STATE OF CALIFORNIA
COBCP - Narrative
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2026-27	4300	Developmental Services	01

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
4300-039-COBCP-2026-MR	4155	0007358

Project Title
Porterville: Install Fire Sprinkler System, Revert and Fund New Construction

Project Status and Type
Status: ☐ New ☒ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☒FLS *(Fire Life Safety)*	☐FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$2,196 (REVERSION) $7,934 (FUND NEW)	Working Drawings and Construction	$ 12,335

Budget Request Summary

The Department of Developmental Services requests a net $5,738,000 General Fund consisting of a reversion of $2,196,000 General Fund and new funding of $7,934,000 General Fund in support of the Porterville: Install Fire Sprinkler System project. Of the net total, $915,000 is for working drawings and $4,823,000 for the construction phase. The overall cost of the construction phase is $10,924,000, of which $3,905,000 was previously encumbered. The increased costs are due to an unsuccessful bid and an opportunity to fold an interior rehabilitation project planned for the same buildings into the capital outlay project. Combining these two scopes of work will reduce duplication of effort, streamline resource utilization, and establish a more cohesive delivery framework.

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		10159

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
Marie Maddy		Noah Valadez	
Department Director	**Date**	**Agency Secretary**	**Date**
Pete Cervinka		Debra Cooper for Kim Johnson, Secretary	

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Randall Katz	5/14/2026

A. COBCP Abstract:

Porterville Developmental Center: Install Fire Sprinkler System

The Department of Developmental Services requests to revert $2,196,000 General Fund for the construction phase of Porterville Developmental Center: Install Fire Sprinkler System project and provide $7,934,000 General Fund for the working drawings ($915,000) and construction ($7,019,000) phases. The current scope consists of consists of the installation of automatic fire sprinkler systems in nine residences within the secured treatment area (STA). If this request is approved, the project scope will be expanded to incorporate ceiling and wall replacements, as well as more extensive hazardous substances abatement, in the same nine buildings.

Total project costs are estimated at $12,335,000, including preliminary plans of $210,000, working drawings of $1,201,000, and construction of $10,924,000. The construction amount includes: $7,678,000 for the construction contract, $537,000 for contingency, $1,703,000 for architectural and engineering services, and $1,006,000 for other project costs. Working drawings and the bid period are expected to be completed by March 2027. Construction is scheduled to begin in April 2027 with an estimated duration of 45-months. The extended timeline reflects the phased completion of approximately one residence unit every five months. Simultaneous construction across multiple units is not feasible due to swing space limitations within the STA.

B. Project Status

The Porterville: Install Fire Sprinkler System project was released for bid in late 2025 and received one proposal totaling $6,700,000, significantly higher than the state's $4,320,000 estimate. Further review of the bid identified several major cost drivers, including the complexities of working in a secure treatment environment at a remote location, existing building conditions, hazardous materials, and limited above-ceiling access. At the same time, a deferred maintenance project addressing deficiencies in the same nine buildings is nearing the completion of design and is expected to be submitted to the regulatory agencies for plan review in the next month or two.

Folding the deferred maintenance project into the existing Porterville: Install Fire Sprinkler System capital outlay project allows a greater scope of work to be awarded to a single contractor. This provides better coordination of construction activities versus having two separate projects in the same buildings being completed sequentially. Under this approach, demolition and abatement work included in the rehabilitation project for each building would occur before installation of the fire sprinkler system. Once the sprinkler installation is complete, the remaining rehabilitation and repair work would proceed.

C. Project Scope

The current project scope consists of an automatic fire sprinkler system installation in nine residences within the STA. The expanded scope includes the incorporation of a deferred maintenance project that addresses additional fire and life safety deficiencies in the same residences. Specific upgrades will be made to fire resistive hallways/corridors and ceilings, fire stopping door and doorframes, fire dampers, and access hatches.

For more detail about the original project, please reference the 2024-25 COBCP, found at: https://dof.ca.gov/.