an initial complement of library books at a cost of \$100,000. This item proposes to provide funds for staffing, presumably on a temporary basis, to process and catalog the books as they are received. We have discussed this problem elsewhere in connection with Stanislaus and Sonoma State Colleges where the same situation has been proposed. We believe that this is properly part of the support activity and should not be made a Capital Outlay item. *We recommend disapproval.*

**California State Colleges
SACRAMENTO STATE COLLEGE**

ITEM 311 of the Budget Bill

Budget page 831

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SACRAMENTO STATE COLLEGE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$57,000
Legislative Analyst's recommendation	No change

ANALYSIS

A shortage of upper division physics laboratory facilities equipment will be corrected for \$40,000. Closed circuit television equipment heat build-up will be offset by installing air conditioning equipment for \$5,000. Concrete eyebrows on the life science, social science, business administration, library and cafeteria buildings were designed for sun control and painted with an asphalt base material. Cracks have developed and water seeps through causing possible structural damage and therefore a hazard. Corrective action requires \$8,000. A new fire exit will be constructed and an experimental lab will be enlarged and ventilated at \$2,000 per project.

We recommend approval.

**California State Colleges
SAN DIEGO STATE COLLEGE**

ITEM 312 of the Budget Bill

Budget page 834

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
SAN DIEGO STATE COLLEGE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$95,270
Legislative Analyst's recommendation	No change

San Diego State College—Continued

ANALYSIS

A new six-inch water main must be installed to increase capacity in order to more effectively fight fire and provide service to new and existing structures. The existing main was installed in 1930 for facilities planned at that time and is at present overtaxed. The cost is \$50,000. Gaslines with substantial leaks will be replaced for \$12,300. Classrooms in some of the older structures will be converted to offices for \$15,000 to satisfy an urgent need. A sprinkler system at \$6,500 will be installed in the paint shop to satisfy fire safety regulations. Six projects under \$5,000 will be completed to improve safety, improve space utilization and provide better services. We recommend approval.

California State Colleges

SAN FERNANDO VALLEY STATE COLLEGE

ITEM 313 of the Budget Bill

Budget page 837

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SAN FERNANDO STATE COLLEGE,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$42,400
Legislative Analyst's recommendation	No change

ANALYSIS

A \$20,000 expenditure is necessary to remodel and equip the home economics building. A temporary building will be converted to a speech-hearing center for \$22,400.

We recommend approval.

California State Colleges

SAN FRANCISCO STATE COLLEGE

ITEM 314 of the Budget Bill

Budget page 839

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
SAN FRANCISCO STATE COLLEGE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$76,750
Legislative Analyst's recommendation	No change

ANALYSIS

The second and final phase of the micro-biology remodeling project will be completed for \$46,300. Storage space will be converted to necessary faculty offices for \$30,450. *We recommend approval.*

California State Colleges

SAN JOSE STATE COLLEGE

ITEM 315 of the Budget Bill

Budget page 842

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SAN JOSE STATE COLLEGE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$136,850
Legislative Analyst's recommendation	No change

San Jose State College—Continued

ANALYSIS

A foreign language laboratory will be equipped for \$28,000. The roof on the old engineering building must be replaced at an estimated cost of \$21,550. Heat build-up in the radio-television studio will be reduced by an air-conditioning system proposed for \$25,000. Ventilators in the old engineering building are so noisy that lectures cannot be heard. The problem will be solved for \$13,000. The graduate chemistry program will be equipped for \$28,700. Vandalism will be reduced on the south campus physical education field as a result of installation of the proposed fence. Cost is \$20,600.

We recommend approval.

California State Colleges
SONOMA STATE COLLEGE

ITEM 316 of the Budget Bill

Budget page 845

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
SONOMA STATE COLLEGE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$25,000
Legislative Analyst's recommendation	None
Reduction	\$25,000

ANALYSIS

A separate item of appropriation from the State Construction Program Fund provides \$50,000 for the purchase of an initial complement of library books. Such a complement requires a considerable amount of staff time to acquire, catalog and store. This item proposes to provide funds for the hiring of staff, presumably on a temporary basis, which will do the necessary work. While we have no doubt that the work is required, we believe that it is more properly financed in the support budget even though it will tend to distort that budget in the process. We fail to see how such staffing is properly a capital outlay item. For example, all other complements of equipment for other purposes on any campus are generally purchased, received, and put in place by the regular campus staff which is financed out of the support budget. Consequently, we fail to see how the library books differ from this approach. *We recommend disapproval.*

California State Colleges
STANISLAUS STATE COLLEGE

ITEM 317 of the Budget Bill

Budget page 846

FOR INITIAL COMPLEMENT OF EQUIPMENT, STANISLAUS
STATE COLLEGE, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$25,000
Legislative Analyst's recommendation	None
Reduction	\$25,000

Stanislaus State College—Continued

ANALYSIS

This item proposes to provide funds for the staffing, presumably on a temporary basis, needed to process the initial complement of library books. The initial complement of books is provided for in another capital outlay item. We believe that this approach is somewhat unusual in providing staffing funds in a capital outlay item. Since it is to be financed by the General Fund it would appear to us to be appropriate to include this special amount in the support budget of the college rather than to set it up as a totally separate capital outlay item.

We recommend that this change be accomplished.

California State Colleges

CALIFORNIA STATE POLYTECHNIC COLLEGE

ITEM 318 of the Budget Bill

Budget page 848

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CALIFORNIA STATE POLYTECHNIC COLLEGE,
FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$152,130
Legislative Analyst's recommendation	No change

ANALYSIS

Eight projects estimated to be completed for \$76,450 are proposed for the San Luis Obispo Campus. The proposed \$29,350 pellet mill will result in animal food cost savings and provide a modern teaching aid. Fixed louvers installed for \$14,760 will reduce heat buildup in the engineering building classrooms and make it practical to raise venetian blinds and allow fresh air circulation. Mechanical deficiencies will be corrected in the music building for \$10,000. The inadequate ventilating system in the agriculture classroom building will be improved for \$15,000. Four projects; two to improve the agriculture operation, one to eliminate a safety hazard and one to provide improved science work space, will be completed for an estimated \$2,340.

The Kellogg-Voorhis Campus requests include seven projects at a total cost of \$75,680. Civil engineering equipment will be purchased for \$29,810. The instructional machine shop equipment cost is \$20,000. A beef unit hay storage roof alteration designed to improve protection can be completed for \$9,270. Cracks in the gymnasium walls will be repaired and peripheral planting will be replaced by selected backfill and plantmix sloped away from the building to remedy the building movement problem. The estimated cost is \$8,400. Unused overhead space will be utilized after the proposed construction of mezzanine floors in two engineering areas and an addition to the horse clinic will be constructed for a total of \$8,200.

We recommend approval.

**Department of Education
MARITIME ACADEMY**

ITEM 319 of the Budget Bill

Budget page 853

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
MARITIME ACADEMY, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$57,600
Legislative Analyst's recommendation	No change

ANALYSIS

Maintenance activities are presently scattered over the campus and the buildings, tools and equipment are inadequately protected. It is the Academy's intent to attempt to purchase the pre-fabricated type building owned by the Division of Highways in Oakland as a result of their purchase of the site of Oakland Blind Orientation Center. The estimated cost for purchase, moving and erection is \$49,000.

A solution to the ventilation problem in the classroom building is proposed for \$2,000. The tennis court fence will be replaced for \$4,000, and a sprinkler system for irrigation will be installed for \$2,600.

We recommend approval.

DEPARTMENT OF EMPLOYMENT

ITEM 320 of the Budget Bill

Budget page 854

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FROM THE DEPARTMENT OF EMPLOYMENT CONTINGENT FUND**

RECOMMENDATIONS

Amount budgeted	\$396,800
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item will provide for four major alteration projects as follows:

A. Alter existing building, Los Angeles \$173,100

The Budget Act of 1960 provided funds for the acquisition of a building at 1400 South Hill Street in Los Angeles, then under lease by the Department of Employment. The building has now been acquired at a cost of approximately \$275,000 and it has approximately 15,000 gross square feet of area. While it is structurally a sound building with many years of potential usability, its heating, ventilating and air conditioning system is substandard and contains many components for which there are no longer parts available, its lighting is substandard and many other aspects of the building are below modern standards. It is now proposed to completely modernize the building at a cost of approximately \$12 per square foot. This would mean that the total building will have cost the State about \$30 per square foot to acquire and modernize. In view of the fact that this cost includes an equivalent land value of at least \$7 per square foot, it would appear that the entire project is generally justifiable. However, we believe that the cost of the alterations can be reduced on the basis of certain questions we have proposed. These have not as yet been resolved but it is anticipated that

Department of Employment—Continued

they will be before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

B. Alter existing building, Santa Barbara ----- \$50,000

In another item in this budget there is provision for the construction of an addition to the office building in Santa Barbara which will be financed from the Unemployment Trust Fund (Reed Act). This addition will require certain alterations to the existing building which cannot be financed from trust fund sources. We have seen no detailed program of the alteration nor have we received a preliminary plan, estimate and specifications package. *Consequently, we can make no recommendations at this time.*

C. Alter existing building, Indio ----- \$48,700

In another item in this budget there is provision for the construction of an addition to the existing building at Indio which is financed out of the Unemployment Trust Fund and which will require alterations to the existing building to make the resultant entire structure an integral operation. We have examined the preliminary plans and specifications and believe that the cost is within reason for the purpose. *Consequently, we recommend approval.*

D. Alterations to air conditioning system, electronic data processing floor, Sacramento Employment Building ----- \$125,000

This project proposes extensive changes to the air conditioning system which serves the electronic data processing machine room in the Department of Employment building in Sacramento. The data processing machines produce considerable heat and require special air conditioning both to control the temperature from the standpoint of comfort and to prevent the machines from overheating and malfunctioning. It is also proposed to entirely change the flooring system on which these machines stand which provides for readily accessible cable connections between machines.

We have seen no program to cover this project nor have we as yet seen the study which is presumably underway by the Division of Architecture upon which ultimate recommendations will be based. We have not as yet received information as to when this material will be available. *Consequently, we can make no recommendations at this time.*

DEPARTMENT OF EMPLOYMENT

ITEM 321 of the Budget Bill

Budget page 854

**FOR MAJOR CONSTRUCTION, SITE ACQUISITION, IMPROVEMENTS
AND EQUIPMENT, FROM THE UNEMPLOYMENT TRUST FUND**

RECOMMENDATIONS

Amount budgeted -----	\$1,335,400
Legislative Analyst's recommendation -----	Unresolved

ANALYSIS

This item will provide for one site acquisition project and five major construction projects as follows:

Department of Employment—Continued

A. Site acquisition for parking lot, Long Beach ----- \$100,000

This project proposes the acquisition of additional property adjacent to the Long Beach office on which to ultimately provide more off street parking for public use. We have received no data on this project, as of this writing, although we have been assured that the information would be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

B. Construct additional building, San Francisco ----- \$750,000

This project proposes the construction of a new two-story building separate from the existing San Francisco employment building but immediately adjacent across Elm Street. The new building would have approximately 25,000 gross square feet of area and would be constructed on a site presently being acquired from funds previously provided in the 1960 Budget Act. The new building will provide space for functions that had to be moved out of the existing building and into leased space some distance away.

While we have received a general project program we have not, as of this writing, received a package of preliminary plans, cost estimate and specifications on which to make an evaluation of the scope and cost of the project. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

C. Construct building addition, Santa Barbara ----- \$375,000

This project proposes the enlargement of an existing building to provide approximately 12,000 gross square feet of additional area. We have received only a general program covering the areas involved but no preliminary plans, cost estimate or specifications on which to base an evaluation of the cost and scope of the project. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

D. Construct building addition, Indio ----- \$69,300

This project proposes the expansion of the existing building by approximately \$2,370 gross square feet of area at a cost of approximately \$30 per square foot at total project level. Actually this is part of a combination job in which the existing building will be substantially altered by another project financed in another item in this budget payable from the Department of Unemployment Contingent Fund. Alterations to existing buildings cannot be financed by Unemployment Trust Fund (Reed Act) moneys. These are available only for new construction.

The addition follows fairly standard practices for this agency and we have received a complete package of preliminary plans, cost estimate and outline specifications. *We recommend approval.*

Department of Employment—Continued

E. Construct parking lot, Pasadena ----- \$16,100

This project will provide additional parking space for 30 cars at what appears to be a cost of approximately \$530 per car. Unfortunately a substantial part of this cost is involved in demolition of existing improvements which account for almost half of the cost of the project. Basically once the improvements are removed the actual developments will run about \$290 per stall which appears to be within the standard range for this type of facility. *We recommend approval.*

F. Construct parking lot, Long Beach ----- \$25,000

This project will provide the construction of a parking lot for which acquisition funds are requested in the first project in this schedule. We have no information as to the size of the lot which is to be constructed and the number of cars it will hold. Assuming a standard average of \$275 per stall this sum should provide for approximately 90 cars. *In the absence of more specific information we can make no recommendation at this time.*

**Department of Finance
GENERAL ACTIVITIES**

ITEM 322 of the Budget Bill

Budget page 858

**FOR MAJOR AND MINOR CONSTRUCTION, EQUIPMENT AND REPAIRS
DEPARTMENT OF FINANCE, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$139,865
Legislative Analyst's recommendation ----- No change

ANALYSIS

This item will provide for one major equipment project and a series of minor projects as follows:

A. Equip San Diego state building ----- \$30,485

The new San Diego state building which is now under construction and is scheduled for completion in November of 1962 was originally funded through the use of certificate borrowing from the Retirement Fund to the extent of \$2,577,300. At this time it is necessary to finance the equipment needed to make the building operable when it is ready for occupancy. We have examined the equipment list and are satisfied that it follows the standard practice in providing the basic items needed to operate the building. Furnishings of individual offices used by the various agencies will be taken care of by each agency and are not included in this request. *We recommend approval.*

B. Minor projects ----- \$109,360

This category provides for a series of projects in Sacramento and San Francisco. It is proposed to install new water wells for the State Printing Plant at a cost of \$33,700. The falling water table level in this area and the substantial water requirement in this plant make necessary the drilling of new wells. A large volume of water used at

General Activities—Continued

this plant for cooling and other purposes makes it impractical to anticipate purchase of water from the city. The annual cost would become prohibitive.

Another project is the continuation of the installation of automatic sprinklers for the Capitol grounds which was started by an appropriation in the 1961 Budget Act. This second phase will cost \$35,000. It is anticipated that costs will be eventually offset by a reduction in the number of groundsmen.

Alterations to the Library and Courts building in Sacramento which will consist principally of revamping the lighting system in some areas is proposed at \$15,000.

The construction of a new sidewalk in front of the old Los Angeles state building is proposed at \$4,400.

The installation of air conditioning and special shade screens on the fifth floor of the old San Francisco state building are proposed at a cost of \$21,280. Most of this building is air conditioned and this will merely complete the system. *We recommend approval of these projects.*

Department of Finance
SIXTH DISTRICT AGRICULTURAL ASSOCIATION
(California Museum of Science and Industry)

ITEM 323 of the Budget Bill

Budget page 861

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
 SIXTH DISTRICT AGRICULTURAL ASSOCIATION,
 FROM THE GENERAL FUND**
RECOMMENDATIONS

Amount budgeted	\$50,000
Legislative Analyst's recommendation	40,000
Reduction	\$10,000

ANALYSIS

Permanent museum exhibits will be revised to create greater interest. A majority of the exhibits in this museum are provided by private donors and are generally of high calibre. This project is intended to elevate state sponsored exhibits to the level of the privately sponsored exhibits. The estimated cost is \$30,000.

Curbs and gutters are to be replaced for \$10,000. They will be graded to flow storm water into the Los Angeles County Flood Control storm sewer that is proposed to be constructed in 1962.

A concrete block and metal bar fence is proposed to replace the chain link fence between the Colosseum and the museum area. Over half of this fence divides the grassed strip that is between two streets. The new fence is requested because of its more desirable aesthetic appearance and because it requires less maintenance. The improved effect of the new fence's beauty on the surrounding area is difficult to visualize when parking meters (which are not renowned for their beauty) circumvent the fence for a majority of its length. The maintenance saving is doubt-

Sixth District Agricultural Association—Continued

ful to non-existent. The estimated cost of the new fence is \$10,000 and we recommend its deletion.

We recommend approval of the reduced amount.

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

ITEM 324 of the Budget Bill

Budget page 875

FOR MAJOR AND MINOR CONSTRUCTION, ACQUISITION, IMPROVEMENTS AND EQUIPMENT, CALIFORNIA HIGHWAY PATROL

RECOMMENDATIONS

Amount budgeted	\$443,420
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item will provide for one site acquisition proposal, three major construction projects, a working drawings project for future construction and a group of minor projects as follows:

A. Purchase of site for Truckee office building \$10,000

The present Highway Patrol building at Truckee has been made obsolete primarily by the changes in the freeway which resulted in difficult access problems. In addition, the building has become too small for the growing needs in this area. The site will probably be purchased from excess property of the Division of Highways. *We recommend approval.*

B. Construct Alta substation \$110,000

The Budget Act of 1959 provided \$10,000 for the purchase of a site for the Alta substation and \$6,000 for working drawings for the ultimate construction. The present station is in leased facilities which have now been made obsolete both because the highway has been moved some distance and because the space has become deficient due to growth of activities in the area. There has apparently been some difficulty with the purchase of the site and the project has not moved forward as rapidly as has been anticipated. In any case as of this writing we have not yet received a complete package of preliminary plans, estimate and specifications on which to make an evaluation. However, we are assured that this will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

C. Construct office building, Fresno, phase II \$128,400

The Budget Act of 1961 provided \$240,000 for construction and the Budget Act of 1960 provided \$10,000 for working drawings for a new highway patrol building in Fresno. Since that time a decision was made to increase the size of the building in order to house both the zone and area offices and thereby achieve economy because of a certain degree of mutual space use. This has resulted in a substantial increase in the estimated cost of the building. As presently contemplated the gross area of the building will be almost 20,000 square feet which will cost approxi-

Department of California Highway Patrol—Continued

mately \$12.75 per gross square foot for the basic building and \$19.30 per gross square foot for the total project. The cost of the building per square foot is deceptive because of the fact that included in the gross area of the building is a substantial number of square feet of carport which greatly dilutes the square foot cost since carport area probably does not run more than \$5 per square foot. The actual office building itself probably will cost in the neighborhood of \$18 to \$19 per square foot for the building alone.

We have raised some questions with respect to excessive site development which will not be required for many years and we have suggested the possibility of leaving some of the site undeveloped with just a gravel topping which can be developed in the future as required. The agency has been amenable to this suggestion and a re-evaluation is in process. It is anticipated that this will be available before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

*D. Incorporation with Sacramento city drainage system,
Highway Patrol Academy ----- \$122,000*

The development of privately owned property immediately adjacent to the state-owned property on which the Highway Patrol Academy is situated will cut off present natural drainage facilities from the State's site and will make it mandatory that the State dispose of its drainage water in some other way. A study made by the State Division of Architecture indicates that if the State were to attempt an independent storm drainage system which would channel the water away from private property the cost would be \$160,000 or more. On the other hand it has been estimated that by joining with the city in the storm drainage that is being designed in the area the State's cost of participation will be \$122,000. We believe that this is the wisest possible course. *Consequently, we recommend approval.*

E. Working drawings, Truckee office ----- \$8,000

The site acquisition project above explains the need for this office. This will provide for the preparation of working drawings which must be based on a preliminary plan to be approved by the State Public Works Board which will assure an economical and satisfactory building. *Consequently, we recommend approval.*

F. Minor projects ----- \$65,020

This category will cover four projects all at the Highway Patrol Academy on Meadowview Road in Sacramento. The Budget Act of 1960 provided funds to permit the academy to incorporate into the city's sewer district. It is now necessary to make the actual on-site tie-in with the new trunkline. This will cost \$18,200. The academy has an emergency vehicle operations facility which takes a good deal of abuse from the deliberate skidding and other techniques practiced and the area requires various repairs at \$15,000. The road within the academy property is also in need of repair for the same reason at \$7,500. It is proposed to provide perimeter landscaping where none existed before at a

Capital Outlay

Items 325-326

Department of California Highway Patrol—Continued

cost of \$24,320, principally because the area surrounding the academy is now building up with housing developments and it is considered necessary to provide a reasonably attractive appearance to the surrounding property. *We recommend approval of these minor projects.*

Department of Mental Hygiene

LANGLEY-PORTER NEUROPSYCHIATRIC INSTITUTE

ITEM 325 of the Budget Bill

Budget page 881

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT LANGLEY-PORTER NEUROPSYCHIATRIC INSTITUTE FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$50,950
Legislative Analyst's recommendation _____ Unresolved

ANALYSIS

The emergency DC electric line is out of service and must be replaced for \$5,000. A pre-fab general storage building will be constructed for \$5,750 to satisfy an urgent need. The children's playground will be improved and a rooftop play area will be screened for \$15,000 and \$18,100 respectively. Projects under \$5,000 each include construction of an alcohol and oxygen storage building for \$1,000, installation of roofs on porches for \$1,080, alteration of the children's ward for \$4,000 and installation of drinking water fountains for \$1,020.

A request for \$250,000 for site acquisition for a new institute is included in the major capital outlay budget. The phase out master plan from this institute into the proposed new institute should be considered prior to construction and improvements that are not in an emergency category. Perhaps projects such as the play area screening, the children's playground improvement, and general storage building construction should be deferred as a result of such consideration.

We recommend approval of these minor construction projects requested subject to a master plan study.

Department of Mental Hygiene

NEUROPSYCHIATRIC INSTITUTE AT UNIVERSITY OF CALIFORNIA, LOS ANGELES

ITEM 326 of the Budget Bill

Budget page 882

FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT, NEUROPSYCHIATRIC INSTITUTE AT UNIVERSITY OF CALI- FORNIA, LOS ANGELES, FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted _____ \$11,500
Legislative Analyst's recommendation _____ No change

ANALYSIS

Funds are requested to convert the shock therapy suite into a special projects ward for research work and to make minor alterations not anticipated at the time of the design.

We recommend approval.

**Department of Mental Hygiene
AGNEWS STATE HOSPITAL**

ITEM 327 of the Budget Bill

Budget page 883

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
AGNEWS STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$118,390
 Legislative Analyst's recommendation _____ No change

ANALYSIS

Inadequate individual low pressure boilers will be replaced as a result of the installation of a steam line to ward buildings. Cost is estimated to be \$15,000. A portion of the west area kitchen will be remodeled for \$39,340 in order to provide a diet kitchen that is essential to this type of operation. Ground improvement in the east area for \$45,000 includes drainage, curbs, gutters and planting. Six worn dishwashing machines will be replaced in Units 4, 5 and 6 for \$5,750. Porches on Buildings 22, 24 and 25 will be enclosed to provide better utilization of the space for \$5,100. Three minor projects that total \$8,200 will improve supervision, lighting and services.

We recommend approval.

**Department of Mental Hygiene
ATASCADERO STATE HOSPITAL**

ITEM 328 of the Budget Bill

Budget page 884

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
ATASCADERO STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$37,700
 Legislative Analyst's recommendation _____ No change

ANALYSIS

Effluent from the hospital sewage treatment plant is discharged into the Salinas River without proper retention time. Additional ponding area is proposed to increase the retention time and provide gravity irrigation water for the dairy pasture. Estimated cost is \$26,200. Fire and safety hazards will be eliminated for \$10,500. A surplus boiler will be installed at the dairy for \$1,000. *We recommend approval.*

**Department of Mental Hygiene
CAMARILLO STATE HOSPITAL**

ITEM 329 of the Budget Bill

Budget page 885

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CAMARILLO STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$37,090
 Legislative Analyst's recommendation _____ No change

ANALYSIS

Instantaneous hot water heaters are being installed to replace the old standard type that have been maintenance problems for years be-

Camarillo State Hospital—Continued

cause of hard water. The cost is \$13,000. Refrigerated water coolers are being installed for \$6,000. Adult wards are being renovated for \$28,000 and a children's ward is being renovated for \$7,840. These projects include accelerated maintenance. Sprinkler systems are being provided for \$6,200 to save labor and water. A dairy corral is being paved for \$5,000 to provide a healthier condition for the animals. Construction of a recreation field is being completed for \$5,000. Five projects under \$5,000 each and totalling \$16,050 are being completed to provide better services and to reduce safety and fire hazards.

We recommend approval.

**Department of Mental Hygiene
DE WITT STATE HOSPITAL**

ITEM 330 of the Budget Bill

Budget page 887

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
DE WITT STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$92,370
Legislative Analyst's recommendation	No change

ANALYSIS

A boiler will be rebricked for \$9,700. Laundry equipment to improve the services will be installed for \$17,800. The electrical distribution system will be balanced and lighting improved for \$20,100. Ward toilets will be installed for \$7,700 to reduce the patient to toilet ratio from 30 to 1 to 13 to 1. Screened ward porches will be enclosed to provide needed storage for \$9,600. Access ramps will be constructed to the ward buildings to accommodate wheelchair patients in the event of an emergency. The cost is \$7,500. Fire and safety hazards will be eliminated for \$10,000. Four projects ranging from \$1,670 to \$3,000 and totalling \$9,970 will improve services. *We recommend approval.*

**Department of Mental Hygiene
MENDOCINO STATE HOSPITAL**

ITEM 331 of the Budget Bill

Budget page 888

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
MENDOCINO STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$75,050
Legislative Analyst's recommendation	No change

ANALYSIS

The elevator in the surgery area of the Receiving and Treatment Building is obsolete and undependable. A new elevator can be installed for \$26,250. An overhead portable irrigation system is proposed for the agriculture area upon the advice of University of California consultants. Hundreds of acres of unused land may then be irrigated. Cost is \$6,000. The electrical system that has worn beyond

Items 332-333**Capital Outlay****Mendocino State Hospital—Continued**

repair in many units will be replaced for \$13,600. Eleven projects ranging in price from \$1,500 to \$4,900 and totaling \$28,900 will improve services, reduce maintenance, and eliminate fire and safety hazards. *We recommend approval.*

**Department of Mental Hygiene
METROPOLITAN STATE HOSPITAL**

ITEM 332 of the Budget Bill**Budget page 889**

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
METROPOLITAN STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$65,450
Legislative Analyst's recommendation _____ No change

ANALYSIS

An automatic sprinkler system installed for \$20,450 will eliminate the fire hazard in ward building 206-208. Curbs and sidewalks constructed for \$5,000 will alleviate the present necessity to walk in the busy streets. Increased population and water requirements have made it mandatory to install a larger capacity sewage commutator and to replace a four-inch water main with a six-inch. Costs are estimated to be \$16,500 and \$10,000. Installation of an automatic sprinkler system in ward areas for \$6,000 will save water and labor. Heat build up from the outside temperature and from lights, equipment and workers make the industrial building dangerous to work in. A cooling system will be installed for \$5,000. Modification of the brine tanks for \$2,500 will improve the laundry operation. *We recommend approval.*

**Department of Mental Hygiene
MODESTO STATE HOSPITAL**

ITEM 333 of the Budget Bill**Budget page 891**

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
MODESTO STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted _____ \$78,550
Legislative Analyst's recommendation _____ No change

ANALYSIS

The surgery wing and the medical-surgical wards can be modernized for \$12,500 and \$6,950 respectively. The work includes installation of air conditioning in the surgery; relocation of equipment in both areas; and installation of proper floor covering in the wards. Additional toilets and showers and modern electrical fixtures are necessary to correct substandard conditions in the living units. Costs are \$20,000 and \$6,000. Toilet partitions will be installed for \$5,000 to provide privacy in areas that are now open. Floor covering installed for \$11,000 will decrease maintenance and insure sanitary conditions. *We recommend approval.*

**Department of Mental Hygiene
NAPA STATE HOSPITAL**

ITEM 334 of the Budget Bill

Budget page 892

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
NAPA STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$84,150
Legislative Analyst's recommendation ----- No change

ANALYSIS

A \$49,900 project to remodel the old shock treatment suite for other clinical uses is requested. New methods have obviated the need for this facility in its present form. Completion of this project will make the space available for other authorized uses. Miscellaneous improvements will be completed in the ward buildings for \$9,900. Areas serviced by substandard toilet facilities will be corrected for \$7,250. A large savings in the price of salt is anticipated when the new brine and salt storage tanks requested are constructed at a cost of \$9,300. Three projects under \$5,000 each and totaling \$7,800 will provide refrigerated drinking water fountains, reduce fire and safety hazards and provide efficient laundry service.

