



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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**AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Wednesday, April 11, 2012**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Wednesday, April 11, 2012 at 10:00 a.m. in  
Room 113, State Capitol, Sacramento, California.**  
In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Wednesday**

**April 11, 2012**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

- I.** Roll Call
  
- II.** Approval of minutes from the February 10, 2012 and March 9, 2012 meetings
  
- III.** Bond Items Page 3
  
- IV.** Consent Items Page 8
  
- V.** Closed Session Page 41
  
- VI.** Other Business Page 42
  
- VII.** Reportables Page 42

# BOND ITEMS

## BOND ITEM—1

**UNIVERSITY OF CALIFORNIA  
2012 SERIES B  
IRVINE BUSINESS UNIT II PROJECT  
ORANGE COUNTY**

*Authority: Chapter 33, Statutes of 2011, Item 6440-302-0668 (1)*

**Consider adoption of a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Regents of the University of California, 2012 Series B Business Unit II Project at the Irvine Campus.
2. Approve the form of and authorize the execution of a 109th Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and the Regents of the University of California.
5. Approve the form of an authorize execution of a Project Delivery Agreement between the State Public Works Board and the Regents of the University of California.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Project Costs to be Financed</b>	<b>\$39,595,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$41,790,000</b>
<b>“To Not Exceed” Par Amount</b>	<b>\$52,720,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

University of California  
2012 Series B  
Irvine Business Unit II Project  
Orange County

#### Action Requested

**The requested action would authorize the sale of the 2012 Series B lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, project delivery agreement, and continuing disclosure agreement, and authorizing the delivery of a preliminary official statement and an official statement.**

#### Scope Descriptions and Funding

**This project is within scope.** The project will construct a 78,250 gross square foot building that will ultimately provide a total of 47,036 assignable square feet (asf) in support of the Paul Merage School of Business, as well as general campus instructional and auxiliary space. The building will be five stories with a steel-frame or reinforced concrete structural system and clad in plaster, concrete, masonry or brick, materials that are consistent with the character of other buildings on the campus. A new public courtyard will be shared with the existing School of Business building. State funding will provide 31,951 asf of instruction space, including open-access labs, research and scholarly activity space, conference/colloquium rooms, and office space for faculty, staff and graduate students. Campus funds will construct shell space that, when built out at a later date, will provide 15,085 asf of case-study classrooms, additional faculty offices, a general campus auditorium and food service facilities.

The University of California (UC) has budgeted this project as a design-bid-build project; however, in accordance with Provision 5 of Item 6440-302-0668 of the 2011 Budget, UC is changing the project delivery method to design-build.

The Board approved the Project's performance criteria and concept drawings in February 2012. Construction is expected to start in November 1, 2012, is scheduled to last 28 months, and is estimated to be ready for occupancy in March 1, 2015. The total cost of the Irvine Business Unit II Project is \$48,371,000, of which \$39,595,000 will be funded with proceeds of the 2012 Series B Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash.

**Staff Recommendation:     Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2012 SERIES C, LEASE REVENUE REFUNDING BONDS  
CALIFORNIA STATE PRISON – KERN COUNTY AT DELANO II  
KERN COUNTY**

*Authority: Section 15840 of the Government Code*

**Consider adoption of a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, 2012 Series C, California State Prison – Kern County at Delano II.
2. Approve the form of and authorize the execution and delivery of a One Hundred Tenth Supplemental Indenture between the State Treasurer and the Board.
3. Approve the form of and authorize the execution and delivery of an Escrow Agreement between the Board and the State Treasurer, as escrow agent.
4. Approve the form of and authorize the execution and delivery of a First Amendment to Agreement for the Transfer of Control and Possession dated December 1, 2003 between the Department of Corrections and Rehabilitation and the Board related to a previous financing of the California State Prison – Kern County at Delano II.
5. Approve the form of and authorize the execution and delivery of a First Amendment to the Facility Lease dated as of December 1, 2003 between the Board and the Department of Corrections and Rehabilitation related to a previous financing of the California State Prison – Kern County at Delano II.
6. Approve the form of and authorize the execution and delivery of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
7. Approve the form of and authorize the execution and delivery of a Continuing Disclosure Agreement by and among the Board, the Department of Corrections and Rehabilitation, and the State Treasurer.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Not to Exceed Par Amount of Refunding Bonds</b>	<b>\$367,390,000</b>
<b>Estimated Par Amount of Refunding Bonds</b>	<b>\$343,235,000</b>

# BOND ITEMS

## STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
2012 Series C, Lease Revenue Refunding Bonds  
California State Prison – Kern County at Delano II  
Kern County

### Action Requested

**If approved, the requested action would authorize the sale of the 2012 Series C lease revenue refunding bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, an escrow agreement, amendments to the agreement for the transfer of control and possession and the facility lease at California State Prison – Kern County at Delano II, a purchase contract, and a continuing disclosure agreement and authorizing the delivery of a preliminary official statement and an official statement.**

### Scope Description

**This project is within scope.** The California State Prison – Kern County at Delano II project (“Delano II”) is located in Kern County near the southern end of the San Joaquin Valley. The Delano II site is located approximately 2.5 miles west of the urbanized area of the City of Delano, 30 miles north of Bakersfield, and approximately 0.5 miles southwest of the developed portion of North Kern State Prison (“NKSP”). Delano II is located on a 480-acre site with an adjacent 196 acres of land that is used for wastewater effluent disposal. All of the building foundations are slab-on-grade construction. Exterior wall construction includes tilt-up concrete, masonry and steel frame and structure construction. Interior wall construction includes finished concrete, masonry and steel framed walls. Building roof systems include steel and concrete structures, insulated with single ply, steel panel or composition shingle membranes.

Delano II is a maximum security prison with a minimum support facility. Four semi-autonomous facilities (A, B, C, and D) each contain four prototypical 128-cell housing units. Additionally, there are two Administrative Segregation Housing Units containing 100 cells each. Space for support and programs appropriate to the custody level of the inmates assigned is provided in each facility. Perimeter towers are positioned along a double-fenced security perimeter and an electrified fence will be located between the double fences.

Prison-wide support services such as central administration, maintenance, warehouse, and visitor processing are located outside the secure perimeter. NKSP provides fire protection services. The reception center at Wasco State Prison provides laundry services. Onsite wells and an onsite wastewater treatment facility serve the water and wastewater needs of the prison. Delano II also provides various inmate work programs. The Department of Corrections and Rehabilitation has had beneficial use and occupancy of Delano II since September 2004.

### Funding Verification

**This project is within cost.** The Board previously issued its Lease Revenue Bonds (Department of Corrections) 2003 Series C (California State Prison – Kern County at Delano II) to finance and refinance a portion of the costs of the acquisition and construction of the California State Prison – Kern County at Delano II (the “2003 Bonds”). This transaction will refund all or a portion of the 2003 Bonds. These refunding bonds are to be issued pursuant to

the Board's adopted refunding policy of March 15, 2004. The current outstanding principal amount of the 2003 Bonds is \$328,260,000.

