



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, December 14, 2012**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Friday, December 14, 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  
Executive Director

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**December 14, 2012**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

<b>I.</b>	Roll Call		
<b>II.</b>	Approval of minutes from the November 6, 2012 meeting		
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## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)  
ANGEL ISLAND STATE PARK  
IMMIGRATION STATION HOSPITAL REHABILITATION  
MARIN COUNTY

*Authority: Chapter 1, Statutes of 2009, Item 3790-301-6051 (2), as reappropriated by the Budget Act of 2010, 2011, and 2012  
Chapter 712, Statutes of 2010, Item 3790-301-6051 (1), as reappropriated by the Budget Act of 2012*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Parks and Recreation  
Angel Island State Park  
Immigration Station Hospital Rehabilitation  
Marin County

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project will partially rehabilitate the Immigration Station Hospital (10,700 square feet) at Angel Island State Park. The project will provide for the programming, schematic design, and construction documents for the full exterior and interior rehabilitation of the structure. The project will also include some structural rehabilitation as well as the installation of the plumbing, electrical, and mechanical subsystems, thus stabilizing the structure and setting the ground work for possible future interior rehabilitation projects.

Funding and Cost Verification

**This project is within cost.** A total of \$5,496,000 has been appropriated for the preliminary plans, working drawings, and construction of this project.

\$ 5,496,000 total authorized project costs

\$ 5,496,000 total estimated project cost

\$ 309,000 project costs previously allocated: preliminary plans

\$ 5,187,000 project costs to be allocated: \$424,000 working drawings and \$4,763,000 construction (\$3,645,000 contract, \$255,000 contingency, \$818,000 A&E costs, \$45,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 31, 2006, and the 30-day statutes of limitation expired on March 2, 2006, without challenge.

Real Estate Due Diligence

Parks has indicated that it has owned the project site since 1963, and that there are no issues with title that would adversely affect the quiet use and enjoyment of the project.

Project Schedule

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

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM—2

**DEPARTMENT OF PARKS AND RECREATION (3790)  
AÑO NUEVO STATE RESERVE, BART/STEELE RANCH  
SAN MATEO COUNTY**

DPR Parcel Number 13494; DGS Parcel Number 10486

*Authority: Public Resources Code Section 5005  
Chapter 379, Statutes of 2002, Item 3790-301-6029 (6) as reappropriated  
by the Budget Acts of 2005 and 2008, and as partially reappropriated by  
the Budget Act of 2012*

**Consider authorizing the acquisition of real property through the acceptance of a no-cost acquisition**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—2

Department of Parks and Recreation  
Año Nuevo State Reserve, BART/Steele Ranch  
San Mateo County

Action Requested

**The requested action will authorize acquisition of real property through the acceptance of a no-cost acquisition.**

Scope Description

**This project is within scope.** The San Francisco Bay Area Rapid Transit (BART)/Steele Ranch property (Property) is a vacant and unimproved 235-acre parcel contiguous to the 4,000-acre state-owned Año Nuevo State Reserve. This acquisition is being offered to the Department of Parks and Recreation (Parks) at no cost to protect the San Francisco Garter Snake and the California Red Legged Frog, both of which are sensitive endemic wildlife species. The property also comes with a dedicated endowment of \$1 million to cover Parks' ongoing habitat mitigation costs.

Funding and Cost Verification

**This project is within cost.** The acceptance of the Property from BART is a no-cost acquisition, with the due diligence and staff costs to be paid with funds available from the 2002 Budget Act. The property can be acquired with the funds available and in accordance with legislative intent.

## CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 2, 2008, and the 35-day statutes of limitation expired on July 8, 2008, without challenge.

## Project Schedule

Close of escrow

February 2012

## Condition of Property

In September 2012, Department of General Services (DGS) staff conducted a site visit to assess the general condition of the Property, a 235-acre parcel located in San Mateo County.

