



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, March 8, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday, March 8, 2013 at 10:00 a.m. in Senate Room 2040, 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

March 8, 2013

10:00 a.m.

Senate Room 2040

State Capitol

Sacramento, California

| | | | |
|-------------|--|------|----|
| I. | Roll Call | | |
| II. | Bond Items | Page | 3 |
| III. | Approval of minutes from the February 11, 2013 meeting | | |
| IV. | Consent Items | Page | 13 |
| V. | Other Business | Page | 28 |
| VI. | Reportables | Page | 29 |

BOND ITEM

BOND ITEM—1

2013 SERIES A VARIOUS CAPITAL PROJECTS

Judicial Council (0250)

Project: **Hanford Courthouse**

Location: Kings County

Authority: Chapters 21 and 29, Statutes of 2012, Item 0250-301-0668 (2)

Project: **Santa Clara Family Justice Center**

Location: Santa Clara County

Authority: Chapters 21 and 29, Statutes of 2012, Item 0250-302-0668 (1)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2013 Series A, Various Capital Projects, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Fifteenth Supplemental Indenture to the Master Indenture, between the State Treasurer and the Board.
3. Approve the form of and authorize the execution of Site Leases between the Judicial Council and the Board.
4. Approve the form of and authorize the execution of Facility Leases between the Judicial Council and the Board.
5. Approve the form of and authorize the execution of a Project Delivery Agreement for each of the above listed projects between the Judicial Council and the Board.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

| | |
|--|----------------------|
| Estimated Project Costs to be Financed | \$317,199,000 |
| Estimated Par Value of Bonds to be Issued | \$333,225,000 |
| "Not To Exceed" Par Amount | \$426,310,000 |

BOND ITEM

STAFF ANALYSIS ITEM—1

2013 Series A
Various Capital Projects

Action Requested

If approved, the requested action would authorize the sale of the 2013 Series A lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, site leases, facility leases, project delivery agreements, a continuing disclosure agreement, a purchase contract and, authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

These projects are within scope and cost.

Hanford Courthouse

The Hanford Courthouse consists of construction of a new courthouse for the Superior Court of California, County of Kings. The new courthouse will consist of a 144,500 square foot facility with 10 courtrooms (with an additional 2-courtroom wing, shelled out), surface parking for public and staff, and 14 secured basement-level parking spaces. The facility will be four stories over a basement and will be located on approximately 9.0 acres of state-owned land. The structure is a steel moment frame on a spread footing reinforced concrete foundation system that is sheathed in a metal stud framing system with plaster veneer, storefront and curtain wall glazing. The building is designed for sustainability with a goal of achieving a Leadership in Energy and Environmental Design "Certified" rating from the United States Green Building Council.

The Hanford Courthouse is estimated to go out to bid in April 2013. Construction is expected to commence in July 2013, is expected to last 30 months, and occupancy is expected in December 2015. The total project cost is estimated to be \$120,571,000, of which approximately \$109,055,000 is expected to be financed from the Bonds. The balance of project costs, which were for acquisition and design, were paid with cash.

The issuance of the 2013 A Bonds for this project has been authorized by Chapter 21 and Chapter 29, Statutes of 2012, Item 0250-301-0668 (2).

Santa Clara Family Justice Center

The Santa Clara Family Justice Center consists of construction of a new courthouse for the Superior Court of California, County of Santa Clara. The new courthouse will consist of a 233,900 gross square foot facility with 20 courtrooms and surface parking. The facility will be an eight-story high-rise over a partial basement and will be located on approximately 1.5 acres of state-owned land. The structure is a steel moment resisting frame on auger cast pile foundation system that is sheathed in a metal stud framing system with pre-cast concrete and windows on the exterior façade. The building is designed for sustainability with a goal of achieving a Leadership in Energy and Environmental Design Silver rating from the United States Green Building Council

The Santa Clara Family Justice Center is estimated to go out to bid in April 2013. Construction of the Project is expected to commence in July 2013, and to last 27 months. Occupancy is expected in September 2015. The total cost of the project is \$231,267,000, of which \$208,144,000 is

expected to be financed by the bonds. The balance of project costs, which were for acquisition and design, were paid with cash.

The issuance of the 2013 A Bonds for this project has been authorized by Chapter 21 and Chapter 29, Statutes of 2012, Item 0250-302-0668 (1).

Staff Recommendation: Adopt the Resolution.

