



**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  
Monday, February 11, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Monday, February 11, 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**

**Monday**

**February 11, 2013**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

<b>I.</b>	Roll Call		
<b>II.</b>	Bond Items	Page	3
<b>III.</b>	Approval of minutes from the January 14, 2013 meeting		
<b>IV.</b>	Consent Items	Page	6
<b>V.</b>	Other Business	Page	18
<b>VI.</b>	Reportables	Page	19

## BOND ITEMS

### BOND ITEM—1

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

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

Consider adoption of a resolution to:

- a) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- b) Authorize the sale of lease revenue bonds.
- c) Authorize the execution of a Project Delivery and Construction Agreement between the County of Santa Barbara, California Department of Corrections and Rehabilitation, Board of State and Community Corrections and the Board.
- d) 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—1

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

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

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

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

### Funding and Project Cost Verification

**This project is within cost.** Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$80,000,000 from this appropriation to Santa Barbara County for this project. On December 14, 2012, the Board took an action allocating \$80,000,000 of this appropriation to complete design and construction of this project.

\$ 89,258,000	total authorized project cost
\$ 89,258,000	total estimated project cost
\$ 80,000,000	state funds previously allocated: \$543,000 preliminary plans, \$2,206,000 working drawings, \$77,251,000 construction (\$64,170,000 contract, \$4,331,000 contingency, \$2,714,000 A&E, \$6,036,000 other project costs)
\$ 9,258,000	local funds previously allocated: \$1,002,000 acquisition, \$381,000 preliminary plans, \$883,000 working drawings, and \$6,992,000 construction (\$3,097,000 contract, \$714,000 contingency, \$3,181,000 other project costs)

CEQA

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

Due Diligence

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

Project Schedule

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

**Staff Recommendation:     Adopt resolution.**

## 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

California Department of Forestry and Fire Protection  
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 Department of General Services (DGS), on behalf of the California Department of Forestry and Fire Protection (CAL FIRE), to acquire approximately 20.3 acres in Tuolumne County, at the intersection of Highway 132 and Bonds Flat Road. This project was originally authorized to acquire approximately 10 acres. However, the Board recognized a scope change at its December 14, 2012 meeting to increase the size of the acquisition to approximately 20 acres. 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.

Funding and Cost Verification

**This project is within cost.** A total of \$300,000 (Public Buildings Construction Fund) was appropriated for this acquisition project. Concurrent with the Board's December 14, 2012 action to recognize a scope change, the Board approved an augmentation of \$60,000 (20 percent of the total appropriation) to acquire the additional acreage. The DGS has negotiated a purchase price of \$275,000 and the property can be acquired within the authorized amount.



- There are no mineral rights or implied dedication involved with this project.
- The property is vacant and no relocation assistance is involved with this project.
- Potable water is available to CAL FIRE from a local water district which services the existing Blanchard FS. Additionally, the test well is rated at 48 gallons per minute, but has not been certified. This additional water source may be utilized by CAL FIRE for non-potable uses until the well is properly sealed and certified. The test well and the two capped, dry wells will be properly abandoned if not needed by CAL FIRE.
- The prior owner entered into two development agreements with the county. While these agreements only apply to private developers, the PAA requires the seller to terminate these agreements prior to the close of escrow.
- A covenant runs with the property, in favor of the adjacent property owner, for reciprocal easements without specifying where the easements may be granted. The PAA requires the seller to remove this covenant prior to the close of escrow.
- The PAA provides that the state's ground lease shall continue in holdover, at no cost, for a minimum of four months. However, if the seller has not met its obligations under the PAA, such as removing the above covenant and agreement, the state's ground lease shall continue at no cost. The state will have 30 days to close escrow once the seller has met its obligations after the first four months.