The Property consists of vacant land and a dilapidated former residence. The Property was farmed until 2006. An approximately 200,000 square foot man made reservoir is located in the eastern portion of the Property. A small house (400 square feet) in poor condition, along with two small associated outbuildings, is located in the east-central portion of the Property. These are currently boarded up to discourage entry. According to the Phase 1 Environmental Site Assessment (ESA) report, the former residence contains an on-site septic tank system and leach field reported situated adjacent to the north of the former residence. The seller has agreed to remove the house and associated structures and to decommission the septic system prior to the transfer of title.

The Property contains habitat suitable for the San Francisco Garter Snake and the California Red Legged Frog, pursuant to a Biological Opinion issued by the U.S. Fish and Wildlife Service (USFWS) and acknowledged by the California Department of Fish and Game (DFG).

## Phase 1 Environmental Site Assessment

An ESA was prepared in April 2011, and revealed no evidence of Recognized Environmental Concerns, Historical Recognized Environmental Concerns, or *de minimis* conditions. No asbestos and lead-based paint surveys were performed on the existing structures – these may be warranted prior to any building demolition and removal. The DGS staff did not observe any other environmental concerns.

## Other

- Parks is not aware of any lawsuits pending concerning the Property.
- BART's transfer agreement to the state is pursuant to joint requirements from the USFWS and DFG, which requires that BART provide a long-term management plan, assurances for protection in perpetuity and an associated non-wasting endowment agreement in order to fully meet the requirements set forth by the USFWS' biological opinion and the agreement between BART and DFG regarding a transfer of the Property. To satisfy the endowment requirement, BART is providing a one million dollar endowment. An Endowment Donation Agreement has been executed with BART as donor and with the California State Parks Foundation as endowment administrator, contingent upon the approval of the acceptance of the donation of the land by the Board.
- Under the terms of the Endowment Donation Agreement, Parks has the ability to assume administrative responsibility of the endowment if necessary.
- The Property was previously owned by the state under the jurisdiction of the State Coastal Conservancy (SCC). It was sold to Regional Transit and later transferred to the current fee owner, BART. BART has offered the Property to Parks to satisfy its environmental mitigation requirement resulting from their facilities expansion at the San Francisco airport.

- The SCC reserved a conservation easement on the Property when it sold the Property to Regional Transit. This state-owned conservation easement will merge title with the state's fee ownership when the Property is acquired by the state and the conservation easement will be extinguished. The terms of the conservation easement and Parks' intended use are consistent.
- The Property contains a reservoir and water diversion channels that are subject to beneficial agreements with adjacent Property owners. Water rights are owned by BART and will be transferred to the state with the fee ownership.
- There is no implied dedication applicable to this Property.
- The Property is vacant and there is no relocation assistance involved with this project.
- BART's one million dollar endowment to Parks has been determined by Parks to be sufficient for the long term management of the property.
- Routine patrols of the 235-acre Property as an addition to the 4,000-acre Año Nuevo State Reserve can readily be accomplished within existing staffing levels and all costs related to the management of the mitigation habitat will be covered in perpetuity by the non-wasting endowment.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

**Staff Recommendation:      Authorize the acquisition of real property through a no-cost acquisition.**

## CONSENT ITEM

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA REHABILITATION CENTER  
POTABLE WATER SYSTEM UPGRADE PROJECT  
RIVERSIDE COUNTY

*Authority: Chapter 106, Statutes of 2001, Item 5240-301-0001 (24), as reappropriated by the Budget Act of 2002  
Section 28 (a) of Chapter 7, Statutes of 2007  
Section 7050 of the Penal Code*

#### Consider recognizing:

- a) project termination
- b) final costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
California Rehabilitation Center  
Potable Water System Upgrade Project  
Riverside County

#### Action Requested

**If approved, the requested action would recognize project termination and final costs.**

#### Scope Description

**The project is within scope.** The California Rehabilitation Center (CRC), Potable Water System Upgrade project would design and construct upgrades to the internal potable water distribution system at CRC. This project would address health and regulatory problems with the CRC potable water system and to update it for compliance with current code requirements. The current system consists of a problematic network of corroded, aged piping with numerous locations throughout where drinking water contamination occurs.