BOND ITEM

BOND ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
2013 SERIES B, LEASE REVENUE BONDS
STANISLAUS JUVENILE FACILITY
STANISLAUS COUNTY**

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

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2013 Series B, Stanislaus Juvenile Facility, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Sixteenth Supplemental Indenture to the Master Indenture, between the State Treasurer and the Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation (CDCR) and the Board.
4. Approve the form of and authorize the execution of a Facility Lease between the CDCR and the Board.
5. Approve the form of and consent to and acknowledge a Facility Sublease between the CDCR and the County of Stanislaus.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.
8. Approve the form of and authorize the delivery of a Preliminary Official Statement.
9. Approve and authorize the delivery of an Official Statement.
10. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

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| Estimated Project Costs to be Financed | \$15,681,000 |
| Estimated Par Value of Bonds to be Issued | \$13,765,000 |
| “Not To Exceed” Par Amount | \$17,350,000 |

BOND ITEM

STAFF ANALYSIS ITEM—2

2013 Series B
Stanislaus Juvenile Facility
Stanislaus County

Action Requested

If approved, the requested action would authorize the sale of the 2013 Series B lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution of a supplemental indenture, a site lease, a facility lease, a continuing disclosure agreement, a purchase contract, and authorizing the delivery of a preliminary official statement, and an official statement. This action would also approve the form of and consent to and acknowledge a facility sublease.

Scope Description and Funding

This project is within scope and cost.

The Stanislaus Juvenile Facility (the “Stanislaus Project”) is located within the City of Modesto in Stanislaus County on approximately 4.7 acres of a greater 33.4± acre piece of land owned by the County of Stanislaus. This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including, admission and release, central administration, the medical clinic, laundry, building maintenance, and the main warehouse. This project included construction of a covered concrete walkway with lighting, gates, and security fencing to provide a secure path of travel between this new facility and the existing facility.

The Stanislaus Project is approximately 47,000 square feet and includes approximately 60 beds in three housing units along with associated administration, security, health care treatment, program, and support services space. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing facility. Moreover, the central control in the Stanislaus Project is integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies. In addition, the Stanislaus Project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It is located in the end of the new facility closest to the existing facility to facilitate food service to that building.

This project also included electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. The Stanislaus Project also includes two outdoor recreation areas within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. Approximately 86 parking spaces are also provided for both staff and visitor parking as part of this project. The staff parking area includes security fencing and a gate with access control and security cameras.

The exterior walls of the building and the interior cell walls are constructed of fully grouted concrete blocks. The floor is a concrete slab on grade and roof areas are framed with steel beams supporting concrete placed on steel deck, with roofing and insulation above. The building is

equipped with fire alarm, public address, intercom, radio, telephone, door control and personal duress systems. The facility is provided with emergency power backup system to accommodate fire and life safety, security, and operational functions.

Design of the Stanislaus Project is complete. Construction commenced in September 2011, is expected to last approximately 19 months, and the Stanislaus Project is expected to be available for occupancy in April 2013. The total Stanislaus Project cost is estimated to be \$21,658,000 of which \$15,681,000 is expected to be financed with proceeds from the 2013B Bonds.

Staff Recommendation: Adopt the resolution.

BOND ITEM

BOND ITEM—3

**UNIVERSITY OF CALIFORNIA (6440)
2013 SERIES C
DAVIDSON LIBRARY PROJECT**

Authority: Chapter 712, Statutes of 2010, 6440-301-0660(3), as reappropriated by the Budget Acts of 2011 and 2012.

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, The Regents of the University of California, 2013 Series C, Davidson Library Project, Tax-Exempt.
2. Approve the form of and authorize the execution of a One-Hundred Seventeenth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between The Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and The Regents of the University of California.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

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| Estimated Project Costs to be Financed | \$71,402,000 |
| Estimated Par Value of Bonds to be Issued | \$75,515,000 |
| “To Not Exceed” Par Amount | \$96,875,000 |

BOND ITEM

STAFF ANALYSIS ITEM—3

University of California
2013 Series C
Davidson Library Project

Action Requested

The requested action would authorize the sale of the 2013 Series C lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, a site lease, a facility lease, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

The project is within scope.

Davidson Library Project

The UC Santa Barbara *Davidson Library Project*, expands and updates the existing campus library. The existing facilities consist of approximately 344,600 square feet in three contiguous structures: a two-story North Wing, an eight-story Tower, and a four-story South Wing constructed between 1954 and 1975. Renovations will include seismic upgrades, mechanical and electrical upgrades, and interior renovations in the North Wing; seismic upgrades in the Tower; and upgrades to the fire and life-safety systems throughout the complex. A new glazed pass-through, between the North Wing and the Tower segments will foster interaction as it enhances east-west circulation through the campus. A three-story addition of approximately 60,300 square feet will house special collections, an information commons, and flexible reader and study areas.