We recommend approval.

**Department of Mental Hygiene
PATTON STATE HOSPITAL**

ITEM 335 of the Budget Bill

Budget page 894

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
PATTON STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$69,800
Legislative Analyst's recommendation ----- No change

ANALYSIS

Domestic well No. 2 must be replaced because of the dropping water table. The estimated cost is \$15,000. Sprinkler systems estimated at \$16,300 are necessary to eliminate fire hazards in various buildings. Sidewalks are necessary to eliminate the present dangerous practice of walking in busy streets. The cost for this is \$5,000. Partitions can be installed in wards for \$5,000 to insure greater control. Unsafe and unsanitary practices can be eliminated by the \$10,200 installation of dishwashers. A service road must be widened for \$7,200 to permit access for service vehicles that are too wide to safely manipulate the present road. Safety and service will be improved by four projects that total a cost of \$11,100. *We recommend approval.*

**Department of Mental Hygiene
STOCKTON STATE HOSPITAL**

ITEM 336 of the Budget Bill

Budget page 896

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
STOCKTON STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$96,000
Legislative Analyst's recommendation	No change

ANALYSIS

Cottages A and 9 will be remodeled for \$16,000 and \$9,300 respectively. Sub-standard conditions of Cottage A will be corrected and Cottage 9 will be converted to two separate units to accommodate those patients unable to repeatedly climb stairs. Sand traps will be installed on the well No. 4 supply line to eliminate a critical maintenance problem. The cost is \$6,500. The fourth increment of replastering the receiving and treatment building, deteriorating because of original faulty application, will cost \$20,000. Utility lines, presently routed through the vacant Hale building, must be rerouted. The institution hopes to accomplish this for \$20,000. Other vacated buildings are fire hazards and must be demolished. The estimated cost is \$10,000. Two yard toilet facilities are needed for proper sanitary control and can be constructed for \$7,000. Three projects to be completed for \$7,200 will reduce maintenance and improve safety. *We recommend approval.*

**Department of Mental Hygiene
FAIRVIEW STATE HOSPITAL**

ITEM 337 of the Budget Bill

Budget page 898

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FAIRVIEW STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$62,500
Legislative Analyst's recommendation	55,500
Reduction	\$7,000

ANALYSIS

Construction deficiencies in various wards will be corrected for \$10,000. Wire glass will be installed in ward corridor partitions for \$5,000 to eliminate a fire hazard. Vinyl tile floor covering will be placed on cracked concrete floors to reduce a sanitary problem. The cost is \$10,000. Wards heated with radiant slabs and without ventilation will be ventilated for \$10,000. Metal sun control awnings at a cost of \$5,000 will reduce heat buildup and cut glare. Installation of laundry chutes is proposed for \$9,000. Hot water tanks will be relined for \$8,000. Two additional water problems will be solved for a total of \$5,500.

The \$9,000 requested for installation of laundry chutes should be reduced to \$2,000 for repair of laundry chutes. This reduction was overlooked at the time of our conference with the Departments of Finance and Mental Hygiene regarding necessary minor capital outlay

Fairview State Hospital—Continued

projects. The Department of Mental Hygiene construction representative has agreed, since, that only repairs are necessary.

We recommend approval of the reduced amount.

**Department of Mental Hygiene
PACIFIC STATE HOSPITAL**

ITEM 338 of the Budget Bill

Budget page 900

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
PACIFIC STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$61,100
Legislative Analyst's recommendation	No change

ANALYSIS

Additional bathing and hand washing facilities constructed for \$22,000 will bring present structures up to standard in this category. Concrete patios with chain link fencing will be provided for the ward yards to enable controlled recreation. The estimated cost is \$6,800. Window screens that will prevent insects from entering, inmates from exiting and windows from being broken will be installed for \$7,400. The quarry tile floor in the service kitchen must be replaced for \$11,700. Four minor projects totaling \$13,200 and ranging from \$2,000 to \$4,000 will provide better service and more control. *We recommend approval.*

**Department of Mental Hygiene
PORTERVILLE STATE HOSPITAL**

ITEM 339 of the Budget Bill

Budget page 901

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
PORTERVILLE STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$36,050
Legislative Analyst's recommendation	No change

ANALYSIS

Wardroom partitions constructed for \$10,000 will increase patient control. The Bradley sinks will be replaced by domestic sinks for \$7,000. This change will reduce maintenance costs and will aid personal care training as a normal home environment will be simulated. The sewage plant will be partially automated resulting in better operation and chlorine savings. Cost is estimated to be \$9,300. Five additional projects ranging from \$1,000 to \$2,500 will be completed to provide better utilization of existing space, improved safety, less maintenance and needed service.

We recommend approval.

**Department of Mental Hygiene
SONOMA STATE HOSPITAL**

ITEM 340 of the Budget Bill

Budget page 902

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
SONOMA STATE HOSPITAL, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$50,950
 Legislative Analyst's recommendation ----- No change

ANALYSIS

New dishwashers proposed for \$7,400 will eliminate safety hazards and insure sanitary washing. Sun control metal awnings are proposed for the acute pediatrics ward at Butler Hospital and for Parmalee Cottage. Both areas house children who are ill and in both facilities the temperature build-up is extreme. The estimated cost is \$14,000. Five fans are proposed for various areas for \$5,000. Bathing facilities will be replaced in the employees' quarters for \$5,500. Various alterations and improvements in the wards, such as partitioning for better control, will be completed for \$6,000. Seven projects under \$5,000 each and totaling \$13,050 will be completed to improve services and reduce safety hazards. *We recommend approval.*

DEPARTMENT OF MILITARY

ITEM 341 of the Budget Bill

Budget page 904

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
MILITARY DEPARTMENT, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$125,800
 Legislative Analyst's recommendation ----- No change

ANALYSIS

Roof and paving repairs of various armories is proposed for \$41,000 and \$29,900 respectively. Parapets and canopies on the Los Angeles armory must be removed and reinforced in order to comply with safety regulations. The estimated cost is \$22,400. Expanded parking will be provided for the San Pedro armory for an estimated \$20,000. Flexible steel shelving will be purchased for supply rooms for \$8,500. Site surveys and title insurance are expected to cost \$4,000. *We recommend approval.*

DEPARTMENT OF MOTOR VEHICLES

ITEM 342 of the Budget Bill

Budget page 906

**FOR MAJOR AND MINOR CONSTRUCTION, ACQUISITION, IMPROVE-
MENTS AND EQUIPMENT, DEPARTMENT OF MOTOR VEHICLES,
FROM THE MOTOR VEHICLE FUND**

RECOMMENDATIONS

Amount budgeted ----- \$969,200
 Legislative Analyst's recommendation ----- Unresolved

Department of Motor Vehicles—Continued

ANALYSIS

This item will provide for three property acquisition projects, one construction project, one working drawings project for future construction and a group of minor projects as follows:

*A. Purchase of site for office building and parking facilities,
San Rafael ----- \$110,000*

The present leased facilities in San Rafael provide approximately 2,000 square feet of building and 6,600 square feet of off-street parking. This is substantially below the needs of the agency at this location. Investigations made in the area by the agency indicate that the leasing of a larger area would involve a great deal of cost if suitable space were available. Consequently, it is proposed that a site be purchased upon which to ultimately construct a building and parking area. The ultimate building will probably contain approximately 5,400 square feet of area and it is hoped to acquire sufficient ground to permit a parking area of over 40,000 square feet. *We recommend approval.*

*B. Purchase of site for office building and parking facilities,
Bakersfield ----- \$250,000*

The present departmental facilities in Bakersfield are in two separate areas of leased space both of which are inadequate and, because of the separation, are inefficient. The agency states that investigations in the area for better leased space have indicated that the cost would be very high even if adequate space were available. Consequently, it is proposed to purchase a site upon which to ultimately build a state-owned building which will have approximately 10,500 gross square feet of area and will provide in excess of 91,000 square feet of parking area. *We recommend approval.*

*C. Purchase of additional parcels for headquarters parking
area, Sacramento ----- \$350,000*

This proposal is a continuation of the long-range acquisition program to provide adequate off-street parking for the new headquarters building presently under construction. *We recommend approval.*

D. Construct office building, El Centro ----- \$161,800

The Budget Act of 1957 provided \$57,600 for the construction of a building for this agency in El Centro. Subsequently the availability of the funds was extended by Section 10 of the Budget Act of 1961. The original appropriation was at that time not based on a sound program but was added to the budget almost at the last moment. Studies have since indicated that a proper building would cost substantially three times the available funds. Consequently, it is now proposed to revert the existing appropriation and to provide a totally new one to cover a properly sized and designed building. As of this writing we have not yet received a final preliminary plan, estimate and specifications package upon which to make an evaluation. However, we are assured that these will be available before the legislative committees complete their deliberations. *Consequently, we can make no recommendation at this time.*

Department of Motor Vehicles—Continued

E. Working drawings, San Rafael ----- \$15,000

This will provide for the preparation of working drawings for the building discussed in the site purchase project above. *We recommend approval.*

F. Minor projects ----- \$82,400

This proposal covers four minor construction projects, three of which involve the Los Angeles office in which it is proposed to revamp the lighting system on the second floor to modernize it and make it more efficient at \$10,000, a second increment of revamping the lighting system on the first floor at \$22,500 and alterations to the offices generally in the building, as a second phase, at \$34,900. The fourth project involves relatively minor enlargement of the office in Santa Barbara at a cost of \$15,000. *We recommend approval.*

**Department of Conservation
DIVISION OF FORESTRY**

ITEM 343 of the Budget Bill

Budget page 908

**FOR SITE ACQUISITION, MAJOR AND MINOR CONSTRUCTION,
IMPROVEMENTS AND EQUIPMENT, DIVISION OF
FORESTRY, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted ----- \$737,076
Legislative Analyst's recommendation ----- No change

ANALYSIS

This item will provide for two types of site acquisitions, engineering planning and inspection services, an initial phase of construction and a long series of minor projects as follows:

A. Site acquisition for county headquarters ----- \$12,000

The site of the Nevada County ranger headquarters in Nevada City is in the path of proposed local developments. Immediately adjacent to the property there is some undeveloped land which the division is in fact using to some extent on a trespass basis for the stockpiling of culverts and other bulky construction materials. It is proposed to purchase this land in order to prevent too close encroachment of other developments and to provide some area for future expansion of this headquarters. *We recommend approval.*

B. Site acquisition for lookouts and forest fire stations ----- \$24,100

The Division of Forestry has a long-range program for the continual acquisition of sites for lookouts and permanent forest fire stations. The needs for these facilities change from time to time as developments occur in various areas that are under the fire control jurisdiction of the division which sometimes makes necessary the abandonment of a lookout site for one that is more suitable at that time. In the 1961 Budget Act there was \$38,000 appropriated for this purpose. *We recommend approval of this request.*

Division of Forestry—Continued

C. *Engineering, planning and inspection services*----- \$127,944

The Division of Forestry receives each year substantial sums in minor construction projects which it handles entirely within its own forces. In addition it performs some of the initial construction phases of its major construction projects such as site development for conservation camps or new fire stations, etc. It has been the policy to provide for a special group of engineering, planning and inspection personnel in the capital outlay budget since these services are normally a proper charge against construction projects. The same level of such service is proposed for the budget year as has been authorized for the current fiscal year. This involves a crew of eight technical positions, a survey crew and three clerical positions together with the necessary operating expenses. *We recommend approval.*

D. *Construct Arnold forest fire station water and site development*----- \$10,000

The Division of Forestry proposes the establishment of a new forest fire station in Calaveras County, District III. The site is already being used on a tent camp basis. The initial development will provide for the drilling of a well, a pump, a water line and tank and general rough grading and fencing. *We recommend approval.*

E. *Minor projects*----- \$563,032

The widespread and far-flung operations of the Division of Forestry require minor projects so numerous that it would be impractical to attempt to set them forth in this analysis. Essentially they may be characterized as repair, alteration and modernization projects, additions to existing buildings, new small individual buildings, site and utility developments of many kinds, road and access developments and numerous miscellaneous projects. A fairly substantial portion will be performed by inmate labor work crews from the various conservation camps. Others may be done by regular maintenance people and many will be done by local contracts.

This year we have not had the opportunity to examine these projects in the complete detail with which we have heretofore done so. However, the categories are essentially similar to those with which we are already familiar and the total amount proposed is approximately \$120,000 less than was provided in the current Budget Act. We hope, at the close of the session, to be able to more closely scrutinize the individual projects. *On this basis we recommend approval.*

DEPARTMENT OF FISH AND GAME

ITEM 344 of the Budget Bill

Budget page 915

FOR MAJOR AND MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT, DEPARTMENT OF FISH AND GAME, FROM THE FISH AND GAME PRESERVATION FUND

RECOMMENDATIONS

Amount budgeted	-----	\$310,000
Legislative Analyst's recommendation	-----	Unresolved

Department of Fish and Game—Continued

ANALYSIS

This item will provide for two major construction projects and one minor construction projects as follows:

A. Construction of bioassay laboratory----- \$160,000

The Governor's Budget and the Budget Bill of 1961 proposed the appropriation of \$60,000 for the purchase of a site on which ultimately to build a bioassay laboratory to be used by the Department of Fish and Game in its water pollution studies. The Legislature disapproved the proposal. The department now proposes to use property available as part of the site on which the Nimbus hatchery near Folsom Dam in Sacramento County is presently operated. This will involve no expenditure of funds for a site.

The preliminary plans package including estimates and specifications indicates the construction of a single story prefabricated steel frame building with metal and wood exterior siding. The building would have a gross area of 5,709 square feet including a substantial covered work area. It would contain principally laboratory rooms with some office space. The cost estimate breaks down to approximately \$20.42 per gross square foot for the basic building and \$39.82 per foot for the total project. The latter contains substantial amounts for utilities development and special laboratory equipment and emergency facilities. We have raised certain questions with respect to the design and what we believe are somewhat excessive costs resulting from them. These have not as yet been resolved. However, we believe the problems will be clarified before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

B. Rehabilitation of Hot Creek Hatchery, phase II----- \$140,000

The Budget Act of 1961 provided \$312,500 for the first phase of the rehabilitation of the major hatchery facilities at Hot Creek. Since that time certain elements have been eliminated from the total plan and the second phase is now proposed at \$140,000 which will complete the project. The two phases together should provide a very modern and much more efficient facility and one which will cost less to maintain than the existing units.

We recommend approval.

C. Minor projects----- \$10,000

This consists of a single project for the replacement of an 11-year-old water supply line at the Mt. Whitney hatchery which is badly rusted and causing a considerable water loss. *We recommend approval.*

BEACH AND PARK ACQUISITION PROGRAM

The item which follows, covers acquisition, major and minor construction and equipment for the Division of Beaches and Parks of the Department of Parks and Recreation, and contains relatively little provision for new money in furtherance of a continuous program of acquisition of new park and beach sites and additions to existing beaches and parks.

Beach and Park Acquisition Program—Continued

Only \$532,000 of new appropriations are being proposed of which \$32,000 is to permit buying the maximum of 12,800 acres at \$2.50 per acre being offered by the federal government, to each state, from its Bureau of Land Management lands. After 1962 this will be reduced to an annual maximum of 6,400 acres for each state. An amount of \$500,000 is proposed for so-called "purchases of opportunity" which, in effect, is a sort of "carte blanche" or revolving fund which will permit the division to purchase pieces of property as they come on the market for various reasons. While basically it may be good practice for the State to be in a position to acquire pieces of property at what might be bargain rates or under conditions that would eliminate the necessity for long negotiation and possibly condemnation suits, we suggest that this should be allowed only on the basis of a clearly stated and legislatively accepted master program of acquisitions.

The fact that so little in new money is included in this budget indicates that the administration is probably planning to offer a substantial bond program with which to purchase lands presumably in danger of being lost to the state park system because of destruction by other uses, degrading by surrounding developments or completely disproportionate price enhancement. While we believe there is justification for such a program in order to insure that the State will not lose outstanding scenic, geologic or historic sites, we suggest that it is also the responsibility of the State to purchase annually, out of its regular current revenues, those lands normally needed to meet the population growth and increasing demands for recreational facilities. Bond funds should be devoted exclusively to what might be termed a "crash program" of acquiring those properties which the State stands in danger of losing forever, through circumstances otherwise beyond its control. This might very well mean the acquisition of properties that the State would keep in a relatively undeveloped condition for a number of years because their location might be such as to be not needed immediately to meet recreational demands.

The regular annual purchases should be of such nature as to expand existing parks or add parks and beaches in areas of great traffic and great public demand for recreational use.

It will also be noted that the amounts proposed for major and minor construction and improvements and other development are about 4½ percent less than is anticipated to be expended in the current fiscal year for major developments and about 14 percent less than anticipated for minor development. It may be presumed, from this slightly slowed-down development, that the bond issue which may be proposed is also intended to be used for development. We suggest that the short-lived nature of beach and park development, plus the fact that the need for additional developments each year will probably continue unabated for many years, makes the use of bond money for this purpose inadvisable. We believe that development represents a normal annual charge against the State's current revenues and against the fees and other incomes earned by the park system which should be stepped up as much as possible to help defray the cost of developing, maintaining and operating the system.

Beach and Park Acquisition Program—Continued

It should be pointed out that the proposed expenditures in the Governor's budget for real property acquisition exceed the \$532,000 mentioned above by virtue of the fact that there is about \$1,200,000 of carryover from prior appropriations. These do not require further legislative action. They represent authorization for acquisition going back as far as the 1956 Budget Act when the Legislature made major provisions for an acquisition program following the release of impounded tideland royalties.

**Department of Parks and Recreation
DIVISION OF BEACHES AND PARKS**

ITEM 345 of the Budget Bill

Budget page 917

**FOR REAL PROPERTY ACQUISITION, MAJOR AND MINOR
CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$6,532,000
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item will provide for two property acquisition projects, major developments in 21 state parks, beaches or monuments and an extensive group of minor projects spread throughout the state parks as follows:

A. Public domain lands, U. S. Department of the Interior----- \$32,000

The present policy of the federal government authorizes the disposal of land under the jurisdiction of the Bureau of Land Management, for recreational purposes, to State and local agencies at a fee of \$2.50 per acre. Each state is limited to 12,800 acres per year through 1962 and thereafter to maximum of 6,400 acres per year.

There are many instances of existing state parks which adjoin such federal lands. Consequently, it appears wise to acquire this land at such relatively low cost. The amount requested will cover the maximum of 12,800 acres. *We recommend approval.*

B. Opportunity purchases of park lands----- \$500,000

Heretofore all purchases of real property whether for additions to existing parks or for the establishment of new parks have been subject to individual appropriation by the Legislature. Now, for the first time, it is proposed that the Division of Beaches and Parks be provided with a fund which would permit so-called opportunity purchases of lands either as additions to existing state parks or as nuclei for future state parks. These opportunities might arise as a result of settlements of estates, changes in plans of private owners or sometimes as part of severance actions in the course of acquisition of rights of way for state highways. In any case the ultimate expenditure of the funds would be based on approval of the State Public Works Board, presumably on the basis of proper justification.

Division of Beaches and Parks—Continued

It is evident that the providing of such relative "carte blanche" by the Legislature must be based on well defined and accepted criteria for the purchase of any land for state park purposes. *Subject to the establishment and acceptance of such criteria we would recommend approval of the proposal.*

C. Construction at Angel Island State Park ----- \$111,659

This project involves the replacement of an existing pier at Hospital Cove on the lee side of the island where the state park facility is located. This pier is about 50 years old and was originally constructed by the federal government. It is used principally by the park supply boat and by commercial boats embarking and debarking visitors. Adjacent to it and attached by a ramp is a new facility recently constructed by the Division of Beaches and Parks consisting of a series of finger wharves or slips to permit the mooring of small privately owned boats for daytime visits to the island.

We recently visited this facility and had an opportunity to specifically look at this pier. We do not have the impression that the pier is in unsafe condition for the type of use to which it is now devoted. In addition it is proposed to construct additional boating facilities presumably of the type described above. In any case we have received no plans, estimates, specification or justification for these development projects. *Consequently, we can make no recommendations at this time.*

D. Atascadero Beach State Park ----- \$189,020

Atascadero Beach State Park is about seven miles north of Morro Bay State Park. It is an area which has only recently come into state ownership but has not heretofore been developed except that it has one temporary restroom facility. The total area in present ownership is 72 acres and acquisition first began in 1957. The proposed development will occupy about 30 acres of the total.

The initial development will include park roads and parking, utilities, two comfort stations and two combination buildings which will include both comfort facilities and showers, a small park office building, 100 camp sites and a minimum amount of landscaping and general site development. These facilities will all follow well established park standards. The new facilities would help take some of the overflow from Morro Bay State Park which according to the division's records amounted to 11,543 cars turned away between April and August of 1960. *Consequently, we recommend approval.*

E. Benicia Beach State Park ----- \$514,817

This park, for which acquisition was first started in 1957, now comprises approximately 120 acres. It is proposed to develop this for the first time on an area comprising approximately 40 acres. The beach is in the Carquinez Straits in a relatively protected portion which makes it good for boating. The initial development contemplates providing some boating facilities by harbor dredging. In addition there will be 100 picnic units.

Division of Beaches and Parks—Continued

We have received no data or site development plans, estimates and specifications on this project. *Consequently, we can make no recommendations at this time.*

F. Butano State Park ----- \$299,489

This park presently comprises 1,955 acres, for which acquisition was first commenced in 1956. It will be the first major park development between San Francisco and Santa Cruz and will serve to enhance the use of the nearby San Mateo County beaches. The initial development will use about 60 acres of the area.

It is proposed to provide 90 camp units, a major access road and a system of internal roads serving the campground, two vehicular bridges, three comfort stations and two combination buildings containing shower as well as comfort facilities, a park office building, a single residence and garage, a utility and shop building, water and power utilities, and general area cleanup including the development of some trails and the removal of dangerous trees.

Butano State Park is one of the State's most important recent acquisitions and one which was many years in development. It has outstanding scenic values including fine virgin redwood stands. Ultimately the park will be developed to approximately 400 campsites. Much of the initial development will serve the ultimate expansion as well. *We recommend approval.*

G. Clear Lake State Park ----- \$134,790

This park presently comprises approximately 559 acres and was first acquired in 1949. The proposed development is in addition to existing development and will occupy about 10 acres of the total area.

The facilities will include additional roads and parking, a boat launching ramp, a small footbridge, two comfort stations, 11 campsites, water and power utilities and some general area cleanup. In addition there will be a major dredging operation to provide an engineered fill for site development above high water.

This seems to be a rather high development cost to provide only 11 additional campsites. However, part of the cost is involved in providing a boating and swimming area which does not now exist.

We suggest that in view of the fact that only 11 additional campsites are being provided that a single comfort station is all that is required rather than the two being proposed. *Consequently, we recommend that the project be reduced by \$9,500.*

H. Columbia Historic State Park ----- \$60,000

The present state park holdings in and around the historic town of Columbia comprises approximately 235 acres for which acquisition first began in 1947. The major development in this park has been principally the restoration of historic and characteristic buildings to demonstrate the condition of the town during the gold rush days. To date nine buildings have been restored and four are presently under active restoration. Fourteen more buildings are in the long-range plan of continuing restoration. The amount proposed will be used as required

Division of Beaches and Parks—Continued

in various buildings in some cases to prevent further deterioration and in others to start actual restoration. *We recommend approval.*

I. Folsom Lake State Park ----- \$375,600

This park comprises a total of over 17,000 acres of which approximately 4,000 acres are actual dry land above the high water line and the balance is water surface area. Acquisition started in 1956. Present developments are basically for day use and boating purposes only, there being no overnight facilities. The proposed developments will use about 60 acres of the total available.

The new facilities will be the initial development in a previously undeveloped area known as the "peninsula" area and will provide basically for a first unit of overnight camp facilities. Included will be three comfort stations and one combination building containing both comfort and shower facilities, an office and contact station, an equipment building, one residence and garage, a boat launching ramp, extensive water and power facilities, a park road network and parking areas and general area cleanup.

The division estimates that the present day-use facilities were used by 2,155,000 visitors during 1960 and that there was great demand for overnight camping facilities. It is estimated that the first unit will be used to the extent of approximately 45,000 visitors yearly. Ultimately it is planned that the new area will be expanded to 1,000 overnight campsites, extensive organizational campsites and 100 day-use picnic sites. These additional facilities should cost relatively less per unit as they are developed since the first unit contains some of the basic facilities which will not need to be repeated. *We recommend approval.*

J. Grover Hot Springs State Park ----- \$249,100

This new state park now comprises approximately 440 acres for which acquisition was first started in 1959. It is located in Alpine County close to excellent hunting and fishing areas. The first unit of development which will use about 80 acres of the total will provide 100 camp units with the necessary sanitary facilities, utilities, roads and parking, etc.

As of this writing we have not received a plan, estimate or specifications for the unit or a program covering scope. *Consequently, we can make no recommendations at this time.*

K. Hearst San Simeon State Historical Monument ----- \$558,430

This monument which comprises approximately 149 acres including the building sites on the mountain top as well as the staging area adjacent to the county road was first acquired in 1958. The proposed additional development involves two miles of the existing road plus about six acres of the staging area down below.

The original road was never designed to take the type of heavy traffic now making use of it in the form of 40-passenger buses and since the road is crucial to the operation, it is necessary to gradually upgrade sections of the road to assure ready access at all times. Approximately half of the funds proposed will be for this purpose. The other half of

Division of Beaches and Parks—Continued

the funds will be used to landscape and develop the area around the two permanent buildings existing in the staging area. The landscaping is necessary primarily to control winds and dust which would otherwise require costly windbreaks and other measures to protect the fairly large crowds that wait to make the bus trip to the castle. The substantial attendance at this facility and the fact it is one of the few park units taking in more revenue than is being expended, appears to justify the project. *Consequently, we recommend approval.*

L. Henry Cowell Redwoods State Park ----- \$173,633

This park which presently comprises 1,737 acres was originally acquired in 1954. The current proposal for development would use 40 acres of the total and would be the first phase of an ultimate 400-unit campground in this section of the park. Initially there will be 85 camp units, sanitary facilities, office and contact station, park residence, utilities, etc. While we recognize that this project will help relieve the shortage in campsites on the coastal area between San Francisco and Santa Cruz, we have received no program material, development plan, estimates or specifications on which to evaluate the project. *Consequently, we can make no recommendations at this time.*

M. Humboldt Redwoods State Park ----- \$124,650

This state park, which is actually a series of contiguous or nearly contiguous redwood grove areas, presently comprises approximately 23,481 acres for which acquisition first began in 1921. The proposed development will use 30 acres of this total in the Hidden Springs area near Myers Flat on the north side of Highway 101.