The scope of work includes an additional water connection to the City of Norco; installation of a diesel engine fire pump with a metal building to house the pump, associated piping, and a fuel storage tank; metering facilities; the addition of three fire hydrants; upgrading the pressure reducing stations; and replacing fire hydrant assemblies, deteriorated pipeline, and broken isolation valves.

This project was put on hold in 2011 pending discussions regarding the future mission of CRC in light of the population reductions resulting from Assembly Bill 109 public safety realignment. In April 2012, CDCR released the Blueprint document, which included closure of CRC in 2016. Section 15 of Chapter 45, Statutes of 2012 (Senate Bill 1022), enacted on June 27, 2012, adopted this proposal and requires CDCR to remove all inmates from, cease operations of, and close CRC no later than December 31, 2016. Consequently, CDCR is requesting termination of this project.

#### Funding and Project Cost Verification

**This project is within cost.** All phases of the project were initially funded in the Budget Acts of 2001 and 2002; however, some working drawings and all construction funds were subsequently reverted because of stalled negotiations between CDCR and the City of Norco. Section 28 of Chapter 7, Statutes of 2007 (AB 900) appropriated \$300 million to CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prisons. On February 13, 2009, the Board allocated \$3,844,000 for additional working drawings and construction funding from the AB 900 General Fund appropriation. This action will return the unspent funds to the AB 900 General Fund appropriation.

\$ 4,072,000 total authorized project cost

\$ 722,000 total project cost

\$ 4,072,000 project costs previously allocated: \$98,000 preliminary plans, \$666,000 working drawings, and \$3,308,000 construction (\$2,188,000 contract, \$153,000 contingency, \$270,000 A&E, \$483,000 other project costs, and \$214,000 agency retained items)

\$ 3,350,000 project costs decrease: \$42,000 working drawings and \$3,308,000 construction (\$2,188,000 contract, \$153,000 contingency, \$270,000 A&E, \$483,000 other project costs, and \$214,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 29, 2001, and the statutes of limitation expired on January 3, 2002, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on June 6, 2008, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	June 2002
Recognize project termination	November 2012

**Staff Recommendation: Recognize project termination and final costs.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
AMADOR 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  
Mule Creek State Prison  
Health Care Facility Improvement Project  
Amador 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 the Mule Creek State Prison (MCSP) will support MCSP'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 MCSP is to remedy deficiencies in medication distribution, primary care, specialty care, health care administration, health records, pharmacy, reception center health care intake screening, and disabled accessibility.

MCSP 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.

The project includes the design and construction of a central health services building addition and renovation; primary care clinic renovations and new clothing exchange buildings at Facilities A, B, and C; a new Administrative Segregation Unit (ASU) primary care and ASU Enhanced Outpatient Program (EOP) mental health clinic; a new pharmacy and laboratory building; a health care administration space renovation; and medication distribution room additions at EOP housing units.

The existing central health services building will be renovated and expanded to serve MCSP's entire inmate-patient population and provide appropriate specialty clinic space and 24/7 emergency triage and treatment space. The primary care clinic renovations will provide centralized primary care and medication distribution for the general population and the new clothing exchange buildings will provide new clothing distribution space to replace existing space repurposed as part of the primary care clinic's renovation. The new ASU EOP mental health clinic will provide separate clinical treatment space for MCSP's ASU inmate-patient population. The new pharmacy and laboratory building will provide the space for pharmaceutical and laboratory processing services needed for the demands at an intermediate level of care. The health care administration space renovation will provide space for health care administration staff displaced by providing additional clinic space in the central health services building. The new medication distribution rooms will provide appropriate pill distribution and security.

#### Funding and Cost Verification

This action would allocate \$27,117,000 of the \$900,419,000 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.