It is the Board's practice to proceed with refunding bonds which produce at least three percent net present value savings over the original financings. In some instances, this requirement is waived for a portion of the maturities within an issue if the balance of the maturities merit refinancing and it makes sense to refinance the entire issue. The 2012 Series C refunding bonds will meet these general criteria at the time of refinancing, or the State Treasurer will defer sale until market conditions are more favorable.

**Staff Recommendation:     Adopt the resolution.**

## CONSENT ITEMS

### CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
NEW SAN DIEGO CENTRAL COURTHOUSE  
SAN DIEGO COUNTY

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider recognizing a scope change**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Judicial Council of California  
New San Diego Central Courthouse  
San Diego County

Action Requested

**If approved, the requested action would recognize a scope change.**

Scope Description

**This project is within scope.** This project will construct a new 71-courtroom, 704,000 square foot (sf) facility in the City of San Diego, San Diego County. The project will consolidate court operations and provide secure parking for judicial officers and staff.

The Judicial Council has requested a scope change for the New San Diego Courthouse project to add the renovation of approximately 12,100 sf of court-exclusive space in the Hall of Justice (HOJ) facility. The HOJ facility is adjacent to the new courthouse location and will be used in conjunction with the new courthouse. Adding the renovation of the HOJ facility and incorporating certain design changes to the New San Diego Courthouse will allow the Judicial Council to realize savings to court operations and achieve program efficiencies. The scope change includes the following changes:

### New San Diego Courthouse

- **Jury Assembly and Jury Services** – Relocate jury assembly and jury services (8,700 sf in HOJ to 9,000 sf in new courthouse, an increase of 300 sf) from the first floor of the HOJ facility to the third floor of the new courthouse where the majority of jury trials will be held. Limiting juror movement between buildings will improve and streamline court operations.
- **Public/Children's Waiting Areas** – Decrease the public waiting area adjacent to the family and criminal courtrooms and children's play/waiting area by 1,100 sf to help offset the other proposed changes to this building and stay within the approved 704,000 sf building size. The decrease to these spaces is very minor and will not affect functionality.

### HOJ Facility

- **Conference Center and Public Affairs Department** – Replace part of the space vacated by the jury assembly and jury services in the HOJ facility with multi-purpose conference rooms and a portion of the Public Affairs department (5,600 sf in new courthouse to 6,400 sf in HOJ facility, an increase of 800 sf) originally included in the new courthouse.
- **Information Technology (IT) Space** – Replace part of the space vacated by the jury assembly and jury services in the HOJ facility with a portion of the IT space (2,300 sf) originally included in the new courthouse, thereby consolidating all IT staff and servers into one secure location.
- **Conference Rooms** – Relocate conference rooms (2,300 sf) currently located on the third floor of the HOJ to the first floor of the HOJ (in the space vacated by the jury assembly and jury services) consolidating all conference space into one area.
- **Public Circulation** – Reconfigure a small area (1,100 sf) of existing county-owned space on the fourth floor of the HOJ facility to create public circulation to the bridge connection between the New San Diego Courthouse and the HOJ facility. The renovation of this space is needed to accommodate the bridge connection to allow improved public circulation between facilities, while keeping both court and county spaces secure.

The Judicial Council estimates that it will take approximately one month to incorporate the above changes into the preliminary plans phase of this project.

On March 21, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its intent to recommend approval of the scope change and revised project costs no sooner than 20 days after the date of the notification. The 20-day period expired on April 10, 2012, without comment.

### Funding and Cost Verification

**This project is within cost.** A total of \$62,559,000 has been appropriated for acquisition, preliminary plans, and working drawings. The cost of the renovation is estimated at \$2,986,000 (\$285,000 for preliminary plans and \$2,701,000 for construction), which can be absorbed within the existing estimated preliminary plans and construction budgets, as described below.

Although the Judicial Council estimates that the proposed changes will increase costs by \$2,701,000, the Judicial Council estimates that overall construction costs for the New San Diego Courthouse project will decrease by a net of \$15,404,000. The working drawings request approved by the Legislature in the 2011 Budget Act included an estimate of \$580,037,000 for

the construction phase of this project. The Judicial Council approved a 4 percent reduction in the construction budgets of all SB 1407 projects to reflect the implementation of the Owner Controlled Insurance Program that will achieve a 2 percent reduction and a 2 percent reduction in construction costs related to value engineering. These reductions have reduced the estimated construction costs by \$18,105,000, which will be partially offset by the proposed scope change, for a revised construction budget of \$564,633,000.

\$ 642,596,000 total authorized project costs

\$ 627,192,000 total estimated project costs

\$ 30,192,000 project costs previously allocated: \$8,633,000 acquisition and \$21,559,000 preliminary plans

\$ 597,000,000 project costs to be allocated: \$32,367,000 working drawings and \$564,633,000 construction (\$501,811,000 contract, \$25,091,000 contingency, \$7,954,000 A&E, and \$29,777,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on December 15, 2010, and the 30-day statutes of limitation expired on January 14, 2011, without challenge.

### Project Schedule

Close escrow	December 2009
Approve preliminary plans	May 2012
Complete working drawings	August 2013
Start construction	June 2014
Complete construction	November 2016

**Staff Recommendation: Approve scope change.**

## CONSENT ITEMS

### CONSENT ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SANTA ROSA CRIMINAL COURTHOUSE (FLEET BUILDING/P20 SITES)  
SONOMA COUNTY**

AOC Facility Number 49-H1, DGS Parcel Number 10738

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (9)*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Judicial Council of California  
Administrative Office of the Courts  
New Santa Rosa Criminal Courthouse (Fleet Building/P20 Sites)  
Sonoma County

#### Action Requested

**If approved, the requested action would authorize acquisition for this project.**

#### Scope Description

**This project is within scope.** The requested action would authorize the acquisition of approximately 4.1 acres of land for the construction of a new 15-courtroom, 174,000 square foot facility in Sonoma County (County). These parcels will be combined with the Old Jail site parcel (2.5 acres) and is included as a separate item on this agenda. The additional property is comprised of two parcels: the Fleet Site (2.8 acres, acquisition of land) and the P20 Site (1.3 acres, acquisition of parking easement). These sites will provide surface parking and secure parking for judicial officers and staff. The subject parcels, owned by the County, are located on the County Administration Campus in northeast Santa Rosa and are presently improved with a fleet building and paved parking lots.

### Funding and Cost Verification

**This project is within cost.** A total of \$17,246,000 has been appropriated for acquisition and preliminary plans. This property can be acquired with the funds available and in accordance with legislative intent.

\$178,689,000	total authorized project costs
\$178,689,000	total estimated project costs
\$ 2,845,000	project costs previously allocated: acquisition
\$175,844,000	project costs to be allocated: \$6,229,000 acquisition, \$8,172,000 preliminary plans, \$11,682,000 working drawings, and \$149,761,000 construction (\$129,310,000 contract, \$6,465,000 contingency, \$3,710,000 A&E, and \$10,276,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2011, and the 30-day statutes of limitation expired on August 26, 2011, without challenge.

### Project Schedule

Close of escrow	July 2012
Approve preliminary plans	December 2012
Complete working drawings	December 2013
Start construction	March 2014
Complete construction	March 2016

### Condition of Property

In July 2011, the Department of General Services (DGS) staff visited the subject properties. The general terrain of the area is relatively flat.

