



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, December 13, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on
**Friday, December 13, 2013, 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 13, 2013

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I.	Roll Call		
II.	Bond Items	Page	3
III.	Approval of minutes from the November 1, and November 8, 2013 , meetings		
IV.	Consent Items	Page	10
V.	Other Business	Page	53
VI.	Reportables	Page	57

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
MADERA COUNTY**

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider adopting a resolution to:

1. 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.
2. Authorize the sale of lease revenue bonds.
3. Authorize the execution of a Project Delivery and Construction Agreement between Madera County, the Department of Corrections and Rehabilitation, the Board of State and Community Corrections, and the Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$3,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Jail Project
Madera County

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 the execution of a Project Delivery and Construction Agreement, and other related actions.

Scope Description

This project is within scope. This project will design and construct renovations to and an expansion of the existing county jail located on a greater 38± acre parcel of county owned land located in the city of Madera.

The expansion will provide approximately 10,000 square feet of space directly adjacent to the jail for a new kitchen, laundry, commissary, storage space, and maintenance shop. The renovations to the existing jail will include a new negative pressure medical cell and a new inmate labor break room.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. The building will be constructed of steel and concrete for long-term durability. In addition, there will be secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

This project is within cost. On March 8, 2013, the Board took an action establishing the scope, cost, and schedule of this project, allocating \$3,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$3,258,000. Subsequent to that action, a new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the project cost decreased by \$94,000, for a total estimated project cost of \$3,164,000. On June 14, 2013, the Board took an action to recognize a revised total estimated project cost of \$3,164,000. The \$94,000 will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the AB 900 Local Jail Construction Financing Program.

\$3,164,000	total authorized project cost
\$3,164,000	total estimated project cost
\$2,906,000	state funds previously allocated: \$2,906,000 construction (\$2,438,000 contract, \$244,000 contingency, \$50,000 A&E, and \$174,000 other project costs)
\$ 258,000	local funds previously allocated: \$13,000 acquisition/study, \$55,000 preliminary plans, \$119,000 working drawings, and \$71,000 construction (\$10,000 A&E and \$61,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 27, 2007, and the statutes of limitation expired on September 26, 2007, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 29, 2010 and an update was completed on November 8, 2010. The update letter indicates no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	June 2013
Complete working drawings	February 2014
Start construction	April 2014
Complete construction	May 2015

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
STANISLAUS COUNTY**

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider adopting a resolution to:

1. 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.
2. Authorize the sale of lease revenue bonds.
3. Authorize the execution of a Project Delivery and Construction Agreement between Stanislaus County, the Department of Corrections and Rehabilitation, the Board of State and Community Corrections, and the Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$80,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Jail Project
Stanislaus County

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 the execution of the Project Delivery and Construction Agreement, and other related actions.

Scope Description

This project is within scope. This project will design and construct two new buildings totaling approximately 130,000 square feet of housing, treatment, and program space on approximately 9 acres of a greater 127± acres of county owned land on which the county's existing public safety center is located. Both buildings will be dependent on the existing, adjacent facilities for

several core operational components, including kitchen and laundry services; intake, release, and transportation; and staff support space.

The jail expansion building will provide approximately 116,000 square feet, including two maximum security housing units providing approximately 192 beds each and a medical/mental health housing unit providing approximately 72 beds, for a total of approximately 456 beds. Each housing unit will include a secure sally port entry, a unit security control room, video visitation cubicles, showers, dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs. This building will also include a health services unit and a security administration (control) center.

The health services unit will provide office space, 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, office space, and multipurpose and interview rooms.

The day reporting center will provide approximately 14,000 square feet of space for 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. This project will also include approximately 200 parking spaces for staff and visitor parking. The buildings will be constructed primarily of steel and concrete for security and long-term durability. In addition, there will be secure fencing surrounding the jail expansion building to provide grounds security.

This project also includes several bid alternates. The most significant would provide approximately 24 additional double occupancy cells to each maximum security housing unit, resulting in approximately 240 beds per housing unit and a total of approximately 552 beds and approximately 140,000 square feet of space in the jail expansion building. The expansion to accommodate these additional cells will also result in additional program space in each maximum security housing unit that will be used for interview rooms. Other bid alternates for the jail expansion building include additive alternates to replace manually operated cell doors with mechanically driven cell doors and miscellaneous aesthetic architectural and landscaping features, as well as a deductive bid alternate to reduce the amount of food services equipment in the staff area.

For the day reporting center, the additive bid alternates include an upgrade to base design of mechanical units; adding an enhanced fire alarm system, solar tubes in the staff office area, a folding partition in the large classroom, flag poles with lights, graffiti coating to CMU walls, a trellis feature at staff entrance, and an exterior courtyard fan; and raising the concrete masonry unit wall at employee parking. The deductive bid alternates include removing canopies and mechanical screening, and reducing classroom height by two feet and the visitor parking by half. Selection of any of these bid alternates for either building is dependent on the design-build proposals received. Consideration of which, if any, bid alternates to use will focus on getting the best value within the existing project budget.

Funding and Project Cost Verification

This project is not within cost. On September 11, 2012, the Board took an action establishing the scope, cost, and schedule of this project, allocating \$80,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$89,000,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of performance criteria and concept drawings. Based on this revised estimate, the current total estimated project cost is \$89,500,000, which is an increase of \$500,000. This item reflects these revised project costs and the Board is being asked to recognize them, as well as approve the performance criteria and concept drawings for this project, in Consent Item—11 later in this agenda.

\$89,000,000	total authorized project cost
\$89,500,000	total estimated project cost
\$80,000,000	state funds previously allocated: \$3,518,000 performance criteria and concept drawings and \$76,482,000 design-build (\$68,265,000 contract, \$6,375,000 contingency, \$392,000 A&E, and \$1,450,000 other project costs)
\$ 0	state funds decrease: \$399,000 performance criteria and concept drawings and an increase of \$399,000 design-build (\$935,000 contract and \$321,000 other project costs, and a decrease of \$839,000 contingency and \$18,000 A&E)
\$ 9,000,000	local funds previously allocated: \$832,000 acquisition/study, \$1,938,000 performance criteria and concept drawings, and \$6,230,000 design-build (other project costs)
\$ 500,000	local funds increase: \$188,000 acquisition/study and \$1,933,000 performance criteria and concept drawings, and a decrease of \$1,621,000 design-build (other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2012, and the statutes of limitation expired on July 6, 2012, without challenge.

Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve performance criteria and concept drawings	December 2013
Start construction	May 2014
Complete construction	December 2016

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
TULARE COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider adopting a resolution to:

1. 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.
2. Authorize the sale of lease revenue bonds.
3. Authorize the execution of a Project Delivery and Construction Agreement between Tulare County, the Department of Corrections and Rehabilitation, the Board of State and Community Corrections, and the Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$60,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Jail Project
Tulare County

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 the execution of a Project Delivery and Construction Agreement, and other related actions.

Scope Description

This project is within scope. This project will design and construct a new facility on approximately 15 acres of a greater 76± acres of county owned land located in the city of Porterville. The facility will provide approximately 514 beds and will be constructed of steel and concrete for long-term durability.

The housing space will include dayrooms; exercise yards; multipurpose space for programs, including self-help, parenting, life skills, and education classes, and religious services; housing unit control and storage space; and interview and video and in-person visitation space.

The facility will also include a centralized control room; a kitchen; intake, release, and transportation space; a laundry area; and administrative, staff support, and medical and mental health space. Additionally, the facility will include warehouse and maintenance/central plant space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as parking spaces for both staff and visitors and all necessary appurtenances. In addition, there will be a secure perimeter including vehicular and pedestrian sally ports.

Funding and Project Cost Verification

This project is within cost. On July 12, 2013, the Board took an action establishing the scope, cost, and schedule of this project, allocating \$60,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project.