\$27,117,000 total estimated project costs

\$27,117,000 project costs to be allocated: \$1,661,000 preliminary plans, \$1,524,000 working drawings, \$23,932,000 construction (\$17,627,000 contract, \$1,058,000 contingency, \$1,322,000 A&E, \$1,795,000 other project costs, and \$2,130,000 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 review for this project will be complete prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	June 2014
Start construction	October 2014
Complete construction	February 2016

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

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA STATE PRISON, SACRAMENTO  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SACRAMENTO 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—5

Department of Corrections and Rehabilitation  
California State Prison, Sacramento  
Health Care Facility Improvement Project  
Sacramento 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 the California State Prison, Sacramento (SAC) will support SAC'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 SAC is to remedy deficiencies in medication distribution, primary care, specialty care, health care administration, health records, pharmacy, reception center health care intake screening, and disabled accessibility.

SAC 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.

This project includes the design and construction of a new Facility A Psychiatric Services Unit (PSU)-Administrative Segregation Unit (ASU) primary care clinic, a Facility A General Population (GP) primary care clinic renovation, a new central health services building, a health records space renovation, medication distribution room renovations, a pharmacy renovation, and utility improvements.

The new PSU-ASU and GP primary care clinics in Facility A will provide centralized primary care in a secure location for this population. The new central health services building will provide appropriate specialty clinic space and 24/7 emergency triage and treatment space. The health records space renovation will upgrade the health records space to support the migration to and implementation of the electronic unit health records. The medication distribution room renovations will provide appropriate pill distribution and security. The pharmacy renovation will provide pharmacy services to meet demands at an Intermediate level of care. In addition, infrastructure upgrades will provide utilities, including emergency power, to the new buildings constructed as part of this project and upgrades to utilities serving existing buildings that are being expanded.

#### Funding and Cost Verification

This action would allocate \$53,002,000 of the \$900,419,000 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.

\$53,002,000 total estimated project costs

\$53,002,000 project costs to be allocated: \$2,975,000 preliminary plans, \$2,960,000 working drawings, \$47,067,000 construction (\$35,587,000 contract, \$2,135,000 contingency, \$2,668,000 A&E, \$3,332,000 other project costs, and \$3,345,000 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 review for this project will be complete prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	July 2014
Start construction	November 2014
Complete construction	May 2016

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

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
SANTA BARBARA COUNTY JAIL PROJECT  
SANTA BARBARA COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Santa Barbara County Jail Project  
Santa Barbara County

#### Action Requested

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

#### Scope Description

This project will design and construct approximately 139,000 square feet (sf) of housing, treatment, and program space on approximately 6 acres of the greater 50± acres of county owned land. The project will include one new building constructed primarily of steel and concrete for long-term durability. This building will house both male and female inmates in a mix of medium and maximum security, and will include special use beds for mental health and medical purposes. It will also include space for all core operational functions.

The housing space will consist of approximately 344 beds in three types of units. A general population housing unit will provide approximately 16 administrative segregation beds and 64 general population beds. A direct supervision housing unit will have approximately 72 beds and an indirect supervision housing unit will be subdivided into a podular configuration with approximately 192 beds. The direct supervision unit and general population unit will also include space for an officer's station, storage, multipurpose room, recreation yard, dayroom, interview area, laundry, dental, exam area, and staff restroom. The indirect supervision unit will be rated medium or maximum security and will include a multipurpose room, an exercise yard, and a central control area. Each pod will contain its own dayroom. The medical/mental health housing will include approximately 32 special use beds for mental health and medical purposes.

The new jail will include appropriate treatment, program, and support services space for, but be not limited to, health care services, intake and release, vocational and industrial training, food preparation, laundry, transportation, maintenance, visitation, administrative and staff support space, and records storage.

This project will include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; and approximately 150 parking spaces for staff and visitors. In addition, there will be secure fencing surrounding the facility to provide grounds security.

#### Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 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 Santa Barbara County for this project. 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.

