



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING**  
**STATE PUBLIC WORKS BOARD**  
**Monday, January 13, 2014**

The **STATE PUBLIC WORKS BOARD** will meet on **Monday, January 13, 2014, 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**  
**Monday, January 13, 2014**  
**10:00 a.m.**  
**Room 113**  
State Capitol  
Sacramento, California

- I.** Roll Call
  
- II.** Approval of minutes from the December 13, 2013 meeting
  
- III.** Consent Items Page 3
  
- IV.** Other Business Page 28
  
- V.** Reportables Page 28

## CONSENT ITEMS

### CONSENT ITEM—1

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

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

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Blanchard Fire Station Replace Facility  
Tuolumne County

Action Requested

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

Scope Description

**This project is within scope.** This request will authorize the Board on behalf of the Department of Forestry and Fire Protection (CAL FIRE), to acquire approximately 20.3 acres (Property) in Tuolumne County. The acquisition also includes the existing Blanchard Fire Station (Blanchard FS), constructed approximately 60 years ago on a 2-acre portion of the subject property, which is operated by CAL FIRE through a ground lease that expired December 31, 2012. This acquisition will secure long-term property rights for the existing facility and provide sufficient space for its eventual replacement.

On February 11, 2013, the Board authorized acquisition of the Property; however, the terms of the agreement conditioned the transfer of title on the removal of a covenant running with the property (Covenant), in favor of the adjacent property owner, South Shore Ranches (SSR), for reciprocal easements without specifying where the easements may be granted. Although the seller, APN Investments Inc. (APN), agreed to remove the Covenant, APN was unable to compel SSR to terminate the Covenant, as required by the condition precedent and the acquisition was not completed. Now, APN and SSR have negotiated a revised Covenant with terms restricting any future easements within a 30-foot-wide strip on the Property adjacent to Highway 132 and Bonds Flat Road. The proposed amended Covenant also allows for an extension of the easement to 50 feet if additional space is needed for the development of utilities.

CAL FIRE has confirmed the 30-50 foot easement would not negatively impact the current use of the Blanchard FS or any planned development of the Property, as there is sufficient space to develop facilities on the remainder of the Property not affected by the easement.

Rather than re-executing a Property Acquisition Agreement (PAA), DGS has proposed an amendment to the original PAA that deletes the original condition precedent to title transfer and replaces it with the newly negotiated amended Covenant. The Board is being asked to consider authorizing the acquisition with this revised condition.

#### Funding and Cost Verification

**This project is within cost.** A total of \$300,000 from the Public Buildings Construction Fund was appropriated for this acquisition. Concurrent with the December 13, 2012 scope change, the project was augmented by \$60,000 for increased costs. The Property Acquisition Agreement (PAA) stipulates the purchase price of \$275,000 and sufficient funds are available to acquire the Property in accordance with legislative intent.

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

#### CEQA

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

#### Project Schedule

The anticipated close of escrow is March 2014, assuming execution of the amended Covenant.

#### Other:

- SSR has agreed to amend the Covenant consistent with the terms of the Amended PAA; however actual execution of the amended Covenant is a condition precedent to escrow closing and acquisition of the Property.

- The purchase price does not exceed the estimated fair market value, as determined by an approved DGS appraisal. DGS has confirmed that the proposed easements within the 50-foot strip along the perimeter of the Property do not affect the appraised value of the Property and could be beneficial to the state's future development of the site.
- Other terms and conditions of the PAA have not materially changed and CAL FIRE continues to occupy the Property pursuant to the terms of the PAA at no cost.

**Staff Recommendation: Authorize acquisition, as amended.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA CORRECTIONAL CENTER  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
LASSEN COUNTY

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

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
California Correctional Center  
Health Care Facility Improvement Project  
Lassen County

Action Requested

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

Scope Description

The health care facility improvement project at California Correctional Center (CCC) will support CCC's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CCC is to remedy deficiencies in primary care, specialty care, pharmacy, health records, laboratory, health care administration, and minimum support facilities.

CCC is one of 17 institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations to the primary care clinics in Facilities A and B; renovation and addition to the primary care clinic in Facility C; a new minimum support facility primary care clinic; and renovation and addition to the central health services building. The primary care clinic renovation at Facilities A, B, and C, will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. A new primary care clinic will be designed and constructed for the inmate-patients housed at the minimum support facility. The purpose of this new clinic is to provide a health clinic outside the secure perimeter that can deliver primary health care treatment and consultation for CCC's level 1 and camps inmate-patients consistent with the delivery of a Basic level of care.