\$66,664,000	total estimated project cost
\$60,000,000	state funds previously allocated: \$2,553,000 preliminary plans, \$2,391,000 working drawings, and \$55,056,000 construction (\$46,173,000 contract, \$2,427,000 contingency, \$1,565,000 A&E, \$2,203,000 agency retained, and \$2,688,000 other project costs)
\$6,664,000	local funds previously allocated: \$777,000 acquisition/study, \$897,000 preliminary plans, \$378,000 working drawings, and \$4,612,000 construction (\$2,359,000 contract and \$2,253,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 1, 2013 and the statutes of limitations expired August 1, 2013, without challenge.

Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	December 2015
Start construction	May 2016
Complete construction	May 2018

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW LOS BANOS COURTHOUSE
MERCED COUNTY

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapter 20, Statutes of 2013, Item 0250-301-3138 (3)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Los Banos Courthouse
Merced County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized scope for this project is to construct a new two-courtroom, 29,511 program gross square feet facility in the City of Los Banos, Merced County. The project will replace court operations from one facility and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Merced County.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (11), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Chapter 20, Statutes of 2013, Item 0250-301-3138 (3), authorized the working drawings phase.

\$26,680,000	total authorized project costs
\$26,388,000	total estimated project costs
\$ 2,525,000	project costs previously allocated: \$1,246,000 acquisition and \$1,279,000 preliminary plans
\$23,863,000	project costs to be allocated: \$1,974,000 working drawings and \$21,889,000 construction (\$18,558,000 contract, \$949,000 contingency, \$484,000 A&E, and \$1,898,000 other)
\$ 292,000	estimated savings: construction

CEQA

A Notice of Exemption (Categorical) was filed with the State Clearinghouse on August 12, 2011, and the 35-day statutes of limitation expired on September 16, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on November 19, 2013 and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	November 2014
Start construction	May 2015
Complete construction	June 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

Assessor Parcel Number 504-060-62

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890(1)
Chapter 152, Statutes of 2012, Item 2665-306-6043(1)*

Consider approving site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

If approved, the requested action would approve site selection. This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

On January 11, 2013, June 14, 2013, July 12, 2013, and November 8, 2013, the State Public Works Board approved site selection for a combined 401 parcels that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno. Parcel Number 504-060-62 is needed as part of an administrative settlement with a property owner who has four other properties within the proposed high speed rail right of way. The Authority has agreed with the property owner to purchase this additional parcel as an uneconomic remnant to the owner which adjoins one of his parcels that is within the environmental footprint. Staff concurs with the need for an administrative settlement as it would be more cost effective than pursuing eminent domain and would allow for HSRA to have a more timely acquisition of these parcels. This approval allows for just compensation to be set for the site selected parcel and for negotiations to begin with the land owners.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train traveling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired. In addition, many of the sites selected reflect a need for road realignments and grade crossings necessary to ensure the safety of the train system.

Other

- Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition. Prior to acquisition process, the Authority will be conducting hazardous materials, archaeological, and biological mitigation surveys and testing to determine if a specific parcel is contaminated or subject to environmentally protected resources.
- On November 6, 2012, the Board adopted a resolution delegating to staff the authority to approve each acquisition transaction that meets specified criteria.

Staff Recommendation: Approve site selection.

CONSENT ITEMS

CONSENT ITEM—3

**CALIFORNIA HIGHWAY PATROL (2720)
CHP ENHANCED RADIO SYSTEM; REPLACE TOWERS AND VAULTS, PHASE 2
TRUCKEE AREA OFFICE SITE
NEVADA COUNTY
DGS PARCEL NUMBER 10746**

*Authority: Chapter 712, Statutes of 2010, Item 2720-301-0044(2) as reappropriated by the Budget Acts of 2012 and 2013
Chapter 33, Statutes of 2011, Item 2720-301-0044(2) as reappropriated by the Budget Acts of 2012 and 2013*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

California Highway Patrol
CHP Enhanced Radio System: Replace Towers and Vaults, Phase 2
Truckee Area Office Site
Nevada County

Action requested

If approved, the requested action would authorize acquisition.

Scope

This project is within scope. The requested action would authorize acquisition of approximately .09 acres of vacant land located on Donner Way in the City of Truckee, Nevada County. This acquisition is adjacent to the existing Truckee California Highway Patrol (CHP) field office and will be used to replace CHP employee parking located at the site of the proposed tower and vault.

Funding and Cost Verification

This project is within cost. The Budget Act of 2010 provides \$2.8 million Motor Vehicle Account (MVA) for the preliminary plans and working drawings for tower and vault replacements. The Budget Act of 2011 provides an additional \$12.3 million MVA for acquisition and construction, including the authority necessary for this requested acquisition of fee simple title. Augmentations were approved in February 2012 for \$85,000, January 2013 for an additional \$15,000, and April 2013 for \$159,000. The property can be acquired with the funds available and in accordance with legislative intent.

In addition to the previous augmentations, Department of General Services (DGS) indicates that future phases of this project will require \$1,266,000, which will lead to an overall cumulative shortfall of 10.1 percent. Staff has directed DGS to take steps to reduce the amount of deficit and once this amount is more concrete, will determine what, if any, further board action is required.

\$15,375,000	total authorized project costs
\$15,375,000	total estimated project costs
\$ 2,410,000	funds previously allocated: \$276,000 acquisition, \$1,637,000 preliminary plans, \$497,000 working drawings.
\$12,965,000	project costs to be allocated: \$30,000 acquisition, \$796,000 working drawings, \$12,139,000 construction (\$9,342,000 contract, \$467,000 contingency, \$840,000 A&E Services, and \$1,490,000 other project cost)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 5, 2013 and the 30-day statutes of limitation expired December 6, 2013, without challenge.

Project Schedule

Anticipated close of escrow	December 2013
Approve preliminary plans	May 2014
Complete working drawings	March 2015
Start construction	July 2015
Complete construction	September 2016

Condition of Property

Department of General Services (DGS) conducted a site visit to the proposed Truckee CHP Area Office property acquisition on September 11, 2011. The purpose of the proposed acquisition is to replace lost parking places once the new telecommunications tower and vault are erected on the northeast corner of the existing CHP property. The subject parcel consists of approximately .09 acres and the topography is relatively flat consisting of scattered pine trees and shrubs. The property is located in an area comprised of a mix of commercial buildings, residences, undeveloped land, and Interstate 80.

Phase 1 Environmental Site Assessment (ESA)

A Phase 1 ESA was completed on January 12, 2012, and reviewed by DGS staff. The Phase 1 ESA indicated that no recognized environmental concerns were observed on the subject property. DGS staff also did not observe any environmental concerns.

Other:

- The Board approved site selection for this property on December 9, 2011.
- The purchase price of \$30,000 does not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- The property is vacant and unimproved and there is no relocation assistance involved with the project.
- There is no implied dedication on the property.
- DGS 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 property was intended to be the location of the CHP Enhanced Radio System (CHPERS) project as a new tower and vault are necessary to accommodate equipment needed for the CHPERS upgrade. During the California Environmental Quality Act process, the Truckee community indicated a strong desire that the tower be located elsewhere on CHP property. Existing employee parking is currently located where the proposed tower and vault is to be constructed, and due to limited acreage at the facility, the property is needed to maintain an adequate area for parking.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq, as state ownership of the parcel adjacent to the CHP's Truckee site will ensure more efficient development of the property and improve existing infrastructure by allowing land on the existing site to be available for the tower and vault needed for essential emergency response functionality.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—4

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ACADEMY: CONSTRUCT DORMITORY AND SITE IMPROVEMENTS
AMADOR COUNTY**

Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (5), as reappropriated by the Budget Acts of 2008, 2009, 2011, and 2013

Consider recognizing a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Forestry and Fire Protection
Academy: Construct Dormitory
Amador County

Action Requested

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

Scope Description

This project is within scope. The approved project scope, as modified, includes a 17,822 square feet (sf), 80-bed dormitory, with 40 two-bed dorm rooms, a student lounge, a recreation room, laundry facilities, parking, utilities, and other site work. A scope change letter was sent to the Legislature on September 12, 2012, to remove the 2,500 sf messhall expansion portion of the project, because it was deemed not cost-effective to expand the existing messhall. The scope change was approved by the Board on October 10, 2012.