In May 2011, a Phase I Environmental Site Assessment (ESA) was completed. There were two recognized environmental conditions: (1) a leaking Underground Storage Tank (leaking UST) case was open on the property, and (2) contaminated soil in the area where there had been in-ground vehicle hoists.

As a result of the findings of the Phase I ESA a Phase II ESA was completed. Soil borings were conducted at the Fleet parcel and determined that all metals concentrations were below acceptable levels. The soil sample analysis indicated residual impacts from the former waste oil UST; however, the impacts appeared to be limited in area and depth.

On January 26, 2012, the California North Coast Regional Water Quality Control Board (NCRWQCB) issued a No Further Action letter for the leaking UST on the Fleet parcel. As required by NCRWQCB site monitoring wells were destroyed and a soil management contingency plan approved that addressed the former hydraulic hoists within the garage building. No further investigation is required.

In absence of data availability whether the Fleet building included asbestos containing building materials, lead based paint and polychlorinated biphenyl, a survey was to be conducted to determine possible hazards associated with building modification or demolition. Prior to any structural changes, all appropriate local, state, and federal rules/regulations are to be followed with respect to the handling and disposal of these materials.

### Environmental Clean-Up

The Administrative Office of the Courts (AOC) has indicated that the clean-up of the Fleet parcel will occur, during the construction phase, as the County will remain in the building until June 2013. Based on the Phase I and II reports, as well as information provided by the AOC, the clean-up appears to be limited to a small area underneath the building. The estimated costs to perform the clean-up activities, per the AOC, on the Fleet parcel are \$44,000. The purchase price of the Fleet parcel will be reduced by this amount. At the October 13, 2011, Board meeting, the Board recommended that the purchase agreement contain sufficient protections to the state to address the environmental risks noted in the Condition of Property Statement. As part of the negotiations, the County will leave \$150,000 (three times the cost of clean-up) in escrow to cover any unforeseen environmental clean-up costs until after removal of the soil and the parking lot is completed. The County has agreed to indemnify, protect and hold harmless the state for any hazardous materials on the site.

### Other

- Following the state's acquisition of the site, the County of Sonoma will lease back the fleet building from the state through June 30, 2013.
- The County has agreed to take responsibility for any hazardous environmental conditions at the Fleet Site. The County has reduced the sales price of the Fleet parcel by \$44,000, the estimated cost to remove contaminated soil from the site, and has also agreed to leave \$150,000 in escrow for unforeseen environmental clean-up costs until after removal of the soil and the parking lot is completed. The County has agreed to indemnify, protect and hold harmless the state for any hazardous materials on the site.
- The fleet building parcel and facility operations parking lot site will be acquired in fee and the P20 parking lot will be acquired with an easement.
- Existing improvements on the site will be demolished by the AOC during the construction phase.
- The P20 Parking Easement Agreement includes: A reservation by the County for emergency ingress and egress over the driveway of the parcel, a Grant of License to the state to walk on, over, across and through County property that lies between the Fleet/P20 parcels and the future courthouse site, and a mutual right to relocate the parking easement area to another mutually-agreeable, comparable site.
- Utility Easement Agreements will be entered into upon the state's acquisition of the parcels granting the County access to the parcels to maintain County utilities. The AOC confirmed that these utility easement areas will not affect their use of the site.
- The Board approved site selection for this property at its October 13, 2011, meeting.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- There are no relocation or historic issues and no implied dedication associated with this project.

**Staff Recommendation: Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SANTA ROSA CRIMINAL COURTHOUSE (OLD JAIL SITE)  
SONOMA COUNTY

AOC Facility Number 49-H1; DGS Parcel Number 10622

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (9)*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Judicial Council of California  
Administrative Office of the Courts  
New Santa Rosa Criminal Courthouse (Old Jail Site)  
Sonoma County

#### Action Requested

**If approved, the requested action would authorize acquisition.**

#### Scope Description

**This project is within scope.** The requested action would authorize acquisition of approximately 2.5 acres at the Sonoma County Campus in the City of Santa Rosa. The proposed acquisition would provide for the construction of a new 15-courtroom, 173,500 square foot facility for use by the Superior Court of California for judicial, administrative, and related purposes. The project includes secure parking for judicial officers and staff and surface parking for visitors. This property, the future location of the new courthouse, is one of three sites to be acquired for this project. The other two parcels (4.1 total acres), Fleet site and P20 (leased site) are incorporated as a separate item in this agenda.

### Funding and Cost Verification

**This project is within cost.** A total of \$17,246,000 has been appropriated for acquisition and preliminary plans. This property can be acquired with the funds available and in accordance with legislative intent.

\$ 178,689,000	total authorized project costs
\$ 178,689,000	total estimated project costs
\$ 2,845,000	project costs previously allocated: acquisition
\$ 175,844,000	project costs to be allocated: \$6,229,000 acquisition, \$8,172,000 preliminary plans, \$11,682,000 working drawings, and \$149,761,000 construction (\$129,310,000 contract, \$6,465,000 contingency, \$3,710,000 A&E, and \$10,276,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2011, and the 30-day statutes of limitations expired on August 26, 2011, without challenge.

### Project Schedule

Close of escrow	July 2012
Approve preliminary plans	December 2012
Complete working drawings	December 2013
Start construction	March 2014
Complete construction	March 2016

### Condition of Property

In December 2009, Department of General Services staff conducted a site visit to proposed site. The proposed site included a three-storied jail building with an adjacent asphalt surfaced parking lot. A subsequent area visit in July 2011 revealed that the County had demolished and removed the jail building.

A Phase I Environmental Site Assessment (ESA) was prepared in January 2010 and did not identify on-site recognized environmental conditions (REC). However, one off-site REC and other potential issues of concern were identified in the report as follows:

- Former diesel and inactive leaking underground storage tank (leaking UST) case near the Emergency Operations Center:
  - In July 1996, a 6,000 gallon diesel leaking UST was removed from the site. In 1999, a soil and groundwater investigation was conducted. Total petroleum hydrocarbons diesel (TPHd) was detected in borings near the former leaking UST, about 75 feet north of the subject property. The Geo Tracker lists the status of the case as Open – Inactive as of March 2009. The Phase I ESA recommended further investigation based on the proximity of the detected concentration of diesel in groundwater. It is possible that diesel contamination has migrated under the subject property. The Phase II report noted that TPHd in soil and in groundwater samples was detected below the most conservative industry standard screening levels. Based on the Phase II ESAs no further investigations are warranted.
- Historic agricultural use of the subject property:
  - The subject property was developed for agricultural use between 1953 and about 1965. While not documented, application of pesticides and fertilizers can leave residuals in soils. The Phase I ESA recommended further investigation to determine

residuals' presence and, if any, their concentrations for proper handling and disposal of subsurface soils. The Phase II ESA noted that pesticides were not detected in soil samples from four locations throughout the proposed site and the metals analytical results for soil were below their respective residential screening levels, except for arsenic, which exceeded residential screening level, but the concentration was within the Environmental Protection Agency range. Based on the Phase II ESAs no further investigations are warranted.