The total cost of the Davidson Library Project is approximately \$76,240,000, of which \$71,402,000 will be funded with the proceeds of the 2013C Bonds. Construction of the Project is expected to start in June 2013, is expected to last 31 months, and is estimated to be complete and occupied by January 2016.

Other

The requested action above states it would authorize the sale of the 2013 Series C lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of the bonds and then lists a number of documents that would be used in the sale. This list of documents inadvertently omits the Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein, which is necessary for the sale of the bonds.

Staff Recommendation: **Adopt the resolution and approve the form of and execution of a Purchase Contract by and among the Board, the State Treasurer and the underwriters named therein.**

BOND ITEM

BOND ITEM—4

**UNIVERSITY OF CALIFORNIA (6440)
2013 SERIES D
HELIOS ENERGY RESEARCH FACILITY**

Campus: **Berkeley**

Authority: *Chapters 171 and 172, Statutes of 2007, Item 6440-301-0660(2) as reappropriated by the Budget Acts of 2009 and 2012*

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, The Regents of the University of California, 2013 Series D, Solar Energy Research Center, Federally Taxable Bonds.
2. Approve the form of and authorize the execution of a One Hundred-Eighteenth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Space Lease between The Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Space Lease between the State Public Works Board and The Regents of the University of California.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

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| Estimated Project Costs to be Financed | \$30,000,000 |
| Estimated Par Value of Bonds to be Issued | \$32,925,000 |
| “To Not Exceed” Par Amount | \$37,200,000 |

BOND ITEM

STAFF ANALYSIS ITEM—4

University of California
2013 Series D
Helios Energy Research Facility

Item Pulled

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
CIVIL COMPLEX CENTER
ORANGE COUNTY**

AOC Facility Number 30-A3; DGS Parcel Number 10771

Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with Section 70301 of the Government Code, as amended

Consider accepting real property through a transfer of title

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Administrative Office of the Courts
Judicial Council of California
Civil Complex Center
Orange County

Action Requested

If approved, the requested action would authorize the acceptance of real property through a transfer of title.

Scope Description

This transaction is within scope. The requested action would authorize the acceptance of a transfer of title to the Civil Complex Center (Court Facility) pursuant to that certain Transfer Agreement between the Judicial Council of California, Administrative Office of the Courts (AOC) and the County of Orange (County) for the Transfer of Responsibility and Title to Court Facilities dated December 8, 2009 (Transfer Agreement). The Court Facility is located at 751 W. Santa Ana Boulevard, Santa Ana, California and consists of approximately 1.27 acres improved with a one-story, 34,293 square foot modular building, parking area, and associated landscaping. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Other

- The County approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the state on December 8, 2009 and authorized the Chairman of the County Board of Supervisors to execute the Transfer Agreement, Grant Deed and any other documents necessary for the transfer of responsibility and title to the Court Facility to the state.
- The Transfer Agreement requires that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the AOC will purchase an owner's policy of title insurance for the Court Facility from the title company.
- The County has agreed to indemnify the state against any known conditions that existed in, on, or under the real property during the period of County ownership.
- The County has agreed to indemnify the AOC for any liability imposed on the AOC pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property.
- The AOC is not aware of any lawsuits pending concerning the property.
- The Superior Court occupies the entire facility; therefore, the County is not entitled to any compensation.
- The terms of the Transfer Agreement state that the County will continue to provide electricity to this facility from the adjacent Central Utilities Facility.
- Concurrent with the transfer of title to the AOC, the County will grant an easement for ingress, egress and access to the Court Facility, as set forth more specifically in the Transfer Agreement.
- The County reserves an easement in the Grant Deed for access to and the use of co-generation equipment located within the Court Facility.
- In accordance with the Act, the transfer includes the same amount of parking that served the Court Facility in October 2001.
- There is no relocation assistance, historic issues, or implied dedication associated with this transfer of title.
- The primary reason this transfer took so long was due to a heavy work load on the AOC. In addition there was an easement that had to be made and negotiations over legal descriptions in the transfer.