The California Department of Forestry and Fire Protection (CAL FIRE) has requested a scope change for the Academy: Construct Dormitory and Expand Messhall project to increase the size of the dormitory building by 1,764 square feet (sf) to a total of 19,856 sf (9.9 percent) to incorporate recent building code changes related to ADA accessibility. The Department of General Services (DGS) has determined that the current design of the dormitory would not meet the applicable ADA building codes, effective January 2014. Specifically, DGS notes each dorm room and adjacent corridor space needs to be expanded by almost 37 sf (a total of 1,470 sf) and an additional 221 sf is needed in front of the elevator doors to provide the necessary clearances to meet the new ADA standards. The balance of the increase (73 sf) is needed to reconfigure other spaces to minimize unnecessary construction costs. While this facility is primarily intended to house firefighting staff attending the Academy, DGS was unable to get an exemption from these building code requirements.

On November 20, 2013, Finance notified the chairs of the Joint Legislative Budget Committee of the intent to recommend approval of this scope change no sooner than 20 days after the notification. The 20-day waiting period expired on December 11, 2013, without adverse comments.

Funding and Cost Verification

This project is within cost. A total of \$10,000,000 (lease revenue bonds) has been appropriated for preliminary plans (\$1,183,000), working drawings (\$549,000), and construction (\$8,268,000) for this project. Because the preliminary plans are only 10 percent complete, it is premature to determine if the proposed scope change, combined with other factors, will result in a budget deficit. However, based on the unit costs in the original estimate completed in 2006, the additional space is expected to increase construction costs by approximately \$250,000. Other factors, such as changes in the construction market or escalations in material and labor costs, are also expected to affect project costs. In an effort to control costs, CAL FIRE and DGS will utilize value engineering and other cost containment measures, to the extent possible, to help keep this project within budget. Furthermore, CAL FIRE plans to address any estimated funding deficits, if necessary, when a new detailed estimate is prepared at the completion of preliminary plans.

\$10,000,000	total authorized project costs
\$10,250,000	total estimated project costs
\$ 1,183,000	project costs previously allocated: preliminary plans
\$ 8,817,000	project costs to be allocated: \$ 549,000 working drawings (\$10,000 agency retained) and \$8,268,000 construction (6,481,000 contract, \$337,000 contingency, \$791,000 A&E, and \$659,000 other project costs)
\$ 250,000	estimated deficit: construction

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 23, 2013, and the 30-day statutes of limitation expired on November 22, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions memo was completed on July 9, 2013, and no issues that would affect quiet use of the project were identified.

Project Schedule

Approve preliminary plans	June 2014
Complete working drawings	July 2015
Start construction	February 2016
Complete construction	October 2017

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF PARKS AND RECREATION (3790)
JIMMY'S ORIENTAL GARDEN-EL PRESIDIO DE SANTA BARBARA STATE HISTORIC
PARK
SANTA BARBARA COUNTY
DPR Parcel Number 016502, DGS Parcel No. 10793

*Authority: Chapter 268, Statutes of 2008, Item 3790-301-0742(1), as reappropriated
by the Budget Act of 2012
Chapter 38, Statutes of 2005, Item 3790-301-6029(5), as reappropriated
by the Budget Acts of 2008 and 2011*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Parks and Recreation
Jimmy's Oriental Garden-El Presidio de Santa Barbara SHP
Santa Barbara County

Action requested

If approved, the request would authorize site selection.

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (Parks) to pursue the purchase of a 5,000 square foot (sf) commercial piece of property known as Jimmy's Oriental Garden as an addition to El Presidio de Santa Barbara State Historic Park (the Presidio). The owner, Santa Barbara Trust for Historical Preservation (Trust), purchased the property March 7, 2007. In November of 2011, the Trust approached Parks to see if the department was interested in purchasing the property. Since a primary mission goal at Parks is the acquisition of inholdings, it was decided to pursue this acquisition. The site selection approval will allow Parks to continue its efforts to acquire the subject which fulfills the department's mission in the preservation of historic sites and the acquisition of inholdings.

Small groups of Chinese immigrants from Canton started to come to Santa Barbara in the mid 1860's and by 1890, Chinese made up 10% of the population of the Presidio. Chinese immigrants operated stores selling imported goods, groceries and herbal medicine in adobe and wooden structures along a 2 blocks of Canon Perdido Street. The subject property represents the last Chinese-occupied building in the Chinatown area of the Presidio. In addition, the location of Jimmie's on the Presidio site allows for the integration of Asian-American history into the broader history of the state. It would also represent the only urban state park to interpret Asian-American history.

Funding and Cost Verification

This project is within cost. Two budget act appropriations in the total amount of \$3,500,000 can be used by Parks to pursue opportunity and inholding acquisitions throughout the state.

\$1,415,000	total authorized project costs
\$1,415,000	total estimated project costs
\$ 20,000	project costs previously allocated: DGS staff costs for appraisal and acquisition review
\$1,395,000	project costs to be allocated: \$1,385,000 for acquisition and \$10,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 6, 2013. The 35-day statutes of limitation ended on July 11, 2013, with no comments.

Project Schedule

The anticipated close of escrow is March 2014.

Condition of Property

The Jimmy's Oriental Garden Building includes about 5,000 square feet of restaurant building and garage, located at 126 East Canon Perdido Street in Santa Barbara. The northern part of the parcel will be split from a residential portion located at the rear of the present 0.18 acre parcel. DGS visited the site on June 12, 2013. The site includes a rectangular building of one-story brick-on-slab construction with rear garage and second floor brick studio. The front of the structure includes two separate doors with access to the street including a bar area currently undergoing renovation and a deli restaurant (Three Pickles) located to the northeast of the building. At the rear of the structure is the kitchen and an above-ground grease trap is located outside the rear door of the kitchen. Adjoining at the rear of the restaurant is a two-car garage with a studio apartment on the second floor above.

Not part of the acquisition. but important to note, behind the restaurant and garage building is a residential structure located at the rear of the parcel. The residential structure is two stories. A common driveway, which runs along the northeast side of the restaurant building, provides access to the rear of the parcel.

Phase I Environmental Site Assessment

In February 2011, TRAK Environmental Group, Incorporated completed a Phase I Environmental Site Assessment (ESA) for the site. The ESA noted that there were no recognized environmental conditions on the property and that further environmental investigations were not required.

The ESA noted prior to the construction of the site's present structures in 1946, the site's former structures associated with a bakery were demolished and removed. This included the two former fuel oil Underground Storage Tanks (USTs) used for the bakery oven. Soil borings conducted in January 2007 at the location of the historical USTs showed no evidence of existing tanks and soil conditions which constitute a *de minimis* condition. One soil sample had a very low total petroleum hydrocarbon soil concentration, a level considered non-actionable by regulatory agencies.

Other:

- The Trust is offering the property to the State at the fair market value, as approved by the Department of General Services (DGS) on February 17, 2012.
- There is no implied dedication applicable to this property.
- On October 26, 2006 Parks entered into an operating agreement with the Trust (the Operating Agreement). The Operating Agreement expires on November 16, 2026. By this agreement the Trust is responsible for all operations and maintenance of the park. Also, pursuant to Public Resources Code 5080.36(a)3, all revenues received from the Presidio shall be expended only for the care, maintenance, operation, administration, improvement, or development of the Presidio. Therefore, there will be no request now or in the future for support, operating or equipment costs.
- Pursuant to paragraph 3 of the Operating Agreement, the Trust has the ability to enter into leases. All rents from the lease are retained by the Trust to help in the operating costs of the park. The current lease tenant pays an annual amount of \$36,173 to the Trust. The current lease will expire in July 2015, at which time the lease will be re-evaluated.
- After the expiration of the Operating Agreement, there is no guarantee that the Trust will continue to operate the property as a cultural site. The Trust could potentially sell the property and it may be used for commercial development. Therefore, acquiring this property is important to Parks' mission and would eliminate potential non-cultural development.
- Parks is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- The property represents an inholding of an historic nature.
- The conveyance includes a reservation for a 20-foot wide access easement for the purpose of maintaining access to the other structures/businesses within the immediate commercial neighborhood. This access easement does not present any problems with the acquisition of the subject property, traverses and existing parking lot.
- There is no relocation assistance involved with this project. The property has a single tenant under lease and the tenant will remain on the property after Parks takes ownership.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY – WEST FACILITY
EMERGENCY POWER GENERATION SYSTEM UPGRADE
SAN LUIS OBISPO COUNTY

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—6

Department of Corrections and Rehabilitation
California Men's Colony – West Facility
Emergency Power Generation System Upgrade
San Luis Obispo County

Action Requested

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

Scope Description

The project includes the installation of a new centralized standby generator system, above-ground fuel tank, related electrical switchgear, and a new metal building to house the switchgear for the California Men's Colony – West Facility. The building will include interior lighting and a fire alarm system. A new 12,000 gallon diesel fuel tank and two fully redundant generators will be provided and located outside of the new building. The new installation will be provided with a secure 12-foot high chain link fence with perimeter lighting and two vehicle access gates.