- Based on the age of the old jailhouse, asbestos containing materials and lead-based paint may be present within the structure.
  - A Phase II ESA was prepared in July 2011 to report an environmental baseline prior to development of the property and to evaluate previously identified subsurface impacts. The Phase II ESA reported that the Old Jailhouse was demolished and debris removed after the Phase I ESA report was issued. Surface, near surface, subsurface, and groundwater samples were collected for TPHd to evaluate potential impacts from the inactive leaking UST case, for metals and pesticides to evaluate potential residual from the historical agricultural operations, and for lead and asbestos in the footprint of the former Old Jailhouse. Based on the Phase II ESAs no further investigations are warranted.

#### Other

- The Board authorized site selection for this property on February 16, 2010.
- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase shall not exceed the estimated market value as indicated in a DGS approved appraisal. In this case, the County has offered the property to the state at a below-market price. A portion of the acquisition consideration will include the state's grant to the County of two utility easements and a temporary well easement, which do not affect the use of the property.
- The utility easements will be located along the eastern and southern property boundaries. Under the temporary well easement, the County will maintain and operate the existing water well until notice from the state to vacate, which vacation and easement termination shall occur by, or before, June 30, 2013. The Property Acquisition Agreement provides the Administrative Office of the Courts (AOC) the right to cap or move the well if the County fails to perform. The County will reimburse the AOC for these costs, if needed. AOC staff confirmed that none of these easements will have adverse impact on the court facility design or construction process.
- There are no historic issues, implied dedication, or relocation assistance associated with this project.

**Staff Recommendation: Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SONORA COURTHOUSE (LAW AND JUSTICE CENTER SITE)  
TUOLUMNE COUNTY  
AOC Facility Number 55-D1, DGS Parcel Number 10704

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Judicial Council of California  
Administrative Office of the Courts  
New Sonora Courthouse (Law and Justice Center Site)  
Tuolumne County

#### Action Requested

**If approved, the requested action would authorize acquisition**

#### Scope Description

**This project is within scope.** The requested action would authorize acquisition for the construction of a new 5-courtroom, 67,000 square foot facility in Tuolumne County. The new courthouse is for use by the Superior Court of California for judicial, administrative, and related purposes, with secure parking for judicial officers and staff and surface parking for visitors. The proposed site is approximately 4 acres within a larger 48-acre parcel of undeveloped land.

#### Funding and Cost Verification

**This project is within cost.** A total of \$9,708,000 has been appropriated for acquisition, preliminary plans, and working drawings. This property can be acquired with the funds available and in accordance with legislative intent.

\$ 69,236,000 total authorized project costs  
 \$ 69,236,000 total estimated project costs  
 \$ 1,429,000 project costs previously allocated: acquisition  
 \$ 67,807,000 project costs to be allocated: \$823,000 acquisition, \$3,188,000 preliminary plans, \$4,268,000 working drawings, and \$59,528,000 construction (\$52,664,000 contract, \$2,633,000 contingency, \$1,046,000 A&E, and \$3,185,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 22, 2011, and the 35-day statutes of limitation expired on October 24, 2011, without challenge.

Project Schedule

Close of escrow	March 2012
Approve preliminary plans	August 2013
Complete working drawings	July 2014
Start construction	March 2015
Complete construction	October 2016

Condition of Property

In March 2012, the Department of General Services (DGS) staff conducted a site visit to the proposed site. The proposed site pastureland and contains a deep gully along the eastern portion of the site. Vegetation consists of oak trees, grasses, and forbs.

According to California Regional Water Quality Control Board Central Valley Region (CVRWQCB) reports, one 600-gallon leaded gasoline underground storage tank (UST) and one 10,000-gallon diesel UST were removed in 1986 from a neighboring property. The 600-gallon leaded gasoline (UST) was removed and remediated and the case was closed on February 4, 1993. The 10,000 gallon diesel UST was removed and remediated and a No Further Action Required letter, dated March 9, 2011, has been received. Currently there are three groundwater monitoring wells in the vicinity of these former underground storage tanks and the last groundwater monitoring event, conducted in June 2001, indicated that no fuel related (gasoline and diesel) constituents of concern were reported above laboratory detections limits in these wells.

A Phase I Environmental Site Assessment (ESA) for the proposed site was completed in May 2010. The Phase I ESA noted a recognized environmental condition:

- Low concentrations of TPHd impacted groundwater reported in a domestic well (DW-2), located approximately 250 feet upgradient of the site. Because DW-2 is the closest of five wells to the site, it may be an indicator of a diesel plume is migrating toward the site.

The Phase 1 ESA recommended that groundwater samples should be collected at the northeastern section of the site and analyzed for TPHd to confirm potential impacts to groundwater. Shallow soil samples should be collected in historical and current pastureland areas of the site and analyzed for pesticides and chlorinated insecticides.

A Phase II ESA was completed in July, 2011, and noted the following:

- Soil samples did not indicate any evidence of a release from historical onsite sources. All metals concentrations except arsenic were below residential screening levels. Arsenic concentrations were within the Environmental Protection Agency range. No pesticides were detected in the soil samples and the only herbicide detected was below the residential screening level.

- Benzene was detected in one of the three soil gas samples collected at a concentration that exceeds its residential and commercial screening levels. Based on the findings of this assessment, no on-site sources of Benzene were identified. Further, the elevated benzene soil vapor sampling results indicated presence of tracer compounds suggesting uncertainty of the sample. Therefore, the site may have been impacted by either the two off-site historical fuel releases, an unknown/undocumented local release on the property, or not impacted at all. It appears likely the suspect sample may indicate a false positive reading based on inadequate seal in the soil gas sampling methodology.

Based on the possible reasons for a detection of Benzene, the Phase II does not recommend additional sampling at this time, however, a soil management plan should be prepared before construction to protect onsite workers should volatile organic compounds (VOCs) during be detected during construction. In the event that VOCs are detected, then additional soil sampling should include analysis of both extractable and purgeable total petroleum hydrocarbon, VOCs and semi-volatile organic compounds. A soil management plan has been reviewed and approved by DGS.

#### Other

- An access road, including all improvements, was completed by Tuolumne County but has not been dedicated at this time. Concurrent with the state's acquisition of the property, the County will grant the state an access easement from Old Wards Ferry Road to the site until the road dedication takes place.
- At close of escrow, state will convey to the County a temporary construction easement that will allow the County to use a portion of the site as a construction staging area through February 28, 2015. This easement is needed so the County can begin building the new jail and law center site, which will be adjacent to the new courthouse.
- The Board approved site selection for this property at the May 13, 2011, meeting.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- There are no relocation, historic or implied dedication issues associated with this site.