The facility will include 55 camp units, a campfire center, three comfort stations and a combination building including both comfort and shower facilities, electrical and water utilities, and an extension of the existing internal park road system and parking areas. The division's records indicate that during the 1960 season there were approximately 1,550 cars turned away because of shortage of camping facilities in this unit.

It would appear to us that the construction of four comfort facility buildings for only 55 additional camp sites will provide a relatively excessive ratio. We suggest that two of the comfort stations at \$8,000 each be deleted from the project at this time. *Consequently, we recommend approval with a \$16,000 reduction.*

N. La Costa Beach State Park ----- \$370,360

This unit of the park system presently comprises 45 acres of which a portion was first acquired in 1949 and the balance only recently. The development proposed will be the first in the area and will use about 22 acres of the total. The site is in San Diego County. The proposed development includes 52 camp sites, life guard facilities, extensive and expensive road and parking development and expensive utility development, particularly for sewage. Some facilities now exist which are substantially below the State's current standards for beach and park developments.

Division of Beaches and Parks—Continued

While we recognize there is a great need for beach developments in Southern California, we have received no program material, development plan, estimates or specifications on which to make an evaluation. *Consequently, we can make no recommendations at this time.*

O. McGrath Beach State Park ----- \$208,425

This park presently comprises 294 acres which were recently acquired in 1961. It is located between Oxnard and Ventura in Ventura County. The proposed development will use about 30 acres of the total. The initial facilities will include 100 camp units, two comfort stations and two combination buildings including both comfort and shower facilities, electric and water utilities, general grading and landscaping and a park type road network within the developed area. The site lies immediately adjacent to McGrath Road and the entrance to the park will be directly off that road. There are already 75 camp units existing in the area together with certain basic facilities such as the park office, major water lines and the major electric power supply.

Since there is a substantial shortage of overnight camp sites along this portion of the Southern California coast it would appear that the project is well justified. *Consequently, we recommend approval.*

P. Millerton Beach State Park ----- \$273,620

This park comprises approximately 6,551 acres of which about 6,000 are actually water and only 551 acres are useable upland. The area was first acquired from the federal government in 1957. The proposed developments will use about 20 acres of the available land.

The facilities contemplated are basically for day use only with the major emphasis being on boating facilities. There will be four concrete boat ramps each 24 feet wide by an average of 270 feet long, one comfort station, an office and contact building, sewer and power utilities and extensive parking areas and almost a mile of 24-foot-wide road. Basically this represents an expansion of two existing launching areas and their contiguous car and trailer parking facilities.

This lake is one of the principal attractions in the Fresno area for boating and day use purposes particularly. It is heavily used and additional facilities are needed and justified. *Consequently we recommend approval.*

Q. Monterey State Historical Monuments ----- \$73,535

These monuments have been in the state park system for many years and have been added to from time to time. The proposal apparently involves the development of a landscaped plaza in co-operation with an urban renewal project initiated by the City of Monterey. We have received no program material, site plan, estimates or specifications on which to base an evaluation. *Consequently, we can make no recommendations at this time.*

R. Ocean Beach State Park ----- \$578,930

This park presently comprises 9½ acres and was acquired in 1958. It is located within the city limits of San Diego on a point formed by

Division of Beaches and Parks—Continued

the confluence of the San Diego River flood control channel and the Pacific Ocean, on the south side of the channel. It has previously been operated as a local beach. The proposed project will use about six acres of the total.

At least half of the proposed expenditure is involved in the development of the site by the use of fill material and subgrade material with extensive roads and paved parking for almost 1,000 cars. Other facilities which are exclusively for a day use situation are an office and checking station, five lifeguard stands and a lifeguard control tower, three comfort station-dressing room buildings, a combination utility-shop building, four large picnic ramadas, at \$8,000 each, water, sewage, electric and telephone utilities, general grading and landscaping and 5,800 lineal feet of six foot chain link fence to separate the park property from the immediate upland residential developments. It is estimated that the beach has a potential capacity of 5,000 persons and will receive moderate to heavy use throughout the entire year. *We recommend approval.*

S. Pueblo de Los Angeles State Historical Monument ----- \$400,000

The long range program for this historical monument is for the gradual restoration of all of the worthwhile and characteristic early California buildings contained within its confines. Basically, the amount proposed represents an installment on the reconstruction of some of the buildings and the balance of the final reconstruction of the Pico House and the Garnier building. Work will be started on a service building, the Merced Theater and the masonic hall. We have no estimate at this time of the balances that will be required to finish these buildings. Restoration estimates are of necessity relatively vague since many changes are made from initial concepts when actual work is started and unforeseen conditions are discovered. *We recommend approval.*

T. San Francisco Maritime State Historical Monument ----- \$69,000

Part of the agreement between the San Francisco Port Authority which owned the Hyde Street pier and the Division of Beaches and Parks involved payment by the division of costs incurred by the Port Authority in moving lessees or licensees to other locations. The agreement limited the maximum of such relocation to \$69,000. Apparently these relocations will now require the full sum of the agreement. Since this is a basic part of the agreement, to which the State gave approval, and since the proper exercise of the Division of Beaches and Parks prerogatives requires the use of the space in operating the area as a state historical monument, it appears that the costs are necessary and justified. *Consequently, we recommend approval.*

U. Seacliff Beach State Park ----- \$117,607

This beach park presently comprises approximately 82 acres of beach and upland for which acquisition was first started in 1931. It is located near Watsonville and is one of a string of state beaches in the area. The proposed developments will use about three acres of the total.

Division of Beaches and Parks—Continued

Basically the project involves freeing beach area which is now occupied by services facilities by moving the existing facilities to an adjacent upland area and consolidating them with other existing facilities. The project includes the development of roads and parking, fencing, slope stabilization, the construction of comfort stations and a utility and shop building. This park is fairly heavily used during a substantial portion of the year. However, we have received no program material, preliminary plan, estimate or specification package. *Consequently, we can make no recommendation at this time.*

V. Minor projects ----- \$1,117,335

This category involves numerous projects at state parks, beaches or historical monuments throughout the State. The numbers and details are so great that it would be impractical to attempt to describe them in this analysis. Unfortunately, we have not had the opportunity this year, as we have had heretofore, to examine these projects in detail in the field and with the agency. However, the general categories are familiar and involve utilities of all kinds, signs, sidewalks, sanitary facilities, picnic and camping units, lifeguard facilities, building restoration, and many other categories. The total amount being requested is about \$180,000 less than was available during the current fiscal year by legislative appropriation in the 1961 Budget Act plus carryovers from two prior years. As the park system grows in size and as it grows older the problem of minor repairs and alterations, additions and improvements will gradually increase. We hope to be able to examine these projects in greater detail immediately after the close of the 1962 legislative session. *In view of the foregoing we recommend approval.*

**Department of Parks and Recreation
DIVISION OF SMALL CRAFT HARBORS**

ITEM 346 of the Budget Bill

Budget page 937

**FOR DEVELOPMENT LOAN TO DIVISION OF BEACHES AND PARKS
FROM THE SMALL CRAFT HARBOR REVOLVING FUND**

RECOMMENDATIONS

Amount budgeted ----- \$750,000
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

Chapter 2056, Statutes of 1961, authorized the Division of Small Craft Harbors to make a loan to the Division of Beaches and Parks, of an unspecified amount, for the purpose of purchasing water for filling and replenishing Lake Elsinore. The statute required that if the loan was made the Director of Natural Resources must establish fees and rentals to provide sufficient revenue to repay the loan and maintain an adequate water level in the lake.

The statute did not actually appropriate funds but merely authorized the loan if and when funds were appropriated from the Small Craft Harbor Revolving Fund. This item proposes to appropriate \$750,000

Division of Small Craft Harbors—Continued

for the purposes mentioned. *We cannot recommend approval until adequate assurances are forthcoming that the loan can be repaid from revenues earned by the operation of the lake as part of the adjacent state park.*

**Department of Veterans Affairs
VETERANS HOME OF CALIFORNIA**

ITEM 347 of the Budget Bill

Budget page 1000

**FOR MINOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
VETERANS HOME OF CALIFORNIA
FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$2,700
Legislative Analyst's recommendation	No change

ANALYSIS

A mangle ventilating canopy that will increase efficiency and reduce fire hazards is proposed for the laundry. *We recommend approval.*

DEPARTMENT OF WATER RESOURCES

ITEM 348 of the Budget Bill

Budget page 1003

**FOR RECREATION FACILITIES, ON-SHORE DEVELOPMENT,
FRENCHMAN RESERVOIR, FROM THE GENERAL FUND**

RECOMMENDATIONS

Amount budgeted	\$106,866
Legislative Analyst's recommendation	None
Reduction	\$106,866

ANALYSIS

Last session the Legislature passed the Davis-Dolwig Act which contemplates that appropriations for costs allocated to recreation and enhancement of fish and wildlife at state constructed water projects should be nonreimbursable and should be appropriated from the General Fund. The department's budget for fiscal year 1962-63 contains \$97,728 from the General Fund for a study of fish and wildlife enhancement and recreation at the state water facilities, and this is in accordance with the policy of the Davis-Dolwig Act. The department's budget for fiscal year 1962-63 also contains at least \$1,220,000 in identifiable expenditures from the California Water Fund for water project construction costs allocable to recreation and fish and wildlife. However, the department relies upon the appropriation authority of the Burns-Porter Act, rather than the Budget Bill to secure this money. A Legislative Counsel opinion is being prepared regarding the source of these funds.

The money requested in Item 348 is for onshore recreation facilities at the Frenchman Dam. Last session the Legislature added Budget

Department of Water Resources—Continued

Item 339.1 which appropriated \$100,000 from the General Fund to begin construction of the recreation facilities at Frenchman Dam pursuant to the provisions of the Davis-Dolwig Act as contained in the department's report entitled "Development and Operation of Recreation Facilities at Frenchman Reservoir," dated March 1961. The \$100,000 appropriated last year plus the \$106,866 requested by this item equal the estimated total cost of \$206,866 contained in the report.

The request for \$97,728 for planning, and the request made in this item for \$106,866, plus the appropriation last year of \$100,000 are all from the General Fund and are consistent with the Davis-Dolwig Act. The department's proposed expenditure of \$1,220,000 from the California Water Fund for project construction is not contemplated by the Davis-Dolwig Act.

Thus, a situation is developing in which the Legislature is being asked to appropriate General Fund money for planning and onshore recreation facilities pursuant to the Davis-Dolwig Act while the significant decisions, that is, whether to construct a project or how much to spend for recreation and fish and wildlife at a project, are being administratively determined by the Department of Water Resources through the use of California Water Fund money. A consistent policy should be followed, either the policy of the Davis-Dolwig Act or some other policy. In order to secure a policy decision on the source of funds and the extent to which the Davis-Dolwig Act will actually be applied, this analysis is recommending removal of all General Fund money for both the planning and onshore construction of recreation and fish and wildlife facilities. *It is recommended that the request for \$106,866 be denied.*

UNALLOCATED

ITEM 349 of the Budget Bill

Budget page 1013

FOR MISCELLANEOUS REPAIRS, IMPROVEMENTS AND EQUIPMENT,
TO BE ALLOCATED BY THE DIRECTOR OF FINANCE,
FROM THE GENERAL FUND

RECOMMENDATIONS

Amount budgeted	\$100,000
Legislative Analyst's recommendation	No change

ANALYSIS

This item continues a fairly long standing policy of providing a reasonable sum under the control of the Director of Finance with which to handle unexpected emergency or urgent needs which were overlooked. Fire damage, storm damage, boiler failure, powerline failure, etc., are the general nature of the possible projects involved.

We recommend approval.

Department of Corrections
CONSERVATION CENTERS

ITEM 350 of the Budget Bill

Budget page 760

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
CONSERVATION CENTERS
FROM THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted _____ \$9,675,700
 Legislative Analyst's recommendation _____ Unresolved

ANALYSIS

This item will provide for one major construction project and equipment for a previously funded project as follows:

*A. Construct conservation center branch, Tuolumne County,
 phase II _____ \$9,300,700*

The Budget Act of 1960 provided \$1,039,300 from the General Fund for the construction of a conservation center branch in Tuolumne County. At that time it was contemplated that this would be a relatively small installation. It has now been determined that the need for additional beds in the Department of Corrections makes it necessary to expand this facility to the same magnitude as the conservation center constructed and nearing completion in Lassen County near Susanville. It is contemplated that this will be a 1,200 inmate capacity plant which will basically have practically all of the various types of facilities that the Lassen County center included. Unfortunately it will not be possible to reuse the bulk of the plans from the Lassen County project. The latter project was designed for a relatively large simple flat site with little or no site development problem. On the other hand, Tuolumne County has no such available sites and the only one that could be found that would be suitable from every standpoint is so rugged that a tremendous amount of earth movement would be necessary to convert the site to such condition as to permit the Lassen plan to be reused. The cost of this earth moving will several times offset the cost of preparing new working drawings. Some of the smaller simple buildings will reuse the Lassen plans, but the major central core buildings will be based on a new concept. It is hoped that the plans developed for the Tuolumne site will also serve with relatively little change for a similar plant on the north coast near Garberville for which funds probably will be requested in the 1963 Budget Bill.

While basically the Tuolumne facility will use the individual areas of the Lassen facility as a prototype and we have a fairly clear understanding of the general scope of the project, we have not yet received adequate preliminary plans nor an estimate and specifications package. Therefore, we can make no evaluation of the amount proposed. However, we are assured that this information will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we make no recommendations at this time.*

B. Equip conservation center, Lassen County, phase II _____ \$375,000

The Budget Act of 1961 provided \$500,000 for the first phase of equipping the new conservation center near Susanville. This was for

Conservation Centers—Continued

equipment requiring longer lead time than would be available if it were funded in a later budget. It is now proposed to round out the total complement of equipment by this additional amount. It appears that the equipment will average something over \$700 per inmate which seems to be generally in line with the nature of the facility. *Consequently, we recommend approval subject to review before actual expenditures are made.*

Department of Corrections

CORRECTIONAL TRAINING FACILITY—SOLEDAD

ITEM 351 of the Budget Bill

Budget page 762

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CORRECTIONAL TRAINING FACILITY—SOLEDAD, FROM THE
STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$172,050
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item would provide for a single construction project as follows:

A. Construct warehouse ----- \$172,050

It is proposed to construct an additional warehouse for the correctional industry's function at this institution to provide additional storage capacity for paper products manufactured at this institution and for the raw materials needed in this manufacture.

The building will be constructed of hollow concrete block walls to window sill height with steel frame and metal roofing and siding above that. Because of the fact that paper products will be stored in the building the underside of the metal roof will be insulated with fiberglass to prevent condensation from forming and dripping onto the paper goods. The building will have approximately 16,107 gross square feet of area which would cost \$7.75 a square foot for the basic building and \$10.79 a square foot for the total project.

We have raised certain questions concerning some of the interior details which we believe involve a substantial difference in cost. As of this writing these questions have not yet been resolved. However, we have been assured that the necessary decisions will be reached in time for the committee hearings. *Consequently, we can make no recommendation at this time.*

Department of Corrections

DEUEL VOCATIONAL INSTITUTION

ITEM 352 of the Budget Bill

Budget page 763

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
DEUEL VOCATIONAL INSTITUTION, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$84,300
Legislative Analyst's recommendation ----- No change

Deuel Vocational Institution—Continued

ANALYSIS

This item will provide for one major construction project and equipment for a previously funded project as follows:

A. Construct industries warehouse ----- \$74,300

This project proposes the construction of a stock type rigid steel frame metal sheathed building as an industries warehouse which will provide a central storage area for raw materials as well as finished goods. This is a simple building without heating or plumbing facilities, but including standard warehouse lighting and gravity type roof ventilators. The gross area of the building is 9,746 square feet which will cost \$5.95 per square foot for the building alone and \$7.66 per square foot for the total project. This appears to be in line with current values for this type of structure. *We recommend approval.*

B. Equip in-service training building ----- \$10,000

The Budget Act of 1961 provided \$98,900 for the construction of an in-service training building which will be located outside the main fence adjacent to the employees eating facility to establish areas for the various employee training programs carried on in this institution which previously were allocated space in the main administration building and were subsequently forced out because of the need for additional administrative space. The equipment is being proposed at this time at a cost which appears to be commensurate with the size and type of building. *Consequently, we recommend approval subject to a review before actual expenditure of funds.*

**Department of Corrections
INSTITUTION FOR MEN, CHINO**

ITEM 353 of the Budget Bill

Budget page 766

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
INSTITUTION FOR MEN, CHINO
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$114,700
Legislative Analyst's recommendation----- Unresolved

ANALYSIS

This item will provide for a single construction project as follows:

A. Construct inmate activity building----- \$114,700

This project proposes the construction of a general activity building for inmates which will provide certain indoor athletic facilities to replace the warehouse type building now being used for the purpose which is to be assigned as warehouse space to the new California Rehabilitation Branch being constructed immediately adjacent to the main institution.

While we believe that the project is reasonably well justified as such, we have received no preliminary plans or estimate and specifica-

Institution for Men, Chino—Continued

tion package on which to make any recommendation. However, it is our understanding that these will be available before the legislative committees complete their deliberations. *Consequently we can make no recommendation at this time.*

**Department of Corrections
MEDICAL FACILITY—VACAVILLE**

ITEM 354 of the Budget Bill

Budget page 768

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS, AND EQUIPMENT,
MEDICAL FACILITY—VACAVILLE, FROM THE
STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$1,564,600
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item covers a single construction project as follows:

A. Construct psychiatric treatment unit,..... \$1,564,600

This proposal involves the addition at the end of the main building of this institution of a three-story with basement and service tunnel concrete structure which will contain facilities for acute psychiatric treatment. It will have a capacity for 129 beds with specialized administrative and treatment facilities on the first floor. Only the administrative and treatment area will be air conditioned. The domiciliary portion of the building will not be air conditioned. Adding this building to the existing building will require a major realignment in the existing perimeter roads and perimeter fence, as well as moving several guard towers. In addition to a fenced outdoor recreational area there will be a special recreational area on the roof of the lower portion of the building which will be totally fenced with chain link fencing and with chain link mesh over the top for the especially difficult patients. The design involves 50,240 gross square feet of area and the cost is estimated at \$21.85 per gross square foot for the basic building including some relatively minor alterations in the existing building and \$31.53 per gross square foot at total project level. The latter figure reflects the extensive exterior work required and the necessity to extend major utilities.

While we believe there is adequate justification for the project as such we have raised certain important questions concerning the scope of the project and certain elements in its design which have not as yet been answered. However, we presume that these questions will have been resolved by the time the legislative committees complete their deliberations. *Consequently, we can make no recommendation at this time concerning the scope or cost of the project.*

**Department of Corrections
INSTITUTION FOR WOMEN, CORONA**

ITEM 355 of the Budget Bill

Budget page 772

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
INSTITUTION FOR WOMEN, CORONA
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$877,000
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item will provide for two major projects, one for construction and the other for equipment for a previously constructed project as follows:

A. Construct adjustment center ----- \$797,000

The presently funded capacity of this institution is approximately 920 beds of which 120 are in the reception and guidance center the construction of which was funded in the 1961 Budget Act. The need for additional beds continues to grow and consequently it is proposed to add 72 more beds, but for a specialized purpose to provide a place in which severe behavior problems can be segregated from the rest of the institution.

As of this writing we have not received final preliminary plans or an estimate and specifications package. Consequently we have no material on which to base a recommendation. However, it is our understanding that this material will be available before the legislative committees complete their deliberations. *Therefore, we make no recommendation at this time.*

B. Equip reception and guidance center ----- \$80,000

The Budget Act of 1961 provided \$1,236,800 for the construction of a new reception and guidance center at the women's institution which would have capacity for 120 women. It is anticipated that the new construction will be ready for occupancy some time during the budget year and consequently it is necessary to finance the purchase of equipment for it at this time. While we have not examined the equipment list the amount proposed appears to be based on a well established standard complement and is therefore reasonable for the purpose. *Consequently, we recommend approval subject to review before actual expenditures are made.*

**Department of the Youth Authority
FRICOT RANCH SCHOOL FOR BOYS**

ITEM 356 of the Budget Bill

Budget page 779

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
FRICOT RANCH SCHOOL FOR BOYS
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$147,700
Legislative Analyst's recommendation ----- Unresolved

Fricot Ranch School for Boys—Continued

ANALYSIS

This item will provide for a single major construction project as follows:

A. Replace men's dormitory ----- \$147,700

Among the present buildings at this institution is a Butler type building, which is used as a male employees dormitory, being subdivided into 14 individual rooms plus congregate toilet and bathing facilities and a lounge area. The institution considers the facility entirely substandard and inadequate for the purpose. It is proposed, therefore, to replace this with a modern 16 room dormitory building.

As of this writing we have not received either preliminary plans or an estimate, specification package and therefore we have no basis on which to make a recommendation. However, it is our understanding that this information will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

Department of the Youth Authority

FRED C. NELLES SCHOOL FOR BOYS

ITEM 357 of the Budget Bill

Budget page 780

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FRED C. NELLES SCHOOL FOR BOYS, FROM THE
STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	-----	\$736,200
Legislative Analyst's recommendation	-----	643,265
Reduction	-----	\$92,935

ANALYSIS

This item will provide for three construction projects, equipment projects for two of them and one equipment project for a previously funded construction project as follows:

A. Equip one 50-boy living unit ----- \$13,000

The Budget Act of 1961 in Item 352(1) provided \$240,000 for the construction of a 50-boy living unit. In order to have equipment on hand with which to operate this unit upon its completion it is now necessary to finance the regular initial complement of equipment. On the basis of fairly long standing experience a standard complement for such a building runs about \$13,000. *We recommend approval of this project.*

B. Convert kitchen-dining room into chapels ----- \$137,200

The Budget Act of 1960 provided \$674,000 for the construction of a new food service and dining room building for the inmates. This action was taken in consideration of a long-range plan whereby the vacated existing kitchen-dining room building would be converted to several other uses the major one of which was two chapels which could

Fred C. Nelles School for Boys—Continued

be accommodated in the two existing dining rooms. The Budget Act of 1961 provided \$11,000 in Item 352 (k) for working drawings to cover the conversion of the dining rooms and kitchen to chapel use. The total cost estimate to do this job is now \$150,420 toward which there is already available the previously mentioned \$11,000 plus \$2,220 of preliminary plans funds leaving a net amount of \$137,200 to be funded for construction. In the course of final preliminaries before going into working drawings several conferences were held during which we were privileged to make certain comments and suggestions towards accomplishing the project with the greatest economy. We believe that the proposal, in its present form, is reasonable and as economical as can be done under the circumstances. *Consequently, we recommend approval of the project as budgeted.*

C. Equip two chapels----- \$26,100

Equipment for chapels has now been fairly well standardized and the proposal submitted follows the standard complement of items. *Consequently, we recommend approval of the project as submitted.*

D. Construct storm drainage system, phase II----- \$60,000

The Budget Act of 1961 provided \$103,800 for Phase I of a storm drainage project which would move storm drainage water off the institution property into regular channels and thereby keep it off adjoining properties. Phase I was essentially that portion of the total project which dealt with the main service lines off the site and into the general storm drains in the area. The second phase now proposed covers alterations to the storm drain system within the site itself. We believe that this portion of the total project is relatively far less critical than the first phase and *consequently we recommend that it be deferred at this time, thereby reducing this budget item by \$60,000.*

E. Construct two 50-boy living units----- \$499,900

The Budget Act of 1960 provided \$185,200 to alter and modernize one of the existing cottages on the premise that the cottage could be brought up to standard current code requirements for structural and fire safety as well as for functional adequacy. Subsequently after further studies it was determined that the cost to do an adequate job would equal or possibly exceed the cost of a totally new building. Consequently, it was administratively decided to permit the project funds to revert. It is now proposed to replace the old cottage plus one other old one with new buildings as being the most satisfactory and the most economical approach to the problem of the existing sub-standard buildings.

It should be pointed out that the two new buildings proposed are identical reproductions of previously designed and constructed new cottages and consequently we believe that the cost estimate contains too much for architectural fees at 6½ percent and too much for contingencies at 10 percent. For all practical purposes working drawings are already available for these buildings. It remains merely to take such a set and make the necessary site and foundation adjustments. In view of the fact that there are so many fewer unknowns about a

Fred C. Nelles School for Boys—Continued

project under such conditions we believe that a 5 percent contingency is ample and we believe that a $3\frac{1}{2}$ percent fee is ample. *Consequently, we recommend that the project be reduced by \$32,935.* The demolition of the two old units will be accomplished at a cost of \$12,500 as a minor project, also proposed in this budget under another item.

**Department of the Youth Authority
NORTHERN CALIFORNIA YOUTH CENTER**

ITEM 358 of the Budget Bill

Budget page 782

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
NORTHERN CALIFORNIA YOUTH CENTER, FROM THE
STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$6,660,000
Legislative Analyst's recommendation	Unresolved

ANALYSIS

The Budget Act of 1960 provided \$700,000 for site acquisition and \$200,000 for working drawings, and the Budget Act of 1961 provided an additional \$150,000 for working drawings for a central services unit and an initial 400-bed satellite unit. The ultimate master plan for this institution visualizes 12 400-bed satellite units each self-contained and autonomous insofar as program direction and function is concerned, but receiving certain central services from a central unit. These would include maintenance, medical and surgical hospital, and general business services.

This item now proposes three initial projects, two of which are construction based on the previously funded working drawings and one is for certain initial equipment as follows:

- A. Construct central administrative and service facilities — \$1,602,000
- B. Equip central administrative and service facilities
(partial) ————— \$10,000

As of this writing we have received only progress preliminary plans without firm estimates or specifications. From these progress prints it is possible to ascertain that the central facilities will consist of a group of maintenance shops, a fire station, a food preparation building and warehouse, an employees dining facility and a general hospital building which will temporarily house administration and which will provide only facilities for boys. All of the buildings, with the possible exception of the fire station, are to be designed for future expansion as satellites are added to the plant. *In view of the fact that we have no complete data upon which to make an evaluation and recommendation we feel we must withhold such recommendation until more data is available.* This is anticipated to be not later than some time during the committee hearings.

Northern California Youth Center—Continued

C. Construct first 400-bed institution..... \$5,048,000

From the same plans mentioned above it may be said that the first unit will be roughly an eight-sided elongated configuration with a series of buildings grouped around a central athletic field with the entire configuration fenced on the perimeter with a patrol road outside and adjacent to the fence. The buildings will consist of three standard 100-boy living units each divided into 50-bed areas most of which will be open dormitories with a few individual honor rooms. In addition there will be a 100-boy unit, half of which will be on the standard basis and the other half individual security rooms each having its own plumbing with security doors and windows which will probably be used both for disciplinary and for reception purposes. The balance of the buildings will include a recreation building which is essentially a multipurpose gymnasium including an outdoor pool, a combination building containing two chapels and an auditorium, a multipurpose school plant containing academic classrooms, industrial shops, arts and craft shops and school administration facilities, and finally a general administration building which will include facilities for visitors in both indoor and outdoor situations.