Pursuant to the provisions of Section 7050(b) of the Penal Code, the Department of Corrections and Rehabilitation (CDCR) reported the scope, cost, and schedule information for this project to the Joint Legislative Budget Committee on November 15, 2013, concurrent with submission of its request to the Board to establish the scope, cost, and schedule.

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. This action would allocate \$6,168,000 of this appropriation to complete design and construction of this project.

\$6,168,000 total estimated project cost

\$6,168,000 project costs to be allocated: \$382,000 preliminary plans, \$384,000 working drawings and \$5,402,000 construction (\$3,889,000 contract, \$272,000 contingency, \$400,000 A&E, \$717,000 other project costs, and \$124,000 agency retained items)

CEQA

The appropriate CEQA review and documentation will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	January 2015
Complete working drawings	August 2015
Start construction	December 2015
Complete construction	November 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA INSTITUTION FOR MEN
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SAN BERNARDINO COUNTY

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

Consider:

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
California Institution for Men
Health Care Facility Improvement Project
San Bernardino County

Action Requested

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

Scope Description

This project is within scope. The health care facility improvement project at California Institution for Men (CIM) will support CIM's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CIM 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.

CIM is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care 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 inmate-patients with chronic and/or terminal illnesses.

This project includes the design and construction of a new Facility A primary care clinic, accessibility improvements to the housing units and path-of-travel in Facility A, a reception center health care processing addition, renovations to the Facility B primary care clinic, renovations to the Facility B medication distribution rooms, renovations and an addition to the Facility C primary care clinic, new primary care clinics on the north and south of Facility D, pharmacy renovations, central health services building renovations, infirmary renovations, a new health care administration building, and utility improvements.

The new primary care clinics in Facility A and Facility D will provide for centralized primary health care at an Intermediate level of care. The reception center health care processing addition will provide an appropriate clinic to accommodate newly received inmates. The renovations to the medication distribution rooms will provide appropriate pill distribution and security. The pharmacy renovation will accommodate pharmaceutical demands at an intermediate level of care. The central health services renovation will provide appropriate specialty clinic space and 24/7 emergency triage and treatment space. The infirmary renovation will address infectious control deficiencies. The new health care administration building will move administrative staff out of the central health services building in order to focus that existing space on clinical functions. The disabled accessibility improvements to the housing units and paths-of-travel will allow Facility A to be designated as a Disability Placement Program (DPP) institution. Currently there are no level II intermediate institutions with a DPP in the prison system. In addition, the 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. The completion of preliminary plans revealed that Facility B has inadequate water pressure and flow to meet fire suppression requirements. To remedy this issue, existing piping will be replaced with an upsized main.

Additionally, CDCR is requesting to use Inmate/Ward Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the following sub-projects: new Facility A primary care clinic and DPP improvements, Facility B medication distribution rooms, Facility D primary care clinic North and South, pharmacy renovation, central health services renovation, and infirmary renovation. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Project Cost Verification

This project is within cost. On October 10, 2012, the Board established the scope, cost and schedule of this project, allocating \$52,602,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$50,968,000, which is a decrease of \$1,634,000. This action will recognize these revised project costs as detailed below.

\$52,602,000	total authorized project costs
\$50,968,000	total estimated project costs
\$52,602,000	project costs previously allocated: \$2,554,000 preliminary plans, \$3,027,000 working drawings, and \$47,021,000 construction (\$33,701,000 contract, \$2,022,000 contingency, \$2,494,000 A&E, \$2,844,000 other project costs, and \$5,960,000 agency retained items)
\$ 1,634,000	project cost decrease: \$474,000 preliminary plans, an increase of \$3,000 working drawings, and a decrease of \$1,163,000 construction (\$774,000 contract, \$46,000 contingency, and \$343,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2013, and the statutes of limitation expired on June 24, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed in November 27 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

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

Staff Recommendation: Approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—8

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:

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

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

Action Requested

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

Scope Description

This project is within scope. The health care facility improvement project at California Medical Facility (CMF) will support CMF's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) 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, specialty care, health records, pharmacy, and health care administration.

CMF is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care 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 inmate-patients with chronic and/or terminal illnesses. CMF is a medium security medical facility housing General Population and Administrative Segregation Unit inmate-patients, including elderly and terminally ill inmate-patients, inmate-patients identified with Acquired Immune Deficiency Syndrome (AIDS), and inmate-patients with psychiatric disorders.

This project includes the design and construction of a new central health services specialty clinic, stand-by emergency room, medication distribution building, and renovations within B-wing, X-wing, and Unit IV, and utility improvements. The new central health services clinic 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. A new stand-alone medication distribution building will be constructed to serve inmate-patients at C and D dorms. Renovations in B-wing will provide triage/exam space, nurse sick call, lab and pharmacy space, and radiology. Renovations in X-wing will consolidate medical records space. Renovations in Unit IV, containing U- and V-wings, will provide two additional medication distribution rooms, one per wing.

Additionally, CDCR is requesting to use Inmate/Ward Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the new medication distribution rooms and the Unit IV renovation. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is within cost. On September 11, 2012, the Board established the scope, cost and schedule of this project, allocating \$28,100,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. On October 18, 2013, the Board approved a scope change for this project reducing project costs to \$23,000,000. A revised project cost estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$22,689,000, which is a decrease of \$311,000. This action will recognize these revised project costs as detailed below.

\$23,000,000	total authorized project costs
\$22,689,000	total estimated project costs
\$23,000,000	project costs previously allocated: \$1,383,000 preliminary plans, \$1,426,000 working drawings, and \$20,191,000 construction (\$14,576,000 contract, \$875,000 contingency, \$1,069,000 A&E, \$1,437,000 other project costs, and \$2,234,000 agency retained items)
\$ 311,000	project cost decrease: \$252,000 preliminary plans, an increase of \$55,000 working drawings, and \$114,000 construction (\$182,000 contract and \$11,000 contingency, and an increase of \$19,000 A&E, \$1,000 other project costs, and \$59,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2013, and the statutes of limitation expired on July 8, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed in November 222013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	April 2014
Start construction	July 2014
Complete construction	January 2016

Staff Recommendation: **Approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.**

CONSENT ITEMS

CONSENT ITEM—9

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:

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Mule Creek State Prison
Health Care Facility Improvement Project
Amador County

Action Requested

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

Scope Description

This project is within scope. The health care facility improvement project at the Mule Creek State Prison (MCSP) will support MCSP's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) 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 primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, pharmacy, laboratory, and medication distribution. Additionally, the *Coleman*

Court found the need for treatment and office improvements to support services to the Administrative Segregation Unit – Enhanced Outpatient Program (ASU-EOP) inmate-patients.

MCSP is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate Care 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 inmate-patients 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 ASU primary care and ASU-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 clinics' 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 medication distribution room additions will provide appropriate pill distribution and security.

Additionally, CDCR is requesting to use Inmate/Ward Labor resources for a portion of this project. At this point, CDCR anticipates using IWL for the medication distribution room additions in this project. A final decision regarding the construction delivery method will be made at the completion of the working drawings.