\$ 90,027,000	total estimated project cost
\$ 80,000,000	state funds to be allocated: \$543,000 preliminary plans, \$2,206,000 working drawings, and \$77,251,000 construction (\$65,417,000 contract, \$3,565,000 contingency, \$2,714,000 A&E, \$5,555,000 other project costs)
\$ 10,027,000	local funds to be allocated: \$1,002,000 acquisition, \$381,000 preliminary plans, \$883,000 working drawings, and \$7,761,000 construction (\$2,566,000 contract, \$1,534,000 contingency, \$3,661,000 other project costs)

#### CEQA

A Notice of Determination was filed with the Santa Barbara County Clerk's Office on March 30, 1998, October 22, 1998, and December 7, 2011. The 30-day statutes of limitation for each expired on April 29, 1998, November 21, 1998, and January 6, 2012, respectively, without challenge.

#### Due Diligence

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

#### Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	April 2015
Start construction	September 2015
Complete construction	February 2018

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

## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
STANISLAUS COUNTY JUVENILE JUSTICE CENTER  
COMMITMENT CENTER PROJECT  
STANISLAUS COUNTY

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
Stanislaus County Juvenile Justice Center  
Commitment Center Project  
Stanislaus County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center on county owned land. The project will be constructed on approximately 4.7 acres of the greater 33.4± acres of county owned land on which the county's existing juvenile facility is located. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including admission and release, central administration, the Medical Clinic, laundry, building maintenance, and the main warehouse.

The new juvenile commitment center will be approximately 45,600 square feet and will provide approximately 60 beds in three housing units. One housing unit will have approximately 30 beds and the other two will each contain approximately 15 beds. This project also includes support services space for administration; central control; routine medical examinations; education administration and classrooms; religious, recreational, and counseling programs; visitor processing and visitations; facility storage; and a service delivery and loading dock. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing

facility. Moreover, the central control in the new juvenile commitment center will be integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies.

In addition, this project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It will be located in the end of the new facility closest to the existing facility to facilitate food service to that building. A large multi-purpose room will be included as part of this project to provide indoor recreation and visitation. Two new outdoor recreation areas will be provided within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. This project will also include, but not be limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 86 parking spaces will also be provided for both staff and visitor parking as part of this project.

In addition to the project scope outlined above, the project includes approximately 1,636 square feet for two program rooms, including work tables, casework, a toilet room in each, and a storage room with shelving to be shared by both program rooms. Additionally, the project includes a covered concrete walkway with lighting, gates, and security fencing to connect the existing facility with the new facility; and security fencing including a gate with access control and security camera for the staff parking area.

#### Funding and Cost Verification

**This project is within cost.** On May 13, 2011, the Board took an action allocating \$17,467,000 of the \$300,000,000 lease revenue bond authority appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this project. On September 21, 2011, a new project cost estimate was approved in association with award of the construction contract that identified a \$986,000 decrease in state reimbursement for a revised amount of \$16,481,000. Subsequent to this action a revised project cost estimate was prepared by the county to recognize actual costs incurred to date and include county costs that were not previously included. Based on this new cost estimate and the terms and conditions of the Senate Bill (SB) 81 Local Youthful Offender Rehabilitative Facilities Construction Financing Program the county is currently eligible for \$16,481,000 of state reimbursements, which is a \$986,000 decrease from the amount previously allocated. However, the remaining \$1,519,000 of Stanislaus County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the SB 81 Local Youthful Offender Rehabilitative Facilities Construction Financing Program.

