



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Tuesday, September 11, 2012**

The **STATE PUBLIC WORKS BOARD** will meet on
**Tuesday, September 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

Tuesday

September 11, 2012

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I.	Roll Call		
II.	Approval of minutes from the August 10, 2012 meeting		
III.	Bond Items	Page	3
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V.	Other Business	Page	27
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BOND ITEM

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MULE CREEK STATE PRISON AND RICHARD J. DONOVAN CORRECTIONAL FACILITY
THREE LEVEL II DORM FACILITIES
AMADOR AND SAN DIEGO COUNTIES**

Authority: Section 14 of Chapter 42, Statutes of 2012

Adopt a resolution to:

- a) authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- b) authorize the sale of lease revenue bonds.
- c) approve the form of and authorize the execution of a Project Delivery Agreement between the Department of Corrections and Rehabilitation and the Board.
- d) approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$810,000,000

BOND ITEM

STAFF ANALYSIS—1

Department of Corrections and Rehabilitation
Mule Creek State Prison and Richard J. Donovan Correctional Facility
Three Level II Dorm Facilities
Amador and San Diego Counties

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

Scope Description

This project is within scope. This project consists of the siting, design, and construction of three new level II dorm facilities. The California Department of Corrections and Rehabilitation (CDCR) has identified Mule Creek State Prison (MCSP) and Richard J. Donovan Correctional Facility (RJD) as the proposed sites for the new level II dorm facilities because these locations offer potential advantages in terms of future staff recruitment and retention, their proximity to other CDCR facilities, their suitable land availability, and their existing infrastructure capacity. The CDCR proposes to construct two new semi-autonomous level II dorm facilities adjacent to MCSP and a single new level II dorm facility adjacent to RJD. Each new level II dorm facility will provide flexible housing for inmate subpopulations such as inmates with disabilities, intermediate medical needs, or mental health treatment needs. Each facility will house approximately 800 inmates and provide all necessary support, program and health care facilities for those inmates.

The scope of work includes the construction of perimeter guard towers, an electrified perimeter fence, water/wastewater and storm drainage improvements, electrical, site grading, road/access improvements including parking, and utility connections from the new facilities to the existing infrastructure systems.

Site specific work for MCSP includes new potable water tanks to address back-up storage requirements, and relocation of a portion of the existing wastewater spray fields. At RJD the site specific work includes the relocation of an existing water transmission main. Additionally, CDCR will complete this project using design-build project delivery.

Funding and Cost Verification

This project is within cost. The total estimated project cost for this project is \$810,000,000. Chapter 42, Statutes of 2012 appropriated \$810,000,000 to finance the design, construction, and construction related costs necessary to complete this project.

\$810,000,000 total authorized project costs

\$810,000,000 total estimated project costs

\$810,000,000 project costs to be allocated (design-build): \$21,570,000 performance criteria and concept drawings, \$788,430,000 design construction, (\$605,328,000 contracts \$30,270,000 contingency \$21,489,000 A&E, \$78,207,000 other costs, \$53,136,000 agency retained).

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of performance criteria and concept drawings phase.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of performance criteria and concept drawings.

Project Schedule

Approve performance criteria and concept drawings	July 2013
Start construction	December 2013
Complete construction	March 2016

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MULE CREEK STATE PRISON AND RICHARD J. DONOVAN CORRECTIONAL FACILITY
THREE LEVEL II DORM FACILITIES
AMADOR AND SAN DIEGO COUNTIES

Authority: Section 14 of Chapter 42, Statutes of 2012

Consider authorizing site locations

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Mule Creek State Prison and Richard J. Donovan Correctional Facility
Three Level II Dorm Facilities
Amador and San Diego Counties

Action Requested

If approved, the requested action would authorize site locations.

Scope Description

The project is within scope. This project consists of the siting, design, and construction of three new level II dorm facilities. Section 14 of Chapter 42, Statutes of 2012 authorized California Department of Corrections and Rehabilitation (CDCR) to design and construct three Level II dorm facilities adjacent to one or more of seven select institutions. It also requires CDCR to notify the Board of proposed site locations and the Board is required to authorize the final siting of the facilities. CDCR has identified Mule Creek State Prison (MCSP) and Richard J. Donovan Correctional Facility (RJD) as the proposed sites for the new level II dorm facilities because these locations offer potential advantages in terms of future staff recruitment and retention, their proximity to other CDCR facilities, their suitable land availability, and their existing infrastructure capacity.