Funding and Cost Verification

This project is within cost. On December 14, 2012, the Board established the scope, cost and schedule of this project, allocating \$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 of this project. A revised project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$27,070,000, which is a decrease of \$47,000. This action will recognize these revised project costs as detailed below.

\$27,117,000	total authorized project costs
\$27,070,000	total estimated project costs
\$27,117,000	project costs previously allocated: \$1,661,000 preliminary plans, \$1,524,000 working drawings, and \$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)

\$ 47,000 project cost decrease: \$338,000 preliminary plans and \$4,000 working drawings, and an increase of \$295,000 construction (\$34,000 contract, \$2,000 contingency and \$327,000 agency retained items, and a decrease of \$1,000 A&E and \$67,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 22, 2013, and the statutes of limitation expired on April 26, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on October 21, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

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

Staff Recommendation: Approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—10

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:

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

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

Action Requested

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

Scope Description

This project is within scope. The health care facility improvement project at California State Prison, Solano (CSP) will support CSP's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) 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, specialty care, health records, pharmacy, medication distribution, and appropriate accommodation for Disability Placement Program (DPP) inmates.

CSP is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care 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 inmate-patients with chronic and/or terminal illnesses.

This project includes the design and construction of a new complex facility clinic, renovations to the central health services building and Receiving and Release (R&R) health care space, 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 central health services building 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 CSP to be designated as a DPP institution.

Additionally, CDCR is requesting to use Inmate Ward/Labor (IWL) resources for this project. At this time, CDCR anticipates using IWL for the construction of a new complex facility clinic and medication distribution rooms; renovations to the central health services building and R&R health care space; and DPP improvements. A final decision regarding the construction delivery method will be made at the completion of working drawings.

Funding and Cost Verification

This project is not within cost. On September 11, 2012, the Board established the scope, cost and schedule of this project, allocating \$34,034,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with the completion of preliminary plans. Based on the revised estimate, the current total estimated project cost is \$34,246,000, which is an increase of \$212,000. This action will recognize these revised project costs as detailed below.

\$34,034,000	total authorized project costs
\$34,246,000	total estimated project costs
\$34,034,000	project costs previously allocated: \$1,712,000 preliminary plans, \$2,102,000 working drawings, and \$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)
\$ 212,000	project cost increase: a decrease of \$280,000 preliminary plans, and \$204,000 working drawings, and an increase of \$696,000 construction (\$84,000 contract, \$5,000 contingency, \$104,000 other project costs, and \$503,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2013, and the statutes of limitation expired on July 8, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on November 22, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	April 2014
Start construction	July 2014
Complete construction	March 2016

Staff Recommendation: Approve preliminary plans and the use of Inmate/Ward Labor, and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—11

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

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider:

- a) **approving performance criteria and concept drawings**
- b) **recognizing revised project costs**

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Department of Corrections and Rehabilitation
Jail Project
Stanislaus County

Action Requested

If approved, the requested action would approve performance criteria and concept drawings and recognize revised project costs.

Scope Description

This project is within scope. This project will design and construct two new buildings totaling approximately 130,000 square feet of housing, treatment, and program space on approximately 9 acres of a greater 127± acres of county owned land on which the county's existing public safety center is located. Both buildings will be dependent on the existing, adjacent facilities for several core operational components, including kitchen and laundry services; intake, release, and transportation; and staff support space.

The jail expansion building will provide approximately 116,000 square feet, including two maximum security housing units providing approximately 192 beds each and a medical/mental health housing unit providing approximately 72 beds, for a total of approximately 456 beds. Each housing unit will include a secure sally port entry, a unit security control room, video visitation cubicles, showers, dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs. This building will also include a health services unit and a security administration (control) center.

The health services unit will provide office space, 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, office space, and multipurpose and interview rooms.

The day reporting center will provide approximately 14,000 square feet of space for 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. This project will also include approximately 200 parking spaces for staff and visitor parking. The buildings will be constructed primarily of steel and concrete for security and long-term durability. In addition, there will be secure fencing surrounding the jail expansion building to provide grounds security.

This project also includes several bid alternates. The most significant would provide approximately 24 additional double occupancy cells to each maximum security housing unit, resulting in approximately 240 beds per housing unit and a total of approximately 552 beds and approximately 140,000 square feet of space in the jail expansion building. The expansion to accommodate these additional cells will also result in additional program space in each maximum security housing unit that will be used for interview rooms. Other bid alternates for the jail expansion building include additive alternates to replace manually operated cell doors with mechanically driven cell doors and miscellaneous aesthetic architectural and landscaping features, as well as a deductive bid alternate to reduce the amount of food services equipment in the staff area.

For the day reporting center, the additive bid alternates include an upgrade to base design of mechanical units; adding an enhanced fire alarm system, solar tubes in the staff office area, a folding partition in the large classroom, flag poles with lights, graffiti coating to CMU walls, a trellis feature at staff entrance, and an exterior courtyard fan; and raising the concrete masonry unit wall at employee parking. The deductive bid alternates include removing canopies and mechanical screening, and reducing classroom height by two feet and the visitor parking by half. Selection of any of these bid alternates for either building is dependent on the design-build proposals received. Consideration of which, if any, bid alternates to use will focus on getting the best value within the existing project budget.

Funding and Project Cost Verification

This project is not within cost. On September 11, 2012, the Board established the scope, cost, and schedule of this project, allocating \$80,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$89,000,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of performance criteria and concept drawings. Based on this revised estimate, the current total estimated project cost is \$89,500,000, which is an increase of \$500,000. This action will recognize these revised project costs as detailed below.

\$89,000,000	total authorized project cost
\$89,500,000	total estimated project cost
\$80,000,000	state funds previously allocated: \$3,518,000 performance criteria and concept drawings and \$76,482,000 design-build (\$68,265,000 contract, \$6,375,000 contingency, \$392,000 A&E, and \$1,450,000 other project costs)
\$ 0	state funds decrease: \$399,000 performance criteria and concept drawings and an increase of \$399,000 design-build (\$935,000 contract and \$321,000 other project costs, and a decrease of \$839,000 contingency and \$18,000 A&E)
\$ 9,000,000	local funds previously allocated: \$832,000 acquisition/study, \$1,938,000 performance criteria and concept drawings, and \$6,230,000 design-build (other project costs)
\$ 500,000	local funds increase: \$188,000 acquisition/study and \$1,933,000 performance criteria and concept drawings, and a decrease of \$1,621,000 design-build (other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2012 and the statutes of limitation expired on July 6, 2012, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve performance criteria and concept drawings	December 2013
Start construction	May 2014
Complete construction	December 2016

Staff Recommendation: Approve performance criteria and concept drawings and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—12

DEPARTMENT OF VETERANS AFFAIRS (8955)
YOUNTVILLE VETERANS HOME
CHILLED WATER DISTRIBUTION SYSTEM RENOVATION
NAPA COUNTY

*Authority: Section 1104.2 of the Military and Veterans Code
Chapter 33, Statutes of 2011, Item 8955-301-0668(1)*

Consider:

- a) approving preliminary plans
- b) recognizing revised project costs
- c) approving a reversion

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

Department of Veterans Affairs
Yountville Veterans Home
Chilled Water Distribution System Renovation
Napa County

Action requested

If approved, the requested action would approve preliminary plans, recognize revised project costs. and approve a reversion.

Scope Description

This project is within scope. The project will provide renovation of the chilled water system located at Yountville, Veterans Home of California. Project includes: additional chiller capacity, cooling towers, chilled water pumps, condenser water pumps, automatic flow control valves, automatic water isolation valves, bypass circuit and automatic valves, additional chiller plant, temperature control system, new 3-way control valves, upgrade to 4" line at Holderman Hospital, and upgrade to 5 HP pumps with added air vents at T. Roosevelt Hall.

Funding and Cost Verification

This project is within cost. The total estimated project cost is \$6,377,000. Originally, this total was comprised of \$497,000 in Veterans Homes Act of 2000 General Obligation bonds provided through Section 1104.2 of the Military and Veterans Code, \$2,236,000 lease revenue bonds in the 2011-12 Governors' Budget, and \$3,665,000 in federal funds less \$21,000 in estimate project savings. Recently, it has been determined that there are sufficient remaining General Obligation bonds to fund \$527,000 in working drawings instead of lease revenue bonds, bringing the overall General Obligation bond share to \$1,024,000. It is unclear if remaining General Obligation bonds will be sufficient for construction and therefore the state share of this construction remains proposed to be funded through lease revenue bonds asset transfer.