\$25,064,000	total authorized project cost
\$22,458,000	total estimated project cost
\$17,467,000	state funds previously allocated: construction (\$17,120,000 contract and \$347,000 contingency)
\$ 7,597,000	local funds previously allocated: \$1,775,000 acquisition, \$258,000 study, \$1,046,000 preliminary plans, \$1,293,000 working drawings, and \$3,225,000 construction (\$1,365,000 contingency, \$452,000 A&E, and \$1,408,000 other project costs)
\$ 986,000	state funds decrease: construction (a decrease of \$2,137,000 contract and an increase of \$1,151,000 contingency)
\$ 1,620,000	local funds decrease: a decrease of \$487,000 preliminary plans, \$185,000 working drawings, and \$1,225,000 construction (a decrease of \$1,365,000 contingency and \$65,000 other project costs, and an increase of \$205,000 A&E) and an increase of \$277,000 study

CEQA

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

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2011, which noted the lack of a formal dedication, easement, or agreement concerning the improvement, use, or maintenance of 2<sup>nd</sup> Street, which provides the only access to the project site. It was recommended that CDCR and the County enter into a formal agreement to address this issue. An Easement Agreement authorized by the Board on June 10, 2011 fully resolved this issue. No other significant issues were identified.

Project Schedule

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

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

## 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 Acts of 2011 and 2012  
Chapter 33, Statutes of 2011, Item 6610-301-0668 (4), as reappropriated by the Budget Act of 2012*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

California State University  
Channel Islands  
West Hall  
Ventura County

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project will demolish a former Camarillo hospital building and construct a new building of 38,800 assignable square foot/66,500 gross square foot building with lecture, laboratories, faculty offices, administrative offices, and instructional support spaces.

Funding and Cost Verification

**This project is within cost.**

\$ 40,451,000 total authorized costs

\$ 42,709,000 total estimated project costs

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

\$ 41,710,000 project costs to be allocated: working drawings \$1,431,000, construction \$38,021,000 (\$33,138,000 construction cost, \$1,428,000 contingency, \$3,455,000 other project costs), and \$2,258,000 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 Environmental Impact Report certified by the CSU Trustees in March 2004. The Notice of Exemption was filed with the State Clearinghouse on July 19, 2012, and the 30-day statutes of limitation period expired on August 18, 2012, without challenge.

Real Estate Due Diligence

In the course of the due diligence investigation, it was found that the Board has encumbered a portion of the site necessary for this project with a project from the 2010 Series B bonds. Bond counsel and staff are working with CSU on amending the 2010 Series B site and facility leases to carve out an area sufficient for this project. Staff plan to present these documents at the January 2013 Board meeting. Staff have directed CSU that real estate due diligence, and specifically the issue discussed above, must be fully cleared by the end of the working drawing phase.

Project Schedule

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

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—9

CALIFORNIA STATE UNIVERSITY (6610)  
CALIFORNIA STATE UNIVERSITY, FRESNO  
FACULTY OFFICE / LAB BUILDING  
FRESNO COUNTY

*Authority: Chapter 712, Statutes of 2010, Item 6610-301-0658 (2), as reappropriated by the Budget Acts of 2011 and 2012  
Chapter 33, Statutes of 2011, Item 6610-301-0668 (2), as reappropriated by the Budget Act of 2012*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—9

California State University, Fresno  
Faculty Office / Lab Building  
Fresno 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 13,400 assignable square foot (asf) by 21,800 gross square foot two-story facility to house graduate research laboratories, classroom space and faculty offices for the colleges of health and human services and physical education. It includes 4 research laboratories for kinesiology, nursing and physical therapy departments; a 75-student classroom; a self-instruction computer lab; locker rooms and 23 academic/athletic faculty offices. In addition, this project includes additional campus-funded administrative and faculty office space for a new Doctor of physical therapy degree program. Administrative departmental offices and 6 faculty offices would be located within a small addition to the first floor of the project to enable the physical therapy department to collocate with compatible research and teaching laboratories and enable the department to improve communication and collaboration among faculty members and students. This change will result in an additional 2,058 asf of administrative and faculty office space.

Funding and Cost Verification

**This project is within cost.** The approved project is within budget. It is noted that an additional \$306,000 of non-state funds would be added to build in 2,058 asf of administrative and faculty office space.