**Staff Recommendation:     Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
DEWITT NELSON CORRECTIONAL ANNEX  
SAN JOAQUIN COUNTY

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

#### Consider:

- a) recognizing a scope change
- b) approving an augmentation **\$4,318,000**  
**(0.4 percent total project costs)**  
**(0.4 percent cumulative)**
- c) approving the use of Inmate/Ward Labor

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
DeWitt Nelson Correctional Facility  
Infill Project  
San Joaquin County

#### Action Requested

**If approved, the requested action will recognize a scope change and approve an augmentation and the use of Inmate/Ward Labor.**

#### Scope Description

**This project is not within scope.** The DeWitt project will convert the existing, deactivated DeWitt Nelson Youth Correctional Facility to a semiautonomous adult male Level II facility that will be dependent on the adjacent California Health Care Facility (CHCF) for administration and primary support services. The DeWitt project will provide space for inmate housing, health care services, rehabilitation programs, and limited ancillary support services. DeWitt will provide housing for up to 1,133 inmates, including 528 Specialized General Population (GP) inmates and 180 Permanent Work Crew inmates in converted dorms, and 425 Enhanced Outpatient Program inmates in new celled housing. Additional renovation of existing buildings includes upgrades to the structural, electrical, mechanical, security, and fire alarm systems.

As an annex to the CHCF, many of the inmates housed at DeWitt will require frequent medical appointments and treatment services at the medical facilities contained within the CHCF. Additionally, many of the permanent work crew inmates housed at DeWitt will have work assignments within the CHCF.

As currently scoped, the CHCF and DeWitt projects are being constructed with separate electrified perimeter fences, requiring inmates to exit the vehicular sallyport at DeWitt and then enter the vehicular sallyport at CHCF whenever moving from one facility to the other, and then repeat this process when they return to DeWitt. Every time an inmate leaves the secure perimeter of a prison they must be positively identified, searched, placed into restraints, central control is notified, and then they must be escorted by staff to their destination. These procedures are staff intensive and will be time consuming given the high volume of daily traffic anticipated between CHCF and DeWitt. These projects were established with separate electrified perimeter fences because of the initial uncertainty regarding the need to complete the DeWitt project. However, with the adoption of the blueprint in coordination with the 2012 Budget Act, CDCR's operational need for the DeWitt project has been confirmed. In response, CDCR is now proposing this scope change to capture operational efficiencies provided by a single electrified perimeter fence.

Providing a single electrified fence security perimeter surrounding both facilities would permit a more efficient movement of inmates and staff between CHCF and DeWitt, and allow for reduced staffing related to escort and sallyport operations. The proposed scope would add two lengths of electrified fence (approximately 900 linear feet each) connecting the north end of the DeWitt perimeter to the south side of the CHCF perimeter, forming a secure corridor between the two facilities. Each extension of the electrified fence will begin and end at a guard tower. In addition, one new guard tower will be constructed along the new lengths of electrified fence connecting the two facilities. Interior and exterior patrol roads will be constructed adjacent to the electrified fence, along with walkways for movement of inmates and staff between DeWitt and CHCF. Additional interior fencing will be required to provide appropriate control for inmate movement.

Also included in this scope change is removal of the vehicle sallyport and staff entrance building planned for the northern end of the DeWitt project. This sallyport would be unnecessary because all persons and vehicles would enter the secure perimeter through the CHCF sallyports. Additionally, an existing Inmate Ward Labor program equipment yard currently located between CHCF and DeWitt would require relocation because its current location would encroach within the required buffer zone outside of the proposed security perimeter connecting the two facilities.

This scope change is estimated to cost approximately \$4.3 million, including both the costs for the proposed additional scope of work and the offsetting cost avoidance related to the current scope of work to be removed from the DeWitt project. The work proposed in this scope change can be completed within the current DeWitt project schedule, which is an important consideration in light of the *Coleman* court ordered activation schedule. In addition, the ability for inmates to move between DeWitt to CHCF without exiting and reentering separate security perimeters is anticipated to provide ongoing operational cost avoidance as described previously.

On January 17, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

**This project is not within cost.** On June 14, 2010, the State Public Works Board took an action allocating \$188,168,000 of the \$1,006,369,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403 (a) of the Government Code to complete design and construction of this project. In addition, \$169,000 of the \$300 million General Fund appropriated in Section 28(a) of Chapter 7, Statutes of 2007 was previously allocated to this project to complete its study phase. A revised project cost estimate was prepared in association with the completion of performance criteria/concept drawings, a scope change and revised project costs. This revised estimate of \$167,027,000 was approved by the Board on August 12, 2011.

A new project cost estimate was prepared in association with the revised project scope. Based on this new estimate, the current total estimated project cost is \$171,345,000, which is an increase of \$4,318,000. This action will recognize these revised project costs as detailed below.