Staff Recommendation: **Authorize the acceptance of real property through a transfer of title.**

CONSENT ITEMS

CONSENT ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FAWN LODGE FOREST FIRE STATION - REPLACE FACILITY
TRINITY COUNTY**

Authority: Chapter 171, Statute of 2007, Item 3540-301-0660 (2) as reappropriated by the Budget Acts of 2008, 2009, 2010, and 2011

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS—2

Department of Forestry and Fire Protection
Fawn Lodge Forest Fire Station – Replace Facility
Trinity County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

The project is within scope. This project will design and construct a standard 2-engine fire station with a 3-bay apparatus building (1,999 sf), a 12-bed dormitory / mess hall (3,753 sf), and a generator/fire pump/storage building (565 sf). Site development includes: replacement of the existing single-lane bridge across Grass Valley Creek, demolition, a vehicle wash rack, an above-ground fuel tank/facility, a new water well with 20,000 gallons of total water storage, septic system, and other improvements.

Funding and Cost Verification

This project is within cost. A total of \$6,664,000 (lease revenue bonds) has been appropriated for preliminary plans (\$462,000), working drawings (\$388,000), and construction (\$5,814,000). A fund shift was subsequently approved by the Department of Finance to shift \$212,000 from working drawings to preliminary plans to update the design documents to reflect current code requirements and include the current LEED design elements, because of delays associated with securing interim financing, and to complete a formal flood study. The flood study and the funds for the study were originally planned for the working drawings phase of the project. This work was shifted to preliminary plans phase to allow a more thorough analysis of the site and ensure its viability for the project.

Based on the completed preliminary plans, the Department of Forestry and Fire Protection (Cal Fire) estimates that the total project costs have increased by a net of \$331,538 or 5.0 percent total project (\$411,700 contract, \$21,000 contingency, and -\$101,162 soft costs) to \$6,996,000. The higher contract costs are mainly attributed to increased labor costs (27 percent), cost of materials (37 percent), and additional required exhaust equipment (36 percent). These increases are partially offset by decreased inspection fee rate. Cal Fire will continue to evaluate potential cost saving measures during the working drawings phase to bring this project within budget.

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|--------------|---|
| \$ 6,664,000 | total authorized project costs |
| \$ 6,996,000 | total estimated project costs |
| \$ 674,000 | project costs previously allocated: preliminary plans |
| \$ 5,990,000 | project costs to be allocated: \$176,000 working drawings and \$5,814,000 construction (\$4,660,000 contract, \$233,000 contingency, \$534,000 A&E, \$349,000 other project costs and \$38,000 agency retained) |
| \$ 332,000 | unrecognized deficit |

CEQA

A Notice of Determination was filed with the State Clearing House on November 15, 2008, and the 30-day statutes of limitation expired on December 15, 2008, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter was completed on September 5, 2012, and no significant issues were identified that would adversely affect the quiet enjoyment of the project.

Project Schedule

| | |
|---------------------------|---------------|
| Approve preliminary plans | March 2013 |
| Complete working drawings | August 2013 |
| Start construction | November 2013 |
| Complete construction | January 2015 |

Staff Recommendation: Approve preliminary plans

CONSENT ITEMS

CONSENT ITEM—3

**DEPARTMENT OF PARKS AND RECREATION (3790)
MACKERRICHER STATE PARK, BOB HUNT PROPERTY
MENDOCINO COUNTY**

DPR Parcel Number 014936-88, DGS Parcel Number 10774

Authority: Chapter 379, Statutes of 2002, Item 3790-301-6029(6), as reappropriated by the Budget Acts of 2005, 2008, and 2011

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS—3

Department of Parks and Recreation
MacKerricher State Park, Bob Hunt Property
Mendocino County

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of approximately 65 acres of land to be used as expansion of the Inglenook Fen – Ten Mile Dunes Natural Preserve, MacKerricher State Park, for the protection of sand dune habitat and several state and federally-listed endangered species. The property is an in-holding to the MacKerricher State Park and is situated between the Pacific Ocean and Highway 1, seven miles north of Fort Bragg.

Funding and Cost Verification

This project is within cost. The Budget Act of 2002 provides a total of \$40,000,000 to the Department of Parks and Recreation (Parks) for the acquisition of high priority parcels of land. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 20, 2012, and the 35-day statutes of limitation expired on January 23, 2013, without challenge.

Project Schedule

Close of escrow

April 2013

Condition of Property

The property consists of approximately 65 acres of undeveloped coastal sand dunes. There are no structures on the property; however, a drinking water well and driveway have been developed. There was no standing water observed on the property; however, wetlands listed in the National Wetland Inventory are located in the eastern and western portions of the property.