The existing central health services building will be renovated and expanded to provide specialty clinics, an appropriate triage and treatment area, health care administration space, a pharmacist office, pharmacy data entry space, and improved health records space. The purpose of this renovation and addition project is to provide centralized specialty health care treatment and consultation; emergency treatment for the entire inmate-patient population; and improved health records and pharmacy spaces.

#### Funding and Cost Verification

This action would establish the scope, cost, and schedule of this project, allocating \$20,144,000 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.

\$20,144,000 total estimated project costs

\$20,144,000 project costs to be allocated: \$1,193,000 preliminary plans, \$1,254,000 working drawings, and \$17,697,000 construction (\$11,627,000 contract, \$698,000 contingency, \$1,023,000 A&E, \$1,378,000 other project costs, and \$2,971,000 agency retained items)

#### CEQA

Environmental review for this project is currently underway, and the appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

#### Real Estate Due Diligence

A Summary of Conditions Letter was completed in July 2013 for a medication distribution improvements project at CCC, and the real estate due diligence review completed at that time covered the greater CCC property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

#### Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	April 2015
Start construction	September 2015
Complete construction	May 2017

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

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
HIGH DESERT STATE PRISON  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
LASSEN COUNTY

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

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
High Desert State Prison  
Health Care Facility Improvement Project  
Lassen County

Action Requested

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

Scope Description

The health care facility improvement project at High Desert State Prison (HDSP) will support HDSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at HDSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and Administrative Segregation Unit (ASU) clinic.

HDSP is one of 17 institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; and renovations and additions to the central health services building. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The primary care clinic renovations and additions at Facilities A, B, C and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation and addition will provide centralized specialty health care treatment and consultation services, and emergency services for all inmates.

#### Funding and Project Cost Verification

This action would establish the scope, cost, and schedule for this project, allocating \$16,660,000 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.

\$16,660,000 total estimated project cost

\$16,660,000 project costs to be allocated: \$997,000 preliminary plans, \$1,058,000 working drawings, and \$14,605,000 construction (\$9,707,000 contract, \$583,000 contingency, \$854,000 A&E, \$1,145,000 other project costs, and \$2,316,000 agency retained items)

#### CEQA

Environmental review for this project is currently underway, and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

#### Real Estate Due Diligence

A Summary of Conditions letter was completed in July 2013 for a medication distribution improvements project at HDSP, and the real estate due diligence review completed at that time covered the greater HDSP property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

#### Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	April 2015
Start construction	September 2015
Complete construction	November 2016

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

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
RICHARD J. DONOVAN CORRECTIONAL FACILITY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SAN DIEGO COUNTY

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

**Consider:**

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Richard J. Donovan Correctional Facility  
Health Care Facility Improvement Project  
San Diego County

Action Requested

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

Scope Description

**This project is within scope.** The health care facility improvement project at Richard J. Donovan Correctional Facility (RJD) will support RJD's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison healthcare system deficiencies. The purpose of the health care facility improvements at RJD is to remedy deficiencies in medication distribution, primary care, specialty care, administrative segregation unit (ASU) medical and mental health care services, pharmacy, dialysis unit, and health care administration.

RJD 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 ASU primary care and ASU Enhanced Outpatient Program (EOP) mental health clinic; medication distribution room additions at the EOP housing units; a new pharmacy and dialysis unit; a new health care administration building; primary care clinic additions and renovations at Facilities A, B, C, and D; a central health services building addition and renovation; and utility improvements.

The new ASU primary care and mental health clinic will provide for centralized primary health care in a secure location for this population. The medication distribution room additions will provide appropriate pill distribution and security. The new pharmacy will accommodate pharmaceutical demands at an intermediate level of care. The new dialysis unit will contain eight dialysis stations, support spaces, medication storage, an accessible sink area for hand washing, and a nourishment station. The new health care administration building will enable administrative staff to move out of the central health services building, making that existing space currently occupied by administrative staff available for clinical functions. The primary care clinic additions and renovations at Facilities A, B, C, and D will provide primary care treatment and consultation consistent with the delivery of an intermediate level of care. The central health services building addition and renovation will provide on-site specialty treatment, consultation, and urgent care.