Because the working drawing were originally budgeted as lease revenue, and there is a slight reduction in estimated construction costs, this project has significantly more authority than is projected to be necessary. Lease revenue authority proposed for working drawings will be reverted.

\$6,377,000	total estimated project costs
\$6,925,000	total authorized project cost
\$ 497,000	project costs previously allocated: \$497,000 preliminary plans
\$5,880,000	project costs to be allocated: \$527,000 working drawings (GO Bond), and \$5,353,000 construction (\$4,214,000 contract, \$295,000 contingency, \$356,000 A&E, and \$488,000 other project costs)
\$ 527,000	estimated project savings to be reverted: \$421,000 working drawings (lease revenue) and \$106,000 construction
\$ 21,000	estimated remaining project savings: construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 29, 2013, the 35-day statutes of limitation expired on October 13, 2013, without challenge.

Due Diligence

A Summary of Conditions letter was developed in August 2003 for the whole Yountville campus and was updated on February 27, 2012, and no issues were identified that would adversely affect the project.

Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	September 2014
Start construction	December 2014
Complete construction	March 2016

Staff Recommendation: Approve preliminary plans, recognize revised project costs, and approve reversion.

CONSENT ITEMS

CONSENT ITEM—13

DEPARTMENT OF VETERANS AFFAIRS (8955)
CALIFORNIA CENTRAL COAST VETERANS CEMETERY, FORT ORD SITE
MONTEREY COUNTY
DGS Parcel No. 10799

*Authority: Military and Veterans Code Section 1450 et seq
Government Code Section 15853
Chapter 649, Statutes of 2013, Section 8
Chapter 20, Statutes of 2013, Item 8955-301-3013(1)*

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

Department of Veterans Affairs
California Central Coast Veterans Cemetery, Fort Ord Site
Monterey County

Action requested

If approved, 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 Fort Ord site (Property) is approximately 78.7 acres of unimproved land located in the mid-western portion of the former Fort Ord Army Base in Monterey County. This site was designated for a veterans cemetery in the 1997 Fort Ord Reuse Authority Base Reuse Plan. The Property is being offered to the California Department of Veterans Affairs (CalVet) at no cost by the Fort Ord Reuse Authority (FORA) for the development of a veterans cemetery.

The approved project scope consist of the development of approximately 12 acres of the Property to accommodate 5,000 columbarium burial sites, a 1,600 sf administration building with public information and restrooms, a 1,500 sf maintenance building and yard, a committal shelter and memorial area. In addition, all required utilities would be brought in to support this project as well as potential future phases.

Funding and Cost Verification

This project is within cost. Military and Veterans Code Section 1450 et seq, as amended by Chapter 694, Statutes of 2013 (SB 232) authorizes a funding mechanism where funds are deposited into an endowment fund and then appropriated by the legislature for transfer to an operating funds. The 2013 Budget Act includes such a transfer and \$1,299,000 for the preliminary plans and working drawings phase of the project. This is \$102,000 greater than the current estimate for preliminary plans and design. Construction costs of \$8,217,000 (\$1,400,000 endowment fund, \$6,797,000 federal funds) will be needed in a future budget act.

Overall project costs are \$9,414,000 of which \$6,797,000 will be provided by a United States Department of Veterans Affairs (USDVA) grant and \$2,617,000 will be funded from the endowment fund.

\$1,299,000	total authorized project cost
\$9,414,000	total estimated project cost
\$ 665,000	project costs previously allocated: \$665,000 preliminary plans
\$8,749,000	project costs to be allocated: \$532,000 working drawings, and \$8,217,000 construction (\$6,643,600 contract, \$0 contingency, \$670,200 A&E, and \$903,200 other project costs)
\$8,217,000	future funding: \$8,217,000 construction
\$ 102,000	anticipated project saving: \$60,000 preliminary plans, \$42,000 working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 8, 2013, and the 35-day statutes of limitation expired on December 12, 2013, without challenge.

Project Schedule

Close of escrow:	January 2014
Approve preliminary plans:	February 2014
Complete working drawings:	May 2014
Start construction:	August 2014
Complete construction:	February 2016

Condition of Property

In May 2013, Department of General Services (DGS) staff conducted a site visit to assess the general condition of the Property. The Cemetery site is comprised of undeveloped undulating, maritime chaparral-covered hills and depressions. The site lies at the urban/wildland boundary at Fort Ord, with housing, former base hospital, and other uses to the west and north and undeveloped lands to the south and east.

Environmental Site Assessment (ESA)

In a response letter dated April 25, 2013 to a concerned opposition group, the Department of Toxic Substances Control (DTSC) discussed status of property cleanup and appropriateness of future use. DTSC assured that the Property has been investigated and removal actions from chemical contamination or unexploded ordinance have occurred on the Property. Recorded land use covenants on the Property provide visitors no risk of exposure. Land use controls include safety training for conducting ground disturbing activities and construction monitoring by unexploded ordinance qualified personnel. In addition, DTSC confirms that there is no known soil and groundwater contamination associated with the proposed Cemetery site. In closing, DTSC believes the property has been remediated to allow for the intended future use as a Veterans Cemetery.

DGS recommends no further site investigations because the property is part of the Fort Ord Brownfield Environmental Restoration Program, a state and federal participating oversight program for all cleanup activities at the former Fort Ord facility, and that DTSC's April 2013 letter affirms current conditions of the site, and that DGS observed no presence of illegal dumping, no improvements, and no features indicating processing facilities.

Other:

- This action is characterized as a no-cost acquisition in lieu of a gift because the donation of this Property also comes with certain restrictions and requirements not characteristic of a true gift.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Section 65041 et seq. of the Government Code. Construction of a Veterans Cemetery recognizes the intrinsic value of the land as an environmental resource. The site presents an opportunity to allow appropriate development while incorporating native habitat and species elements into the overall landscape design.
- The site meets the requirements of CalVet.
- Prior to the Grant being awarded, CalVet must comply with the USDVA Veterans Cemetery Grants Service Program requirements, including a completed Environmental Assessment, compliance with the National Historic Preservation Act and USDVA approval of working drawings.
- FORA will maintain the Property until the Grant is issued. CalVet will then manage and operate the Cemetery once constructed. FORA will be approving the Agreement for No Cost Transfer and Acceptance of Real Property (Agreement) on Friday, December 13, 2013. The Agreement is subject to a reversionary clause. The Agreement provides that in the event CalVet elects not to proceed with the Cemetery or if the Cemetery is not fully constructed and CalVet has not commenced operating any portion of the first phase of the Cemetery by June 30, 2020, state agrees to convey title back to FORA or FORA's successor in interest or to the City of Seaside and/or the County of Monterey.