CDCR proposes to construct two new semi-autonomous level II dorm facilities adjacent to MCSP and a single new level II dorm facility adjacent to RJD. Each new level II dorm facility will provide flexible housing for inmate subpopulations such as inmates with disabilities, intermediate medical needs, or mental health treatment needs. Each facility will house approximately 800 inmates and provide all necessary support, program and health care facilities for those inmates.

The scope of work includes the construction of perimeter guard towers, an electrified perimeter fence, water/wastewater and storm drainage improvements, electrical, site grading, road/access improvements including parking, and utility connections from the new facilities to the existing infrastructure systems.

Site specific work for MCSP includes new potable water tanks to address back-up storage requirements, and relocation of a portion of the existing wastewater spray fields. At RJD the site specific work includes the relocation of an existing water transmission main. Additionally, CDCR will complete this project using design-build project delivery.

Funding and Cost Verification

This project is within cost. The total estimated project cost for this project is \$810,000,000. Chapter 42, Statutes of 2012 appropriated \$810,000,000 to finance the design, construction, and construction related costs necessary to complete this project.

\$810,000,000 total authorized project costs

\$810,000,000 total estimated project costs

\$810,000,000 project costs to be allocated (design-build): \$21,570,000 performance criteria and concept drawings, \$788,430,000 design construction, (\$605,328,000 contracts \$30,270,000 contingency \$21,489,000 A&E, \$78,207,000 other costs, \$53,136,000 agency retained).

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of performance criteria and concept drawings.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of performance criteria and concept drawings.

Project Schedule

Approve performance criteria and concept drawings	July 2013
Start construction	December 2013
Complete construction	March 2016

Staff Recommendation: Authorize site locations.

CONSENT ITEMS

CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTRAL CALIFORNIA WOMEN'S FACILITY
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE
MADERA COUNTY

Authority: Sections 15819.40 (b) and (c) and 15819.401 - 15819.404 of the Government Code

Consider recognizing:

- a) scope change
- b) revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Central California Women's Facility
Enhanced Outpatient Program Treatment and Office Space
Madera County

Action Requested

If approved, the requested action will recognize a scope change and revised project costs.

Scope Description

This project is not within scope. The Board established the scope, cost, and schedule of the Central California Women's Facility: Facility A General Population/Enhanced Outpatient Program Treatment and Office Space project on November 15, 2010. As established, this project would design and construct a new two-story stand alone building, approximately 18,100 square feet, located in the Facility A yard at the Central California Women's Facility (CCWF). This new mental health building would not include any new housing, but would provide adequate treatment and office space to support up to 124 General Population (GP) Enhanced Outpatient Program (EOP) inmates in existing housing units. In addition, this project would include new walkways and upgrades to existing walkways that would bring building paths into compliance with current disabled access regulations. Additional fencing would also be installed. The first floor would be a secure inmate-patient treatment space including interview rooms, group therapy rooms,

recreational therapy rooms, an inmate-patient waiting/holding area, an interdisciplinary treatment team room, a classroom/multipurpose room, a custody station, inmate and staff restrooms, and necessary support space. The second floor would contain administrative offices and support space and will be restricted to staff only.

The CDCR is currently requesting a scope change for this project in response to analysis completed in April 2012 regarding the impact of the 2011 criminal justice realignment on the female mental health population. Based on new EOP population estimates, CDCR is proposing to adjust the project's scope to provide adequate treatment and office space to support approximately 54 GP EOP and 10 Administrative Segregation Unit EOP inmate-patients in existing housing units. This request is consistent with the Blueprint document CDCR released in April 2012.

The revised scope will design and construct a new single-story stand alone building, approximately 7,100 square feet, to be sited at the same location on the Facility A yard at CCWF. The new mental health building will not include any new housing. The building will include group therapy rooms, an interview room, an inmate-patient waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. One of the group therapy rooms will also be used as an interdisciplinary treatment team room. This project also includes the installation of separation yard fencing to control inmate movement at the building, an approximately 750-square-foot group yard, and two new small management yards. In addition, the project still includes new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled access regulations.

On August 21, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. On November 15, 2010, the Board took an action allocating \$17,743,000 of the \$1,046,579,000 lease revenue bond financing 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. This action would recognize a new project cost estimate prepared in association with the revised project scope. Based on this new estimate, the total estimated project cost is \$10,475,000, which is a decrease of \$7,268,000.