\$ 10,381,000 total authorized costs

\$ 11,070,000 total estimated project costs

\$ 277,000 project cost previously allocated: preliminary plans

\$ 10,487,000 project costs to be allocated: \$285,000 working drawings, \$9,819,000 construction (\$8,525,000 construction cost, \$ 387,000 contingency, \$907,000 other project costs) and \$383,000 equipment (future state funds).

\$ 306,000 non-state funds

CEQA

The Notice of Categorical Exemption was filed with the State Clearinghouse on March 13, 2008, and the 30-day statutes of limitation expired on April 12, 2012, without challenge.

Real Estate Due Diligence

A Title Evaluation Report, dated October 23, 2012, concluded that the condition of title of the site provides for the State's quiet enjoyment and beneficial use.

Project Schedule

Approved preliminary plans	December 2012
Complete working drawings	May 2013
Start construction	July 2013
Complete construction	September 2014

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—10

DEPARTMENT OF VETERANS AFFAIRS (8955)  
YOUNTVILLE VETERANS HOME  
CENTRAL POWER PLANT RENOVATION  
NAPA COUNTY

*Authority:* Section 1104.2 of the Military and Veterans Code

**Consider:**

- a) establishing scope, cost and schedule
- b) approving preliminary plans

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—10

Department of Veterans Affairs  
Yountville Veterans Home  
Central Power Plant Renovation  
Napa County

Action Requested

**If approved, the requested action would establish scope, cost, and schedule and approve preliminary plans.**

Scope Description

**This project is within scope.** The project will provide for renovation of the existing Central Power Plant. The project will include: installation of a new 460-volt electrical panel; the replacement of pumps, a condensate tank, de-aerator tank, and related valves; isolation of cooling tower valves and piping, an upgraded emergency generator (including fuel tank and transfer switch), an emergency generator for the chillers, the replacement of two 600 horse power boilers with boilers appropriately sized to meet the needs of the home, and a water softener for the boilers. Demolition work will include removal of hazardous materials, old equipment, and miscellaneous valves and piping.

Funding and Cost Verification

**This project is within cost.** A total of \$8,581,000 (\$3,640,000 GO bonds, \$4,941,000 federal funds) is authorized for this project. Section 1104.2 of the Military and Veterans Code continuously appropriates GO bonds from the Veterans Home Fund for projects at the Yountville Veterans Home. Slightly over \$6 million remains available from this fund source. In addition to the GO bonds, Section 1104.2 of the Military and Veterans Code continuously appropriates matching federal funds from the Department of Veterans Affairs' State Home Grant Program.

- \$ 8,581,000 total estimated project cost
- \$ 8,581,000 total authorized project costs
- \$ 482,000 state funds previously allocated: \$482,000 preliminary plans
- \$ 8,099,000 project costs to be allocated: \$433,000 working drawings, and \$7,666,000 construction (\$6,222,000 contract, \$435,000 contingency, \$410,000 A&E, \$599,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 1, 2012, and the 30-day statutes of limitation expired on August 31, 2012, without challenge.

Due Diligence

The Department of General Services will update a Summary of Conditions letter developed in August 2003 for the whole Yountville campus to ensure that there are no title exceptions associated with a former cogeneration plant and to confirm that no new issues have arisen that could affect this project.

Project Schedule

Approve preliminary plans	December 2012
Complete working drawings	May 2014
Start construction	October 2014
Complete construction	January 2016

**Staff Recommendation:**      **Establish scope, cost, and schedule and approve preliminary plans.**

## ACTION ITEM

### ACTION ITEM—1

**CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
BLANCHARD FIRE STATION REPLACEMENT FACILITY  
TUOLUMNE COUNTY**

*Authority: Chapter 33, Statutes of 2011, item 3540-301-0668 (2)*

**Consider:**

- a) recognizing a scope change
- b) approving an augmentation
- c) authorizing site selection

**\$60,000**  
**(20 percent total project)**  
**(20 percent cumulative)**

## ACTION ITEM

### STAFF ANALYSIS ITEM—1

California Department of Forestry and Fire Protection  
Blanchard Fire Station Replacement Facility  
Tuolumne County

Action Requested

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

Scope Description

**This project is not within scope.** The project authorizes the acquisition of a total of 10 acres, including the existing 2-acre Blanchard Fire Station (Blanchard FS) leasehold, which expires December 31, 2012, plus 8 acres of adjacent land. The state's current facility is part of a larger 20-acre piece of land owned by a private party. The Department of General Services (DGS) has made a number of unsuccessful attempts to acquire the authorized 10 acres and has determined that it is highly unlikely that the state will be able to acquire less than the full 20-acres being offered by the owner.