For the reasons mentioned above we can make no recommendation at this time.

On the basis of the previous funding for working drawings and the amount being requested now for construction the first 400 beds will average \$17,500 each. However, it should be pointed out that as satellite areas are added the relative cost per bed will drop since the central facility will increase at a much lower rate proportionately.

**Department of the Youth Authority
YOUTH TRAINING SCHOOL**

ITEM 359 of the Budget Bill

Budget page 786

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
YOUTH TRAINING SCHOOL, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted..... \$689,900
Legislative Analyst's recommendation..... No change

ANALYSIS

The Youth Training School at Chino, which is close to the California Institution for Men, is now approaching ultimate design capacity of 1,200 regular inmates. Since the emphasis at this institution is on practical training in trades and occupations which will be most likely to provide jobs for the boys when they leave, a large volume of shops and classrooms is required. The proposed additions should bring the facility up to full instructional capacity.

The project will consist of two buildings one of which will be an extension to an existing shop building. It will be construction of concrete walls with steel roof framing and wood roof sheathing. It will

Youth Training School—Continued

contain shops for instruction in carpentry, auto service, upholstery, painting and academic classrooms, one of which will be a large room for the teaching of mechanical drawing, four general classrooms, a special room for clerk training and an audio visual room. The second building will be a separate structure of steel framing with metal siding and roof which will house two large areas, one for the teaching of plastering and the other for the teaching of masonry trades generally.

Together, these two buildings will have a gross area of 38,260 square feet, which will cost approximately \$12.85 per square foot for the buildings alone and approximately \$18.16 per square foot for the total project including all site development, utility and service fees. We have raised relatively minor questions concerning some of the detail but these are not of sufficient consequence to affect the cost of the project. However, we should like to call attention to the fact that the project includes over \$18,000 for a lawn sprinkler system and planting and seeding. We suggest that in view of the nature of the training to be given these boys that this part of the project could very well be performed by the inmates as part of their training. While the money that might be saved by using the boys to do the work is relatively small, we believe that it is an important work project which should benefit them from the standpoint of performing and completing an actual job in which they might subsequently take pride.

We recommend approval of the project as budgeted.

**Department of the Youth Authority
VENTURA SCHOOL FOR GIRLS**

ITEM 360 of the Budget Bill

Budget page 788

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
VENTURA SCHOOL FOR GIRLS, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$553,200
Legislative Analyst's recommendation	535,700
Reduction	\$17,500

ANALYSIS

This item will provide for two construction projects and one equipment project for previously funded buildings as follows:

A. *Equip new school (partial cost)* \$35,000

Almost \$600,000 has already been provided by the Legislature for the equipping of this new plant. It has been the basic assumption that most of the equipment in the old existing plant was not worth moving to the new plant. We believe that this is essentially true. It is now proposed to provide for the final items of equipment in order to make the school ready for occupancy in April of 1962. *We recommend approval.*

Ventura School for Girls—Continued

B. Construct one 50-bed living unit----- \$414,900

This project would provide an additional 50-girl living unit identical with those already constructed. Since, in effect, this means a reuse of existing working drawings and since experience has already eliminated most of the uncertainties we have questioned the reason for including in the cost estimate a 10 percent contingency allowance. Under these circumstances we believe that a 5 percent allowance is adequate. *Consequently, we recommend that the contingency be reduced to 5 percent which would cut \$17,500 from the project.*

In addition, we take exception to the fact that the estimate includes 3½ percent for working drawings, plans and specifications. We believe this is too high in view of the fact that, fundamentally, existing plans will be reused almost totally. We cannot make an estimate of how much can be reduced for this purpose. But we suggest that the Division of Architecture give this point some consideration. *Otherwise we recommend approval.*

C. Construct additional classrooms and offices----- \$103,300

This project will provide for small additions in two separate areas. One will involve 2,660 gross square feet of additional academic classroom space at a building cost of \$17.30 per gross square foot and a total project cost of \$21.31 per gross square foot. In addition it will provide 1,386 gross square feet of office space as an extension to the existing administration wing. This space is considerably more costly because it represents security problems not encountered in the school space. The building cost per square foot is approximately \$26 per gross square foot and at total project level it will be approximately \$35 per square foot. The additional space in both instances is occasioned by the additional 50-bed unit proposed above. *We recommend approval.*

UNIVERSITY OF CALIFORNIA

ITEM 361 of the Budget Bill

Budget page 796

FOR PROPERTY ACQUISITION, MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT, UNIVERSITY OF CALIFORNIA, FROM THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	-----	\$52,307,300
Legislative Analyst's recommendation	-----	Unresolved

ANALYSIS

This item will provide for a long list of site acquisitions, major construction projects, working drawing projects and equipment projects by campus as follows:

Berkeley

A. Equip education-psychology building----- \$300,000

The Budget Act of 1958 provided \$6,182,200 for the construction of a multistory classroom building with a gross area in excess of 228,000 square feet. This was based on a prior appropriation of over \$587,000

University of California—Continued

for the preparation of working drawings. Subsequently, the Budget Act of 1961 provided \$457,400 as a first increment of equipment for this building.

The building is scheduled for completion some time early in 1962. However, it will not be fully occupied at once and therefore it is proposed to finance the additional equipment needed to make the building fully operable in the budget now under consideration. The total amount of equipment will represent approximately 10 percent of the cost of constructing the building. As an empirical measure this is about average for classroom buildings. *Consequently, we recommend approval of the request.*

B. Equip alterations to Hearst mining building----- \$220,000

The Budget Act of 1961 provided \$570,200 to construct major alterations to the Hearst mining building. These alterations would provide additional areas within the building as well as modernize existing areas which were totally inadequate for teaching and research in mineral technology.

It is now proposed to fund the equipment needed to provide modern scientific devices used in the various fields of mineral technology. The amount appears to be in line with the size of the project and the nature of the activities involved. *We recommend approval.*

C. Equip chemistry unit 1----- \$570,000

The Budget Act of 1958 provided \$5,986,500 for working drawings and construction and the Budget Act of 1960 provided \$1,981,000 for completion of construction of a multistory chemistry building to replace obsolete facilities and provide a substantial expansion over previously available spaces. The building, which is scheduled for occupancy in December of 1962, will have an area in excess of 200,000 gross square feet with a total construction cost of approximately \$7,500,000. Due to favorable bids almost \$550,000 was available from the construction appropriations towards the purchase of equipment.

However, the equipping of a chemistry building is a relatively expensive process and the ultimate total cost will probably be about \$1,120,000. It is proposed to provide the final increment of funding in this budget in order that the building may be fully operable upon completion. The total equipment represents approximately 15 percent of the cost of the building which, based on past experience, is a relatively modest percentage for this type of structure. *We recommend approval.*

D. Equip alterations to life sciences building----- \$50,000

The Budget Act of 1961 provided \$593,100 to alter and modernize areas in the life sciences building for use in teaching and research in the biological sciences. The areas were vacated by departments moving to other buildings. The amount proposed appears reasonable for the size and type of project. *We recommend approval.*

University of California—Continued

E. Land acquisition—Anna Head school property----- \$200,000

This property occupies the major portion of the block bounded by Bowditch, Channing and Haste Streets in Berkeley. The land involved is part of the master plan for acquisition and ultimate expansion in this area. Initially the existing buildings will be occupied by research activities, but ultimately they will be razed and the site will be used for a parking structure with a playfield on top.

From previously appropriated acquisition funds the University made a down payment of \$400,000 against the negotiated price of \$675,000. The second payment is the \$200,000 being requested and a third payment will be required in the next budget of \$75,000. The property covers 1.9 acres.

We would like to call attention to the fact that the University in negotiating for the purchase of this property and executing a contract, in effect, committed the Legislature to provide the future funds for the balance of the payments. We suggest that it is not proper for any state agency to make such major commitments without prior approval by the Legislature. *Since in this case the commitment is already made, we recommend approval.*

F. Construct alterations to Stephens Union, step 1----- \$566,500

The Budget Act of 1960 provided \$1,620,000 for the acquisition of Stephens Union and Eshleman Hall on this campus which were owned by the Associated Students. The project proposed represents the first step in altering and modernizing both buildings for their ultimate use as academic facilities.

The alterations involve many fire safety and industrial safety improvements, required by codes and about 26,000 square feet of assignable space is involved. The major portion of this space will be given over to a graduate library for social sciences and the balance of the modernized space will be used for social science graduate student research offices.

While the cost of the alterations plus the cost of purchasing this building result in a fairly high total cost per square foot, this total is less than might be anticipated for a new building and it makes use of otherwise extremely valuable ground space. We have examined the program, preliminary plans and specifications in detail. *We recommend approval.*

G. Construct and equip alterations to La Conte Hall----- \$139,400

Room 310 in La Conte Hall is a very large lecture hall two stories in height with sloping seats and a very awkward oblong shape which has made its use as a large lecture hall very difficult and has resulted in relatively poor utilization. It is proposed to completely change the use of the space by adding a mezzanine floor and converting the areas to offices and laboratories for graduate and faculty research in experimental physics. The resultant space will be approximately 6,300 square feet of assignable area. *We have examined this project in complete detail and recommend approval.*

University of California—Continued

H. Construct utility improvements on campus----- \$552,000

This project is in effect a series of separate utility replacements, expansions or additions. The principal expenditure involves the replacement of a 40-year-old steam generating unit in the main boiler plant, having 30,000 pounds per hour capacity with a unit which will produce 100,000 pounds per hour. This is essential both to handle the expanding steam demands of the campus and to assure some standby capacity. Other phases involve important improvements to the electrical distribution system, steam line extension, and local electrical service extensions. We have examined this collection of projects in complete detail and the amount requested represents nearly \$200,000 less than was first proposed. *We recommend approval.*

I. Construct utility improvements at Gill Tract----- \$75,000

The Gill Tract agricultural site near Richmond presently has a 2,500 pounds per hour steam heating boiler which was installed in 1940. The addition of greenhouses and head house facilities in recent years has greatly overloaded this boiler and the room in which it stands does not have sufficient space to permit the installation of a second boiler. Consequently it is proposed to add a small Butler type building with a 10,000 pound per hour boiler with space for a second boiler in the future. In addition the electrical distribution system on this site has been badly overloaded since it was first installed in 1940. It is proposed to expand and consolidate the distribution so that power is taken from the supplier at one point which should result in ultimate savings in power costs. *We have examined these projects in detail and recommend approval.*

J. Construct and equip Physical Sciences Lecture Hall----- \$647,500

The Budget Act of 1961 provided \$21,900 for the preparation of working drawings for the construction of a 550 seat demonstration-lecture hall with auxiliary facilities, including closed circuit television, mainly for classes in the physical sciences but usable by all departments. The design of the building is unusual being oval in shape, roughly one and one-half stories in height with a below grade preparation area connecting to chemistry building No. 1 and having a revolving demonstration stage with three separate demonstration areas permitting one to be in use before the audience while two are being prepared behind the scenes. While the total cost of this building at approximately \$51.42 per gross square foot is high, it is anticipated that it will receive one of the most intensive utilizations experienced anywhere on the campus. The amount being proposed includes \$29,000 for equipment, principally television monitoring cameras which are essential to make the demonstrations visible to all portions of the seating area. *We recommend approval.*

K. Construct and equip facilities and improvements at the Richmond Field Station----- \$334,300

This project involves the addition of two wings to an existing building to provide additional offices for the Institute of Traffic and Trans-

University of California—Continued

portation Engineering as well as additional library area. The other addition involves the bituminous materials laboratory which is also part of the Institute. The total gross area of the three additions is 11,500 square feet which is estimated to cost \$19.13 per gross square foot for the basic buildings and \$23.13 for the total project. Included in the proposed amount is \$30,000 for equipment needed to make the additions operable.

We have raised certain questions concerning the scope and size of some of the spaces involved. As of this writing these have not yet been resolved. However, it is anticipated that the questions will be clarified before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

L. Construct and equip alterations in Gilman Hall----- \$266,000

This building, which was constructed in 1917, will be vacated by the department of chemistry upon completion of chemistry unit 1 in the fall of 1962. It is proposed to remodel, modify and modernize the building for its use by the department of chemical engineering. Some of the modernization is involved in the need to meet current fire and industrial safety regulations. The building has a gross area of approximately 30,000 square feet and the remodeling cost will come to approximately \$8.15 per gross square foot for the total project. Included in the amount proposed is \$30,000 for additional equipment for the chemical engineering curriculum. *We recommend approval.*

M. Construct general campus improvements----- \$74,000

This project involves general site improvements along and immediately adjacent to Strawberry Creek which runs through the campus. Only a portion of the creek area is involved and the improvements are generally of such nature as to provide easier pedestrian access from one side to the other and to improve vehicular traffic. Several new bridges across the creek are involved and repairs to an existing one are necessary. The project as originally proposed was approximately \$150,000. As a result of conferences and discussion it has been reduced to the amount proposed. *We recommend approval.*

N. Site clearance for chemistry unit 2----- \$40,000

The Budget Act of 1961 provided \$186,500 for the preparation of working drawings for the construction of a building to be known as chemistry unit 2 on this campus. This contemplates a multistory building which will be immediately adjacent to and separated by a plaza from chemistry unit 1 and connected therewith below grade. The building will have approximately 129,800 gross square feet of area and will ultimately cost in excess of \$5,500,000 including the funds already provided.

At this time it is proposed merely to provide funds to clear the site which is now occupied by an old brick chemistry laboratory building which will be vacated upon completion of chemistry building 1. The proposal seems a reasonable first step in moving ahead on the project. *Consequently, we recommend approval.*

University of California—Continued

O. Land acquisition—Newman Hall property----- \$400,000

Newman Hall, owned by a church group, is located on the north side of the campus on the east side of the block bounded by Hearst, Ridge and La Loma Streets. The underlying land area is approximately two-thirds of an acre and the site is part of the long range property acquisition program of the University needed to expand the campus to its ultimate capacity of 27,500 students. Initially the existing buildings will be used for institutes, bureaus and other research groups. Ultimately, the site will be used for a multilevel parking structure with an athletic field on top.

The Legislature has provided funds each year for the purchase of property in accordance with the master plan of expansion. *Since this acquisition is part of this plan we recommend approval.*

Davis Campus

P. Equip physical sciences unit 1----- \$244,000

The Budget Act of 1959 provided \$1,592,890 for the construction of a physical sciences building at this campus. The design involved a three story and basement addition to the existing science building which would have approximately 51,000 square feet of gross area and would contain facilities for chemistry, physics and geology. The Budget Act of 1961 provided \$50,000 as a first increment of equipment requiring long lead time before delivery. The structure is now scheduled for completion in September of 1962 and the final increment of equipment needs to be financed at this time. The total equipment represents between 15 and 20 percent of the cost of the project which on an empirical basis falls within the normal range for this type of structure. *Consequently, we recommend approval.*

Q. Equip veterinary medicine-laboratory animal housing unit 2----- \$29,000

The veterinary science laboratory animal unit was funded at \$141,500 in the Budget Act of 1961. It is now proposed to equip this building with the specialized devices required to make the building operable when it is completed in June of 1962. The amount proposed appears to be reasonably in line with the size and type of project. *We recommend approval.*

R. Equip biological science unit 2----- \$652,200

The Budget Act of 1960 provided \$3,867,000 for the construction of a multistory reinforced concrete building having over 91,000 gross square feet of area. Working drawings for this structure had been previously provided out of the Fair and Exposition Fund. The building is essentially a laboratory structure requiring a great deal of scientific equipment. It is now proposed to fund the equipment for the building which is expected to be ready for occupancy in March of 1963. The amount proposed represents approximately 20 percent of the cost of constructing the building. On an empirical basis this percentage is reasonable for a scientific laboratory type structure. *Consequently, we recommend approval.*

University of California—Continued

S. Provide air conditioning for classroom and office unit 2----- \$89,400

The Budget Act of 1960 provided \$1,325,000 for the construction of classroom unit 2 at this campus and the Budget Act of 1961 provided \$1,096,600 for the construction of an office building portion of a combination office-classroom building. The classroom portion is of so-called "block" design with an appreciable amount of interior windowless space. The office building portion is conventional with all offices being on the exterior walls. However, both buildings are designed together in such a way that it is virtually impossible to air condition the one portion without the other. The classroom portion would qualify for air conditioning under present standards because of the interior space. Both buildings were in fact designed and constructed to have refrigeration and auxiliary equipment installed at a future time.

The present proposal involves the purchase and installation of the refrigeration equipment and the cooling tower. We believe that the air conditioning of this combination structure, due to design circumstances, falls within the present policies. *Consequently, we recommend approval.*

T. Construct utilities ----- \$420,000

This project proposes the expansion, replacement or addition to domestic water, utility water, steam system, gas system, storm drain, sewers and electrical systems to provide these utilities for new buildings either previously authorized or proposed in this budget, reroute utilities around new construction sites or replace inadequate utilities made so by increased loads imposed by new construction. The original proposal was \$486,500. As a result of a series of conferences and discussions this amount has been reduced to the present proposal. *We have examined the projects in complete detail and recommend approval.*

U. Construct west central campus road improvement and drainage ----- \$161,500

This project represents the first site development in the west area of the campus where the new master plan has designated future growth will take place. The area is now occupied by experimental orchards and the first projects to move in are a plant growth research laboratory with greenhouses and housing for married students. No adequate roads exist presently in the area and no storm drainage has been provided for since it has heretofore been used as an agricultural area. These developments are essential if the campus is to expand in this direction. *We have examined the project in detail and consequently we recommend approval.*

V. Construct low energy nuclear research laboratory----- \$401,400

This project involves the construction of a complex structure having over 20,000 square feet of gross area at a total project cost in excess of \$910,000. The structure will house the 60-inch cyclotron presently located in the Crocker Laboratory on the Berkeley campus which will be moved to Davis for this purpose. It is anticipated that more than half of the required funds will be made available from nonstate sources and the amount requested represents the complete State share.

University of California—Continued

Due to the nature of the research work to take place in this building and due to the presence of the cyclotron the cost of the structure is relatively high per square foot. We have examined this project in detail and believe the cost is commensurate with the size and nature of the project. It is estimated that this laboratory when fully developed will accommodate about 40 graduate students in physics. Since Davis is to become a general University campus with departments and curricula, essentially similar to those of Berkeley, it would appear that the inclusion of this facility is justifiable. *Consequently, we recommend approval.*

W. Working drawings for humanities building ----- \$98,200

This project is a complex of three buildings containing facilities for arts, speech, drama and music. One of the basic elements includes a 300-seat little theater. As presently contemplated the gross area of the three structures will probably exceed 105,000 square feet and will cost in excess of \$3 million for the total project exclusive of equipment. The current estimate indicates a cost of \$28.20 per gross square foot for the total project and \$23.50 per foot for the basic buildings alone.

We have raised certain questions concerning the scope of the project particularly with respect to the apparent provision of spaces and sizes of spaces that are beyond those which have normally been supplied to the state colleges. These questions have not as yet been resolved. *Consequently, we can make no recommendations at this time.*

X. Working drawings for physical sciences unit 2 ----- \$124,100

This project proposes the preparation of working drawings for a physical sciences building which will ultimately have over 116,000 square feet of gross area and will cost over \$3,875,000 without equipment. The preliminary plans which were submitted were extremely sketchy and totally insufficient as a basis for making an evaluation. However, one point can be made on the basis of the sketchy plan. The building is to be a conventional type in which all space is on the perimeter with outside windows. Nevertheless it is proposed that it be an air-conditioned structure. We would call attention to the fact that elsewhere in the University's physical science buildings the trend has been toward structures having a considerable amount of internal space without windows opening through an external wall. In such a structure the cost of the air conditioning is usually offset by the reduction in the cost of construction. The questions we have raised in connection with this submission have not as yet been resolved. *Consequently, we can make no recommendations at this time.*

Y. Construct and equip veterinary medicine isolation housing
for large animal research ----- \$47,400

This project is a highly specialized structure for housing large animals such as cows or horses, under extremely aseptic conditions for research purposes. The building will have approximately 11,156 gross square feet of area and will cost approximately \$800,000 plus \$80,000

University of California—Continued

for equipment. The cost per square foot for the building alone will come to almost \$60 and for the total project it will be almost \$72 per gross square foot. Somewhat less than half of this cost is anticipated to be forthcoming from the United States Public Health Service as a matching grant.

We have examined this project in considerable detail and it appears the cost is unavoidable if the desired environmental conditions are to be provided. The building will be used in research on communicable diseases of domestic animals, which in view of the substantial annual losses to California's livestock industry appears to be an important undertaking. *We recommend approval.*

Z. Construct and equip animal husbandry beef cattle feeding facility ----- \$161,500

This project proposes the construction of a beef feeding facility consisting of a feeding shed, corrals, pens, manger and considerable concrete slab work as well as utilities. The main feeding shed will be a pole type structure with cement asbestos roofing and no sidewalls. The proposed cost appears to be relatively high when compared to similar facilities at agricultural colleges such as Cal Poly, San Luis Obispo or Fresno State College. The cost of the building alone is estimated at about \$3.77 per gross square foot which seems reasonable for this type of building. However, the balance of the work is the portion which seems to be too costly.

In any case we have not received, as yet, a preliminary plan for the project and *in view of what we believe to be excessive costs we cannot make recommendations at this time.*

AA. Construct vegetable crops controlled temperature storage facilities ----- \$559,700

This project proposes the construction of a specialized building in which all spaces will have specially controlled temperatures for physiological and biochemical studies related to the handling, transporting, storing and marketing of fresh and processed vegetables. The gross area of the building will be approximately 15,450 square feet and the cost per square foot of the building alone will be \$10.68 and \$36.88 per gross square foot for the total project. The latter reflects the extensive specialized temperature controlling equipment.

We have not, as yet, received a preliminary plan for this project although we have received the descriptive program and the written details. *In view of the high cost of the project, we feel that we cannot make a recommendation at this time.*

BB. Construct administration building ----- \$2,174,100

This project proposes the construction of an air-conditioned administration building having approximately 48,000 assignable square feet of space. We have received completely inadequate data on this project and no preliminary plans. For example, we have no gross area information upon which to make a determination of the cost per square foot. *Consequently, we can make no recommendations at this time.*

University of California—Continued

CC. Relocate and construct pomology field headquarters facilities -----

\$161,500

This project involves the construction of a series of metal framed metal clad buildings as well as the moving of one existing metal building. The gross area of the new building will be 14,344 square feet and the structure to be moved has 4,180 square feet. The cost of constructing the new buildings plus moving the existing one will run about \$8.45 a square foot and \$11.50 a square foot for the total project including all site work, utilities and fees. The existing pomology field headquarters must be moved to make way for the construction of residence hall No. 6. The present structures are immediately adjacent to the existing new residence halls and it appears logical that the additional residence hall should be part of this complex. We have only recently received preliminary plans for the project which indicates simple Butler type of structures one of which will be a dehydrator building, in effect an open, relatively empty shell, the other an implement shed and shop also basically a shell and the third a field laboratory which will contain substantial subdivision of space with laboratory facilities and other specialized spaces. *We recommend approval.*

DD. Construct residence hall unit 6 ----- \$627,400

This project proposes the construction of residence hall No. 6 for 416 students in 204 double rooms and 8 single rooms. The building will be a combination four-story and one-story reinforced concrete structure with a gross area of approximately 92,240 square feet at a construction cost for the building alone of \$21.43 per gross square foot and \$26.47 per gross square foot for the entire project. The total cost of the project exclusive of equipment is estimated at \$2,403,400 of which \$1,776,000 or about 75 percent will come from loan sources.

The preliminary plans we have received on this project are extremely sketchy and are apparently not to scale so that we have no way of knowing room sizes and other features. However, the cost averages out to \$5,870 per bed which we consider excessive when compared to recently constructed residence halls in the state colleges. *In view of the inadequate plans and the high cost we feel we can make no recommendations at this time.*

Irvine Campus

EE. Construct utilities and site development ----- \$1,008,000

This project proposes the initial site development and utility development on the new 1,000 acre campus in Orange County. The proposal involves site clearance at \$30,000, initial construction of utilities at \$326,000, roads, walks, parking, planting and site development at \$473,000. The balance is in fees, plans, supervision, etc. It was our understanding that originally there was \$300,000 available from the appropriation of \$3 million made in the Budget Act of 1960 for new campuses. The data as now submitted indicate that only \$10,000 has been made available from this source.

University of California—Continued

The material submitted on the project is extremely sketchy showing only in the broadest outlines the location of the power, gas, water and sewage lines with no detail on the other site development. *In view of the sketchy nature of this information plus the unexplained difference in availability of funds from previous appropriations, we do not feel that we can make any recommendations at this time.*

FF. Working plans for academic building, step 1----- \$494,500

This proposal involves the preparation of working drawings for a series of buildings including one for natural sciences and engineering, one for library, social sciences, humanities, professions, mathematics and administration, one multi-purpose building for physical education and other uses, one dormitory and one cafeteria. The amount proposed is based on an assumed gross area of 451,000 square feet with an estimated total project cost of \$13,500,000. This would result in a square foot cost of \$23.86 for the basic buildings and \$29.93 for the total project. There is already available \$150,000 for preliminary plans, presumably from the 1960 appropriation of \$3 million for new campuses. Also part of the total cost mentioned above will be funded from loan sources to the extent of possibly \$1,400,000 which would be for the dormitory facilities.

We have received no preliminary plans of any kind indicating the type of general nature of these buildings and consequently we have no basis on which to make an evaluation. *Therefore we can make no recommendations at this time.*

Los Angeles Campus

GG. Equip theater arts unit 1----- \$185,600

The Budget Act of 1958 provided \$2,573,000 for the construction of a new theater arts building on the north end of this campus. The building is now scheduled for completion in July of 1962 and it is necessary at this time to finance the equipment to make the building operable. The total amount requested appears to be below ten percent of the cost of construction of the building and therefore seems reasonable in view of the nature and size of the project. *Consequently, we recommend approval.*

HH. Equip addition to chemistry-geology building----- \$400,000

The Budget Act of 1959 provided \$212,660 for working drawings and the Budget Act of 1960 provided \$4,215,800 for construction of an addition to the chemistry-geology building. This addition is a multi-storied reinforced concrete structure with about 160,000 gross square feet of area which is scheduled for completion by June of 1963. The amount requested represents a first increment of the equipment needed to make the building operable upon completion. In the budget for the 1963-64 fiscal year probably in excess of \$500,000 will be requested for the second and final increment. In view of the nature and size of the building a total of approximately 20 percent of the cost of construction for equipment is within the range of previous experience. *Consequently, we recommend approval of the first increment.*

University of California—Continued

II. Construct west campus utilities and site development----- \$480,000

This project essentially provides for general site development and utilities extensions for residence hall units Nos. 3 and 4 on the west side of the campus. Included are such things as water and gas lines, sewers and storm drains, electricity, roads, walks, sprinklers, street lighting and general development and planting. The original proposal was approximately \$550,000 which was pared down as a result of conferences and discussions to the figure now proposed. *We recommend approval.*

JJ. Construct steam plant expansion----- \$625,300

The present steam plant on this campus has three 60,000 pound per hour boilers, the full capacity of which is now required to service the campus, leaving no standby capacity. Additional buildings already funded and buildings proposed in this budget will require a substantial volume of additional steam beyond the capacity of the existing boilers. Consequently, it is now proposed to add two 60,000 pound boilers, one of which would provide the regular steaming capacity and the other would serve as standby for the four regular boilers that would result from the total project. There is space for one boiler in the existing plant. Consequently, the project involves an addition to the building to provide space for the fifth boiler. We have gone into this project in considerable detail and the costs appear to be in line with what is proposed. Furthermore, there seems to be no doubt about the need for the additional steam supply. *Consequently, we recommend approval.*

KK. Construct extension of utilities, roads and walks, north campus, step 3----- \$528,900

The north area of this campus is being redeveloped and expanded to include the north campus library, art buildings 1 and 2, social science No. 1 and the graduate school of business administration. Much of this area was originally occupied by temporary buildings or by agricultural developments. This project will provide additional service tunnels with water lines, storm drains, sewage line, electrical distribution lines and street lighting lines and fixtures. In addition there will be extensive landscaping to provide a proper setting for all the new buildings. The project was originally proposed at \$578,900 which was pared down to the present figure as the result of conferences and discussions. *Consequently, we recommend approval.*

LL. Construct art unit No. 2----- \$3,329,600

The Budget Act of 1961 provided \$123,100 for the preparation of working drawings for art unit 2 in the north area of this campus. The building is proposed as a multi-story reinforced concrete structure containing among other things a 500 seat auditorium and facilities for upper division and graduate students in the field of pictorial arts, design and art history. The gross area is estimated at approximately 122,000 square feet which is estimated to cost \$23.83 per square foot for the basic building and \$28.72 per square foot for the total project.