\$17,743,000 total authorized project cost

\$10,475,000 total estimated project cost

\$17,743,000 project costs previously allocated: \$1,007,000 preliminary plans, \$972,000 working drawings, \$15,764,000 construction (\$12,009,000 contract, \$600,000 contingency, \$929,000 A&E, \$925,000 other project costs, and \$1,301,000 agency retained items)

\$7,268,000 project cost decrease: an increase of \$310,000 preliminary plans and \$360,000 construction (other project costs) and a decrease of \$67,000 working drawings and \$7,871,000 construction (\$7,035,000 contract, \$351,000 contingency, \$232,000 A&E, and \$253,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010 and the 35-day statutes of limitations expired on November 24, 2010, 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	March 2013
Complete working drawings	September 2013
Start construction	December 2013
Complete construction	March 2015

Staff Recommendation: **Recognize a scope change and revised project costs.**

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SOLANO COUNTY

Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
California Medical Facility
Health Care Facility Improvement Project
Solano County

Action Requested

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

Scope Description

The Health Care Facility Improvement Program project at California Medical Facility (CMF) will support CMF's operation as an Intermediate institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CMF is to remedy deficiencies in medication distribution, primary care clinics, specialty care, medical records, pharmacy, and health care administration.

CMF is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses. CMF is a medium security medical facility housing General Population and Administrative Segregation Unit inmate-patients, including elderly inmate-patients, terminally ill inmate-patients, inmate-patients identified with Acquired Immune Deficiency Syndrome, and inmate-patients with psychiatric disorders.

This project includes the construction of a Central Health Services (CHS) Specialty Clinic, a Stand-by Emergency Room, a Dialysis Unit, a Medication Distribution Building, and renovation to the B-wing, X-wing, and Unit IV, as well as utility improvements. The new CHS will provide specialty medical assessment, evaluation, and treatment. The new Stand-by Emergency Room is located to efficiently receive, release, and transport emergency cases while improving the emergency treatment area with an additional treatment bay and observation room. The new Dialysis Unit will provide dialysis treatment in an appropriate setting with space for water treatment and equipment maintenance. A new stand-alone Medication Distribution Building will be constructed to serve inmate-patients at C and D dorms. Renovations at B-wing will provide triage/exam space, nurse sick call, lab and pharmacy space, and radiology. Renovations at X-wing will consolidate medical records space. Renovations at Unit IV, containing U- and V-wings, will provide two additional medical distribution rooms, one per wing.

Funding and Cost Verification

This action would allocate \$28,100,000 of the \$1,046,579,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$28,100,000 total estimated project costs

\$28,100,000 project costs to be allocated: \$1,421,000 preliminary plans, \$1,646,000 working drawings, \$25,033,000 construction (\$19,076,000 contract, \$1,145,000 contingency, \$954,000 A&E, \$1,481,000 other project costs, and \$2,377,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

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	September 2013
Complete working drawings	March 2014
Start construction	July 2014
Complete construction	January 2016

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

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, SOLANO
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SOLANO COUNTY

Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
California State Prison, Solano
Health Care Facility Improvement Project
Solano County

Action Requested

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

Scope Description

The Health Care Facility Improvement Program project at California State Prison, Solano (SOL) will support SOL's operation as an Intermediate institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at SOL is to remedy deficiencies in primary care clinics, specialty care, medical records, pharmacy, medication distribution, and disabled accessibility.

SOL is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses. SOL is a medium security facility housing General Population and Administrative Segregation Unit Inmates.

This project includes the construction of a Complex Facility Clinic, renovations to Central Health Services (CHS) and Receiving and Release (R&R), construction of new Medication Distribution Rooms, and disabled accessibility improvements to housing units and Path-of-Travel accessibility. The new Complex Facility Clinic will provide for sick call, medical assessment and evaluation, and medical treatment. The CHS renovation will provide improved space for emergency services, radiology services, pharmacy, laboratory, and medical records space. The R&R renovation will provide initial inmate health screening when entering and leaving the facility. The new Medication Distribution Rooms will provide appropriate pill distribution and security. The disabled accessibility improvements to the housing units and Paths-of-Travel Accessibility will allow SOL to be designated as a Disability Placement Program institution.