On November 29, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget Committee of its intent to approve this scope change and recommend the Board recognize this scope change and approve this augmentation no sooner than 20 days from that date (December 19, 2012).

#### Funding and Cost Verification

**This project is not within cost.** A total of \$300,000 (Public Buildings Construction Fund) has been appropriated for this acquisition project (\$240,000 for land acquisition and \$60,000 for DGS staff costs). The DGS estimates that an additional \$60,000 (20 percent total project) will be needed to acquire the extra 10 acres. Although the proposed change will result in higher upfront costs, as requested, acquiring the additional land will enable the state to secure the existing facility and gain control over its long-term use. Without such control, the state could eventually lose its leasehold and be forced to secure an interim replacement facility, at an unknown cost, until a permanent facility is designed and constructed, a process that could take several years or more and impair near-term emergency response capabilities.

\$ 300,000 total authorized project costs  
\$ 360,000 total estimated project costs  
\$ 60,000 project costs previously allocated: staff costs  
\$ 240,000 project costs to be allocated: acquisition  
\$ 60,000 requested augmentation: acquisition

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 29, 2012, and the 35-day statutes of limitation expired on August 3, 2012, without challenge.

#### Condition of Property

The DGS visited the subject property on August 31, 2012, including the existing 2-acre Blanchard FS. There is a seldom used road within the unimproved portion of the property and a new well has been installed near the intersection of Highway 132 and Bonds Flat Road. In the rear portion of the property there is what appears to be another well cap.

A Phase 1 Environmental Site Assessment is currently underway and will be completed prior to CAL FIRE requesting acquisition approval; however, available records indicate that a CAL FIRE underground storage tank was removed from the fire station site. A "No Further Action" letter was received from the California Regional Water Quality Control Board, Central Valley Region, dated October 25, 2001, confirmed the completion of a site investigation and corrective action for the underground storage tank.

The DGS did not observe any adverse environmental conditions on the subject property.

#### Project Schedule

Close of escrow February 2013

#### Other:

- The purchase price shall not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- There are no mineral rights issues or implied dedication involved with this project.
- The proposed site meets CAL FIRE's physical and location requirements.

- The CAL FIRE is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The CAL FIRE Blanchard FS is situated on a 2 acre portion of a 20-acre ownership on one side of Hwy 132. The adjacent 18 acres are vacant and unimproved, and have been periodically leased for cattle grazing. No cattle are on the property at this time.
- Potable water is available from a local water district which services the existing Blanchard FS. Additionally, a new well, which is 300 feet deep and is rated at 48 gallons per minute, was drilled in 2012 on the vacant portion of the property. However, it is unknown if the water produced from this well will be potable.
- The Blanchard FS has driveway road access to Highway 132. Acquisition of the entire 20 acres will allow for preferred safety ingress/egress on Bonds Flat Road.
- The subject property is part of an approximate 100-acres parcel, which is bisected by Highway 132 into two parts: the 20-acre subject property and an 800-acre remainder on the other side of Highway 132.
- The Property Acquisition Agreement shall require removing the property from recorded development agreements between the previous property owner and the county.

**Staff Recommendation:**      **Recognize a scope change, approve an augmentation, and authorize site selection, contingent upon the expiration of the 20-day letter without adverse comments.**

## OTHER BUSINESS

**There are no Other Business items.**

## REPORTABLES

**There are no Reportables this month.**