University of California—Continued

Ultimately there will be approximately \$300,000 required for equipment.

We have not as yet received adequate preliminary plans for this project although we have the project specifications and estimates. Consequently, we have no basis on which to make a complete evaluation. *Therefore, we can make no recommendation at this time.*

MM. Construct University activities memorial center----- \$1,821,000

The Budget Act of 1961 provided \$152,000 as the State's share for the preparation of working drawings for the construction of an activities memorial center which would have a large playing floor and permanent seating for 10,000 spectators with movable seating for an additional 3,500. The project in addition had many auxiliary spaces which were open to challenge as to propriety for inclusion in a State funded project. The original proposal involved a cost of approximately \$6 million.

The present proposal is based on the assumption that for an enrollment of 27,500 the campus would be entitled to a certain standard amount of physical education space irrespective of the fact that physical education is no longer compulsory on the campus. The space is, however, required for intramural purposes and for recreational purposes for the large resident population that is developing on this campus. On this basis certain elements have been eliminated from the project so that it is now estimated that \$3,800,000 will be the cost for the total project exclusive of equipment. This will provide approximately 198,000 square feet of gross area which will represent both the physical education space for which the State is responsible and non-physical education space for which the university proposes to provide funds from non-State sources. The State's share of the construction is the amount being proposed at this time. The cost of the space is estimated at \$15.10 per square foot of the gross area of the building alone and \$19.15 per square foot for the total project exclusive of equipment.

While we have received program detail and estimates on the project we have not received a preliminary plan or adequate specifications on which to form an evaluation. *Consequently we can make no recommendations at this time.*

Los Angeles Medical Center

NN. Construct basic sciences unit 2-A----- \$11,373,400

The Budget Act of 1959 provided \$656,000 for the preparation of working drawings for the ultimate construction of an addition to the existing medical center most of which involves vertical expansion in adding four and five stories to the existing three-story building or portions of buildings and some new construction from below grade to several stories above grade. The gross area of the additions is approximately \$283,315 square feet which will of course follow the same design of the medical center which consists of a reinforced concrete building with brick veneer. The fact that construction must take place on top of an existing building will result in premium cost. The present cost estimate indicates that the basic building will run about \$35.13

University of California—Continued

per gross square foot and the total project will be \$40.77 per gross square foot. Ultimately there will be approximately \$1,400,000 requested for equipment.

The building will ultimately contain research laboratories, teaching laboratories, classrooms, animal holding rooms, animal experiment rooms, some offices, a great deal of storage area and many auxiliary service spaces. The structure is exceedingly complex both from the architectural subdivision of spaces and the requirements for mechanical and electrical utilities and services of all kinds. The basic design elements are already dictated by the existing building. *We recommend approval of the project.*

OO. Construct west medical campus utilities and site

development, step 2----- \$466,600

The west medical campus, an area completely detached from the main campus now contains the Institute of Nuclear Medicine and the recently funded Physical Rehabilitation Center. This project proposes the further development of the site which involves providing an additional boiler in the existing heating plant, the construction of utility tunnels, sewer and storm drains, roads, walks, street lighting, planting and erosion control. In addition the electrical service will be improved by the addition of a transformer and an automatic interconnecting device with the Los Angeles city department of water and power substation nearby.

The project was originally proposed at \$541,600 but was pared down to the present figure as a result of conferences and discussions. *Consequently we recommend approval.*

PP. Working drawings for school of dentistry and expansion

of student health facilities----- \$237,600

The student health service facilities are presently located in the medical center building and the school of dentistry is proposed to be constructed as a wing of the medical center. For this reason they are being treated as one project. In addition it should be pointed out that the expansion of the student health facilities will take place in part of the new dental wing.

The present student health services occupies approximately 12,680 square feet of assignable space on the "A" floor of the existing medical center. It is proposed that approximately half of this will be remodeled and continued to be used by the health services unit and the other half will have to be returned to the medical center for other purposes. It is proposed to make up this lost portion by including it in the building of the new school of dentistry and adding an additional 4,571 assignable square feet in the new building. This will make ultimately a total of 17,253 square feet of assignable space for this program, located on the "A" and "B" floors of the medical center and the new dentistry building. It is assumed that the gross area of this space will be approximately 25,000 square feet and the ultimate construction cost would be \$920,000 including the working drawings that are being prepared now. This will result in a building cost of \$28 per square foot and a

University of California—Continued

project cost of \$34.20 per square foot. We have raised certain questions with respect to the abandoning of existing space for other purposes which have not as yet been satisfactorily resolved.

The school of dentistry addition to the medical center is presently contemplated as a structure having approximately 147,000 gross square feet of area and matching identically the existing medical center building, that is being constructed of reinforced concrete frame and walls with brick veneer and in all other respects reproducing the aspects of the existing buildings. The total project cost is estimated ultimately at \$4,981,900 which would result in a cost per square foot of \$29 for the basic building and \$34 for the total project. As the wing nears completion an additional sum of approximately \$950,000 would be required for equipment.

While we have seen plans for this project we have raised certain questions with respect to the design and the relatively high cost because of the attempts to reproduce the existing architecture. These questions have not as yet been satisfactorily resolved. *Consequently, we can make no recommendations on either of the two portions of the project at this time.*

Riverside Campus

QQ. Equip humanities building----- \$350,000

The Budget Act of 1960 provided \$100,400 for working drawings and the Budget Act of 1961 provided \$3,145,000 for construction of a humanities building having a gross area of approximately 101,000 square feet. The building includes facilities for instruction in languages, arts, music and drama as well as faculty offices. It is anticipated that the structure will be ready for occupancy by December of 1962. It is proposed at this time to provide funds for equipping the building to make it operable upon completion. The amount requested represents approximately 10 percent of the cost of constructing the project which is about average for a classroom structure of this type. *Consequently, we recommend approval.*

RR. Construct boiler addition----- \$182,000

The present boiler capacity of the central plant on this campus is approximately 55,000 to 60,000 pounds per hour. The present demand is around 40,000 pounds per hour and buildings under construction or funded will bring this demand up to and beyond the capacity of the existing boilers. Consequently, it is now proposed to add an additional 30,000-pound-per-hour boiler to assure adequate capacity and some standby capacity. Space has been reserved for the boiler in the existing plant and no additions to the building are necessary. The installation will include all of the necessary auxiliary operating, gauging, and recording equipment. *We recommend approval.*

SS. Construct electrical improvements citrus experiment station area ----- \$96,100

The present power supply facilities for the old CES complex has been loaded to extreme capacity over the years as buildings and facilities were added. Additional buildings and facilities already funded

University of California—Continued

or underway make it imperative that this electrical system be expanded and revised. The major necessity is the provision of new primary supply cables. *We have examined the project in detail and we recommend approval.*

TT. Construct and equip custodial and grounds department headquarters ----- \$170,000

The present central steam plant has excess space which was planned for future boiler installation but which in the interim has been used for custodial and grounds department offices and shops. The necessity to install additional boiler equipment will displace these facilities and it is proposed to provide a separate building for them. The project involves a structure of approximately 9,200 gross square feet at a cost of \$13.53 per square foot for the building alone and \$17.17 per square foot for the total project. We have raised certain objections to the elaborateness of the design and to the inclusion of a large amount of expensive brick fencing. These questions have not as yet been resolved. *Consequently, we can make no recommendations at this time.*

UU. Construct physical sciences unit 3 ----- \$2,601,000

This project proposes the construction of a reinforced concrete two story with basement and sub-basement and part one story building having a gross area of 69,858 square feet to house basically instruction and research in physics. It will include laboratories, classrooms and one 300 seat lecture hall. The design of the building produces a substantial amount of interior windowless space which together with substantial amounts of heat generated by scientific equipment qualifies the building for air conditioning. The cost is estimated at \$31.22 per gross square foot for the basic building and \$37.94 per gross square foot for the total project. Ultimately there will be proposed up to \$500,000 for equipment, in a future budget.

We have examined this project in considerable detail and have raised a number of questions, most of which have now been resolved. Those that are not as yet resolved are of minor significance and would not affect the cost of the building. *Consequently, we recommend approval.*

VV. Construct site development ----- \$115,000

The project represents the second step of a long-range program of developing this site as it expands with the addition of new buildings. It involves roads and walks, drainage ditches and pipes, street lights and erosion control.

The project was originally proposed at \$143,600 which has now been pared down to the amount requested as a result of conferences and discussions. *Consequently, we recommend approval.*

WW. Construct agri-chemicals and produce quality laboratory and environmental pollution laboratory ----- \$323,000

This project proposes the construction of two buildings which are joined together with a common mechanical service area. One building will house the agri-chemicals and produce quality laboratory and the

University of California—Continued

other the environmental pollution laboratory. Together they will have a total area of 22,377 gross square feet which is estimated to cost \$21.27 per gross square foot for the building alone and \$28.29 for the total project. The total project cost, exclusive of equipment will be \$635,000 of which about half is anticipated to be forthcoming from the National Institute of Health as a grant in aid. Subsequently, the equipping of the building will be proposed on the same basis of half by the State and half by the NIH with a total cost of about \$206,000.

The building will house experimental work on the physical and biochemical behavior of agricultural products during processing and storage. In addition, it will house experimental work in environmental pollution and evaluation of pollution of foodstuffs, air, soil and water by agricultural and industrial chemicals and atmospheric wastes. These latter studies are of growing importance and concern and these facilities are crucial in this research. *We have examined the project in detail and recommend approval.*

XX. Construct improvements to CES irrigation runoff and salvage systems ----- \$323,000

The irrigated lands of the citrus experiment station have grown over the years to a point where the original irrigation system has now become inadequate to carry the entire load. Since water in this area is relatively scarce the irrigation system involves an elaborate salvaging network which collects irrigation runoff, stores it and reuses it. This network needs to be expanded and improved. *We have examined this project in detail and recommend approval.*

YY. Construct and equip purchasing department facility---- \$58,000

The purchasing department on this campus is presently located in the administration building in space that is badly needed for other purposes. It is proposed to move this office and its personnel into space to be built as a wing on the existing receiving and storehouse building in the corporation yard area. This will be a one-story wing with approximately 2,589 square feet of gross area which will cost approximately \$15.60 per gross square foot for the building alone and \$21.20 for the total project. *We have examined this project in detail and recommend approval.*

San Diego Campus

ZZ. Equip building B—School of Science and Engineering--- \$475,300

The Budget Act of 1960 provided \$3,836,940 to construct and equip the school of science and engineering building unit 1 which is now known as building B. Due to favorable bidding it is estimated that about \$620,000 of this appropriation will be available for equipment. The total need for equipment is estimated at \$1,740,000. The amount proposed now, therefore, might be considered the second increment and in the following budget there will be a third increment of over \$500,000 which will ultimately completely equip the building.

Science and engineering facilities are usually the most costly of all college or university facilities to equip, sometimes running as high as 50 percent of the cost of the building. The amount proposed appears to

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fall within the area of prior experience. *Consequently, we recommend approval.*

AAA. Equip Building C—School of Science and Engineering \$500,000

The Budget Act of 1960 provided \$219,000 for working drawings and the Budget Act of 1961 provided \$2,298,810 for the construction of building C, really the second major building, on the new San Diego campus adjacent to the Scripps Institute of Oceanography at La Jolla. The building is now expected to be completed in February of 1963 and it is proposed that the first step of equipping the building be funded at this time. Ultimately, there will be a second and presumably final step of approximately \$300,000. As mentioned above buildings of this type are extremely costly to equip. The amount being proposed seems to fall within the range of experience. *Consequently, we recommend approval.*

BBB. Construct utilities and site development, School of Science and Engineering ----- \$107,400

This project will provide for the extension of basic utilities from Building C to Building D for which construction funding is requested in the next project. In addition it will provide for the development of roads, walks, parking and planting necessary to make the buildings operable. *We recommend approval.*

CCC. Construct Building D, School of Science and Engineering ----- \$1,842,400

The Budget Act of 1960 provided \$219,000 for working drawings for both Building C and Building D. The construction of Building C was funded in the Budget Act of 1961. It is now proposed to fund the construction of Building D which is a multistory concrete and brick structure having a gross area of 64,046 square feet which is estimated to cost \$26.11 per gross square foot for the building alone and \$30.99 per gross square foot for the total project. Ultimately over \$700,000 will be requested for equipping the structure when it is nearing completion. This building together with Buildings B and C and the geophysics and planetary physics building, which is also requested in this budget, will complete the first stage of construction which will provide an academic program for 455 graduate students and 80 faculty. The design of this building, as in all the previous buildings started on this new campus, follows the concept of a utility core with a substantial amount of internal widowless space which has been found to be economical and highly flexible. *We recommend approval.*

DDD. Construct and equip Institute of Geophysics and Planetary Physics Building ----- \$468,000

This project proposes the construction of a building more closely related and situated with respect to the Scripps Institute of Oceanography than the School of Science and Engineering. It plans to make use of a now useless canyon area by straddling the canyon which will provide some lower story space. The total area is estimated at 20,558 gross square feet which will cost approximately \$21.89 per square foot for

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building alone and \$30.74 per square foot for the total project. The total cost will be \$632,000 of which approximately half will come from non-State sources. Ultimately over \$340,000 will be required for equipment which is part of the project which will also be shared by non-State funds. *We have examined the project in detail and we recommend approval.*

EEE. Working drawings for Building E----- \$98,200

This project proposes the preparation of working drawings for the construction of a three-story and basement general classroom and library building which will also contain many faculty offices. The building is presently contemplated at approximately 107,575 gross square feet of area which is estimated to cost \$20.87 per foot for the basic building and \$26.24 per foot for the total project. The total cost of the building for which construction funds will be requested in the next budget will probably exceed \$3,200,000.

We have raised certain basic questions concerning the design and the apparent extravagant use of space and monumental effects. These have not as yet been satisfactorily resolved. *Consequently, we can make no recommendations at this time.*

San Francisco Medical Center

FFF. Construct addition to clinics building----- \$3,923,700

The Budget Act of 1961 provided \$162,300 for the preparation of working drawings for the construction of a multistory clinical building to expand existing clinical facilities. The proposed design would tie the building to the existing building and would require some alterations to the existing building. In addition the design allows for the construction of two additional floors if and when federal funds are forthcoming. The size of the structure is presently estimated at 139,000 square feet of gross area which will cost \$30.53 per gross square foot for the basic building and \$35.69 per gross square foot for the total project. The building will provide for expansion in almost all departmental areas presently housed in the existing building, such as instructional, research and service programs in medicine, dentistry and nursing at all academic levels, patient facilities for instructional purposes and the operation of a referral center for practicing physicians.

While there appears to be adequate justification for additional space for these purposes, we have received no current preliminary plan based on the working drawing funds that were provided and we note that the amount being proposed is somewhat less than that contained in the estimate which was submitted to us. Consequently we do not feel that we can make any evaluation of the size, scope or cost of the project. *Therefore, we can make no recommendations at this time.*

GGG. Construct and equip storehouse relocation to Richmond service and storage facilities----- \$63,300

The present existing site occupied by this campus is extremely tight and constrained by topographic conditions that make further expansion extremely costly. A substantial amount of existing area is being used

University of California—Continued

for types of storage which might well be placed elsewhere, away from the campus. At the Richmond Ford plant, which was purchased by the University as an off campus storage facility, 85,000 assignable square feet of storage space has been assigned to the San Francisco campus. It is proposed to rehabilitate approximately 50,000 square feet of this area. The movement of the storage will relieve space in the first two floors of the laundry-storehouse on the main campus which will ultimately be converted to a pharmacy processing laboratory. The changes necessary in the existing space at the Richmond plant involve making the area habitable for clerical and other staff, improving the lighting and heating and providing some toilet facilities. *We recommend approval.*

HHH. Land acquisition ----- \$250,000

This project represents a sort of down payment on the purchase of almost an entire block to the west of the old University hospital directly across Fourth Avenue and part of a block to the southwest bounded by Fifth Avenue, Sixth Avenue and Kirkham Street. The Kirkham Street area is proposed as a site for the expansion of the maintenance shops for the campus. Part of the other block mentioned is to be a site for the biomechanics laboratory and the bulk of this block will be for the construction of a new Langley-Porter Neuropsychiatric Clinic in order that the University may take over the existing clinic for use as regular medical school facilities.

We would like to call attention to the fact that the budget proposal for the Langley-Porter Clinic contained in this same budget, includes \$250,000 for precisely the same purpose. We do not understand the reason for funding site purchases from two sources in this manner. Perhaps it is an oversight. If so, it should be corrected.

In the Langley-Porter item we raised questions as to the propriety of making this move. We refer you to that item for the discussion. The submission we received on this project indicates that \$150,000 would represent 25 percent of the cost of the site for the maintenance shops expansion and \$75,000 would represent 25 percent of the cost of the site for the biomechanics laboratory. Together these would total \$225,000. *We suggest this item be reduced to that amount.*

III. Demolition and site clearance for additional campus research facilities ----- \$73,400

The long-range plan for the expansion of the San Francisco campus includes the construction of additional research facilities having approximately 62,500 square feet of gross area at an ultimate cost of over \$3,300,000. As the first step in this long-range plan it is proposed to demolish the north end of the combination boiler plant, maintenance shops and police offices. Certain other work in developing the site will also be part of the project. *We recommend approval.*

Santa Barbara Campus**JJJ. Equip classroom and office unit 2, step 2** ----- \$104,000

The Budget Act of 1959 provided funds for working drawings for a two wing building of classroom and offices and funds for construction

University of California—Continued

of the office portion alone with the classroom wing to be funded in a subsequent budget. The Budget Act of 1961 provided \$1,002,200 for construction of the classroom wing which is now scheduled for completion by July of 1962. It is therefore proposed at this time to finance the equipment for the classroom wing. The amount proposed represents roughly ten percent of the cost of constructing the wing. Since this is basically all lecture classrooms this percentage represents the average past experience for this type of building. *Consequently, we recommend approval.*

KKK. Equip central laboratory for radioactive material----- \$255,000

The Budget Act of 1961 provided \$597,800 for the design and construction of a radioactive materials laboratory which is relatively small, about 12,674 gross square feet building of high cost because of the nature of the work to be done in it. It is now anticipated that the structure will be completed by June of 1963 and it is necessary to finance the purchase of equipment at this time. Most of the equipment requires fairly long lead time before delivery can be expected. The nature of the teaching and research that will be done in this building provides a fairly classic example of the high cost of scientific equipment since in this case the amount proposed for equipment is almost 50 percent of the cost of the building. Research in radioactive materials requires extremely complex and costly equipment. *We recommend approval.*

LLL. Land acquisition ----- \$516,100

The 1961 Budget Act provided \$596,700 as a down payment towards the purchase of about 111 acres which was expected to cost over \$1,575,000. It was recognized at the time the appropriation was made that this did represent merely a down payment of about one third the cost and that in effect the Legislature was committing itself to providing the balance in installments as required. The present proposal covers the second payment and the third and final payment will be required in the 1963 Budget Act. It will probably be in the neighborhood of \$476,000. The land is essential for the development of this campus on a master plan basis of 15,000 FTE students. University campuses generally require more land per thousand students than state colleges because of their far heavier commitment in upper division, graduate and post graduate work. *We recommend approval of the project.*

MMM. Construct speech and drama building----- \$1,944,200

This project proposes construction of what is generally a two story building of reinforced concrete and concrete block in color and pattern characteristic of the campus, which will contain a 400 seat little theater, a 120 seat laboratory theater, rehearsal halls, classrooms, practice rooms, scene and paint shops, make-up rooms, etc., required for curricula in speech and drama fields. The building is estimated to have a gross area of 54,712 square feet which would cost \$27.91 per gross square foot for the basic building and \$36.08 per gross square foot for the total

University of California—Continued

project, exclusive of equipment which will be requested in a later budget.

Buildings of this type are standard elements in college and university campuses throughout the State and their cost is relatively high because of the nature of the facilities and the general complexity of the interiors. However, we have raised some questions dealing with the general design and with what we believe are excess spaces and excessively sized spaces when compared with our standard practice in the state colleges. These questions have not as yet been satisfactorily resolved. *Consequently, we can make no recommendations at this time.*

NNN. Construct psychology building----- \$1,641,400

This project proposes the construction of a three story reinforced concrete and concrete block building with a separate one story portion containing a 75 and a 120 station lecture room. The gross area of the building is estimated at 49,410 square feet at a cost of \$26.30 per gross square foot for the basic building and \$33.77 for the total project exclusive of equipment which will be requested in a succeeding budget.

Since the building is basically a core type building with a substantial amount of interior windowless space, with the exterior walls of the building having very few windows, the building qualifies for air conditioning. Furthermore, since the building is basically a classroom building with relatively few spaces requiring complex laboratory facilities, we believe that the cost is definitely excessive when compared to simple classroom buildings elsewhere in the University and in the state colleges. We have made these observations to the University and as yet we have received no satisfactory answers. *Consequently, we can make no recommendations at this time.*

OOO. Working drawings for the Marine Biology Laboratory-- \$21,300

This project proposes the preparation of working drawings for the future construction of a marine biological laboratory to be placed on the shore of the lagoon adjacent to the ocean, at this campus. This would put the building substantially away from the main campus development. It is presently contemplated that the gross area of this building will be 11,468 square feet at a cost of \$33.57 per gross square foot for the basic building and \$49.42 per gross square foot for the total project. As a comparison we would like to call attention to the fact that this budget also proposes the construction of a marine biology laboratory at Humboldt State College at a site totally removed from the campus and the cost for the basic building, in that location, is \$29.50 per gross square foot. The total project cost at Humboldt is substantially higher than that at Santa Barbara for the single reason that at Humboldt a complete salt water pumping and circulating system must be installed whereas at Santa Barbara this is already present. Consequently, we feel that the cost of the basic building is substantially too high. We have expressed these objections to the University and as of this time have not yet received satisfactory answers.

Consequently, we can make no recommendations at this time.

University of California—Continued

PPP. Construct administration building----- \$1,936,600

This project proposes the construction of a reinforced concrete and concrete block building consisting of a five story tower with two one story wings in which the total administrative function of this campus will be housed. The gross area of the building is presently estimated at 73,188 square feet at a cost of \$20.36 per gross square foot for the basic building and \$26.91 for the total project. We believe that the design is too elaborate and that hence the cost is from \$2 to \$4 per square foot higher than we have been accustomed to paying for administration buildings constructed at the state colleges. We have made these objections to the University but as of this writing have not yet received satisfactory clarification. *Consequently, we can make no recommendations at this time.*

Santa Cruz Campus

QQQ. Construct initial improvements----- \$500,000

In an earlier budget the Legislature provided \$3 million for the development of new campuses in the University. From these funds the University has budgeted \$165,000 for site development, utilities and roads for the new campus at Santa Cruz. This amount is, of course, hardly enough to do more than working drawings and general studies for the development of the campus. It is now proposed to provide an additional \$500,000 with which to carry out actual construction and development on the site. As of this writing we have had only the sketchiest of program material and no site plans, preliminary plans for initial development, estimate breakdown and specifications on which to make an evaluation. *Consequently, we can make no recommendations at this time.*

Statewide

*RRR. General planning studies, preliminary plans
and programing*----- \$600,000

This proposal continues a longstanding policy of the Legislature whereby each year funds are provided for advanced preliminary planning, programing and other studies needed to make proper presentations to the Legislature at each session for regular working drawing or construction appropriations. The amount represents one and one-half percent of a \$40 million construction program which is approximately the amount being proposed in the present budget for the 1962-63 fiscal year. The total proposed is, of course, higher but there is a substantial portion of it dedicated to equipment which requires no preliminary planning. *We recommend approval.*

*SSS. Construct and equip San Joaquin Valley west side field
station development, step 2*----- \$250,000

This project proposes the second step in the development of the agricultural field station located near Five Points in the San Joaquin Valley. The site consists of approximately 320 acres which was donated to the University from private sources along with certain initial developments such as partial land leveling, well, pump, a reservoir, main

University of California—Continued

irrigation line on a portion of the property, some farm roads, some farm equipment and some buildings including three staff residences. The total donation has been valued at \$350,000. The present proposal for further development involves irrigation and utility improvements, additional land leveling, an additional well and the construction of additional housing and storage buildings. The initial proposal was for \$315,000 which was reduced by conferences and discussions to the amount now shown. *We have examined the project in detail and recommend approval.*

TTT. Provide television facilities and equipment----- \$200,000

This project proposes the procurement and installation of closed circuit television facilities on the Santa Barbara, Davis, LA medical center, San Francisco medical center and Berkeley campuses. It was initially proposed at \$345,000 but as a result of conferences and discussions it was pared down to the amount now shown in the budget.

We have had considerable discussion with a number of authorities experimenting in the field of closed circuit television for educational purposes and as of this time we have the fairly strong conviction that the use of television in educational systems appears to hold out a great deal of promise not only for economies and as a method of alleviating the shortage of qualified instructors, but for real improvement in educational techniques in certain areas and under certain conditions. A number of authorities have expressed the opinion that for specialized situations closed circuit television and teaching machines may actually be superior to conventional methods. *On this basis we recommend approval of the proposal.*

UUU. Acquisition of books for new campuses----- \$300,000

This project proposes the financing of the acquisition of an initial complement of books for the three new campuses at San Diego, Irvine and Santa Cruz. *We recommend approval.*

VVV. Construct and equip addition to Hastings College of Law building, step 1----- \$282,300

This project proposes the construction of an additional story over a little more than half of the third or top floor of the existing Hastings building in San Francisco. In addition, some alterations are proposed on the third floor involving the removal of activities from this area to the new fourth story. The gross area of the new work in the addition is approximately 3,844 square feet and the remodeling area is approximately 2,800 square feet. The estimate does not separate these two in the breakdown but the new work alone will exceed \$40 per square foot which results from the fact that it is always costly to make vertical additions and from the fact that the roof of the present building was not designed to sustain a book stack load which will be imposed on it by this addition. This results in substantial reinforcement to carry this high loading.