Funding and Cost Verification

This action would allocate \$34,034,000 of the \$1,046,579,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$34,034,000 total estimated project costs

\$34,034,000 project costs to be allocated: \$1,712,000 preliminary plans, \$2,102,000 working drawings, \$30,220,000 construction (\$23,439,000 contract, \$1,406,000 contingency, \$1,172,000 A&E, \$1,940,000 other project costs, and \$2,263,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

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	September 2013
Complete working drawings	March 2014
Start construction	July 2014
Complete construction	March 2016

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

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STANISLAUS COUNTY PUBLIC SAFETY CENTER
JAIL PROJECT
STANISLAUS COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Stanislaus County Public Safety Center
Jail Project
Stanislaus County

Action Requested

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

Scope Description

This project will design and construct approximately 149,000 square feet (sf) of housing, treatment, and program space on approximately 9 acres of the greater 127± acres of county owned land on which the county's existing public safety center is located. The project includes two new buildings constructed primarily of steel and concrete for security and long-term durability. One building will be a jail expansion, approximately 135,000 sf, that includes two maximum security adult detention housing units, one medical/mental health housing unit, a health services unit, a security administration (control) center, and all necessary circulation and common space. The second building will be a day reporting center, approximately 14,000 sf. Both of these buildings will be dependent on the existing, adjacent facilities for several core operational components, including, kitchen and laundry services; offender intake, release, and transportation; and staff support space.

The two maximum security housing units will each provide approximately 192 beds and the medical/mental health housing unit will provide approximately 72 beds, for a total of approximately 456 beds. Each of the three housing units will include secure sally port entry, a unit security control room, video visitation cubicles, showers, secure dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for adult education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs to help reduce recidivism and assist with rehabilitation.

The health services unit will include health care staff office space, secure records space, holding cells, dental services space, an equipment room and workstation, a pharmacy, a conference room, a laboratory, exam rooms, sheltered housing space, an anteroom, and officer and nurse workstations. The security administration (control) center will include central control, sally port entry, armory and key control, staff briefing space, facility commander and other shift/watch command office space, and multipurpose and interview rooms.

The day reporting center will provide services to the offender population on probation under the county's jurisdiction. This building will include a public lobby and reception area, administration space, a processing area, classrooms, a multipurpose room, and counseling rooms.

This project will include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 200 parking spaces will be provided as part of this project for both staff and visitor parking. This project will also include all necessary and appropriate security fencing.

Funding and Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$80,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study costs and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$80,000,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction for this project.

\$89,000,000	total estimated project costs
\$80,000,000	state funds to be allocated: \$3,518,000 performance criteria, \$76,482,000 construction (\$68,265,000 contract, \$6,375,000 contingency, \$392,000 A&E, \$1,450,000 other project costs)
\$ 9,000,000	local funds previously allocated: \$832,000 acquisition/study, \$1,938,000 performance criteria, \$6,230,000 construction (\$6,230,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2012, and the 30-day statutes of limitation expired on July 6, 2012, 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 performance criteria and concept drawings

September 2013

Start construction

April 2014

Complete construction

March 2016

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

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE
DENTAL FACILITY IMPROVEMENTS, PHASE II
VARIOUS COUNTIES

Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code

Consider:

- a) recognizing a scope change
- b) recognizing revised project costs
- c) approving preliminary plans
- d) approving the use of Inmate/Ward Labor

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Statewide
Dental Facility Improvements, Phase II
Various Counties

Action Requested

If approved, the requested action will recognize a scope change, approve preliminary plans, recognize revised project costs, and approve the use of Inmate/Ward Labor.

Scope Description

This project is not within scope. This is phase two of a three-phase statewide project to complete physical plant modifications necessary to ensure Department of Corrections and Rehabilitation's (CDCR's) compliance with the Stipulated Agreement in the *Perez vs. Cate* class action lawsuit regarding dental care for inmates. The statewide dental facility improvements project will provide modifications necessary to address infection control situations, efficiency and

safety/security issues, and the availability of timely and adequate dental services in prison dental clinics. A sampling of the physical plant improvement modifications to meet the court requirements include: converting office space into sterilization areas; increasing electrical capacity to operate the existing equipment; increasing counter space and storage areas; and removing or constructing walls and reconfiguring dental chairs to meet industry standards.

Phase II of this project (established October 13, 2011) includes improvements to the existing dental facilities at the following ten institutions: Calipatria State Prison (Imperial County), California Correctional Center (Lassen County), California Correctional Institution (Kern County), Centinela State Prison (Imperial County), Chuckawalla Valley State Prison (Riverside County), Deuel Vocational Institution (San Joaquin County), Ironwood State Prison (Riverside County), North Kern State Prison (Kern County), Pleasant Valley State Prison (Kings County), and Sierra Conservation Center (Tuolumne County).