- \$ 167,027,000 total authorized project costs
- \$ 171,345,000 total estimated project cost
- \$ 167,027,000 project costs previously allocated: \$169,000 study, \$6,659,000 performance criteria and concept drawings, \$160,199,000 design-build (\$123,313,000 contract, \$8,632,000 contingency, \$6,531,000 A&E, \$13,761,000 other project costs, and \$7,962,000 agency retained items)
- \$ 4,318,000 project cost increase: \$4,318,000 design-build, (\$3,700,000 contract, \$259,000 contingency, \$100,000 A&E, \$35,000 other project costs, and \$224,000 agency retained items)

CEQA

A Notice of Determination for the original project was filed with the State Clearinghouse on December 29, 2010, and the statutes of limitation expired on January 28, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on July 20, 2011, 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	August 2011
Start construction	June 2012
Complete construction	March 2014

**Staff Recommendation: Recognize a scope change and approve an augmentation and the use of Inmate/Ward labor.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEN'S COLONY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SAN LUIS OBISPO COUNTY

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

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
California Men's Colony  
Health Care Facility Improvement Project  
San Luis Obispo County

Action Requested

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

Scope Description

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

CMC is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the design and construction of a new primary care clinic at the West Facility, a new primary care clinic and health care administration building at the East Facility, a new pharmacy and laboratory building, a new Administrative Segregation Unit (ASU) primary care and

ASU-Enhanced Outpatient Program (EOP) mental health clinic at the East Facility, and utility improvements. Renovations will be performed at the West Facility Health Records and Specialty Clinic, the East Facility Receiving and Release Exam Room, the East Facility Central Health Services Building, and the East Facility Medication Distribution Room.

The new primary care clinic will provide centralized primary health care at an intermediate level of care. The central health services building addition and renovations will provide specialty clinic space and inmate-patient waiting. The remaining additions and renovations will help provide adequate treatment, support space, and pharmacy services for inmates.

#### Funding and Cost Verification

This action would allocate \$57,239,000 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.

\$57,440,000 total estimated project costs

\$57,440,000 project costs to be allocated: \$3,191,000 preliminary plans, \$3,115,000 working drawings, and \$51,134,000 construction (\$38,521,000 contract, \$2,311,000 contingency, \$2,888,000 A&E, \$3,587,000 other project costs, and \$3,827,000 agency retained items)

#### CEQA

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

#### Real Estate Due Diligence

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

#### Project Schedule

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

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

## CONSENT ITEMS

### CONSENT ITEM—4

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 establishing scope, cost, and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

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

#### Action Requested

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

#### Scope Description

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

FSP is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the design and construction of 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 Record system. In addition, utility improvements will provide upgraded electrical utility services to support these facilities.

#### Funding and Cost Verification

This action would allocate \$53,449,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$53,449,000 total estimated project costs

\$53,449,000 project costs to be 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)

#### CEQA

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

#### Real Estate Due Diligence

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

#### Project Schedule

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

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

## CONSENT ITEMS

### CONSENT ITEM—5

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

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

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

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

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

Action Requested

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

Scope Description

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

LAC is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the design and construction of three new primary care clinics, new and renovated medication distribution rooms, a new health care administration and health records building, a renovated central health services building, and accessibility improvements to housing units and path-of-travel.

The new primary care clinics will provide for centralized primary health care at an intermediate level of care. The new and renovated medication distribution rooms will provide appropriate medication distribution and security. The new health care administration and health records building will provide space for administrative staff being displaced from the Central Health Services Building and support for the implementation of the electronic Unit Health Record system. The renovation of the Central Health Services Building will provide specialty medical assessment, evaluation, and treatment. The disabled accessibility improvements to housing units and path-of-travel will allow LAC to be designated as a Disability Placement Program institution.

#### Funding and Cost Verification

This action would allocate \$31,012,000 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.

\$31,012,000 total estimated project costs

\$31,012,000 project costs to be allocated: \$1,882,000 preliminary plans, \$1,728,000 working drawings, and \$27,402,000 construction (\$20,233,000 contract, \$1,214,000 contingency, \$1,517,000 A&E, \$2,053,000 other project costs, and \$2,385,000 agency retained items)

#### CEQA

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

#### Real Estate Due Diligence

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

#### Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	September 2014
Start construction	January 2015
Complete construction	May 2016

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

## OTHER BUSINESS

**There are no Other Business items.**

## REPORTABLES

**To be presented at the meeting.**