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The need for the project is based on the fact that the present enrollment which has reached about 710 and is expected to go to 850 which cannot be accommodated without providing additional library stack and reading space. We have raised questions about the approaches used in the design and the costly results. As yet they have not been satisfactorily answered. *Consequently, we can make no recommendation at this time.*

California State Colleges

TRUSTEES OF THE CALIFORNIA STATE COLLEGES

ITEM 362 of the Budget Bill

Budget page 811

FOR SITE ACQUISITION, TRUSTEES OF THE CALIFORNIA
STATE COLLEGES, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	\$350,000
Legislative Analyst's recommendation	None
Reduction	\$350,000

ANALYSIS

This item proposes an appropriation for the purchase of a site on which ultimately to build a headquarters office building for the Trustees of the California State Colleges. We have received no program as to what is contemplated in an ultimate office structure or any information as to a more specific location of the property other than that it will be in Los Angeles generally.

The state government has been guilty in the past of inadequate long-range planning of office buildings that would serve the needs of expanding numbers of agencies and employees on a sound regional basis. We suggest that it is uneconomical to provide a state-owned office building as a separate entity to house only the Trustees of the State Colleges. Its present staff is now approximately 93 authorized positions. It may perhaps ultimately go as high as 200 positions. We suggest that such a staff has no peculiar requirements that would make it inappropriate for it to be housed in a general state office building housing other state agencies.

The trustees are presently housed in rented quarters in a new multi-story office building at the intersection of Crenshaw and Imperial Boulevards in Los Angeles. The space is very modern and appears to meet all requirements for modern office housing. We believe, therefore, that the trustees should continue to occupy lease space and that the State as part of its long-range plan, possibly part of the ultimate addition to the new office building in downtown Los Angeles, should plan to house this agency as one of those in a large multi-purpose state office building.

If the decision is to be made that the trustees are to be housed in a separate office building we suggest that there are unused sites on the Southern California state college campuses which are not useable for academic purposes but which would probably serve for a small office building to house the trustees. *We recommend disapproval of this item.*

**California State Colleges
STATE COLLEGE FOR ALAMEDA COUNTY**

ITEM 363 of the Budget Bill

Budget page 816

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
STATE COLLEGE FOR ALAMEDA COUNTY, FROM THE
STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$3,441,500
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item will provide for five major construction projects, equipment for one of them, two working drawings projects and two initial complement of equipment projects as follows:

A. Construct boiler plant ----- \$350,100

The Budget Act of 1960 provided \$15,000 for the preparation of working drawings for the construction of a central boiler plant which will serve the entire campus. The building will be designed and constructed large enough to take the equipment needed for the ultimate expansion. Initially it will contain two 20,000 pound per hour steam boilers with the necessary auxiliary equipment. The building itself will be of steel frame with reinforced concrete tilt-up wall panels and metal roof decking with composition roofing. The total project will cost \$375,100 including all service fees and including \$180,000 for boilers and auxiliary equipment. The project follows conventional practice for facilities of this type. *We recommend approval.*

B. Equip boiler plant ----- \$12,000

It is proposed to provide for certain items of equipment required in the boiler plant building and in the maintenance yard. While we have not seen an equipment list we believe the amount appears to be reasonable for the purpose. *Consequently, we recommend approval subject to review before actual expenditure of funds.*

C. Construct outdoor physical education facilities, phase I --- \$380,000

The original preliminary plans, estimates and specifications which we received were based on a substantially larger program which was estimated at over \$780,000. As of this writing we have not yet received the basis for the reduced amount nor any plan to indicate its scope. However, we have been assured that this will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

D. Construct physical education field house ----- \$190,000

From an earlier appropriation for working drawings for initial permanent facilities, \$10,000 has been allocated to working drawings for a field house. The preliminary plans and estimate and specifications package which we received were based on a gross building area of over 14,000 feet and contemplated a total project cost of over \$436,000. We have seen no material to serve as a basis for the present proposal of \$190,000. We assume that this will be forthcoming before the legislative

California State Colleges—Continued

committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

E. Construct corporation yard, phase I----- \$150,000

An earlier appropriation provided funds for working drawings for initial permanent facilities. From this source \$7,500 has been allocated for working drawings for this project. As of this writing we have not yet received a plan, estimate, and specifications package on which to make evaluations. However, we assume that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

F. Working drawings for classroom—music building----- \$68,000

This project has been assigned by the trustees to a private architect who has submitted some sketchy preliminary plans for a two-story building having approximately 82,500 gross square feet of area with an incomplete estimate of construction costs at over \$2,325,000. We have not received sufficient data, as of this writing, to make an evaluation of scope or cost. However we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

G. Working drawings for gymnasium----- \$73,400

This project proposes the construction of a conventional gymnasium with the necessary auxiliary spaces which would be used initially by both sexes until some time in the future when a second gym is constructed which will be given over exclusively to women. The actual cost of working drawings is proposed at \$173,000 of which \$99,600 is proposed to be allocated from a prior appropriation for working drawings for the initial permanent facilities. We have seen no material, as yet, indicating the size and scope of the project. We have not received sufficient data, as of this writing, to make an evaluation of scope or cost. However we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

H. Site development, phase III----- \$1,746,000

This project proposes the basic on-site finishing development such as roads, landscaping, on-site utility distribution and erosion control of which there will be a substantial amount because of the extensive cut and fill that took place on this site. As of this writing we have not yet received a preliminary plans package together with estimates and specifications on which to base an evaluation. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

I. Initial complement of equipment, phase III----- \$367,000

This project proposes the continuation of the purchase of initial complements of equipment to be used in the rented facilities in the old

California State Colleges—Continued

Hayward City High School and subsequently moved to the new permanent facilities when they are ready for occupancy. While we have not seen an equipment list we believe that the amount appears to be reasonable for the purpose. *Consequently, we recommend approval subject to review before actual expenditure of funds.*

K. Initial complement of library books----- \$100,000

This project proposes the purchase of library books which will also be housed in the temporary facilities and subsequently moved to the permanent facilities when they are ready for occupancy. The amount appears reasonable for the purpose. *Consequently, we recommend approval.*

California State Colleges
CHICO STATE COLLEGE

ITEM 364 of the Budget Bill

Budget page 818

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CHICO STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted -----	\$422,800
Legislative Analyst's recommendation-----	No change

ANALYSIS

This item will provide for one site acquisition project, one major construction project, one project for working drawings for future construction and one equipment project for previously funded building as follows:

A. Site acquisition ----- \$250,000

The recent site acquisitions on this campus have been on the south side of First Street and have generally been limited to the north half of the block in each case. One such previous purchase was intended to be used as a site for the education-psychology building which would have fitted comfortably on this site. A new master plan for the campus being developed by a private architectural firm designated by the Trustees indicates that this site should instead be used for a more focal building which would have a great deal of community interest, a speech-drama building. Such a building would require the entire square block. We believe the proximity of the site to the heart of the community would indeed be a good location for such a building. Therefore, it is proposed to purchase the balance of this square block at this time. In addition, something of a windfall has been offered to the college by virtue of the fact that the PG&E maintenance plant adjacent to the southwest corner of the campus is being planned for relocation by the company. The company has offered the entire property including buildings to the college at what appears to be a good price. This property and its buildings would make an ideal corporation yard, of which the

California State Colleges—Continued

campus is in great need, since most of its corporation activities are scattered and in some instances are located so as to interfere with proper academic functions.

Consequently, we recommend approval of the site purchases.

B. Working drawings for residence hall cafeteria----- \$43,000

The existing cafeteria on this campus is relatively small and is now being used almost exclusively for residence hall students even though it is not well located for the purpose. Nonresident students are making use of what is basically only a snack facility which was developed in the old library building. Consequently, there appears to be ample justification for providing a new and separate cafeteria to care for residence hall students only and the existing cafeteria can then become the general campus cafeteria. We have not received sufficient data, as of this writing, to make an evaluation of scope or cost. However we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

C. Install air conditioning in library----- \$121,400

The existing policy with respect to air conditioning has been based on the premise that air conditioning for comfort alone would not be provided as long as the State had insufficient funds to meet all its capital outlay needs. Deviation from this basic policy has usually been for the purpose of alleviating situations where excessive heat was produced by activities carried on in the building which is particularly true of science buildings which use a great deal of heat producing scientific equipment. Recently we have also recognized that libraries present a problem not simply because of human efficiency but because the books themselves are susceptible to considerable damage from high temperatures and humidity and from sharp temperature fluctuations. This is particularly true of old and valuable rare book collections. Consequently, we believe that as the State can find funds for air conditioning, providing for such service for libraries should be near the very top of the priority list. In the instance of this particular project the original design took into account the possibility of future air conditioning. It is now proposed to add the necessary refrigeration equipment, cooling towers, circulating pumps, etc. *We recommend approval.*

D. Equip remodeled administration building, phase II----- \$8,400

The Budget Act of 1961 provided \$410,600 for the second phase of remodeling the administration building which basically converts it from a combination administration—classroom building to an administration building entirely. At this time it is proposed to finance relatively minor equipment needs for the altered building. *We recommend approval.*

**California State Colleges
FRESNO STATE COLLEGE**

ITEM 365 of the Budget Bill

Budget page 820

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FRESNO STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$171,800
Legislative Analyst's recommendation	No change

ANALYSIS

This item will provide for one major remodeling project and equipment for it as follows:

A. Remodel biology classroom	\$126,100
B. Equip remodeled biology classroom	\$45,700

From time to time as each college campus grows there is a kind of checkerboard movement which takes place as certain activities are phased out of one building and into another in order to provide consolidation of departmental activities within buildings. This is the situation with respect to this project which proposes to convert two existing lecture classrooms into biology laboratories. This type of remodeling is relatively expensive since it involves the running of multiple utility lines, special exhaust ducts and the installation of fixed laboratory tables and fume hoods.

The nonfixed equipment for biology curricula are also relatively expensive and are required in considerable numbers for proper functioning. Since it is assumed that the remodeling work will be accomplished within the budget year it is necessary to provide equipment funds at the same time to make the space usable immediately it is completed. *We recommend approval.*

**California State Colleges
HUMBOLDT STATE COLLEGE**

ITEM 366 of the Budget Bill

Budget page 823

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
HUMBOLDT STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$773,700
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item will provide for two construction projects as follows:

A. Construct physical education facilities	\$261,700
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This project proposes certain improvements to the existing men's and women's gymnasium as well as the development of a new multi-purpose women's play field. As of this writing we have not received adequate preliminary plans or an estimate and specifications package

California State Colleges—Continued

on which to make an evaluation of the project. However, it is anticipated that this information will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

B. Construct marine fisheries facility ----- \$512,000

The Budget Act of 1961 provided \$32,550 for the preparation of working drawings for the construction of a marine fisheries laboratory approximately 15 miles up coast from the regular college site on a site overlooking the ocean near Trinidad. The building will be a one story wood and concrete structure with a capacity of 48 FTE students in specialized fisheries and oceanography facilities. These are estimated to cost \$29.95 per gross square foot for the building alone and \$80.10 per gross square foot at total project level. The latter is occasioned by an expensive sea water pumping and circulating system. *We recommend approval.*

**California State Colleges
LONG BEACH STATE COLLEGE**

ITEM 367 of the Budget Bill

Budget page 826

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
LONG BEACH STATE COLLEGE
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$816,400
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item proposes three major projects, one for working drawings for future construction, one for construction based on previously funded working drawings and one for equipment of a building already funded, as follows:

A. Working drawings for physical education addition ----- \$74,000

This project is one of those on which the Trustees of the State Colleges have chosen to use the services of private architects. The basic plan involves wrapping additional space around an existing gymnasium building which will result in more than doubling the existing space. In the form of its initial submission the gross area of the building addition is over 120,000 square feet. In addition there will be certain alterations to the existing building in order to accommodate the new areas. The additional space consists of shower and locker rooms for men and women, specialized auxiliary physical education spaces such as gymnastics room, remedial room and spaces of this type other than major gymnasium floors which are already existing. In addition there will be more administrative space and more classroom space for physical education departmental use.

The initial submission includes a tentative estimate of a total project cost of almost \$3 million. In examining the preliminary submission we have raised major questions concerning both the inclusion of certain

California State Colleges—Continued

types of areas as being beyond program scope and the design of certain areas as being excessive for the purpose. *Consequently, we cannot recommend the amount budgeted for working drawings.*

B. Construct health service building----- \$626,400

The Budget Act of 1961 provided \$43,600 for working drawings in Item 362 (a) for a health services building for this campus. Working drawings have not yet been started, since the preliminary plans have not yet been approved by the Public Works Board. In this connection we have raised certain questions concerning the preliminary plans which are to be submitted to the Public Works Board which involved a substantial difference in ultimate possible cost of the project. In its present form the project is estimated to cost a total of \$679,000 which breaks down to \$27.31 per gross square foot for the building alone and \$39.51 per gross square foot at total project cost. These costs were approximately those that were anticipated when the project was originally proposed for working drawing funds.

Basically the building will be a two story steel, concrete and brick structure which will have a gross area of over 17,000 square feet, will be air conditioned and will include a diagnostic X-ray unit and other major medical equipment.

While we believe there is adequate justification for the project as such, in view of the fact that the questions we have raised have not been resolved as of this writing and because it is anticipated that these questions will be resolved by the time the legislative committees consider the project, *we feel we must withhold any recommendation until a later time.*

C. Equip classroom building No. 5----- \$116,000

The Budget Act of 1960 provided \$1,014,000 for the construction of classroom building No. 5 which involved the construction of a three story concrete building having approximately 40,000 square feet. It is anticipated that this building will be ready for occupancy by the fall of 1963 and consequently it is necessary to provide funds for equipping the building at this time. We have not had an opportunity to examine the equipment list in detail. *However, since the amount requested represents approximately 10 percent of the cost of construction which empirically lies within previous experience with this type of building we would recommend approval of the amount subject to a review before actual expenditures are made.*

California State Colleges

LOS ANGELES STATE COLLEGE OF APPLIED ARTS AND SCIENCES

ITEM 368 of the Budget Bill

Budget page 828

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
LOS ANGELES STATE COLLEGE OF APPLIED ARTS AND SCIENCES
FROM THE STATE CONSTRUCTION PROGRAM FUND.

RECOMMENDATIONS

Amount budgeted	-----	\$4,628,300
Legislative Analyst's recommendation	-----	Unresolved

California State Colleges—Continued

ANALYSIS

This item will provide for one major construction project, one working drawing project for future construction and two equipment projects for previously funded buildings as follows:

A. Construct classroom building No. 2----- \$3,900,000

The Budget Act of 1961 provided \$200,000 as partial cost for the preparation of working drawings for a second large classroom building on this campus. At the time the project was under discussion prior to the 1961 session it was contemplated that this building would be ultimately so large as to have a capacity of almost 7,000 FTE students based on an ultimate campus capacity of 20,000. Initially it was to have a capacity of over 2,900 FTE students.

As of this writing we have received no preliminary plans or estimate and specifications package to cover this project and therefore we have no basis for judging the adequacy of the amount proposed, however, we presume that this information will be forthcoming before the legislative committees have made final determination. *Consequently we can make no recommendation at this time.*

B. Working drawings for administration building addition---- \$53,300

The existing administration building on this campus has proved inadequate in capacity for several years. Some of the functions have had to be carried on in other buildings. It is now proposed to design and construct an addition to the building which will more than double the existing space, which was originally constructed on the basis of an enrollment of 6,200 FTE students. This figure has long been exceeded. As of this writing we have received no preliminary plans or estimate and specifications package.

However, in view of the relatively acute need for the additional space and of the fact that only working drawing funds are being requested at this time, we believe that adequate controls over the size and cost of the project can be exercised through the State Public Works Board which must approve the preliminary plans before working drawing funds can be expended. *Consequently, we recommend approval of the project as requested.*

C. Equip classroom building No. 1, phase I----- \$650,000

The Budget Act of 1959 provided \$310,000 for working drawings and the Budget Act of 1960 provided \$5,304,000 for construction of what will be the largest single classroom building constructed on any California state college campus to date. It is anticipated that the building will be ready for occupancy some time during the budget year or by the fall of 1963. Consequently it is necessary to provide financing now for the first and major phase of equipping this building. We have no information at this time as to how much more will be required ultimately.

While we have not examined an equipment list covering this amount we believe that it is reasonable in view of the great size of the project.

California State Colleges—Continued

Consequently, we recommend approval subject to a review before actual expenditure of funds.

D. Equip health service building, phase II----- \$25,000

The Budget Act of 1958 provided \$265,600 for the construction of a health services building and \$25,000 for initial equipment. It is now proposed to complete the equipment at an additional cost of \$25,000. While we have not examined an equipment list the amount appears to be in line with the size and character of the building. *Consequently, we recommend approval subject to review before actual expenditure of funds.*

California State Colleges

ORANGE COUNTY STATE COLLEGE

ITEM 369 of the Budget Bill

Budget page 830

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
ORANGE COUNTY STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$6,871,500
Legislative Analyst's recommendation----- Unresolved

ANALYSIS

This item will provide for four major construction projects, one working drawing project for future construction and two equipment projects for previously funded construction as follows:

A. Construct music-speech drama building ----- \$4,635,700

The Budget Act of 1961 provided \$250,000 for the preparation of working drawings for a structure which was contemplated as being a part two and part three story building with provision for a future fourth story, having a gross area of approximately 146,472 square feet and being of type 1 reinforced concrete design. This building would house the speech, drama and music curricula of the college. It would have, among other things, a 500-seat little theater with accessory spaces such as rehearsal rooms, a recital room, practice rooms, classrooms and faculty offices. The present estimate indicates a cost of \$25.99 per gross square foot for the basic building and \$33.40 per gross square foot for the total project. This type of building is relatively expensive as compared to a simple classroom structure and we believe that the cost estimate and the design details are within reason and justifiable.

However, we would take exception to one important item in the estimate. Since working drawing funds were provided in advance we believe that this should have made it possible to eliminate many of the uncertainties that are normally attendant upon the initial design of a building. Consequently we can see no justification for including a 10 percent contingency allowance in the estimate which comes to over \$412,000. We believe that 5 percent is ample under the circumstances.

Therefore we recommend approval of the appropriation with a reduction of \$206,000 representing half the contingency allowance.

California State Colleges—Continued

B. Working drawings for gymnasium ----- \$82,000

The Trustees of the State Colleges have chosen to use the services of a private architect in connection with this particular project. It will be a facility which will generally follow the standard set for gymnasiums in the older state colleges and will be designed to have a single large playing floor which ultimately will have capacity for 5,000 bleacher type seats and auxiliary facilities for a total campus enrollment of 5,900 FTE students with classroom facilities with a capacity of 120 FTE students in the physical education department. Initially the building will be used by both men and women. Ultimately as the college grows in enrollment a second gym will be constructed which will be given over to the women exclusively and the facilities will then be adequate for the ultimate enrollment of the campus which is scheduled to go to 20,000.

We have examined an initial submission of preliminary plans for the project and have raised certain questions with respect to what appeared to be excessive areas for some purposes and other questions dealing with the design generally.

Consequently we cannot recommend approval at this time.

C. Construct outdoor physical education facilities ----- \$205,100

This project has also been submitted to a private architect by the Trustees. It involves the construction of a 12 acre multi-purpose play-field area, and an area of something over seven acres which will contain a football field and track and the necessary irrigation and drainage system for the areas. We have seen complete details for the project and a complete estimate which appears to indicate a reasonable and economical approach.

Consequently, we recommend approval.

D. Construct perimeter roads, curbs, gutters and walks ---- \$381,700

The location of this campus within the city of Fullerton requires certain perimeter developments such as walks, storm drainage system, street lights and road relocation and construction which are part of an agreement being reached between the city and the State by which the city will share a certain portion but will do all of the engineering, design and construction. The amount proposed represents the State's share of the total project which will be turned over to the city for actual performance of the work. We have examined the project in complete detail and we are satisfied that it is necessary and economically designed.

Consequently we recommend approval.

E. Site development, phase II ----- \$467,000

This project involves the detailed on-site development required in the area where the first major building is now under construction. The original appropriation for this building included no site development or landscaping on the premise that these would be taken care of separately, as required. This project involves the development of internal

California State Colleges—Continued

roads and walks, lawns and planting areas, irrigation system, area lighting, parking area lighting and parking area gates which will be controlled either by coins or by special cards. We have examined this project in detail and are satisfied as to its necessity and economy of design.

Consequently, we recommend approval.

F. Equip science-classroom building, phase I ----- \$1,000,000

The Budget Act of 1960 provided \$550,000 for working drawings and the Budget Act of 1961 provided \$8,293,400 for the construction of a combination six-story science building and central boiler plant. The science building itself will for a number of years serve as a multi-purpose science and classroom building although it will be designed initially so that non-science uses will gradually be phased out and additional science uses added to the building as required. Ultimately it will be capable of housing the entire science curriculum when the campus reaches a total enrollment of 10,000 FTE students.

It is necessary at this time to provide funds for the purchase of certain types of scientific equipment which require long lead time for delivery. While we have not examined the equipment list the amount appears to be substantially less than will ultimately be required.

Consequently, we recommend approval subject to a review before actual expenditures are made.

G. Initial complement of library books ----- \$100,000

The science classroom building mentioned immediately above will, among other things, house an area which will be used as a library for some years. It is proposed to finance the purchase of an initial complement of books which will be housed in this space and will ultimately be moved to a regular library building when it is constructed.

We recommend approval.

**California State Colleges
SACRAMENTO STATE COLLEGE**

ITEM 370 of the Budget Bill

Budget page 831

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SACRAMENTO STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted -----	\$840,000
Legislative Analyst's recommendation -----	380,000
Reduction -----	\$460,000

ANALYSIS

This item proposes three major projects, one of site acquisition, one for working drawings for future construction and one for equipping a funded building as follows:

California State Colleges—Continued

A. Site acquisition ----- \$460,000

The present college site comprises 265 acres with relatively little of it being unusable because of topography or other factors. Two recently purchased sites for new state colleges were 220 acres near Turlock for Stanislaus State College and 215 acres near Cotati for Sonoma State College. Both of these institutions are ultimately planned to go to 10,000 and possibly higher.

Despite the fact that the Sacramento State College campus was originally planned on a low enrollment, fairly dispersed basis there still remains adequate land, if judiciously planned and used to bring the ultimate capacity of this campus to as high as 15,000 FTE students. We do not believe that a clear case has been made in justification of the purchase of any additional land. Furthermore, we would like to point out that the estimate of \$460,000 for 23 acres appears, at this time, to have no substantial basis. At least, at this writing, we have not been able to ascertain the nature of any appraisal that was made to indicate that the property could be purchased for this amount. We believe that the property in question is appropriate for local development for apartment houses or similar purposes. *Consequently, we recommend disapproval of this site acquisition.*

B. Working drawings for science building addition ----- \$230,000

The original proposal for this project involved providing a relatively small addition to the existing one- and two-story science buildings. We have posed the question of the ultimate growth of this campus to possibly 15,000 FTE students which would make imperative a new approach of a greater concentration of facilities, more multistory building and possibly the actual ultimate elimination of some of the permanent one-story buildings because of their inefficient use of high value land. Consequently the actual plan at this time is in a state of considerable flux. We have not received sufficient data, as of this writing, to make an evaluation of scope or cost. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. Consequently, we can make no recommendations at this time.

C. Equip art building ----- \$150,000

The Budget Act of 1960 provided \$1,006,800 for the construction of a new art building on this campus. The building, which will house home economics facilities in addition to art, is of two-story design with approximately 37,000 gross square feet. It is anticipated that the building will be ready for occupancy by the fall of 1963 and consequently it is necessary to provide funds at this time to purchase the equipment needed to make the building functional. While we have not examined the equipment lists, as of this writing, we believe that the amount proposed appears reasonable in view of the nature and size of the project. *Consequently we recommend approval subject to review before actual expenditures are made.*

California State Colleges

SAN BERNARDINO-RIVERSIDE STATE COLLEGE

ITEM 371 of the Budget Bill

Budget page 833

FOR SITE ACQUISITION, SAN BERNARDINO-RIVERSIDE STATE COLLEGE, FROM THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$1,000,000
 Legislative Analyst's recommendation ----- No change

ANALYSIS

A new state college to serve the San Bernardino-Riverside area was authorized by Chapter 64 of the Statutes of 1960 First Extraordinary Session. While there is no specific area contemplated, as of the time of this writing, the site will probably be somewhere in San Bernardino County. It is doubtful whether any property could be acquired during the budget year. However, since bond funds are involved which would not require an actual cash availability until bonds are sold as needed, it appears justifiable at this time to provide the necessary financial authorization so that the process of searching for and acquiring a site may move forward in an orderly way. *We recommend approval.*

California State Colleges

SAN DIEGO STATE COLLEGE

ITEM 372 of the Budget Bill

Budget page 834

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
SAN DIEGO STATE COLLEGE, FROM THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$8,363,250
 Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item would provide for seven major construction or remodeling projects, one equipment project for a previously funded building and one equipment for a building to be funded in this item as follows:

A. *Construct business administration and mathematics building* ----- \$3,445,500

The Budget Act of 1961 provided \$180,000 for working drawings for the construction of a multi-story classroom building having a capacity of 2,155 FTE students. The building as now planned will be a four-story and partial basement reinforced concrete and steel frame structure. It will have a gross area of 145,965 square feet which is estimated to cost \$18.28 per gross square foot for the building alone and \$24.91 per gross square foot for the total project. The latter includes substantial sums for steam, plumbing and electrical services which need to be extended to the site as well as extensive site developments and landscaping immediately surrounding the building. The building will be fully air conditioned since it is basically a structure having a substantial portion of interior space which requires air conditioning in order

California State Colleges—Continued

to control excessive heat built up from various heat producing elements in the core of the building. We believe that with this type of design the cost of the air conditioning is offset by the reduced cost of the structure itself so that in effect it may be said the air conditioning adds no cost to the building as would be the case if it were a conventional structure having all its spaces along perimeter walls. We believe the plan is an excellent and economical one. However, we point out that since working drawing funds have already been appropriated which would permit the Division of Architecture to make more exact determinations of the requirements of the building and thus eliminate many uncertainties, the inclusion, in the estimate of construction cost, of 10 percent for contingency allowance is excessive. For this purpose we believe that 5 percent is adequate. *Consequently, we recommend that this project be reduced by \$153,225 which represents half the contingency amount. Otherwise we recommend approval of this project as submitted.*

B. Remodel women's gymnasium ----- \$109,600

This project involves alterations to the older of the two gymnasiums which was originally the men's gymnasium used jointly by men and women and subsequently was converted to exclusive use by women when the new men's gym was constructed. The alterations occur in an area of approximately 8,800 square feet involved in an open air porch-like portion of the building which it is proposed to roof over, add wall area, subdivide into offices and other spaces and generally bring up to modern standards. Also involved is some work on the interior of the building in the locker and shower room areas to accommodate them for women.