CDCR is currently requesting a scope change to remove the dental clinic improvements at Pleasant Valley State Prison (PVSP) from Phase II of this project. In June 2010, it was determined the dental improvements necessary at PVSP could be adequately completed by institution staff using support budget funds pursuant to Section 6.00 of the Budget Act of 2011. Unfortunately, because of a miscommunication within CDCR, the scope of work at PVSP was also unnecessarily included in the October 2011 establishment of Phase II of this project. CDCR has since corrected internal communication channels to avoid similar errors in the future, and is requesting that the improvements at PVSP be removed to correct the project's scope. The new project cost estimate prepared in association with the completion of preliminary plans reflects the removal of the PVSP improvements from the scope of the project.

Phase I of this project (established December 13, 2010) includes improvements to the existing dental facilities at the following seven institutions: California Institution for Women (San Bernardino County); California Medical Facility (Solano County); Correctional Training Facility (Monterey County); California State Prison, Los Angeles County; Mule Creek State Prison (Amador County); California State Prison, Solano (Solano County); and Folsom State Prison (Sacramento County). (Note: Improvements to the California Rehabilitation Center (CRC) were removed from the scope of this project on January 19, 2012. The Administration and Legislature have since determined CRC will be deactivated and close no later than December 31, 2016. Therefore, this institution will be remain omitted from the project scope.)

Phase III of this project (established July 16, 2012) includes improvements to the existing dental facilities at the following seven institutions: Avenal State Prison (Kings County); Central California Women's Facility (Madera County); California Institution for Men (San Bernardino County); California State Prison, Corcoran (Kings County); Pelican Bay State Prison (Del Norte County); R.J. Donovan Correctional Facility at Mountain Rock (San Diego County); and Valley State Prison for Women (Madera County).

The physical modifications identified in this three-phase plan will allow CDCR to provide the services needed to comply with the *Perez Stipulated Agreement*. If these actions are approved and the construction of all three phases of the project are completed, the Inmate Dental Services Program already has sufficient staffing and operations resources to provide the dental treatment required to become compliant with the *Stipulated Agreement*.

On August 21, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation (CDCR) for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(3) of the Penal Code further provides this appropriation may be used for the design and construction of dental infrastructure improvements at state prison facilities.

On October 13, 2011 the Board took an action establishing Phase II of this project and allocating \$4,820,000 of the AB 900 General Fund appropriation to complete design and construction. A new Phase II project cost estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated Phase II project cost is \$7,541,000, which is an increase of \$2,721,000. A summary of the Phase II project costs is below. Estimated construction cost increases are primarily the result of:

- the development of more detailed construction information for compliance with accessibility code requirements and the addition of previously excluded equipment, floor and wall finishes, cabinetry, and casework (\$757,000);
- greater network connectivity needs for information technology equipment (\$1,004,000);
- labor cost increases (\$626,000).

The Board has also taken actions on January 14, 2011 and July 16, 2012 recognizing total estimate Phase I project costs of \$4,846,000 and total estimated Phase III project costs of \$8,100,000, respectively. Taking these actions into account, the total estimated project cost for all three phases is \$20,487,000.

\$4,820,000	total authorized project cost
\$7,541,000	total estimated project cost
\$4,820,000	project costs previously allocated: \$450,000 preliminary plans, \$340,000 working drawings, \$4,030,000 construction (\$3,103,000 contract, \$217,000 contingency, \$554,000 other project costs, and \$156,000 agency retained items)
\$2,721,000	project cost increase: a decrease of \$50,000 preliminary plans and an increase of \$2,771,000 construction (\$775,000 contract, \$163,000 contingency, \$521,000 other project costs, and \$1,312,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2012 and the 35-day statutes of limitation expired on March 2, 2012, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on April 9, 2012 and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2012
Complete working drawings	December 2012
Start construction	December 2012
Complete construction	December 2013

Staff Recommendation: **Recognize a scope change, approve preliminary plans, recognize revised project costs, and approve the use of Inmate/Ward Labor.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE
MEDICATION DISTRIBUTION IMPROVEMENTS
VARIOUS COUNTIES

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Statewide
Medication Distribution Improvements
Various Counties

Action Requested

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

Scope Description

The Medication Distribution Improvements project will remedy existing deficiencies in medication distribution space and services at 22 prison facilities as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. CDCR currently has insufficient space to accommodate effective and efficient medication distribution to inmate-patients. Proper, efficient, and timely medication distribution is one of the core components for treatment of medical ailments. In order to provide safe, efficient, and effective medication distribution, physical plant modifications and improvements must be completed at all CDCR prisons.