**Staff Recommendation: Authorize acquisition.**

## CONSENT ITEM

### CONSENT ITEM—5

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
PASO ROBLES FOREST FIRE STATION: REPLACE FACILITY  
SAN LUIS OBISPO COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 3540-301-0660 (5),  
as reappropriated by the Budget Acts of 2008, 2009, and 2010*

**Consider recognizing a scope change**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—5

Department of Forestry and Fire Protection  
Paso Robles Forest Fire Station: Replace Facility  
San Luis Obispo County

Action Requested

**If approved, the requested action would recognize a scope change.**

Scope Description

**This project is not within scope.** The approved project scope includes a total of 9,101 square feet (sf), consisting of a 4,093 sf 16-bed barracks/messhall, a 1,999 sf 3-bay apparatus building, a 1,697 sf 2-bay apparatus building, a 512 sf administration building, a 400 sf breathing apparatus repair/refill building, a 400 sf generator/storage building, and associated site work.

The Department of Forestry and Fire Protection (CAL FIRE) has requested a scope change for this project to remove a total of 2,855 square feet sf associated with San Luis Obispo County's (County) share of the facility. This project was originally sized for the co-location of the state and county fire suppression crews; however, the County has since elected to withdraw from this project. Additionally, CAL FIRE is requesting to increase its space by 769 sf (12.3 percent) to meet updated code requirements (459 sf) and to retain common space previously allocated to the County (310 sf), for a net decrease of 2,086 sf (22.9 percent).

CAL FIRE has requested the following changes:

- Increase the size of the barracks building by a net of 9 sf to 4,102 sf, to reflect the removal of the two County beds (one 132 sf bedroom) and the additional space needed to address accessibility and code compliance requirements (141 sf).
- Remove the County's 2-bay apparatus building (1,697 sf).
- Remove the County's breathing apparatus repair/refill building (400 sf).
- Decrease the administration building by 192 sf to 320 sf, to remove the County's share of office space (102 sf) and remove excess state office space (90 sf).
- Increase the generator/storage building by 194 sf to 594 sf to address code requirements.

On February 28, 2012, Finance notified the chairs of the Joint Legislative Budget Committee of the intent to recommend approval of this scope change no sooner than 20 days after the notification. The 20-day waiting period has expired, without adverse comments.

### Funding and Cost Verification

**This project is within cost.** A total of \$8,115,000 (lease-revenue bonds) has been appropriated for preliminary plans (\$567,000), working drawings (\$491,000), and construction (\$7,057,000), including County reimbursements of \$2,302,000, for net state funding of \$5,813,000. Although the proposed changes will reduce the total estimated project costs by \$1,646,800 (20.3 percent), the state's share of the project will increase by approximately \$656,000, for a revised state project cost of \$6,468,200 (\$452,000 for preliminary plans, \$391,000 for working drawings, and \$5,625,000 for construction). The cost savings associated with the removal of the County's space is proportionally less than the County's original share of the total project cost (\$2,302,000) for the following reasons:

- The County funding included its share of site work costs (approximately \$564,000). Because these site costs are for the most part fixed costs, the proposed reduction in facility size is not expected to reduce site work costs.
- Increased soft costs and construction contingency of approximately \$193,000 are mainly driven by the state's increased share of the site work.
- The additional 769 sf needed by Cal Fire has increased direct construction costs by approximately \$132,000, plus related project costs.
- The above changes have been partially offset by estimated savings associated with improvements in the construction market since the project was originally estimated.

\$	8,115,000	total authorized project costs
\$	6,468,000	total estimated project costs
\$	452,000	total project costs previously allocated: preliminary plans
\$	6,016,000	project costs to be allocated: \$391,000 working drawings, and \$5,625,000 construction (\$4,532,000 contract, \$227,000 contingency, \$525,000 A&E, \$311,000 other project costs, and \$30,000 agency retained)
\$	1,647,000	estimated savings: \$115,000 preliminary plans, \$100,000 working drawings, and \$1,432,000 construction (\$1,154,000 contract, \$5,000 contingency, \$134,000 A&E, \$79,000 other project costs, and \$8,000 agency retained)

### CEQA

The Notice of Determination was filed with the state clearinghouse on November 15, 2008, and the statutes of limitation expired on December 15, 2008, without comment.

Real Estate Due Diligence

Due diligence will be completed during the working drawings phase.

Project Schedule

Approve preliminary plans	March 2012
Complete working drawings	December 2012
Start construction	March 2013
Complete construction	August 2014

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEN'S COLONY  
LEVEL II FENCE IMPROVEMENTS, WEST FACILITY  
SAN LUIS OBISPO COUNTY

*Authority: Chapter 712, Statutes of 2010, Item 5225-301-0747 (2)*

#### Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor
- c) a reversion of project savings \$260,000

## CONSENT ITEM

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
California Men's Colony  
Level II Fence Improvements, West Facility  
San Luis Obispo County

#### Action Requested

**If approved, the requested action would approve preliminary plans, the use of Inmate/Ward Labor, and a reversion of project savings.**

#### Scope Description

**This project is within scope.** This project will provide upgrades to the existing Level II perimeter fence at California Men's Colony, West Facility. Specifically, the project will add approximately 1,000 lineal feet of 12-foot fencing, with gates. The upgrades will also redirect the inmate, visitor, and staff pedestrian route currently between the existing perimeter fences to a new pedestrian walkway. This change is needed to improve views of this walkway from nearby guard towers.

Funding and Cost Verification

**This project is within cost.** Chapter 712, Statutes of 2010, Item 5225-301-0747(2), appropriated \$682,000 from the 1988 Prison Construction Fund for the design and construction of this project. A new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$422,000, which is a decrease of \$260,000.

\$ 682,000	total authorized project costs
\$ 422,000	total estimated project costs
\$ 682,000	project costs previously allocated: \$682,000 construction (\$477,000 contract, \$33,000 contingency, \$102,000 other project costs, and \$70,000 agency retained items)
\$ 260,000	project cost decrease: increase of \$9,000 preliminary plans and decrease of \$269,000 construction (\$184,000 contract, \$6,000 contingency, \$34,000 other project costs, and \$45,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 22, 2010, and the 35-day statutes of limitation expired on January 27, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on May 4, 2011, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2012
Complete working drawings	April 2012
Start construction	May 2012
Complete construction	September 2012

**Staff Recommendation: Approve preliminary plans, the use of Inmate/Ward Labor, and a reversion of project savings.**

## CONSENT ITEM

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
SOLANO COUNTY

*Authority: Sections 15819.40 (c) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider recognizing revised project costs**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
California Medical Facility  
Enhanced Outpatient Program Treatment and Office Space  
Solano County

#### Action Requested

**If approved, the requested action would recognize revised project costs for a decrease of \$436,000.**

#### Scope Description

**This project is within scope.** This project will design and construct a new three-story building, approximately 44,000 square feet. This building will accommodate administration, treatment, and custody services required to support treatment for the Enhanced Outpatient Program inmate-patients housed at California Medical Facility. The new building will be constructed on a three-foot concrete mat slab foundation with a partial basement. The exterior walls will be pre-cast insulated concrete panels with cast-in-place floors and roof deck. The building is located inside the secure perimeter, adjacent to existing housing, bound on three sides by existing wings and the existing three-story main corridor. Entry to the new building will be from each of the three levels in the existing main corridor. The new building will be connected to the existing main corridor, but will be a structurally separate, stand-alone building. The building is designed to be sustainable with the goal of achieving a LEED Silver rating from the United States Green Building Council.