While we believe that there is adequate justification for the project as such we have raised some basic questions concerning part of the design which involves a substantial part of the cost. These questions have not as yet been resolved but it is anticipated that they will be by the time the legislative committees are in session. *Consequently, we can make no recommendation with respect to the cost at this time.*

C. Convert heating and ventilating system in humanities-social science building ----- \$404,200

The humanities-social science building was originally known as classroom building No.3 and was funded in the 1955 Budget Act to provide a combination two and three story building having a faculty office wing as well as classrooms. It is a relatively large structure having over 100,000 square feet with a capacity of over 1,700 FTE students. It was originally designed as a low cost building at approximately \$20 per gross square foot for the total project cost. Since this campus is comparatively tight and building sites must often follow the contours of the canyons the building had to be located in such a way that its major long axis runs north and south and consequently it has a very long western exposure with no sun control elements. Experience has indicated that the existing mechanical elements handling heating and ventilation have proved grossly inadequate both from the standpoint of noise generation as well as air movement and temperature control.

California State Colleges—Continued

It is now proposed to make major alterations to this system and to add refrigeration equipment. There is no practical alternative to the latter because the floor to floor heights of the building are such that substantially larger duct work cannot be installed which might have improved the ventilation system without the addition of refrigeration. We have reviewed this project carefully both by visits to the site and by close examination of the preliminary plans. We believe that it is entirely justified and that the cost is in line with what is proposed to be done.

We recommend approval of the project.

D. Construct little theater ----- \$2,642,450

The Budget Act of 1961 provided \$80,000 for working drawings for a little theater building for this campus. This will consist of a little theater seating 500, having a full scale stage and gridiron, scene construction and paint shop, classrooms, offices, makeup and dressing rooms, practice rooms and numerous storage areas. Aside from the basic theater portion of the building the balance of the area will be a two-story design with the building constructed entirely of reinforced concrete and reinforced brick. It will have a gross area of 65,500 square feet with a rated student station capacity of 136. The cost of the basic building is estimated at \$28.61 per gross square foot and \$41.83 per gross square foot at total project level. The latter includes substantial sums for extensions of utilities such as steam, plumbing and electrical to the site and substantial site development and landscaping. One of the major elements in site development is the fact that the location requires a great deal of earth movement due to the rough terrain on this campus. The building will be fully air conditioned.

While we believe that there is adequate justification for the project as such, we have raised certain questions involving the inclusion of areas which appear to be beyond normal scope for a project of this type. We have also raised questions with respect to some of the design features. As of this writing these questions have not been resolved but it is anticipated that they will be by the time the legislative committees consider the project. *Consequently, we can make no recommendation on the amount for the project at this time.*

However, we would like to direct attention to the fact that since the project was previously funded for working drawings which should have given the Division of Architecture ample opportunity to resolve most of the problems and thereby eliminate many uncertainties the cost estimate should not include more than 5 percent for contingency allowance. The estimate as submitted contains 10 percent. Consequently, in addition to any other recommendations we may make later we recommend that the amount of the contingency be reduced by approximately \$115,500.

E. Construct parking ----- \$118,000

The project for parking on this campus as originally submitted was substantially very much larger in cost and scope. As of this writing we have received no information as to the rationale for the reduction and

California State Colleges—Continued

the basis for the present inclusion of the \$118,000 shown. However, we assume that this problem will be resolved before the legislative committees meet to consider the project. *Consequently, we can make no recommendation with respect to the cost of the project at this time.*

F. Construct west cafeteria ----- \$841,500

The Budget Act of 1960 provided \$70,000 for the preparation of working drawings for the construction of a new and separate cafeteria building immediately adjacent to and south of the humanities-social science building which would have placed it relatively close to the residence hall area. Subsequently during the 1961 Session the Legislature raised certain questions with respect to cafeterias generally and it was administratively decided to hold up any further development of the plans for this project. Subsequent to that time the decision was again reached to go ahead. However, the project is now apparently based on criteria other than those that were used for the original proposal. As of this writing we have not received the data or the plans indicating the basis for the present amount included in the budget. However, we assume that this will be forthcoming before the Legislature makes a final decision on the project and that determinations and evaluations can be made before that time. *Consequently, we can make no recommendations with respect to the project or its cost at this time.*

G. Site development, phase I ----- \$142,000

A site development project of considerably greater magnitude was originally submitted. It included a phase covering the development of Campanile Drive as a major access road to the campus at a cost of over \$200,000. As of this writing we have received no data, plans or other information to indicate how the presently proposed amount was arrived at. However, we assume that this information will be forthcoming before the legislative committees make final determinations and we will then have time to make an evaluation. *Consequently, we can make no recommendation as to the scope of the project or its cost at this time.*

H. Equip life science building, Phase II ----- \$650,000

The Budget Act of 1960 provided over \$3,800,000 for the construction of an addition to the life science and psychology building. A first increment of equipment for this building at \$500,000 was provided for in the Budget Act of 1961. This was to fund those items of equipment requiring long lead time before delivery. It is now proposed to add a second phase of equipment which we understand will complete the equipping of the building. While we have not examined the equipment lists, in view of the nature of the facilities and the fact that many complex high cost items are involved it would appear that on an empirical basis the amount being requested is reasonable. *We recommend approval of the project subject to actual review of the list prior to expenditure of the funds.*

California State Colleges—Continued

I. Equip women's gymnasium ----- \$10,000

The item above to remodel the old gymnasium for exclusive use by women will result in an increase in useable space. This equipment is needed to make the additional space function properly. While we have not examined the equipment list in detail we believe that the amount appears reasonable in relation to the size of the project. *We recommend approval.*

California State Colleges

SAN FERNANDO VALLEY STATE COLLEGE

ITEM 373 of the Budget Bill

Budget page 837

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SAN FERNANDO VALLEY STATE COLLEGE, FROM
THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted -----	\$8,867,500
Legislative Analyst's recommendation -----	Unresolved

ANALYSIS

This item will provide for four major construction projects and two equipment projects for previously funded construction as follows:

A. Construct administration-education building ----- \$3,443,000

The Budget Act of 1961 provided \$200,000 for the preparation of working drawings for the construction of an administration-classroom building which was contemplated at that time to have approximately 134,000 gross square feet of area with a possible cost for the total project of over \$3,538,000.

Since that time certain changes in scope have occurred and the cost estimate for the total project has gone up by over \$100,000. As of this time we have not yet received a final preliminary plan, estimate and specifications package on which to make an evaluation. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

B. Construct engineering building ----- \$4,240,000

The Budget Act of 1961 provided \$250,000 for the preparation of working drawings for the construction of a combination one- and four-story laboratory, classroom and office building in which to house the engineering curriculum. It was contemplated to have a gross area of approximately 153,000 square feet which would ultimately cost over \$4,500,000.

Since that time certain questions have been raised by the Trustees of the State Colleges with respect to the one-story portion of the building which may result in a higher cost for foundations in order to provide a future partial second story. To the best of our knowledge the questions have not as yet been resolved. In any case, as of this writing we have not yet received final preliminary plans, estimate and

California State Colleges—Continued

specifications package on which to make an evaluation. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

C. Construct parking ----- \$162,900

This project proposes the construction of surface parking for 497 cars on a site which is generally almost ideal for construction, it being relatively flat and simple in contour. The proposal results in a cost of over \$327 per car which we believe is excessive for the purpose. Normally this type of parking should cost less than \$300 per car exclusive of the cost of the land. As of this writing we have not yet received a final preliminary plan, estimate and specification package on which to make an evaluation. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

D. Air condition library ----- \$121,600

The library building was originally designed for the easy inclusion of air conditioning with refrigeration equipment at a future time. It is now proposed that this equipment be provided. We refer to the item for air conditioning the library at Chico for our position on the matter. *We recommend approval.*

E. Equip science building, phase II ----- \$700,000

The Budget Act of 1959 provided \$695, 500 for the first major increment of equipment for the new science building. The Budget Act of 1960 provided an additional \$36,440. Initially the building served other purposes which were to be phased out. It is now proposed that these other purposes be removed and more areas converted to science which requires the additional equipment proposed. While we have not examined an equipment list we recognize that the equipping of science buildings can often run as high as 50 percent of the total construction cost of the building. *Consequently, we recommend approval of this proposal subject to review before actual expenditures are made.*

F. Initial complement of equipment, engineering, phase II --- \$200,000

The Budget Acts of 1960 and 1961 provided a total of approximately \$64,000 for initial equipment with which to start an engineering curriculum at this campus in temporary facilities. It is now proposed to expand the curriculum with a second increment of equipment all of which will be ultimately transferred to the new engineering building when it is completed. While we have not examined the equipment list we are aware of the fact that equipment for engineering buildings may often run as high as 50 percent of the cost of the building construction. *Consequently we recommend approval of this proposal subject to review before actual expenditures are made.*

**California State Colleges
SAN FRANCISCO STATE COLLEGE**

ITEM 374 of the Budget Bill

Budget page 839

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SAN FRANCISCO STATE COLLEGE, FROM THE
STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$3,440,500
Legislative Analyst's recommendation	No change

ANALYSIS

This item provides for three major construction projects which were previously funded for working drawings, one working drawing project and one equipment project as follows:

A. Construct psychology and air science building..... \$1,235,400

The Budget Act of 1961 provided \$60,000 for the preparation of working drawings for the construction of a four-story classroom and office building including a small one-story wing. The design as developed calls for a reinforced concrete structure having a gross area of 52,070 square feet which is now estimated to cost \$19.90 per gross square foot for the basic building and \$24.99 per gross square foot for the total project. This cost is in line with general experience in a simple classroom building of this type. The design contemplates that ultimately the one-story wing will receive an additional two stories and the four-story portion will receive a partial fifth story at some future time.

The basic capacity of the building is relatively small, being estimated at 162 FTE students. However, this is occasioned by virtue of the fact that it is designed to house very specialized facilities for psychology including some laboratories as well as specialized facilities for the Air Force ROTC program. *We recommend approval of the project.*

B. Working drawings for classroom No. 3 addition..... \$65,000

This project proposes the preparation of working drawings for a three-story and partial basement addition to existing classroom building No. 3 which at present is contemplated as having approximately 58,200 gross square feet of area with a capacity for over 1,000 FTE students. The design will closely parallel that of the existing building and at this time it is contemplated that the total ultimate cost will be in the neighborhood of \$1,400,000 which would indicate a basic building cost of approximately \$18.80 per gross square foot and \$23.92 per gross square foot for the total project.

We have not received sufficient data, as of this writing, to make an evaluation of scope or cost. However, we are assured that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

C. Construct music-speech addition..... \$1,736,000

The Budget Act of 1961 provided \$90,000 for the preparation of working drawings for the construction of a two-story reinforced con-

California State Colleges—Continued

crete addition to the existing music-speech building which would provide additional music, drama, and TV facilities. It was contemplated that this addition would have a gross area of almost 58,000 square feet and that it would cost over \$1,850,000 in total. As of this writing we have not yet received a final preliminary plan or estimate and specifications package. Consequently we have no basis for determining the validity of the amount being requested. It is anticipated that this information will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we withhold any recommendation at this time.*

D. Construction classroom building No. 2 addition..... \$329,100

The Budget Act of 1961 provided \$20,000 for the preparation of working drawings for the construction of a third story on the existing two-story classroom building No. 2 in which would be housed faculty offices and clerical facilities. As now contemplated the design would involve a structure whose walls would be set back from the existing wall and would be of a lighter type construction than the original building. It will have a gross area of 12,672 square feet which is now estimated to cost \$24.60 per gross square foot for the building itself and \$29.44 per gross square foot at total project level. This relatively high cost for what is otherwise simple office space is occasioned by the fact that there is a certain amount of alteration required in the existing building plus the hardships of construction which result from building on top of existing building. We believe the cost is reasonable in view of the difficulties. *Consequently, we recommend approval.*

E. Equip engineering curriculum, phase III..... \$75,000

This project is to provide the third and presumably final phase of equipment necessary to implement the engineering curriculum. We have seen no equipment list supporting this amount. However, based on previous experience the equipping of engineering facilities is extremely costly and this third increment brings the total for the purpose to over \$225,000 for what is a relatively small program at this campus. We believe the amount requested is in line with the needs. *Consequently, we recommend approval subject to review before expenditures are made.*

California State Colleges
SAN JOSE STATE COLLEGE

ITEM 375 of the Budget Bill

Budget page 842

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SAN JOSE STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	\$3,132,000
Legislative Analyst's recommendation	Unresolved

California State Colleges—Continued

ANALYSIS

This item will provide for three major construction projects, one project of working drawings for future construction and three equipment projects for previously funded construction as follows:

A. Construct classroom building No. 1 ----- \$2,520,000

The Budget Act of 1960 provided \$110,000 for the preparation of plans for construction of a classroom building designated as the police-military science classroom building. It was subsequently administratively decided to defer design work on the project for various reasons. It has since been determined to proceed and the building is now designated as Classroom Building No. 1 although it will still house the same basic functions of military and police science, but many of the rooms will have multipurpose uses and will be assigned to departments as required.

The plan as now contemplated would have a gross building area of over 109,000 square feet with 666 student stations which would provide an equivalent capacity of 850 FTE students. The present cost estimate is \$19.13 per gross square foot for the basic building and \$24.14 per gross square foot for the total project. The design contemplates a five-story and partial basement, steel frame and concrete structure with a substantial amount of interior or core type space which would qualify the building for the air conditioning which is included. As for this writing there are many questions that have not yet been resolved with respect to the design and what appears to be an excessive use of space for certain purposes. However, it is anticipated that these questions will have been resolved before the legislative committees complete their deliberations. *Consequently we can make no recommendations at this time respecting the cost or scope of the project.*

B. Working drawings for residence hall cafeteria ----- \$42,800

The present seating capacity of the existing cafeteria is between 1,500 and 2,000 seats short of the requirements for an expected campus population of 17,000 regular FTE. It is ultimately proposed to add a certain number of seats and other facilities to the existing cafeteria. However, the amount that can be added to this building is limited by its relationship with other buildings. Consequently, it is proposed that of the needed seats 900 should be provided in a totally new building which would function as a residence hall cafeteria with the seats counting as part of the total requirement. The new building would have 600 seats in the main dining hall and 300 in the snack bar which would serve the 1,200 student capacity of the residence halls. We have seen no preliminary plans of the proposal as yet. However, since only working drawings are proposed and since preliminary plans must be approved by the State Public Works Board before working drawing funds can be expended we believe there are adequate safeguards to assure an economical and satisfactory design.

Consequently, we recommend approval.

California State Colleges—Continued

C. Remodel Tower Hall ----- \$257,000

This project involves certain remodeling and modifications in old Tower Hall in order to bring the building within the minimum safety standards required by titles 19 and 21 of the California Administrative Code. These are standards dealing basically with earthquake stability and fire safety. No new capacity will result from these changes.

We recommend approval.

D. Provide campus street lighting ----- \$94,200

This project will provide for construction of street lighting on the campus side of perimeter streets and on both sides of city streets traversing the campus which will meet city lighting standards. The city has agreed to take over the maintenance and electricity costs of this lighting system. In view of the heavy traffic surrounding this campus we believe the lighting is justified. *Consequently, we recommend approval.*

E. Equip education building ----- \$150,000

The Budget Act of 1959 provided \$2,059,000 for the construction of the education classroom building. This building will have over 103,000 gross square feet of area and will provide classroom facilities for over 1,800 FTE students. It is now proposed to finance the acquisition of the equipment necessary to make the building operable upon completion. While we have not examined an equipment list the amount appears to be reasonable for the size and type of building. *Consequently, we recommend approval subject to a review before actual expenditure of funds.*

F. Equip women's gymnasium addition ----- \$38,000

The Budget Act of 1960 provided \$2,039,700 for the construction of a 78,000 square foot addition to the gymnasium building which should be completed and ready for occupancy in the fall of 1963. It is now proposed to finance the purchase of equipment necessary to make the building operable when it is ready for occupancy. While we have not examined the equipment list the amount requested appears to be commensurate with the size and type of building. *Consequently we recommend approval subject to a review before actual expenditure of funds.*

G. Equip multistory garage ----- \$30,000

The Budget Act of 1960 provided \$2,500,000 for the construction of a multistory reinforced concrete parking structure with a capacity of approximately 1,500 automobiles. It is now proposed to finance items of equipment necessary to make the structure operable particularly with respect to the use of control devices. While we have not seen the equipment list the amount proposed appears to be reasonably in line with the size and type of project. *Consequently, we recommend approval subject to a review before actual expenditure of funds.*

**California State Colleges
SONOMA STATE COLLEGE**

ITEM 376 of the Budget Bill

Budget page 845

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SONOMA STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$510,000
Legislative Analyst's recommendation	No change

ANALYSIS

Sonoma State College which is now operating in rented facilities will ultimately move to its own plant on a site of approximately 215 acres which has been purchased near Cotati in Sonoma County. It is hoped to be able to occupy the new campus site in the fiscal year of 1965-66.

This item proposes working drawings for the first permanent building and initial complements of equipment which will be used in the temporary facilities but will ultimately be moved to the permanent facilities as follows:

A. Working drawings for science-classroom building ----- \$310,000

The same rationale is proposed for this campus as was used on the Orange County campus in which a single major building was first built which would house all activities and instructional departments of the campus in one building. These activities will ultimately be phased out of the building so that it will finally become exclusively a science building some time in the future. We believe this approach to be an excellent one in that it permits the construction of a substantial building at one time instead of attempting to add bits and pieces to a series of buildings. This first building when completed will have a capacity of 1,627 FTE students in all departments. Ultimately when it becomes exclusively science its FTE capacity will, of course, be reduced since science space provides a relatively poor FTE ratio. We have seen only the sketchiest preliminaries on this project, since only working drawing funds are being proposed. Since we have received only inadequate preliminary plans and no estimate, specification package we cannot make an evaluation of scope or cost. However, it is anticipated that such material will be available before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

B. Initial complement of equipment, phase I ----- \$150,000

This will provide for initial complements of equipment for various departments as the enrollment at the temporary facilities grows. Ultimately practically all of this equipment will be transferred to the permanent building or buildings as the case may be. *We recommend approval subject to review before actual expenditure of funds.*

C. Initial complement of library books ----- \$50,000

This project proposes to purchase a complement of library books which will be used initially in the temporary facilities and ultimately

California State Colleges—Continued

moved to the library space in the new building when it is ready for occupancy. Since the acquisition and cataloguing of books is a fairly lengthy process we believe that it is appropriate to provide funds for the purpose at this time. *We recommend approval.*

California State Colleges
SOUTH BAY STATE COLLEGE

ITEM 377 of the Budget Bill

Budget page 846

FOR SITE ACQUISITION, SOUTH BAY STATE COLLEGE,
FROM THE STATE CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$5,000,000
Legislative Analyst's recommendation ----- No change

ANALYSIS

The establishment of a new college in the South Bay area of Los Angeles is authorized by Chapter 65 of the Statutes of 1960, First Extraordinary Session. As of this writing no information has been available as to possible suitable sites in the South Bay area of Los Angeles County. In view of the generally high cost of land in this area it would appear that \$5 million might not be excessive. Since the funds are proposed from bond sources actual bond sales will be made only as cash is required. Consequently, even though we do not believe that a site can be purchased during the budget year we believe there is justification for moving ahead on the project. *We recommend approval.*

California State Colleges
STANISLAUS STATE COLLEGE

ITEM 378 of the Budget Bill

Budget page 846

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
STANISLAUS STATE COLLEGE, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$5,022,800
Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

The Budget Act of 1961 provided \$510,000 for master plans, site development and working drawings for a classroom building, library, cafeteria and physical education facilities to be constructed on the new 220 acre site recently purchased near the city of Turlock. The college has been operating in rented facilities on the Stanislaus County fairgrounds since the fall of 1960.

This item proposes four major construction projects arising from the previously funded working drawings, one working drawing project and one initial complement of books project as follows:

California State Colleges—Continued

A. Site development, phase I----- \$979,200

This project proposes the usual initial development to make any site useable. This consists of rough grading, utilities, some roads and walks, storm drainage and soil preparation. As of this writing we have received no material of any consequence as a basis for the amount proposed. The design and working drawings for the site development have been assigned to a private architectural and engineering firm. It is our understanding that more definitive information will be available before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

B. Construct library----- \$1,489,600

This project has also been assigned to a private architect. It is proposed that initially this building will house the college library, faculty offices and certain student functions and temporarily a snack bar. As of this writing we have had no definitive material on the project although it is anticipated that this will be forthcoming before the legislative committees complete their deliberations. *Consequently, we can make no recommendations at this time.*

C. Construct classroom building----- \$1,700,000

This project which has been assigned by the Trustees to the State Division of Architecture will be the first major general classroom building on the campus and is now contemplated as a two story building having a gross area of almost 76,000 square feet which is estimated to cost approximately \$18.10 per gross square foot at building level and \$23.60 per gross square foot at total project level. Initially the building will house all phases of the curriculum plus student personnel and executive offices. Ultimately many of these will be phased out and this building will probably be devoted to a single department.

We would like to call attention to previous planning errors which have been made in the case of the state colleges wherein ultimate growth has been grossly underestimated. This has resulted in inadequate buildings which have occupied too much valuable ground space. One such example would be Sacramento State College with one and two story buildings in a spread out plan which was originally predicated on only 2,500 students. We have raised the question with the consulting architect for this campus that more intensive use of valuable land should be made in order to assure that this college may grow to some as yet unforeseen maximum enrollment without requiring additional land in the future. We have also raised a number of pertinent questions with respect to the design which have not as yet been resolved. It is anticipated however that these problems will be resolved before the legislative committees complete their deliberations. *Consequently, we can make no recommendations at this time.*

D. Construct boiler plant----- \$754,000

This project has also been assigned by the Trustees to the State Division of Architecture. The project will house heating and cooling equipment on a central basis for a group of the initial buildings. In

California State Colleges—Continued

all probability the ultimate campus planning will involve additional plants rather than attempt to serve the entire campus from one point. As of this writing we have not yet received preliminary plans or an estimate and specification package. However, it is contemplated that these will be available before the legislative committees complete their deliberations. *Consequently, we can make no recommendations at this time.*

E. Working drawings for site development, phase II----- \$50,000

While there are indications that there still remains unexpended approximately \$170,000 from the \$510,000 appropriated in the 1961 budget act, as mentioned above, there are probably so many potential commitments against this sum that in order to continue planning this campus an additional amount would be justified. The proposal will cover working drawings for the secondary phase of the site development which would involve sidewalks and other necessary projects.

An adequate preliminary plan, estimate and specifications package is not available as of this writing. *Consequently we can make no recommendations at this time.*

F. Initial complement of books----- \$50,000

It is doubtful that the library, mentioned above, would be completed in time to require the funding of an initial complement of books in the budget year. However, there is probably adequate space in the rented facilities at the fairgrounds in which these books can be stored and catalogued as they are acquired and subsequently moved to the new library. *On this basis we recommend approval.*

California State Colleges

CALIFORNIA STATE POLYTECHNIC COLLEGE

ITEM 379 of the Budget Bill

Budget page 848

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CALIFORNIA STATE POLYTECHNIC COLLEGE, FROM
THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$6,466,210
Legislative Analyst's recommendation----- Unresolved

ANALYSIS

This item will provide for two major construction projects and one equipment project for a previously funded building at the San Luis Obispo campus and three major construction projects and a working drawings project for future construction at the Kellogg-Voorhis campus as follows:

San Luis Obispo Campus:

A. Construct parking ----- \$154,400

This project proposes the construction of two new parking lots with a total capacity of 254 cars and the improvement of one existing park-

California State Colleges—Continued

ing lot with a capacity of 266 cars. We have raised some questions concerned particularly with the improvement of the existing parking lot which have not as yet been resolved. However, we anticipate that these questions will be cleared up before the legislative committees have completed their deliberation. *Consequently, we can make no recommendations at this time.*

B. Site development ----- \$413,600

The bulk of this project, or approximately \$350,000, represents the cost of the State's participation in the expansion of the sewage treatment plant of the City of San Luis Obispo. This campus has been using the facilities of the City of San Luis Obispo for many years and the growth of the campus as well as the growth of the city now makes it imperative that the sewage treatment plant be expanded. It is substantially less costly for the State to be a partner in a joint facility of this type than to operate its own. *We recommend approval.*

C. Equip engineering building, phase II ----- \$451,300

The Budget Act of 1960 provided \$2,928,300 for the construction of a second engineering building on this campus. Subsequently the Budget Act of 1961 provided \$260,100 for the first increment of equipment needed to make the new project functional. The first increment was generally types of equipment that required long lead times before delivery. It is now proposed to finance a second increment which will be required when the building is ready for occupancy in the fall of 1963. While we have not examined the equipment list we are aware of the fact that equipment for engineering buildings is very costly and can often run as high as 50 percent of the cost of construction of the building. *Consequently, we recommend approval subject to a review before actual expenditure of funds.*

Kellogg-Voorhis Campus:

D. Construct engineering addition ----- \$5,055,110

The Budget Act of 1961 provided \$200,000 for the preparation of working drawings for the construction of a new four-story reinforced concrete engineering building with a gross area of over 174,000 square feet having a capacity of 1,419 FTE students. The current estimate indicates a cost of \$20.57 per gross square foot for the building alone and \$30.20 per gross square foot for the total project. The latter includes substantial amounts for extension of heavy utility services and the installation of expensive fixed types of laboratory equipment or facilities. In addition there will probably be between \$500,000 and \$750,000 worth of movable equipment requested in a future budget.

We have followed the design of this building very closely and we feel that the present estimate and design are entirely justifiable. However, we would like to point out that in view of the fact that working drawing funds were provided in advance most of the unforeseen problems should have occurred during the development of working draw-

California State Colleges—Continued

ings and been taken care of. Consequently, we can see no reason why the estimate should include 10 percent as a contingency allowance. *Therefore, we recommend that the amount of the project be reduced by \$222,000 representing half of the contingency fund. Otherwise, we recommend approval of the project.*

E. Construct swimming pool----- \$298,000

This project proposes the construction of two pools together with appurtenant facilities on the same fairly standard basis that has been provided in other state colleges. However, the cost is substantially higher than has been experienced in other colleges for several reasons. In most previous instances the pools have been located in such a way that they have been sheltered on three sides by the surrounding men's and women's gymnasium buildings thus requiring a fence for wind control on only one side. This design places the pools away from any existing building and surrounds them with a complete masonry fence on three sides plus a fence and equipment building on the fourth side. Another reason has been that in previous plans the pool equipment such as the filters, circulating pumps, etc., has been incorporated into a gymnasium building. In this instance a separate structure is being provided for this purpose adjacent to the pool as mentioned above. We have raised a number of questions about the costliness of the design which have not as yet been resolved. We have been assured that these questions will be clarified before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

F. Working drawings for cafeteria----- \$40,000

The existing cafeteria on the Kellogg-Voorhis campus has a capacity that is substantially below what would be allowed for the increasing enrollment. However, it is not practical to enlarge this cafeteria to any substantial degree. Consequently, it is proposed instead to provide a separate cafeteria with a 400-seat dining capacity to serve the 800-bed residence units. This second cafeteria will also contain the single baking facility for both cafeterias and in turn it will depend on the original cafeteria for some other services such as semiprepared meats, etc. We examined preliminary plans and have raised certain questions concerning them. *Consequently, we cannot recommend approval.*

G. Construct parking----- \$53,800

This project proposes the construction of two separate parking areas with a combined capacity of 213 cars. The cost is estimated at \$252 per car which is within the standard range for this purpose. *We recommend approval.*

Department of Mental Hygiene

LANGLEY PORTER NEUROPSYCHIATRIC INSTITUTE

ITEM 380 of the Budget Bill

Budget page 881

FOR SITE ACQUISITION, FROM THE LANGLEY PORTER
NEUROPSYCHIATRIC INSTITUTE, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted -----	\$250,000
Legislative Analyst's recommendation -----	None
Reduction -----	\$250,000

ANALYSIS

This item proposes an initial appropriation of \$250,000 to be used towards the acquisition of a new site on which to ultimately build a totally new neuropsychiatric institute. This is proposed on the premise that the existing plant cannot be economically expanded and since it is immediately adjacent to Moffatt Hospital at the University of California Medical Center it is proposed that it be turned over to the University to be used for additional teaching facilities.