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: a new ASU primary care and ASU-EOP mental health clinic; medication distribution room additions at the EOP housing units; a new pharmacy and dialysis unit; primary care clinic additions and renovations at Facilities A, B, C, and D; and a central health services building addition and 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 \$53,757,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project. On October 18, 2013, the Board recognized a scope change and revised project costs for an increase of \$3,667,000 and a revised total project cost of \$57,424,000. Subsequent to that action, a new 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 \$54,492,000, which is a decrease of \$2,932,000. This action will recognize these revised project costs, as detailed below.

\$57,424,000	total authorized project costs
\$54,492,000	total estimated project costs
\$57,424,000	project costs previously allocated: \$2,934,000 preliminary plans, \$3,246,000 working drawings, and \$51,244,000 construction (\$39,706,000 contract, \$2,382,000 contingency, \$3,038,000 A&E, \$2,800,000 other project costs, and \$3,318,000 agency retained items)

\$ 2,932,000 project costs decrease: \$698,000 preliminary plans and \$2,234,000 construction (\$2,526,000 contracts, \$151,000 contingency, and \$30,000 other project costs, and an increase of \$473,000 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 22, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on December 16, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

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

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

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY  
EMERGENCY GENERATOR CAPACITY UPGRADE  
SOLANO COUNTY

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

**Consider:**

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
California Medical Facility  
Emergency Generator Capacity Upgrade  
Solano County

Action Requested

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

Scope Description

**This project is within scope.** The California Medical Facility (CMF) Emergency Generator Capacity Upgrade project will upgrade the facility's emergency power generation system by installing three new 2-megawatt emergency generator sets with associated transfer switches and switchgear. Additionally, the scope of this project will include installing an above-ground fuel tank, a new building to house the switchgear, and an enclosed equipment yard. These upgrades will operate in conjunction with the existing 2-megawatt emergency generator set to supply emergency power needs to the institution during power outages.

### Funding and Project Cost Verification

**This project is not within cost.** Section 28(a) of Chapter 7 of the Statutes of 2007 appropriated \$300 million General Fund to CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. On August 10, 2012, the Board established the scope, cost, and schedule of this project, allocating \$7,192,000 from this appropriation to complete design and construction of this project. A revised project estimate was prepared in association with the completion of the preliminary plans. Based on this revised estimate, the current total estimated project cost is \$8,348,000, which is an increase of \$1,156,000. This action will recognize these revised project costs as detailed below.

\$7,192,000	total authorized project cost
\$8,348,000	total estimated project costs
\$7,192,000	project costs previously allocated: \$505,000 preliminary plans, \$566,000 working drawings, and \$6,121,000 construction (\$4,810,000 contract, \$337,000 contingency, \$430,000 A&E, \$503,000 other project costs, and \$41,000 agency retained items)
\$1,156,000	project cost increase: a decrease of \$90,000 preliminary plans and an increase of \$1,246,000 construction (\$1,164,000 contract, \$81,000 contingency, and \$1,000 agency retained items)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 25, 2012, and the statutes of limitation expired on June 29, 2012, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on December 5, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	January 2014
Complete working drawings	May 2014
Start construction	August 2014
Complete construction	August 2015

**Staff Recommendation: Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON  
CENTRAL CONTROL STAIRCASE  
AMADOR COUNTY

*Authority: Chapter 20, Statutes of 2013, Item 5225-301-0747 (2)*

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Mule Creek State Prison  
Central Control Staircase  
Amador County

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project will design and construct a pre-engineered steel staircase within a security fence enclosure leading from Central Control to the roof of the Central Services Building. The fence enclosure will consist of a 12 foot high fence of welded wire fabric with razor coil surrounding the staircase. The new fence and staircase will be constructed on concrete foundations on the southwest side of the Central Services Building. A new metal door will be cut into the existing concrete wall of the Central Services Building allowing access to the staircase and creating a sally port. An intercom system will be installed for communication between the control room and the Central Services Building roof.

Funding and Cost Verification

**This project is within cost.** Chapter 2, Statues of 2013, Item 5225-301-0747 (2) appropriated \$600,000 from the 1988 Prison Construction Fund for this project. A revised cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$240,000, which is a decrease of \$360,000.