- The Agreement requires FORA to transfer water rights from the United States of America to FORA, and to deposit into escrow documents sufficient to transfer such water rights from FORA to state for the Cemetery.
- Fort Ord was listed on the National Priorities List (Superfund) in 1990 and the Fort Ord Federal Facility Agreement was signed by the United States Army (Army), the United States Environmental Protection Agency, State of California, Department of Toxic Substance Control (DTSC), and the California Regional Water Quality Control Board, Central Coast Region. All of Fort Ord, including the Property, has been addressed under the federal Comprehensive Environmental Compensation and Liability Act (CERCLA). Pursuant to CERCLA, all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken prior to conveyance of the Property and any additional remedial action found to be necessary after conveyance of the Property will be conducted by the Army.
- The Army conducted remedial actions that included excavation and screening of soils contaminated with lead. There is a possibility that some Army activities with Munitions and Explosives of Concern (MEC) remain on the Property, however, the MEC were addressed by the "Record of Decision" dated June 24, 2008 concluding items that potentially remain do not pose an unacceptable risk based upon site-specific evaluations conducted. The Property can be transferred in its present condition for its intended purpose without unacceptable risk to human health and the environment as concluded in the Finding of Suitability to Transfer, Former Fort Ord, California, Environmental Services Cooperation Agreement (ESCA) and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume), FOSET 5, dated September 2007.
- The United States Government (Government) retains a perpetual and assignable easement and right of access on, over and through the Property to enter upon the Property in any case in which a remedial or corrective action is found to be necessary. CalVet has determined that the existence of this right will not unreasonably interfere with the use of the Property.
- The Agreement does not include the state's standard environmental indemnification language. The Agreement also includes language that requires the state to accept the Property in an "as-is" condition with no indemnification. However, based on the state's visual inspections of the Property and the fact that there are state and federal participating oversight programs for all cleanup activities at the former Fort Ord facility, and that DTSC's April 2013 letter affirms current conditions of the site, it does not appear that there are any environmental conditions which would present exceptional risk to the state.
- There are no relocation or historic issues and no implied dedication associated with this Property.
- The Government retains mineral rights with surface rights of entry on the Property. There is no known active mineral extraction in the area. CalVet has determined that the existence of these rights will not unreasonably interfere with the use of the property.
- CalVet is not aware of any lawsuits pending concerning the Properties. The Agreement requires delivery of title to the Property free and clear of any mortgages or liens.

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

ACTION ITEMS

ACTION ITEM—1

**CALIFORNIA SCIENCE CENTER (3100)
EXPOSITION PARK/LOS ANGELES MEMORIAL COLISEUM, PARKING LOT 1 AND 3
PARCELS
LOS ANGELES COUNTY
DGS Parcel No. 10797**

Authority: Sections 15853 and 12804.7 of the Government Code and Sections 4051(b) and 4101 of the Food and Agricultural Code

Consider authorizing acquisition

ACTION ITEMS

STAFF ANALYSIS ITEM—1

California Science Center
Exposition Park/Los Angeles Memorial Coliseum, Parking Lot 1 and 3 Parcels
Los Angeles County

Action requested

If approved, the requested action would authorize acquisition.

Scope Description

is within scope. This request would authorize acquisition of five (5) parcels of real property located within Exposition Park totaling approximately 1.9 acres and identified as 3777-81, 3789, and 3987 Bill Robertson Lane (formerly Menlo Avenue), 901 Martin Luther King Jr. Boulevard, and 3990 S. Vermont Avenue in the city of Los Angeles (the "Parcels"). The Parcels are located within Parking Lots 1 and 3, improved parking lots currently owned by the Los Angeles Coliseum Commission (the "Commission") and maintained by the Sixth District Agricultural Association, also known as the California Science Center (the "District"). Exposition Park is home to the District, the Los Angeles Memorial Coliseum ("Coliseum"), the Los Angeles Memorial Sports Arena ("Sports Arena"), the California African American Museum, the John C. Argue Swim Stadium, the Natural History Museum of Los Angeles County and other educational and recreational venues.

Other:

- The proposed acquisitions are consistent with the state’s planning priorities (Ch. 1016, Stats. 2002), as this transaction only involves the transfer of fee ownership and does not involve any development. .
- By acquiring the Parcels, the District will gain control of additional parking spaces at Exposition Park, resulting in potential new revenue.
- Consideration for this acquisition does not exceed estimated fair market value as determined by a DGS-approved appraisal.
- The PASA does not include the state’s standard environmental indemnification language and includes language that requires the state to accept the Parcels in an “as-is, where-is” condition with no indemnification. However, based on the state’s visual inspections, DGS has determined that it does not appear that there are any environmental conditions which would present exceptional risk to the state. It should be noted that the lack of standard indemnification language does not relieve other prior owners of liability under existing law.
- Mineral rights with surface rights of entry were previously conveyed on some of the parcels within the proposed acquisition area. There is no known active oil, gas, water or mineral extraction in the area. Transferring land that is still encumbered by surface mineral rights of entry is contrary to current state policy, , but DGS and the District have determined that the existence of these rights will not unreasonably interfere with the use of the Parcels for parking. The District is not aware of any lawsuits pending concerning the Parcels. The PASA will require delivery of title to the Parcels free and clear of any mortgages or liens.
- Additional resources will not be required to operate these Parcels. The District currently maintains the Parcels with funding from its operating budget.
- This acquisition does not involve relocation assistance, historic issues, or implied dedication.

Authorize acquisition as part of a settlement agreement.

ACTION ITEMS

ACTION ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FOLSOM STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SACRAMENTO COUNTY

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

Consider recognizing:

- a) a scope change
- b) revised project costs

ACTION ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Folsom State Prison
Health Care Facility Improvement Project
Sacramento County

Action Requested

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

Scope Description

This project is not within scope. The health care facility improvement project at Folsom State Prison (FSP) will support FSP's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at FSP is to remedy deficiencies in primary care, specialty care, minimum support facility clinic, medication distribution, health records, laboratory, and pharmacy.

FSP is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care 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 inmate-patients with chronic and/or terminal illnesses.

This project includes the design and construction of two new primary care clinics, a new central health services building, new and renovated medication distribution rooms, a health records space renovation, and utility improvements.

The primary care clinics will provide for centralized primary health care at an intermediate level of care. The new central health services building will provide specialty medical assessment, evaluation, and treatment, as well as laboratory and pharmacy services. The new and renovated medication distribution rooms will provide appropriate pill distribution and security. The health records space renovation will upgrade health records space and implement the electronic Unit Health Records (eUHR) system. In addition, utility improvements will provide upgraded utility services to support these facilities.

CDCR is requesting a scope change to remove the health records renovation sub-project. The original intent of the health records renovation sub-project was to upgrade the existing space in order to support the migration to and implementation of the eUHR system. Since the establishment of the project, CDCR has begun upgrading the existing eUHR with a newer system, Electronic Health Records System (EHRS), that does not require as much workspace as eUHR. Upon the initiation of the design phase of this health records renovation sub-project, it was determined that the institution could adequately meet the EHRS' workspace requirement by reconfiguring its existing space with surplus modular furniture and that no construction would be necessary.

The estimated project cost reduction associated with the removal of the health records renovation sub-project from the scope is \$1,516,000, resulting in a new total estimated project cost of \$51,933,000.

On November 25, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate and Assembly Appropriations Committees of its intent to approve the scope change and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. On February 11, 2013, the Board established the scope, cost and schedule of this project, allocating \$53,449,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with this scope change. Based on this new estimate, the current total estimated project cost is \$51,933,000, which is a decrease of \$1,516,000. This action will recognize these revised project costs detailed below.

\$53,449,000 total authorized project costs

\$51,933,000 total estimated project costs

\$53,449,000 project costs previously allocated: \$2,944,000 preliminary plans, \$2,850,000 working drawings, and \$47,655,000 construction (\$35,465,000 contract, \$2,128,000 contingency, \$2,659,000 A&E, \$3,299,000 other project costs, and \$4,104,000 agency retained items)

\$ 1,516,000 project cost decrease: \$15,000 preliminary plans, \$15,000 working drawings, and \$1,486,000 construction (\$1,392,000 contract, \$84,000 contingency, and \$10,000 A&E)

A Notice of Determination was filed with the State Clearinghouse on September 30, 2013, and the statutes of limitation expired on October 31, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project is in process and will be completed prior to the completion of preliminary plans.

Approve preliminary plans	February 2014
Complete working drawings	September 2014
Start construction	January 2015
Complete construction	February 2017

Staff Recommendation: Recognize a scope change and revised project costs contingent upon expiration of the 20-day legislative review period.

ACTION ITEMS

ACTION ITEM—3

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:

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

ACTION ITEMS

STAFF ANALYSIS ITEM—3

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

Action Requested

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

Scope Description

This project is not within scope. The health care facility improvement project at California State Prison, Sacramento (SAC) will support SAC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) 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 primary care, specialty care, health records, pharmacy, and medication distribution.

SAC is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate Care 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 inmate-patients 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, Facility A General Population (GP) primary care clinic renovation, new central health services building, health records renovation, medication distribution rooms renovations, pharmacy renovation and utility improvements.