## Funding and Cost Verification

**This project is not within cost.** On May 8, 2009, the Board took an action allocating \$45,770,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate completed in association with completion of preliminary plans identified an \$11,886,000 decrease in project costs. Consequently, on July 12, 2010, the Board took an action recognizing this decrease and a revised total authorized project cost of \$33,884,000. Subsequent to this action a new project cost estimate was completed in association with award of the construction contract that identified an additional \$9,677,000 decrease in project costs. As a result, on April 8, 2011 the Board took an action recognizing this decrease and a revised total authorized project cost of \$24,207,000.

A new project cost estimate was completed reflecting cost increases in telecommunications, Enterprise Information Systems (EIS), and California Correctional Health Care Services (CCHCS) network costs. Many of these changes are resulting from project elements inadvertently excluded during the design phase of the project. Specifically, the number of voice and data drops was underestimated and necessary cabling costs were not included. The final building design also required additional Local Area Network equipment to support the computer network and an upgraded telephone exchange system. As a result, projected telecommunications, EIS, and CCHCS network costs increased by \$342,000; \$135,000; and \$50,000, respectively, increasing the total estimated project cost by \$527,000. The California Department of Corrections and Rehabilitation (CDCR) is reviewing its procedures to determine how this oversight can be prevented on future projects.

Additionally, unit cost increases for several items and the addition of equipment missed on the previously approved group II equipment list have increased overall group II equipment costs by \$27,000. The previous equipment list combined both group I and group II equipment on one list with a total estimated cost of \$965,000. The revised list breaks group I and group II equipment out separately with a total estimated cost of \$992,000 (\$106,000 and \$886,000, respectively). CDCR is also reviewing its equipment estimating procedures in an effort to minimize similar occurrences on future projects.

Lastly, CDCR has identified a decrease of \$990,000 in estimated costs for the preliminary plans (\$527,000) and working drawings (\$463,000) phases. The reduction of \$990,000 reflects actual costs incurred to complete these phases. Total project cost changes resulting from this action would result in a net project cost decrease of \$436,000 and a revised the total authorized project cost of \$23,771,000.

\$ 24,207,000	total authorized project cost
\$ 23,771,000	total estimated project cost
\$ 24,207,000	project costs previously allocated: \$2,401,000 preliminary plans, \$2,058,000 working drawings, and \$19,748,000 construction (\$12,388,000 contract, \$619,000 contingency, \$1,964,000 A&E, \$2,495,000 other project costs, and \$2,282,000 agency retained items)
\$ 436,000	project cost decrease: \$527,000 preliminary plans, \$463,000 working drawings, and an increase of \$554,000 construction (agency retained items)

## CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 5, 2009, and the 35-day statutes of limitation expired on September 9, 2009, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on May 25, 2010, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	July 2010
Complete working drawings	December 2010
Start construction	March 2011
Complete construction	January 2013

**Staff Recommendation:**     **Recognize revised project costs.**

## CONSENT ITEM

### CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA STATE PRISON, SACRAMENTO  
PSYCHIATRIC SERVICES UNIT TREATMENT AND OFFICE SPACE  
SACRAMENTO COUNTY

*Authority: Sections 15819.40 (c) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider recognizing revised project costs**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation  
California State Prison, Sacramento  
Psychiatric Services Unit Treatment and Office Space  
Sacramento County

#### Action Requested

**If approved, the requested action would recognize revised project costs for an increase of \$251,000.**

#### Scope Description

**This project is within scope.** This project includes a new approximately 22,158 square foot, single story building adjacent to existing housing. This building will include two distinct sections separated by a hardened interior wall. One section will be the inmate-patient treatment area and the second section will be a staff only area that provides appropriate office and administrative space for program staff and clinicians. This new mental health building will not include any new housing, but will provide adequate treatment and office space to support the Psychiatric Services Unit inmates that will be placed in the existing adjacent housing unit once this project is completed. This project also includes 11 Small Management Yards necessary to provide out of cell exercise time for these inmates.

The inmate-patient treatment portion of the building will contain one-on-one non-contact treatment rooms, group treatment rooms, a recreation therapy room, a classroom, an interdisciplinary treatment team room, a charting area, an inmate-patient waiting area, a custody officer station, inmate and staff restrooms, and a storage room. The staff only portion of the building will provide private offices, semi-private work stations, a conference room, a file room, a lockable copy/mail room, a staff break room, restrooms, a janitor's closet, a telecommunications/data room, an electrical room, and a mechanical room. This project also includes paving and fencing for access and security for operation of the building, as well as approximately 50 new parking spaces outside the institution's secure perimeter to handle increased staffing.

Funding and Cost Verification

**This project is not within cost.** On February 16, 2010, the Board took an action allocating \$18,145,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. Subsequently, on April 8, 2011, the Board took an action approving preliminary plans for this project and recognizing revised total authorized project cost of \$19,337,000. A new project cost estimate made at design completion identified a \$4,832,000 decrease in project costs. Consequently, on September 9, 2011, the Board took an action recognizing this decrease and a revised total authorized project cost of \$14,505,000. On February 10, 2012, the Board approved a scope change to include the construction of 11 SMYs in the project, thus resulting in \$680,000 of additional costs and a revised total estimated project cost of \$15,185,000.

The Department of Corrections and Rehabilitation (CDCR) is now requesting an additional \$251,000 for Architectural & Engineering (A&E) construction support services. Projects being constructed by the IWL program typically use in-house A&E staff for construction support to provide responses to requests for information from IWL field construction staff and to review procurement specifications and submittals. However, the CDCR currently has a high vacancy rate for in-house A/E construction support staff. Because of these limited in-house resources CDCR is currently unable to provide adequate A&E construction support and contract A&E construction support services are necessary to complete this project. The estimated cost to transfer construction support to the consultant architect of record (\$168,000) and provide increased program management services to manage these consultant services (\$83,000) is \$251,000. This action will recognize this increase and a revised total authorized project cost of \$15,436,000, as detailed below.

\$ 15,185,000	total authorized project costs
\$ 15,436,000	total estimated project costs
\$ 15,185,000	project costs previously allocated: \$1,153,000 preliminary plans, \$961,000 working drawings, and \$13,071,000 construction (\$10,124,000 contract, \$506,000 contingency, \$160,000 A&E, \$504,000 other project costs, and \$1,777,000 agency retained items)
\$ 251,000	project cost increase: construction (\$168,000 A&E and \$83,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 16, 2010, and the 30-day statutes of limitation expired on December 16, 2010, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 6, 2011, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2011
Complete working drawings	September 2011
Start construction	September 2011
Complete construction	March 2013

**Staff Recommendation:     Recognize revised project costs.**

## CONSENT ITEM

### CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
WOMEN'S JAIL AND HEALTH CARE/PROGRAM BUILDING  
JAIL PROJECT  
SAN LUIS OBISPO COUNTY

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider establishing scope, cost, and schedule**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation  
Women's Jail and Health Care/Program Building  
Jail Project  
San Luis Obispo County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

The project includes approximately 46,000 square feet (sf) to house and provide treatment and program space for approximately 198 women inmates on approximately 1.5 acres of the greater 7± acres of county owned land on which the county's existing jail facility is located. The project includes two buildings constructed primarily using steel, with interior high traffic areas utilizing concrete masonry unit (CMU) and concrete for long-term durability. It will house post-arraignment, pre-sentenced, and convicted female inmates. One building will house inmates, and a second health care/program building will provide space to provide medical, dental, and mental health services, as well as other programs, to support those inmates.