\$600,000	total authorized project costs
\$240,000	total estimated project costs
\$600,000	project costs previously allocated: \$50,000 preliminary plans and \$550,000 construction (\$360,000 contract, \$36,000 contingency, \$114,000 other project costs, and \$40,000 agency retained items)
\$360,000	project cost decrease: \$50,000 preliminary plans and \$310,000 construction (\$215,000 contract, \$20,000 contingency, \$61,000 other project costs, and \$14,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 23, 2013, and the statutes of limitation expired on November 27, 2013, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for the health care facility improvement project at Mule Creek State Prison (MCSP) was completed on October 21, 2013, and the real estate due diligence review completed at that time covered the greater MCSP property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

Project Schedule

Approve preliminary plans	January 2014
Complete working drawings	March 2014
Start construction	March 2014
Complete construction	August 2014

**Staff Recommendation:     Approve preliminary plans and the use of Inmate/Ward Labor.**

## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON  
ELECTRICAL SYSTEM UPGRADE  
AMADOR COUNTY

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

**Consider:**

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
Mule Creek State Prison  
Electrical System Upgrade  
Amador County

Action Requested

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

Scope Description

**This project is within scope.** This project will design and construct a new 60-kilovolt substation to allow for savings in acquiring electrical power from Pacific Gas and Electric. The new electric substation will be located outside the institution's secure perimeter. Specific high voltage cabling will be replaced. The existing three-megawatt co-generation plant will be deactivated and abandoned in place, and any hazardous materials will be removed. In addition, the project includes a new emergency generator system consisting of two new 2-megawatt generators with associated switchgear and electrical equipment to connect existing and new distribution circuits. The emergency generation system will include weather tight enclosures, a main breaker, a transformer, and a fuel storage tank.

### Funding and Cost Verification

**This project is not within cost.** Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. On August 10, 2012, the State Public Works Board established the scope, cost, and schedule of this project, allocating \$12,612,000 of the AB 900 General Fund 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 \$14,718,000, which is an increase of \$2,106,000. This action will recognize these revised project costs, as detailed below.

\$12,612,000	total authorized project costs
\$14,718,000	total estimated project costs
\$12,612,000	project costs allocated: \$769,000 preliminary plans, \$839,000 working drawings, and \$11,004,000 construction (\$8,306,000 contract, \$581,000 contingency, \$735,000 A&E, \$1,213,000 other project costs, and \$169,000 agency retained items)
\$ 2,106,000	project cost increase: a decrease of \$161,000 preliminary plans and an increase of \$2,267,000 construction (\$2,118,000 contract and \$149,000 contingency)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2013, and the statutes of limitation expired on November 7, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions letter for the health care facility improvement project at Mule Creek State Prison (MCSP) was completed on October 21, 2013, and the real estate due diligence review completed at that time covered the greater MCSP property. Based on the information from that review, no issues that would adversely affect the quiet use and enjoyment of this project have been identified.

### Project Schedule

Approve preliminary plans	January 2014
Complete working drawings	July 2014
Start construction	October 2014
Complete construction	August 2015

**Staff Recommendation: Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL EXPANSION  
SAN BERNARDINO COUNTY

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

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation  
Jail Expansion  
San Bernardino County

Action Requested

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

Scope Description

**This project is within scope.** This project is located within the City of Adelanto in San Bernardino County on approximately 8 acres of county-owned land and consists of the design and construction of a new, two-story adult commitment center and a new one-story support services building, both adjacent to the existing Adelanto Detention Center, to address the county's critical inmate housing shortage and provide a more secure physical structure that will enhance staff and inmate safety.

The project will include an approximately 254,000 sf of new housing units. This building will consist of 984 beds in single and double occupancy cells for higher classification inmates and 384 beds in dormitories, for a total of 1,368 additional new maximum security beds. Approximately 30 percent of the beds added by this project will be designated for female inmates. The new beds will be located in three housing units, with each unit designed to hold 456 inmates in two 228-bed modules. To accommodate the high volume of inmates, four passenger and two freight elevators will be located at opposite ends of the housing units. The housing units will substantially increase program space to expand and allow better deliver inmate educational and rehabilitative programming.

The project will also include an approximately 27,000 sf, one-story Inmate Services Support building. This building will provide intake/booking and receiving areas; property, transfer and release; medical screening; holding; video arraignment; medical and mental health office space; a dental operator; and other associated support services space. This building will also provide increased dry and refrigerated storage capacity for the existing kitchen.