Site assessments were performed at existing institutions to identify the conceptual scope of work necessary to provide the required improvements to address the existing deficiencies. The scope of work at each facility may include a combination of renovation and construction to provide medication distribution workspace, as needed. Additionally, improvements may include security upgrades to ensure safe storage of medications; heating, ventilation, and air conditioning components; electrical improvements; casework, lighting and sinks for medication preparation; injection rooms and windows, medication distribution windows, data and telecommunications

connectivity, and inmate drinking fountains.

Impacted institutions with cost estimates are as follows: San Quentin State Prison, Marin County (\$1,791,000); Deuel Vocational Institution, San Joaquin County (\$853,000); North Kern State Prison, Kern County (\$254,000); Wasco State Prison, Kern County (\$462,000); Central California Women's Facility, Madera County (\$1,932,000); Avenal State Prison, Kings County (\$1,606,000); Calipatria State Prison, Imperial County (\$913,000); California Correctional Center, Lassen County (\$670,000); California Correctional Institution, Kern County (\$1,331,000); California State Prison Corcoran, Kings County (\$2,149,000); Centinela State Prison, Imperial County (\$913,000); Correctional Training Facility, Monterey County (\$688,000); Chuckawalla Valley State Prison, Riverside County (\$878,000); High Desert State Prison, Lassen County (\$698,000); Ironwood State Prison, Riverside County (\$878,000); Kern Valley State Prison, Kern County (\$1,119,000); Pelican Bay State Prison, Del Norte County (\$949,000); Pleasant Valley State Prison, Kings County (\$913,000); Substance Abuse Treatment Facility, Kings County (\$1,817,000); Sierra Conservation Center, Tuolumne County (\$1,206,000); Salinas Valley State Prison, Monterey County (\$1,809,000); and Valley State Prison for Women, Madera County (\$1,509,000).

The prison facilities not listed above are designated receive medication distribution improvements separately when HCFIP improvements are established at each of those facilities. This approach will expedite the rollout of medication distribution improvements statewide.

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(4) of the Penal Code further provides this appropriation may be used for the design and construction of medication distribution infrastructure improvements at state prison facilities. This action would allocate \$25,338,000 of the AB 900 General Fund to complete the design and construction of this project.

\$25,338,000 total estimated project costs

\$25,338,000 project costs to be allocated: \$1,511,000 preliminary plans, \$1,306,000 working drawings, \$22,521,000 construction (\$12,634,000 contract, \$834,000 contingency, \$274,000 A&E, \$738,000 other project costs, \$8,041,000 agency retained)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

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	July 2013
Complete working drawings	November 2013
Start construction	November 2013
Complete construction	May 2015

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

CONSENT ITEMS

CONSENT ITEM—8

CALIFORNIA STATE UNIVERSITY (6610)
CHANNEL ISLANDS
WEST HALL
VENTURA COUNTY

*Authority: Chapter 712, Statutes of 2010, Item 6610-301-0658 (3), as reappropriated by the Budget Act of 2011
Chapter 33, Statutes of 2011, Item 6610-301-0668 (4)*

Consider approving scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

California State University
Channel Islands
West Hall
Ventura County

Action Requested

If approved, the requested action would authorize a scope change.

Scope Description

This project is not within scope. This project originally proposed to renovate a former Camarillo hospital building and construct a building addition with lecture, laboratories, faculty offices, administrative offices, and instructional support spaces. The approved West Hall project included renovation of approximately 6,600 assignable square feet (asf)/16,500 gross square feet (gsf) in the existing West Hall (#8) and a new addition of approximately 28,800 asf/48,000 gsf, resulting in an overall project total of 35,400 asf/64,500 gsf and 555 full time equivalent (FTE) students.