The housing building will be an approximately 38,000 sf two-story structure on vacant land adjacent to the existing jail. This building will include two housing units constructed to support direct supervision of inmates. One housing unit will have approximately 96 dormitory beds in 12 rooms. The other housing unit will house approximately 96 inmates in 48 cells. In addition,

the housing building will also include six special use isolation cells for medical or disciplinary reasons and two safety cells for temporary isolation of inmates who display destructive behavior. Each housing unit will include staff control areas, dayrooms, an exercise yard, a video visitation room, an interview room, a multi-purpose room to support rehabilitative and training programs, a vocational programs room, a janitor's closet, and storage space.

The health care/program building will be approximately 8,000 sf and will provide exam rooms to support medical treatment, a dental operatory, rooms to provide mental health services and confidential mental health interviews, and rooms to support rehabilitative programming. In addition, the building will include pharmacy/medication distribution space, staff office space, separate inmate and staff restrooms, janitorial closets, and storage space. The health care/program building will be built on the site of the existing women's jail facility, which will be demolished as part of the project.

The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; electronic security; and fire protection systems.

Several functions necessary for the operation of the new facilities will be accommodated in the existing jail facility, including intake/booking, receiving areas and other processing areas, as well as a central kitchen that prepares food for all inmates housed in the jail. The hard exterior of each building, composed of CMU, concrete and steel, will provide the secure perimeter. In addition, there will be a six-foot chain link fence surrounding the entire facility to provide grounds security.

#### Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities. Award of this funding to individual counties is administered through the Corrections Standards Authority (CSA). CSA has conditionally awarded \$25,125,630 from this appropriation to San Luis Obispo County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$25,125,630 of the \$750,000,000 appropriated in Section 15820.903 of the Government Code to complete construction for this project.

\$ 38,018,000 total estimated project costs

\$ 25,126,000 state funds to be allocated: construction (\$25,126,000 contract)

\$ 12,892,000 local funds previously allocated: \$75,000 acquisition/study, \$816,000 preliminary plans, \$797,000 working drawings, and \$11,204,000 construction (\$4,951,000 contract, \$3,008,000 contingency, \$622,000 A&E, and \$2,623,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on December 10, 2007, and the 30-day statutes of limitation expired on January 9, 2008, without challenge.

#### Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	May 2012
Complete working drawings	August 2012
Start construction	December 2012
Complete construction	June 2015

**Staff Recommendation:**     **Establish project scope, cost, and schedule.**

## CONSENT ITEM

### CONSENT ITEM—10

UNIVERSITY OF CALIFORNIA (6440)  
SANTA BARBARA CAMPUS  
DAVIDSON LIBRARY ADDITION AND RENEWAL  
SANTA BARBARA COUNTY

*Authority: Chapters 47 and 48, Statutes of 2006, Item 6440-301-6048 (12), as reappropriated by the Budget Act of 2009  
Chapters 171 and 172, Statutes of 2007, Item 6440-301-6048 (13), as reappropriated by the Budget Acts of 2008 and 2009  
Chapter 712, Statutes of 2010, Item 6440-301-0660 (3), as reappropriated by the Budget Act of 2011*

Consider approving:

- a) a scope change
- b) an augmentation

**\$5,162,000**  
**(7.2 percent total project)**  
**(7.2 percent cumulative)**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—10

University of California  
Santa Barbara Campus  
Davidson Library Addition and Renewal  
Santa Barbara County

#### Action Requested

**If approved, the requested action would approve a scope change and an augmentation.**

#### Scope Description

**This project is not within scope.** The Davidson Library Addition and Renewal project as authorized would expand and update the existing campus library located at the heart of the UC Santa Barbara campus. A three-story addition, linked by connectors to the north of the existing

building, would provide 44,646 assignable square feet (asf) for 24-hour access, information areas, instruction and group study areas, seminar and reading rooms, special collections, and staff offices and workspaces. The project also will complete renovations and seismic upgrades to 114,679 asf in the existing facility's two-story north wing. The improvements include the creation of a new entry and building pass-through; reconfigured floor layouts to provide additional seating capacity and space efficiencies; the replacement of mechanical, electrical and plumbing infrastructure; and the addition of new exterior shear walls and recladding of the north wing as part of the seismic retrofit. New fire sprinkler and alarm systems would be installed throughout the entire library complex in accordance with the latest life-safety code requirements. The scope of work did not trigger the requirement for structural analysis of the eight and four story portions of the library complex.

Subsequent to the approval of preliminary plans, the 2010 Budget Act authorized funding for working drawings (renewal portion) and construction to be provided through the sale of State lease revenue bonds. During due diligence process, the campus elected to contract for an additional structural engineering analysis (in June 2011) for a more detailed study of the eight-story structure. Although initial study data did not appear to impact the seismic rating, detailed computer modeling and a reassessment of site conditions (which were not indicated in the as-built drawings) supported a conclusion that that seismic rating of the eight-story structure be downgraded to "Poor." The structural analysis revealed that the north and south facades of the building did not provide sufficient shear strength for east-west seismic directionality and could result in structural failure.

In response to the structural problem, the campus and design team developed an efficient, least-cost, minimally invasive approach to correct the seismic deficiencies. The proposed solution entails the removal of pre-cast panels from 4 bays of the north and south facades, installation of prefabricated steel X-brace components, and replacement of the precast panels. The solution will also include modest foundation work to strength the building base and support the added structural rigidity. Detailed analyses of construction impacts associated with the proposed approach indicate the triggering of only minor life-safety and Americans with Disabilities Act code compliance issues. These design modifications would be finalized in concert with the completion of working drawings in progress for the existing scope. The seismic corrections are accounted for within tower's gross square footage calculation, and there is no change to the total asf of the project.

Without this scope change, the facility will lack the structural integrity necessary to ensure the safety of its occupants and to guarantee that, should lease revenue bonds be sold by the Board, the investment of the Board and of future bond holders would be protected. The fundamental function and intent of the library project remains consistent with the original program as approved. A 20-day Legislative notification letter was provided on March 6, 2012, and the 20-day review period has expired without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** As approved, the current cost of the project is \$71,078,000. The cost for the proposed scope modification is \$5,162,000, which would increase the project budget to \$76,240,000. If the modification of scope is approved by the Board, the campus intends subsequently to seek an augmentation of State funds. In the event that State funding is not available, the campus will seek external financing to address costs in excess of the approved budget.