A secure sallyport with facility vehicle parking and an approximately 100 parking spaces for both staff and visitor parking will be constructed adjacent to the new structures. This project will also include, but is not limited to, utility; domestic water well and water storage tanks; electrical; plumbing; mechanical; heat, ventilation, and air conditioning; and security and fire protection systems. Water conservation measures will be built into the design. The showers and other fixtures located in inmate areas will include electronically programmable water metering devices to limit water waste while ensuring proper sanitation is provided.

#### Funding and Cost Verification

**This project is not within cost.** On August 16, 2010 the Board established the scope, cost, and schedule of this project, allocating \$100,000,000 of the \$365,771,000 lease revenue bond authority appropriated in section 15820.903 of the Government Code to partially finance the construction of this project. The award of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC), formally known as Corrections Standards Authority, through a competitive public process. BSCC has conditionally awarded \$100,000,000 from this appropriation to San Bernardino County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county.

On June 11, 2011, the Board took an action to approve a Site Access Memorandum of Understanding and recognize revised project costs with a new total estimated project cost of \$121,452,000. Subsequent to this action, a revised total project cost estimate of \$146,265,000, an increase of \$24,813,000, was prepared by the county. This increase is due to additional unforeseen/unknown items that were not anticipated at the time of the bid or execution of the construction contract and must be addressed to complete the project. These items include additional electrical conduit and vaults; utility rerouting; Americans with Disabilities Act upgrades; new well requirements; fire protection upgrades required by the State Fire Marshall; and heating ventilation and air conditioning system supports. Based on this new cost estimate and the conditions of the AB 900 Local Jail Construction Financing Program, the County is currently eligible for \$100,000,000 of state financing. This action will recognize these revised project costs as detailed below.

\$121,452,000	total authorized project cost
\$146,265,000	total estimated project cost
\$ 83,401,000	state funds previously allocated: construction contract
\$ 38,051,000	local funds previously allocated: \$9,000 acquisition/study, \$1,803,000 preliminary plans, \$4,160,000 working drawings, and \$32,079,000 construction (\$7,551,000 contract, \$9,095,000 contingency, \$10,000 A&E, \$12,123,000 other project costs, and \$3,300,000 agency retained)
\$ 16,599,000	state funds increase: construction
\$ 8,214,000	local funds increase: \$801,000 acquisition/study, \$2,000 preliminary plans, a decrease of \$69,000 working drawings, and \$7,480,000 construction (\$4,159,000 contract, \$1,712,000 contingency, \$1,646,000 A&E, and \$263,000 other project costs, and a decrease of \$300,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 5, 2009, and the statutes of limitation expired on February 4, 2009, without challenge.

Real Estate Due Diligence

An Updated Summary of Conditions Letter for this project was completed on August 13, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2010
Complete working drawings	October 2010
Start construction	December 2010
Complete construction	February 2014

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

## CONSENT ITEMS

### CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
SAN LUIS OBISPO COUNTY

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

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation  
Jail Project  
San Luis Obispo County

Action Requested

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

Scope Description

**This project is within scope.** The project consists of the design and construction of a new housing building and a healthcare/program building adjacent to existing structures at the San Luis Obispo Women's Jail, located on approximately 1.5 acres of the greater 7± acres of county-owned land. These two buildings will provide housing, treatment, and program space for approximately 200 women inmates. Buildings will be primarily constructed of steel, with interior high traffic areas utilizing concrete masonry unit (CMU) and concrete for long-term durability. It will house post-arraignment, pre-sentenced, and convicted female inmates.

The housing building, an approximately 38,000 sf, two-story structure, will include two housing units constructed to support direct supervision of inmates. One housing unit will have

approximately 96 dormitory beds in 12 rooms. The other housing unit will house approximately 96 inmates in 48 cells. In addition, this housing building will also include six special use isolation cells for medical or disciplinary reasons and two safety cells for temporary isolation of inmates who display destructive behavior. Each housing unit will include staff control areas, dayrooms, an exercise yard, a video visitation room, an interview room, a multipurpose room to support rehabilitative and training programs, a vocational programs room, a janitorial closet, and storage space.