We would call attention to the fact that the neuropsychiatric institute in Los Angeles was built as part of the medical center at a considerably higher cost than would have been necessary had it been built as a separate structure either nearby the medical center or even at some distance. It was built as part of the center on the premise that it was necessary for direct and constant communication between the two organizations since the neuropsychiatric institute also serves as a teaching facility for the medical school. In proposing that the Langley Porter Clinic be located at another site, and in the area of the San Francisco Medical School this would have to be several blocks away, it seems to us that the entire argument for contiguity is being negated. Furthermore, we have been provided with no evidence that it is not possible or practical to expand the existing building. In fact at one time a substantial addition was master planned. Consequently we suggest that this subject requires a great deal of additional discussion and consideration before any move is made in this direction. *We recommend disapproval.*

Department of Mental Hygiene

AGNEWS STATE HOSPITAL

ITEM 381 of the Budget Bill

Budget page 883

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
AGNEWS STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted -----	\$502,400
Legislative Analyst's recommendation -----	No change

ANALYSIS

This item will provide for one major construction project and the equipment for it as follows:

Department of Mental Hygiene—Continued

A. Remodel wards 1, 3, 5, 7 -----	\$497,400
B. Equip remodeled wards 1, 3, 5, 7 -----	5,000

This project involves the remodeling and modernization of a single building which was constructed in about 1909. The building includes the four wards mentioned in the title of the project which collectively have a rated capacity of 119 beds. The remodeling would increase this capacity to 140 beds. The cost would result in an expenditure of \$3,560 per bed which is substantially less than half the cost of new space.

The reconstruction is based on well established standards resulting from a whole series of modernizations which have occurred at all of the older state hospitals. Relatively small amounts of new equipment will be required for the completed building. *We recommend approval.*

**Department of Mental Hygiene
CAMARILLO STATE HOSPITAL**

ITEM 382 of the Budget Bill

Budget page 885

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
CAMARILLO STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted -----	\$600,000
Legislative Analyst's recommendation -----	30,000
Reduction -----	\$570,000

ANALYSIS

This item will provide for one construction project and one project to equip the new construction as follow:

A. Addition to laundry -----	\$500,000
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Under date of October 27, 1961 the Division of Architecture issued a report of a study project covering the laundry problem at this state hospital. The problem is simply stated: the present production capacity of the existing laundry is 150,000 pounds per six-day work week, with a basic set of criteria of 35 pounds of clothing per patient per week and a five-day work week the laundry would be required to produce approximately 225,000 pounds per week. There is, therefore, a substantial deficit in capacity needed to achieve these goals.

The findings of the study were to the effect that it would cost approximately \$1,180,000 to build the necessary addition, alter the existing laundry and provide the major components of laundry equipment. The report also stated that the cost of building an entirely new laundry including the major laundry equipment would be \$1,400,000. Consequently the report recommended the construction of a new laundry and that the old laundry then be used for maintenance shops. Some years ago this precise problem was faced at Patton State Hospital and the solution there was to build a new laundry and to use the old one for commissary warehouse and other purposes.

Department of Mental Hygiene—Continued

As of this writing there has been an arbitrary administrative decision to provide only \$500,000 for remodeling and adding to the existing laundry plus \$100,000 for equipment. There appears to be no definitive program indicating the criteria to be used or the method by which the determination was made that the required relief could be obtained with the expenditure of \$500,000 in construction and \$100,000 for equipment.

In view of the uncertainties of this problem, taking into consideration the fairly complete study that was done by the Division of Architecture, we believe that the best approach would be to provide only working drawing funds, at this time, which would be ample to carry the project forward and allow the budget year as time to make all the necessary determinations and the compromises and agreements which will result in a final figure for the project which can be placed before the Legislature in 1963. *Consequently, we recommend that the amount of project A be reduced to \$30,000.*

B. Equip addition to laundry----- \$100,000

The explanation for this project is contained above in project A and *we recommend that it be deferred at this time until final decisions are made as to how the laundry project will proceed.*

**Department of Mental Hygiene
MENDOCINO STATE HOSPITAL**

ITEM 383 of the Budget Bill

Budget page 888

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
MENDOCINO STATE HOSPITAL
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$461,300
Legislative Analyst's recommendation----- No change

ANALYSIS

This item will provide for two major projects, one of which is construction and the other equipment for it as follows:

A. Remodel and modernize wards 7 and F, phase II----- \$453,800
B. Equip remodeled and modernized wards 7 and F----- 7,500

Wards 7 and F were constructed in 1929 and 1935 respectively and they are generally similar layouts, one being for men and the other for women. The proposed modernization brings up to present day standards the bathing, hand washing, toilet, janitorial facilities and converts certain spaces to other uses to meet present day standards. The present rated capacity of ward 7 is 285 beds. The remodelings will reduce this to 187 beds. The present rated capacity of ward F is 138 beds which will be reduced to 91 by the remodeling. Since this is the second phase of the project it is not practical to quote a cost per bed since prior work also is part of the cost of modernization. However, on the basis of previous work and that which is proposed we estimate

Items 384-385**Capital Outlay****Department of Mental Hygiene—Continued**

that the cost per final bed is probably in the area of \$3,000 each which is substantially below 50 percent of the cost of providing new beds. The program for the work is based on carefully established standards with which we have been in complete agreement.

The altered space will then require certain additional items of equipment. *We recommend approval as submitted.*

**Department of Mental Hygiene
METROPOLITAN STATE HOSPITAL**

ITEM 384 of the Budget Bill

Budget page 889

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
METROPOLITAN STATE HOSPITAL
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$100,000
Legislative Analyst's recommendation	None
Reduction	\$100,000

ANALYSIS

This item provides for one major construction project which is that of water treatment facilities to provide a central softening plant which would handle certain of the buildings but not all since some, such as the laundry plant, already have softening equipment.

A study by the State Division of Architecture dated November 20, 1961 indicates that the present annual cost to cope with the maintenance of heat exchange equipment where excessive scale build-up occurs because of the hardness of the water averages approximately \$7,200 per year. The construction of a central softening plant would cost approximately \$100,000 and would probably have a 20 year life. The cost of maintenance of the softener and the necessary chemicals to make it operate would result in a total annual cost including capital recovery of over \$20,000. We seriously doubt that the expenditure of this amount can be justified for the purpose in view of the fact that the current annual cost is only \$7,200. Furthermore, it is possible for the hospital to secure a softer water which would substantially reduce the maintenance problem. In addition we point out that we have had no formal estimate and specification package for the project. *In view of the foregoing we recommend disapproval of the request.*

**Department of Mental Hygiene
MODESTO STATE HOSPITAL**

ITEM 385 of the Budget Bill

Budget page 891

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
MODESTO STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$100,000
Legislative Analyst's recommendation	No change

Department of Mental Hygiene—Continued

ANALYSIS

This item provides for a single project for the preparation of working drawings at a cost of \$100,000 for the ultimate construction of a receiving and treatment unit which would be the first modern building on this reservation.

Modesto State Hospital is a temporarily built wartime military hospital which was turned over to the State for use as a mental institution. All of its buildings are substantially substandard and in recognition of this the Legislature in the 1961 Budget Act provided \$50,000 for the preparation of a master plan for a new facility. We have seen no results of this preparation nor have we seen a program for the proposed receiving and treatment building. However, we assume that such material will be forthcoming before the legislative committees have completed their deliberations. *Consequently we can make no recommendations at this time.*

Department of Mental Hygiene

PATTON STATE HOSPITAL

ITEM 386 of the Budget Bill

Budget page 894

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
PATTON STATE HOSPITAL, FROM THE STATE CONSTRUCTION
PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	\$653,000
Legislative Analyst's recommendation	379,000
Reduction	\$274,000

ANALYSIS

This item will provide for two major construction projects and equipment for one of them as follows:

A. Remodel wards 14 and 15	\$368,600
B. Equip remodel wards 14 and 15	\$10,400

These two ward buildings are two-story wood frame and plaster type construction which date from about 1916. It is proposed to make extensive alterations both to modernize the buildings from a modern therapeutical functional standpoint as well as to replace major wornout components such as piping, electrical circuits, etc. The project follows a fairly well established program for this purpose based on similar work done on previous buildings. The present bed capacity of the buildings is 156, which will be reduced to 104. The cost will run approximately \$3,537 per bed on the basis of the new count. This is less than half the cost of a new ward building. *We recommend approval.*

C. Air conditioning for two ward buildings	\$274,000
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The Department of Mental Hygiene proposes to add refrigerated air conditioning components to the present forced air heating and ventilat-

Department of Mental Hygiene—Continued

ing systems in two buildings now housing bed-ridden and ambulatory geriatric patients. The proposal is based entirely on improving the comfort situation of the patients during hot periods.

As of this date we have received no detailed data concerning the components of this project nor the technical aspect of how it is to be accomplished. We presume that this material will be available before the legislative committees have completed their deliberations.

We would like to point out that the present policy of the State with respect to air conditioning appears to be based principally on questions of efficiency and productivity rather than that of personal comfort, as such. For example, administration buildings of all kinds whether in the Department of Mental Hygiene or the state colleges or the Department of Corrections are air conditioned basically to assure maximum efficiency of those employees whose efficiency would be most directly affected by room temperature. This in turn results in minimum staffing requirements. In the absence of adequate funds with which to provide air conditioning on a statewide basis we believe that the State needs to continue to expend such funds as are available for air conditioning on the same basic premises of efficiency and productivity and to provide air conditioning otherwise only where temperatures are intolerable. If these premises are extended then obviously the nature of the activities taking place in each building should be the guidelines for a priority system of expending the State's funds. Since one of the State's major areas of expenditure involves higher education and since collegiate and university studies require a high degree of efficiency and alertness in terms of the values to be gained or lost, it would appear to us that these areas should be of the first priority for the expenditure of the State's limited funds on air conditioning.

The ward buildings in question at this hospital were designed with a view to the possibility that they might not be air conditioned in the near future, if ever. The design took into account prevailing summer-time temperatures and the best practices under those conditions were observed in the design and construction. In the absence of sufficient funds to provide air conditioning throughout the State, we believe that air conditioning should not now be extended to this type of state activity at the expense of more urgent requirements. *Consequently we recommend disapproval of the project.*

**Department of Mental Hygiene
STOCKTON STATE HOSPITAL**

ITEM 387 of the Budget Bill

Budget page 896

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
STOCKTON STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$389,600
Legislative Analyst's recommendation	Unresolved

Department of Mental Hygiene—Continued

ANALYSIS

This item would provide for two major construction projects, equipment for one of them and equipment for a previously funded project as follows:

A. Equip alterations to Cottage F ----- \$6,600

The Budget Act of 1960 provided \$97,000 for alterations to Cottage F which involved principally remodeling to increase the operating efficiency of the personnel within the building and to provide certain additional types of areas that were not previously available. It is now proposed to finance the purchase of the equipment needed to make the new area operable. *We recommend approval.*

B. Air condition new additions to Cottage G ----- \$129,000

The Budget Act of 1960 provided \$2,300,000 for the construction of an addition to Cottage G which was to house principally geriatric patients. The original appropriation did not include provisions for air conditioning. It is now proposed to add the necessary air conditioning and refrigerating components to the present heating and ventilating systems.

In this connection we refer to our statements concerning the air conditioning of two ward buildings at Patton State Hospital. The same comments apply with respect to this project. *We recommend disapproval of the project.*

C. Remodel cottage 1 ----- \$250,000

D. Equip remodeled cottage 1 ----- \$4,000

This cottage was originally designated as a single 111-bed ward building. It is now proposed to remodel the building to provide two separate 50-bed wards reducing the total capacity by 11. It is a two-story building which was originally constructed in about 1914.

While we believe that the modernization proposal whereby the size of the wards would be reduced to a more efficient and manageable unit is justifiable, we have seen no preliminary plans material or estimate and specification package as of this writing. Therefore, we have no basis for making a recommendation as to the scope and cost of the project. However, it is anticipated that this information will be available before the legislative committees have completed their deliberations. *Consequently, we can make no recommendations at this time.*

**Department of Mental Hygiene
FAIRVIEW STATE HOSPITAL**

ITEM 388 of the Budget Bill

Budget page 898

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
FAIRVIEW STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	-----	\$595,210
Legislative Analyst's recommendation	-----	Unresolved

Department of Mental Hygiene—Continued

ANALYSIS

This item will provide for one major construction project, an equipment project for it and an equipment and alteration project for an existing building as follows:

A. Construct auditorium ----- \$442,000

B. Equip auditorium ----- 27,010

The program of the Department of Mental Hygiene includes the construction of a general multipurpose auditorium for this institution which would have a seating capacity of about 800 with less than 20 percent of that fixed and the balance being in open flat floor which can be used for many other purposes. It is our understanding that working drawings have gone forward on this project from funds available in the original major development appropriation. However, as of this time we have not seen a preliminary package including an estimate and specifications. Consequently, we have no basis for evaluating the project at this time. However, we are assured the information will be forthcoming before the legislative committees have completed their work. *Consequently, we can make no recommendations at this time.*

C. Alter and equip laundry building ----- \$126,200

The Budget Act of 1959 provided \$3,594,200 for the construction of five additional ward buildings which would have a total housing capacity of approximately 676 patients. It is anticipated that these buildings will be ready for occupancy by the spring of 1964. These additional patients will impose a substantial additional load on the existing laundry, particularly because of the nature of the patients committed to this hospital. It is proposed therefore to add equipment and make the necessary connections of utilities and power in space already available within the existing laundry. The bulk of this proposal involves the cost of additional laundry equipment. *We recommend approval.*

Department of Mental Hygiene

PACIFIC STATE HOSPITAL

ITEM 389 of the Budget Bill

Budget page 900

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
PACIFIC STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted ----- \$116,000
Legislative Analyst's recommendation ----- No change

ANALYSIS

This item will provide for a single equipment project for the research center, the construction of which was funded by the Budget Act of 1961 which provided \$512,500 as the State's share of a joint federal-State undertaking. The federal government will also provide some of the equipment to the extent of approximately \$33,900 which will be in

Department of Mental Hygiene—Continued

addition to the amount requested at state expense. While we have seen no equipment list, as yet, the nature of the facility is such that this amount of research equipment appears to be reasonable. *Consequently, we recommend approval subject to a review before actual expenditure of funds.*

Department of Mental Hygiene
PORTERVILLE STATE HOSPITAL

ITEM 390 of the Budget Bill

Budget page 902

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
PORTERVILLE STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	\$37,200
Legislative Analyst's recommendation	No change

ANALYSIS

This item will provide for a single equipment project based on an appropriation of \$1,124,300 made in the 1960 Budget Act for the construction of an annex to the acute hospital building at this institution. The annex provides over 40,000 square feet of additional area with approximately 93 new beds and many auxiliary facilities.

It is anticipated that the annex will be ready for occupancy some time during the budget year. Consequently it is proposed to finance the purchase of the necessary equipment at this time. While we have not examined the equipment list it would appear that the amount being requested is relatively modest for the purpose. In fact we suspect it will prove to be only a first increment and that additional sums will be requested in subsequent budgets. *We recommend approval of the item subject to review before actual expenditures are made.*

Department of Mental Hygiene
SONOMA STATE HOSPITAL

ITEM 391 of the Budget Bill

Budget page 902

FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
SONOMA STATE HOSPITAL, FROM THE STATE
CONSTRUCTION PROGRAM FUND

RECOMMENDATIONS

Amount budgeted	\$60,100
Legislative Analyst's recommendation	No change

ANALYSIS

This item will provide for a single construction project involving the expansion of the basic electrical services to the west area, particularly.

Since the middle of 1960 this institution has had to restrict administratively the use of power in certain areas because of the fact that the main feeder lines have been overloaded. This project proposes to

Department of Mental Hygiene—Continued

replace or install additional feeders and transformer equipment. We believe the present situation is inefficient and possibly dangerous.

We recommend approval.

**Department of Conservation
DIVISION OF FORESTRY**

ITEM 392 of the Budget Bill

Budget page 908

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT,
DIVISION OF FORESTRY, FROM THE STATE
CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted	\$2,309,771
Legislative Analyst's recommendation	Unresolved

ANALYSIS

This item will provide for one site acquisition project, nine major construction projects and equipment for them and one equipment project for a previously funded construction project as follows:

A. Site acquisition for conservation camps..... \$50,000

This project proposes the continuation of the long range program whereby two new conservation camps will be established each year to house Department of Corrections inmates. It covers the purchase of two sites, not yet definitely located and provides some funds to complete the acquisition of two prior locations for which insufficient funds were available.

We recommend approval.

B. Equip District V headquarters..... \$22,480

The Budget Act of 1961 provided \$615,200 for the construction of a new headquarters building for District V in Monterey. This building was to be shared with the district headquarters of the Division of Beaches and Parks. The headquarters consist of a complex of five buildings consisting of an office building, warehouse, storage, shop and gas and oil building. The buildings will be generally of wood framing with redwood exterior siding and wood shingle roofs in order to conform with the local architecture. The total plant gross area will be approximately 48,450 square feet. The cost per square foot would be misleading because the estimate is based on the entire plan and some of the buildings are of a very low cost type.

The equipment is required to make the building operable upon completion. It consists of conventional items of office equipment mostly representing equipment needed to implement expanded areas beyond what is available in present leased quarters.

We recommend approval.

*C. Construct Lassen County ranger unit barracks and mess
hall \$134,250*

Department of Conservation—Continued

D. Equip Lassen County ranger unit barracks and mess hall 2,135

The Susanville fire fighter station which is located several miles from the town of Susanville and several miles from the county headquarters is housed in fairly old, substandard buildings. However, these buildings are still in fair condition and useable. It is proposed to abandon this site, which will automatically revert to the county, sell the buildings to the county, which has expressed an interest in them, and build a new barracks and mess hall on the headquarters site which is closer to the town and better located with respect to the new bypass freeway which is proposed by the Division of Highways. This relocation will substantially improve the travel time to fires from the fire station and its location in immediate proximity to the headquarters will reduce administrative costs substantially. On this basis we believe the project is justified.

The project consists of two buildings, one a 24-man barracks and the other a 30-man mess hall. Both are of standard design and construction, together having a gross area of 4,089 square feet which will cost about \$20.20 per gross square foot for the buildings alone and \$30.17 per square foot for the total project.

We recommend approval.

E. Construct Butte County ranger unit warehouse with office \$79,850*F. Equip Butte County ranger unit warehouse with office* --- 6,860

The Governor's budget for the 1961-62 fiscal year proposed the replacement of the facilities at the Butte County ranger unit at Oroville at a cost of \$137,064 for construction and \$7,700 for equipment. The Legislature disapproved the proposal and no appropriation was made for it.

The present proposal represents slightly more than half the cost of the earlier proposal and as of this writing we have had no basis for this change. We have received neither preliminary plans nor estimates and specifications on which to make an evaluation. Furthermore, we are still of the same opinion, as expressed in our analysis of the 1961 Budget bill, that the existing buildings, while not up to the best modern standards, were still satisfactory for the purpose since there would be no basic changes in the method in which the unit would operate. In view of the lack of information as well as our past position, which we believe to be still sound, *we again recommend disapproval of this project.*

G. Construct Irvine Lake forest fire station combination barracks and equipment storage----- \$115,700*H. Equip Irvine Lake forest fire station* ----- 3,384

The Irvine Lake forest fire station, in Orange County, district VI is a new station which was activated under the 1956 fire plan. The crew which commenced on July 1, 1957 is now stationed at the Orange County headquarters, some distance away and operates during daylight hours in the area from temporary facilities.

Department of Conservation—Continued

This project proposes the construction of a standard combination barracks, mess hall and three bay equipment storage building of concrete block construction which is characteristic of buildings in the Orange County area of the Division of Forestry. Gross area of the building is 4,490 square feet which is estimated to cost \$16.04 per foot for the basic building and \$25.81 per foot for the total project, which includes a certain amount of work to be done by the Division of Forestry in basic site development. The equipment consists of conventional items needed to make such a facility operable.

We recommend approval.

<i>I. Construct Cambria forest fire station</i> -----	\$87,160
<i>J. Equip Cambria forest fire station</i> -----	1,695

The present Cambria forest fire station is located at San Simeon State Park on beach frontage. It consists of an old surplus metal barracks and kitchen building which has suffered considerable corrosion from the salt air. It is proposed to relocate it in the Cambria Pines area because the overall protection plan required a more southerly location of the fire station to better serve the area, and because the park needs the present site for additional recreation space. We believe that these two reasons are adequate justification for abandoning the present facility and providing a new one.

The proposal involves the construction of two buildings, one a combination mess hall and barracks, the other a two bay equipment storage building. Both structures follow standard plans used by the Division of Forestry for these types of buildings. The two buildings together will have a gross area of 3,591 square feet and the cost is estimated at \$15.90 per foot for the basic building and \$22.83 for the gross project. The latter is not completely indicative of the total cost since some of the site development will be accomplished by the division and the cost is not included in this figure. However, we do not believe that it would add substantially to the costs mentioned above.

We recommend approval.

<i>K. Construct Hilton forest fire station</i> -----	\$87,075
<i>L. Equip Hilton forest fire station</i> -----	2,195

The existing forest fire station is presently located within the Armstrong Grove State Park in Sonoma County, District I. This location has proved difficult of access because of frequent heavy pedestrian and vehicular traffic within the park. Furthermore, the park requires the site for expanded recreational needs. The present buildings are in a relatively poor state of repair. A new site has been purchased and site development money was provided in the 1961-62 budget request.

While we have received a general program for the project we have not received a preliminary plan, estimate and specifications package on which to make an evaluation. However, we assume that these will be forthcoming before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

Department of Conservation—Continued

M. Equip Mono-Inyo conservation camp----- \$248,313

The Budget Act of 1960 provided \$1,077,900 for the construction of a conservation center branch for Mono-Inyo Counties with the money being appropriated through the Department of Corrections. There has been considerable uncertainty as to whether this particular unit would be a branch or a camp. It has now been decided it will be a standard 80 man camp except that it will be designed to be expanded to 160 whereas the regular 80-man camps are not so designed. The camp is being built entirely by contract thus leaving no money for equipment.

This project proposes the regular complement of equipment needed by the Division of Forestry to operate its work projects and to equip those buildings or portions of buildings which are assigned to it in the camp. *We recommend approval.*

N. Construct Sonoma County conservation camp----- \$524,423

O. Equip Sonoma County conservation camp----- 119,445

The Budget Act of 1961 provided \$171,125 for the first phase of construction of an 80-man conservation camp in Sonoma County. It also provided \$134,721 as the first phase of equipping such a camp.

It is now proposed to finance the second phase which involves the construction of the actual buildings and the equipment needed by the inmates to carry on their work projects. Basically this is a reproduction of similar 80-man camps built elsewhere in the State. *We recommend approval.*

P. Construct Rainbow conservation camp----- \$461,909

Q. Equip Rainbow conservation camp----- 54,091

The Governor's budget for the 1961-62 fiscal year and the budget bill proposed a replacement of the existing Rainbow conservation camp in San Diego County. The Legislature disapproved the proposal and no funds were appropriated for the purpose. It was our contention in our analysis of the 1961 Budget Bill that the facilities, while not up to standard in comparison with recently constructed camps, were still basically useable and the replacement would not alter either the general location of the camp or the way in which it operated. Consequently it was our feeling then, as it is now, that there was no justification for spending scarce capital outlay funds for mere replacement.

This project is proposed again in the same manner with a slight increase in the cost of construction. *For the same reasons we recommend disapproval.*

R. Construct two conservation camps, first phase----- \$238,126

S. Equip two conservation camps, first phase----- 71,580

This project implements the long range proposal that two new 80-man conservation camps be provided each year to take some of the growing burden of commitments to the Department of Corrections facilities. Unless site conditions are such that a redesign is forced, in almost all instances these camps generally follow the same general layout and use the same building design. *We recommend approval.*

**Department of Veterans Affairs
VETERANS HOME OF CALIFORNIA**

ITEM 393 of the Budget Bill

Budget page 1000

**FOR MAJOR CONSTRUCTION, IMPROVEMENTS AND EQUIPMENT
VETERANS HOME OF CALIFORNIA
FROM THE STATE CONSTRUCTION PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$187,300
 Legislative Analyst's recommendation ----- Unresolved

ANALYSIS

This item will provide for a single alteration and improvement project in the main kitchen, bakery and dining room building. Basically the alterations involve converting the operation of the kitchen and dining room to a cafeteria type service which it is anticipated will save 10 food service staff positions with a potential money savings of approximately \$39,000 annually. In addition it is anticipated that the cafeteria style operation will prove to be good therapy for many of the men who require some stimulus to keep up their interest. We believe that the project has great merit not only from the standpoint of money savings but from the fact that it will be a benefit to the members of the home.

However, while we have examined the project generally, on site, we have not yet seen a satisfactory plan of what is proposed nor have we had an estimate and specification package on which to base an evaluation. It is anticipated, however, that these will be available before the legislative committees have completed their deliberations. *Consequently, we can make no recommendation at this time.*

UNALLOCATED

ITEM 394 of the Budget Bill

Budget page 1013

**FOR PROJECT PLANNING TO BE ALLOCATED BY THE DIRECTOR
OF FINANCE FROM THE STATE CONSTRUCTION
PROGRAM FUND**

RECOMMENDATIONS

Amount budgeted ----- \$900,000
 Legislative Analyst's recommendation ----- No change

ANALYSIS

For the past several years the Legislature has been providing about \$500,000 annually to be allocated towards the preparation of preliminary plans for succeeding budgets. Unfortunately this has proved to be inadequate. For example, during the 1960-61 fiscal year \$100,000 had to be added from the Augmentation Fund and during the current fiscal year \$200,000 had to be added from the Emergency Fund.

It is now proposed to provide \$900,000 on the following basis. It is assumed that the workload for the Division of Architecture will be between approximately \$50 and \$55 million and that the cost of preliminary plans averages about $\frac{3}{4}$ of one percent. This would require approximately \$400,000 for preliminary plans. It is further assumed

Unallocated—Continued

that the workload for private architects appointed by the Trustees of the State Colleges will probably average between \$25 and \$30 million. Contracts with private architects generally call for 1½ percent for preliminary plans purposes. This would provide approximately \$400,000 for this purpose. Finally, \$100,000 is being proposed to permit some advanced planning against projects to be submitted in the 1964-65 budget. We believe that experience has indicated that the premises used are reasonably sound. In any case the amounts expended on those projects, which are ultimately funded for construction, become part of the total cost and the total cost estimate is abated by this amount when construction funds are requested. Obviously for those preliminary plans which are never funded for construction the expenditures become more or less a total loss. Nevertheless we believe this procedure to be the soundest and the most economical for the State in the long run. *Consequently, we recommend approval.*