As Authorized:

- \$ 70,003,000 total authorized project costs
- \$ 71,078,000 total estimated project costs
- \$ 3,505,000 project costs previously allocated: \$1,250,000 preliminary plans (State), and \$2,255,000 working drawings (State)
- \$ 67,573,000 project costs to be allocated: \$66,498,000 construction (State lease revenue bonds) (\$57,963,000 contracts, \$3,420,000 contingency, \$5,115,000 project administration), and \$1,075,000 equipment (future allocation)

As Amended:

- \$ 70,003,000 total authorized project costs
- \$ 76,240,000 total estimated project costs
- \$ 3,505,000 project costs previously allocated: \$1,250,000 preliminary plans (State), and \$2,255,000 working drawings (State)
- \$ 67,573,000 project costs from State funds to be allocated: \$66,498,000 construction (\$57,963,000 contracts, \$3,420,000 contingency, \$5,115,000 project administration), and \$1,075,000 equipment (future allocation)
- \$ 5,162,000 additional project costs from State or non-State funds to be allocated: \$103,000 preliminary plans, \$155,000 working drawings, and \$4,904,000 construction (\$4,102,000 contracts, \$287,000 contingency, and \$515,000 project administration)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 20, 2009, and the 30-day statutes of limitation expired on April 19, 2009, without challenge.

Real Estate Due Diligence

A Title Evaluation Report dated June 6, 2011 and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	June 2012
Start construction	September 2012
Complete construction	March 2015

**Staff Recommendation: Approve scope change and augmentation.**

## CONSENT ITEM

### CONSENT ITEM—11

UNIVERSITY OF CALIFORNIA (6440)  
RIVERSIDE CAMPUS  
ENVIRONMENTAL HEALTH AND SAFETY EXPANSION  
RIVERSIDE COUNTY

*Authority: Chapter 38, Statutes of 2005, Item 6440-301-6041 (5), as reappropriated by the Budget Acts of 2006, 2007, and 2009  
Chapters 268 and 269, Statutes of 2008, Item 6440-301-0660 (4)*

**Consider approving preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—11

University of California  
Riverside Campus  
Environmental Health and Safety Expansion  
Riverside County

#### Action Requested

**If approved, the requested action would approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The project will provide 17,838 assignable square feet of new construction to accommodate the environmental health and safety expansion project (Project). The Project will provide administrative offices and support space, a safety training/learning center, wet laboratories, building support space, and facilities for the receipt, handling and disposal of hazardous waste materials. The outdoor service yard will accommodate cargo containers, an emergency response trailer, portable storage containers, and vehicle parking.

#### Funding and Project Cost Verification

**This project is within cost.**

- \$ 17,019,000 total authorized project costs
- \$ 18,474,000 total estimated project costs
- \$ 400,000 project costs from state funds previously allocated: \$400,000 preliminary plans
- \$ 16,619,000 project costs from State funds to be allocated: \$635,000 working drawings and \$15,984,000 construction (\$14,168,000 contracts, \$709,000 contingency, and \$1,107,000 project administration)
- \$ 1,082,000 project costs from non-state funds to be allocated: \$215,000 working drawings and \$867,000 construction (\$769,000 contracts, \$38,000 contingency, and \$60,000 project administration)
- \$ 373,000 future funding request: \$373,000 equipment (state)

CEQA

The University has completed its environmental analysis through the preparation of an Environmental Impact Report. The public comment period has closed and final certification is anticipated in late February. A Notice of Determination was filed with the State Clearinghouse on or about February 17, 2012 and the 30-day statutes of limitation expired on or about March 17, 2012, without challenge.

Real Estate Due Diligence

A Title Evaluation Report was completed on March 5, 2012, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	March 2012
Complete working drawings	October 2012
Start construction	January 2013
Complete construction	May 2014

**Staff Recommendation:**                      **Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM—12

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
YERMO AGRICULTURE INSPECTION STATION - RELOCATION  
SAN BERNARDINO COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 8570-301-0660, as reappropriated by the Budget Acts of 2010 and 2011*

**Consider approving preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—12

Department of Food and Agriculture  
Yermo Agriculture Inspection Station - Relocation  
San Bernardino County

Action Requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project will construct a new Border Protection Station (BPS) in conjunction with a new California Highway Patrol Inspection Facility to be located on Interstate 15 just west of the California/Nevada border, near Mountain Pass in San Bernardino County. The new BPS will consist of a 2,855 square foot (sf) office building, a 1,000 sf storage/containment building, eight 240 sf inspection booths and their associated overhead structure (12,560 sf), eight inspection lanes, as well as vehicle parking, site work, and demolition and removal of the old facility. The new facility will provide inspection for all vehicles traveling west on Interstate 15.

This project, as legislatively authorized, consisted of a total of 16,180 sf, while the completed preliminary plans reflect a total of 16,655 sf, a difference of 475 sf (2.9 percent). The increase in spaces was needed to address American Disability Act deficiencies, such as the addition of a unisex restroom, and associated circulation space. The changes indicated by the preliminary plans are minor and do not significantly alter the project's scope.

Funding and Cost Verification

**This project is within cost.** The 2009 Budget Act provided a total of \$47,483,000 for the acquisition, preliminary plan, working drawing, and construction phases of this project. The project is within budget as currently designed.

- \$ 47,483,000 total authorized project costs
- \$ 47,483,000 total estimated project costs
- \$ 47,483,000 projects costs to be allocated: \$463,000 acquisition, \$25,000 preliminary plans, \$1,070,000 working drawings, and \$45,925,000 construction (\$41,332,000 contract, \$2,067,000 contingency, \$1,745,000 A&E, \$505,000 agency-retained, and \$276,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 30, 2010, and the 30-day statutes of limitation expired on October 30, 2010, without challenge.

Real Estate Due Diligence

Due diligence will be completed during the working drawings phase.

Project Schedule

Approve preliminary plans	April 2012
Complete working drawings	June 2012
Start construction	December 2012
Complete construction	June 2014

**Staff Recommendation: Approve preliminary plans.**

## CLOSED SESSION

### CLOSED SESSION ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW REDDING COURTHOUSE (Marcella C. Thompson Property)  
SHASTA COUNTY

AOC Facility Number 45-E1, DGS Parcel Number 10642

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by  
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (8)*

Enter into closed session to discuss the settlement offer of the Marcella C. Thompson property (Thompson Property) for the New Redding Courthouse, Shasta County. The Thompson Property is a necessary parcel for the courthouse site. The Board approved the other 10 parcels at its July 8, 2011 meeting. The Thompson Parcel is currently involved in an eminent domain case with the City of Redding. The case is currently on-going and a settlement offer has been proposed. Per Government Code Section 11126, the Board will enter into a closed session to discuss the settlement offer.

## CLOSED SESSION

### STAFF ANALYSIS ITEM—1

Judicial Council of California  
Administrative Office of the Courts  
New Redding Courthouse (Marcella C. Thompson Property)  
Shasta County

# Item Pulled

## OTHER BUSINESS

### **OTHER BUSINESS—ITEM 1**

1. Adopt a Resolution to rescind the appointment of Chris Lief as Assistant Administrative Secretary to the State Public Works Board.
2. Adopt a Resolution to appoint Stephen Benson as Assistant Administrative Secretary to the State Public Works Board.

A single vote to approve Other Business Item #1 will approve both Resolutions.

## REPORTABLES

**To be presented at the Board meeting.**