The California State University (CSU) is requesting a scope change to demolish, rather than renovate, the West Hall facility and replace the program space entirely within a new three-story lecture, laboratory and office building. The CSU is requesting this scope change to keep the project on schedule and avoid significant structural constraints affecting the renovation of the existing structure. The university's recent experience during construction of the Channel Islands' Classroom and Faculty Office Renovation/Addition project has demonstrated that the repurposing

of the existing buildings for instructional lecture, lab and support space would not be an effective and efficient use of state funds. Due to the high cost of retrofitting the existing West Hall building systems, the inefficient space layouts that limit building efficiency to 40 percent, and the need for significant structural reinforcement of the existing West Hall building, the renovation of the West Hall structure is no longer considered cost effective compared to the cost and efficiencies of a new building.

The West Hall project scope change would provide the entire approved building program for laboratory space and faculty offices within a single, newly constructed and efficient structure. The scope change would reduce the number of faculty offices by 28 offices (from 38 to 10) and instead use the space to provide a net increase of 5,612 asf for lecture and laboratories to serve an additional 593 students. In addition, the faculty offices and administrative space in West Hall would be redirected to other existing renovated office suites on campus. The new facility will provide a total of 38,800 asf/66,500 gsf.

A 20-day notification letter was sent to the Legislature on August 21, 2012, and the 20-day review period has expired with no adverse comments.

Funding and Cost Verification

This project is within cost. The proposed scope change will be within the authorized project budget due to lower than expected construction costs.

\$ 42,184,000 total authorized costs

\$ 42,184,000 total estimated project costs

\$ 999,000 project cost previously allocated: \$999,000 preliminary plans

\$ 41,185,000 project costs to be allocated: \$1,431,000 working drawings;
\$38,021,000 construction (\$32,640,000 construction cost, \$1,136,000 contingency,
\$3,001,000 other project costs) and \$1,733,000 equipment (future state funds)

CEQA

The project was fully evaluated for environmental impacts at the project level as incorporated in the major master plan revision EIR certified by the CSU Trustees in March 2004. The university certifies that the project is in compliance with the requirements of CEQA.

Real Estate Due Diligence

A Title Evaluation Report on the property is pending. It is expected to be completed and submitted to the Board by October 2012.

Project Schedule

Approve preliminary plans	September 2012
Complete working drawings	November 2012
Start construction	February 2013
Complete construction	June 2015

Staff Recommendation: Approve scope change.

CONSENT ITEMS

CONSENT ITEM—9

**CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE UNIVERSITY, CHICO
TAYLOR II REPLACEMENT BUILDING
BUTTE COUNTY**

Authority: Chapter 712, Statutes of 2010, Item 6610-301-0658 (1), as reappropriated by the Budget Act of 2011

Chapter 33, Statutes of 2011, Item 6610-301-0668 (1), as reappropriated by the Budget Act of 2012

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

California State University
California State University, Chico
Taylor II Replacement Building
Butte County

Action Requested

If approved, the requested action would consider approving preliminary plans.

Scope Description

This project is within scope. The California State University, Chico's Taylor II Replacement Building would include the design and construction of a 62,000 assignable square foot (asf)/91,000 gross square foot (gsf) building to replace the existing 1961 Taylor Hall Building. This facility will be a three- and four-story structure that will accommodate 1,223 full time equivalent (FTE) students in lecture space, 103 FTE in lower division laboratory space, 39 FTE in upper division laboratory space, 100 faculty offices including two replacement department suites, and 1 replacement Dean's suite. The plan for this new facility includes a new recital hall/dance/recording arts facility, replacement art galleries, and graduate research studios and offices.

Funding and Cost Verification

This project is within cost.

\$ 58,384,000 total authorized costs

\$ 61,077,000 total estimated project costs

\$ 1,434,000 project cost previously allocated: \$1,434,000 preliminary plans

\$ 56,950,000 project costs to be allocated: \$1,366,000 working drawings; \$52,891,000 construction (\$42,066,000 contract, \$2,057,000 contingency, \$8,768,000 other project costs), and \$2,693,000 equipment (future state funds)

CEQA

A Mitigated Negative Declaration was certified by the Board of Trustees on May 9, 2012, and the 30-day statute of limitation waiting period expired on June 10, 2012, without challenge.

Real Estate Due Diligence

A Title Evaluation Report was completed on August 13, 2012, and no issues were noted.

Project Schedule

Approved preliminary plans	July 2012
Complete working drawings	December 2012
Start construction	April 2013
Complete construction	August 2015

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

OTHER BUSINESS ITEM —1

Consider adopting a Resolution appointing officers to act on the Board's behalf.

This Item has been deferred to the November Board meeting.

REPORTABLES

To be presented at the Board meeting.