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

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

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

#### Funding and Cost Verification

**This project is not within cost.** On April 11, 2012, the Board established the scope, cost, and schedule of this project, allocating \$25,125,630 of the \$365,771,000 lease revenue bond authority appropriated in section 15820.903 of the Government Code to partially finance the construction of this project. The award of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. BSCC has conditionally awarded \$25,125,630 from this appropriation to San Luis Obispo County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county.

On September 13, 2013, the Department of Finance approved the request to proceed to bid, at that time the total estimated project cost was \$38,105,000. Subsequent to this action, a revised cost estimate was prepared by the county in association with receipt of construction bids and preparation to award a construction contract. Based on this revised estimate, the current total estimated project cost is \$39,846,000 which is an increase of \$1,741,000. This increase is based on the lowest construction bid received, which came in higher than originally estimated. This action will recognize these revised project costs as detailed below.

\$38,105,000	total authorized project costs
\$39,846,000	total estimated project cost
\$24,693,000	state funds previously allocated: construction (\$22,077,000 contract and \$2,616,000 contingency)

\$13,411,000 local funds previously allocated: \$402,000 acquisition/study, \$947,000 preliminary plans, \$2,412,000 working drawings, and \$9,650,000 construction (\$4,082,000 contract, \$1,000,000 A&E, \$4,311,000 other project costs, and \$257,000 agency retained items)

\$ 433,000 state funds increase: construction (\$1,638,000 contract and a decrease of \$1,205,000 contingency)

\$ 1,309,000 local funds increase: construction (\$1,369,000 contingency and a decrease of \$60,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 28, 2011, and the statutes of limitation expired on December 28, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 26, 2012, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	May 2012
Complete working drawings	September 2013
Start construction	February 2014
Complete construction	October 2016

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

## CONSENT ITEMS

### CONSENT ITEM—10

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

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

**Consider recognizing revised project costs**

## CONSNET ITEMS

### STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation  
Jail Project  
Solano County

Action Requested

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

Scope Description

**This project is within scope.** This project consist of the design and construction of a new, single story jail facility adjacent to the existing Claybank Adult Detention Facility on approximately 9.5 acres of the greater 21.4+ acres of county-owned land on which the county's existing jail facility is located. The new facility will be approximately 126,400 sf and house post-arraignment and pre-sentenced inmates. The new facility will contain three general areas, including housing, support services, and a central plant.

The housing portion of the building will contain twelve medium and maximum security celled housing units that will provide a total of approximately 362 beds. The housing units will be operated by central control utilizing modern electronic security systems. Each housing unit will include staff control areas; a dayroom; two video visitation rooms; two interview rooms; a multi-purpose room for program activities; an exercise yard; a pantry; toilets and showers; two janitorial closets; and storage space. The pantry in each housing unit will provide a sink and hot water for food and drinks purchased by inmates at the commissary. Each pantry will also be constructed to accommodate the potential future installation of a retherm oven. Food services will be provided by a private vendor. Meals will be prepared at an existing off-site county jail facility and delivered to this new facility where they will be served in the housing units.

The support services portion of the project includes an administrative services area; a central control room; medical, mental health, and dental service areas that will provide general clinical and dental services; a secure vehicle sally port; an intake/release/processing area; inmate visitation areas; an outdoor refuge/exercise area; a laundry facility; additional storage spaces; and a loading/receiving area. The administrative services area will include office space, a conference room, women's and men's locker rooms, a training room, and other associated support services space as necessary. The central control room will provide monitoring and visual supervision of the housing units, recreation areas, and other secure areas within the facility. Inmate visitation areas will include a video visitation system.

The central plant will provide power, as well as heating, cooling and water treatment systems. This project will also 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 concrete for long-term durability. Staff and public parking lots with hardscape improvements will also be provided as part of this project. The staff parking lot will include non-secure fencing and a vehicle access gate. In addition, the area surrounding the housing units and central plant will include secured fencing and gates.

#### Funding and Cost Verification

**This project is within cost.** On July 8, 2011, the Board established the scope, cost, and schedule, allocating \$61,545,000 of the \$365,771,000 lease revenue bond authority appropriated in section 15820.903 of the Government Code to partially finance the construction of this project. The award of this funding to counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. BSCC has conditionally awarded \$61,545,000 from this appropriation to Solano County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county.