The new Facility A PSU-ASU primary care clinic and Facility A GP primary care clinic renovation 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 renovation will upgrade the health records space to support the migration to and implementation of the electronic Unit Health Records (eUHR) system. The medication distribution rooms 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.

CDCR is requesting a scope change to remove the health records renovation sub-project. The original intent of the health records renovation sub-project was to upgrade the existing space in order to support the migration to and implementation of the eUHR system. Since the establishment of the project, CDCR has begun upgrading the existing eUHR with a newer system, Electronic Health Records System (EHRS), that does not require as much workspace as eUHR. Upon the initiation of the design phase of this health records renovation sub-project, it was determined that the institution could adequately meet the EHRS' workspace requirement by reconfiguring its existing space with surplus modular furniture and that no construction would be necessary.

The estimated project cost reduction associated with the removal of the health record renovation sub-project from the scope, as well as additional cost reductions identified during the development of preliminary plans, is \$4,639,000, resulting in a new total estimated project cost of \$48,363,000.

Additionally, CDCR is requesting to use Inmate/Ward Labor (IWL) resources for a portion of this project. At this time, CDCR anticipates using IWL for the following sub-projects: Facility A GP primary care clinic renovation, medication distribution rooms renovations, and pharmacy renovation. A final decision regarding the construction delivery method will be made at the completion of working drawings.

On November 25, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate and Assembly Appropriations Committees of its intent to approve the scope change and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. On December 14, 2012, the Board established the scope, cost and schedule of this project, allocating \$53,002,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with this scope change and the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$48,363,000, which is a decrease of \$4,639,000. This action will recognize these revised project costs as detailed below.

\$53,002,000	total authorized project costs
\$48,363,000	total estimated project costs
\$53,002,000	project costs previously allocated: \$2,975,000 preliminary plans, \$2,960,000 working drawings, and \$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)
\$ 4,639,000	project cost decrease: \$906,000 preliminary plans, \$25,000 working drawings, and \$3,708,000 construction (\$4,123,000 contract, \$247,000 contingency, and \$20,000 A&E, and an increase of \$102,000 other project costs and \$580,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 30, 2013, and the statutes of limitation expired on October 31, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on October 24, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

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

Staff Recommendation: **Recognize a scope change and revised project costs, and approve preliminary plans and the use of Inmate/Ward Labor contingent upon expiration of the 20-day legislative review period.**

ACTION ITEMS

ACTION ITEM—4

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
COUNTY CORRECTIONAL FACILITIES PROJECTS
STATEWIDE**

*Authority: Section 15770.2 of the Government Code
Sections 15820.90 – 15820.907 of the Government Code
Sections 15820.91 – 15820.917 of the Government Code
Sections 15820.92 – 15820.926 of the Government Code
Sections 1970 – 1977 of the Welfare and Institutions Code*

Consider adopting a resolution to approve the forms of various agreements as outlined in the resolution and upon the satisfaction of specified conditions delegate the authority to execute or consent to the execution of said agreements, as applicable.

ACTION ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Board of State and Community Corrections
County Correctional Facilities Projects
Statewide

Action Requested

If approved, the requested action would adopt a resolution to approve the forms of various agreements as outlined in the resolution and upon the satisfaction of specified conditions delegate the authority to execute or consent to the execution of said agreements, as applicable.

Background

The Board is authorized to issue lease revenue bonds for the development of various types of correctional facilities (each a "Project" and, collectively, the "Projects") to be operated and maintained by selected counties within the state (each a "Participating County" and, collectively the "Participating Counties"). Award of this funding to individual Participating Counties is administered by the Board of State and Community Corrections (BSCC) through a competitive public process.

Pursuant to the authorizing statutes, the Department of Corrections and Rehabilitation (CDCR) or the BSCC, a Participating County, and the Board must enter into a construction agreement for each approved Project that provides, at a minimum, the performance expectations of the parties related to the acquisition, design, construction, or renovation of the Project; guidelines and criteria for the use and application of the proceeds of revenue bonds issued by the Board; and the ongoing maintenance and staffing responsibilities for the term of the financing (the "Project Delivery and Construction Agreement", or the "PDCA"). There is a form PDCA used for design-bid-build project delivery and another form for design-build project delivery.

In order to facilitate the Board's financing of each approved Project the Participating County, as lessor, must lease the property on which the related Project is located (the "Site") to either CDCR or the BSCC, as lessee (the "Ground Lease"). The Board is not a party to the Ground Lease, but must consent to the Ground Lease.

The location of the Project may also require the Participating County to grant an easement contemporaneously with the associated Ground Lease for the purposes of ingress and egress to and from the Site and the Project (the "Facility"); installation, maintenance, and replacement of utilities; and other purposes and uses necessary or desirable for the repair, operation, and maintenance of the Facility (the "Easement Agreement for Grants of Access, Utilities and Repairs", or the "Easement Agreement"). The Board is not a party to the Easement Agreement, but must consent to the Easement Agreement.

In addition, upon execution of a Ground Lease it is necessary for the CDCR or BSCC, as licensor, to enter into a Right of Entry for Construction and Operation with each Participating County, as licensee, (the "Right of Entry") to provide the Participating County access to the Site for purpose of construction-related activities for the Project and for operation of the Project upon substantial completion of construction. The Board is not a party to the Right of Entry, but must consent to the Right of Entry.

In order to facilitate the timely delivery of the Projects, in lieu of bringing each of the above named agreements for the Projects to the Board, staff recommends the Board approve the forms of these agreements and delegate to staff, subject to specified conditions, the necessary approvals and consents once the form agreements are adapted for each specific project. Board staff and counsel have reviewed the forms of these agreements for compatibility with the legislatively authorized programs and the Board's financing.

Staff Recommendation: Adopt Resolution.

ACTION ITEMS

ACTION ITEM—5

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
SOLLEY PROPERTY CONDEMNATION
FRESNO COUNTY**

Assessor's Parcel No.: 450-272-14

Authority's Parcel No.: FB-10-0072

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Government Code Section 15854*

Consider adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 0.11 acres located at 69 E. Belmont Avenue in the City of Fresno.

ACTION ITEMS

STAFF ANALYSIS ITEM—5

ITEM PULLED

ACTION ITEMS

ACTION ITEM—6

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
SOLOMON PROPERTY CONDEMNATION
FRESNO COUNTY**

Assessor's Parcel No.: 458-250-37

Authority's Parcel No.: FB-10-0110

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Section 15854 of the Government Code*

Consider adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 2.49 acres located at 2222 G Street in the City of Fresno.

ACTION ITEMS

STAFF ANALYSIS ITEM—6

High Speed Rail Authority
Initial Operating Segment, Section 1
Solomon Property Condemnation
Fresno County

Action Requested

If approved, the requested action would approve adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 2.49 acres located at 2222 G Street in the City of Fresno.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, and two viaducts. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

The Solomon property is one of several parcels within the IOS-1 right of way, and the State Public Works Board (Board) authorized site selection of that right of way at its January 11, 2013 meeting. On November 20, 2013, Notices of Intent to adopt a Resolution of Necessity were mailed to Frank Solomon Jr. pertaining to a 25 percent interest in the subject property and to Frank Solomon Jr., Trustee to the Frank Solomon Jr. Living Trust, pertaining to the remaining 75 percent interest. These notices were sent in accordance with Code of Civil Procedure section 1245.235 and no response has been received.

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner of record.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project, in 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012, through Chapter 152, Statutes of 2012, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California ("State") with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

The Solomon parcel is within the right of way for IOS-1, which was site-selected at the January 11, 2013 Board meeting. This site selection took place after an extensive environmental review process that led to the selection of a preferred alignment. The preferred alignment has been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of this property will allow the High Speed Rail Authority to move forward with construction of the HSTS.

On May 20, 2013, the owner was provided with a formal offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the parcel have been unsuccessful, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

Staff Recommendation: Approve adoption of a Resolution of Necessity authorizing the use of eminent domain (condemnation) to acquire approximately 2.49 acres located at 2222 G Street in the City of Fresno.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.