On June 29, 2012, the Department of Finance (Finance) approved award of the construction contract, at that time the total estimated project cost was \$84,720,000. Additionally, on June 6, 2013, Finance approved award of the Jail Management Software (JMS) System, and the total estimated project cost at that time was \$87,259,000. Subsequent to these actions, a revised project cost estimate was prepared by the county to recognize actual costs incurred to date and also included county costs that were not previously included. Based on this revised estimate, the current total estimated project cost is \$87,132,000, which is a decrease of \$127,000. While the revised cost results in a net decrease, the state's share of the project cost increase by \$1,474,000. This action will recognize these revised project costs, as detailed below.

\$87,259,000	total authorized project costs
\$87,132,000	total estimated project cost
\$60,000,000	state funds previously allocated: construction contract
\$27,259,000	local funds previously allocated: \$3,950,000 acquisition/study, \$1,340,000 preliminary plans, \$2,051,000 working drawings, and \$19,918,000 construction (\$673,000 contract, \$6,067,000 contingency, \$1,112,000 A&E, \$9,050,000 other project costs, and \$3,016,000 agency retained items)
\$ 1,474,000	state funds increase: construction (\$334,000 contract and \$1,140,000 contingency)
\$ 1,602,000	local funds decrease: an increase of \$44,000 acquisition/study, \$197,000 preliminary plans and \$302,000 working drawings, and a decrease of \$2,145,000 construction (\$673,000 contract, \$1,174,000 contingency, and \$859,000 other project costs, and an increase of \$561,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 26, 2007, and the statutes of limitation expired on August 25, 2007, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on June 23, 2011, which noted three issues requiring action. These issues were: (1) a written legal description and plat map of legal description for the project area and a site map had not yet been prepared, (2) the access right-of-way agreement between the County and the District lacked adequate clarity, and (3) a large portion of the utility easement granted by the County to PG&E is over District property and the District is not a party to the conveyance document.

The first issue identified above has been resolved, the required legal description and maps are incorporated as Exhibit B to the Ground Lease consented to by the Board on February 12, 2012. Issue two was resolved by the execution of a new Easement Deed between the District and the County, which was recorded on December 19, 2011. Regarding resolution of issue three, although the District has not perfected the utility easement with PG&E, a service connection does exist and the new Easement Deed between the District and the County provides the County with an access right-of-way for utilities over, within, and under the District property. Consequently, there is no risk of loss of utility services as a result of this issue. No other significant issues were identified.

Project Schedule

Approve preliminary plans	July 2011
Complete working drawings	March 2012
Start construction	July 2012
Complete construction	July 2014

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

## OTHER BUSINESS

**1. Consider authorizing the execution of a contract with Cushman & Wakefield Western, Inc. for valuation services to assist the Board with its asset transfer financings.**

Asset transfer financings allow the Board to sell bonds on an existing, unencumbered public building and to use the bond proceeds towards the design and/or construction of other authorized lease revenue bond financed projects. In order to utilize this type of financing, the value of the unencumbered public building(s) needs to be assessed. Accordingly, authorization is requested to enter into two contracts with Cushman & Wakefield Western, Inc., (Cushman) as specified below. The Board has previously retained Cushman through a competitive solicitation process for this same type of work and the firm has satisfactorily performed under that contract which has expired. Authority to enter into these contracts as outlined is found in sections 15837.5 and 15837.6 of the Government Code.

- a. Authorize the execution of a valuation contract for various buildings at North Kern State Prison for the Board's spring 2014 bond sale.

In order to complete a valuation at North Kern State Prison for CDCR's Health Care Facility Improvement Program in time for a spring 2014 bond sale staff need to engage the services of a valuation firm as soon as possible. Cushman recently completed a valuation of a similar mix of buildings at a near-by prison and given the time constraints for completing this work staff believes Cushman is uniquely qualified to provide the necessary service in time to accomplish a spring 2014 bond sale. If this contract is approved the cost for services would be paid from the cost of issuance from a spring 2014 bond sale.

- b. Authorize the execution of a valuation contract for future program needs.

Beyond the immediate need described above, there is an on-going need for valuation services in order to facilitate future asset transfer bond sales. Given the Board's prior experience with Cushman, staff recommends executing a new contract with this firm for the provision of these services. The proposed contract is valued at \$200,000 and is for a term of two years.

**Staff Recommendation: Authorize entering into two contracts, as specified above, for asset valuation services.**

## REPORTABLES

**To be presented at the meeting.**