In September 2012, a Phase I Environmental Site Assessment (ESA) was completed for the 65-acre parcel. The ESA revealed no evidence of recognized environmental conditions (RECs) or historical RECs in connection with the subject property. No further investigation of the property appears to be warranted at this time.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services-approved appraisal.
- The acquisition will be funded through the acceptance of a U.S. Fish and Wildlife Service Recovery Land Acquisition grant for seventy-five percent of the purchase price. The remaining twenty-five percent will be funded equally by the State Coastal Conservancy and Parks.
- Parks 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.
- Implied dedication may exist due to an undetermined portion of the subject property that may be subject to public use in order to gain access to the beach area. Parks has indicated that implied dedication would not adversely affect Parks' use of the property.
- Relocation assistance will not be required.
- Parks will not require additional resources to manage this property. Due to the in-holding nature of the site, the boundary between the site and the natural preserve at MacKerricher State Park is not well defined. Purchasing the site and eliminating this private in-holding is expected to make it easier for Parks to protect the existing park from trespassing (in particular recreational dune buggy riders) and other illegal uses.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ESTRELLA CORRECTIONAL FACILITY
SAN LUIS OBISPO COUNTY

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

Consider recognizing:

- a) project termination
- b) final costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Estrella Correctional Facility
San Luis Obispo County

Action Requested

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

Scope Description

This project is within scope. This project was designed to convert the existing El Paso de Robles Youth Correctional Facility into the Estrella Correctional Facility (ECF), a Level II facility with design capacity for 630 adult male inmates. The ECF would be a fully autonomous facility, including inmate housing, rehabilitation programs, health care services, support services, and facility administration. Inmate housing would include dormitory space for 490 inmates, 40 cells in the Cambria Living Unit, and 100 cells in a 270 housing unit, resulting in total design capacity for 630 inmates. This project would include renovation of existing buildings and construction of several new buildings, as well as site and infrastructure improvements.

Preliminary plans were completed in Spring 2011. On April 6, 2011, the Joint Legislative Budget Committee (JLBC) notified the California Department of Corrections and Rehabilitation (CDCR) and the Board that the JLBC did not concur with approval of preliminary plans due to the potential impact of Assembly Bill 109 realignment. This project was put on hold while CDCR evaluated the impacts of realignment.

In April 2012, CDCR released the Blueprint document, which included termination of this project. SB 1022, enacted on June 27, 2012, included various amendments to the AB 900 statutes including reducing the amount of the AB 900 Infill Appropriation, specifying that only the California Health Care Facility and the adjacent DeWitt Nelson Correctional Annex are authorized for financing with the AB 900 Infill Appropriation. Consequently, this project is no longer authorized to proceed under current law and CDCR is requesting its termination.

Funding and Cost Verification

This project is within cost. On June 14, 2010, the Board took an action allocating \$111,420,000 of the \$1,800,000,000 lease revenue bond financing authority appropriated in Section 15819.403(a) of the Government Code for infill projects to complete design and construction for this project. Chapter 45, Statutes of 2012 (Senate Bill 1022), repealed the provisions authorizing CDCR to proceed with the ECF project.

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|---------------|---|
| \$111,420,000 | total authorized project costs |
| \$111,420,000 | project costs previously allocated: \$265,000 study, \$6,151,000 preliminary plans, \$5,771,000 working drawings, and \$99,233,000 construction (\$79,119,000 contract, \$5,538,000 contingency, \$4,460,000 A&E, \$7,024,000 other project costs, and \$3,092,000 agency retained items) |
| \$ 4,845,000 | final project costs: \$265,000 study and \$4,580,002 preliminary plans |
| \$106,576,000 | project cost decrease: \$1,571,000 preliminary plans, \$5,771,000 working drawings, and \$99,233,000 construction (\$79,119,000 contract, \$5,538,000 contingency, \$4,460,000 A&E, \$7,024,000 other project costs, and \$3,092,000 agency retained items) |

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 29, 2010, and the 30 day statutes of limitation period expired on January 28, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 15, 2011, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Recognize project termination March 2013

Staff Recommendation: Recognize project termination and final costs.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
NORTHERN CALIFORNIA REENTRY FACILITY
SAN JOAQUIN COUNTY

Authority: Sections 15819.40-15819.404 of the Government Code

Consider recognizing:

- a) project termination
- b) final costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Northern California Reentry Facility
San Joaquin County

Action Requested

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

Scope Description

This project is within scope. This project was designed to construct a secure re-entry facility to serve San Joaquin, Amador, and Calaveras counties. The Northern California Reentry Facility (NCRF) would have a design capacity of 400 single cells with operational capacity to house a total of 500 inmates, all of whom would receive intensive rehabilitative programming. Rehabilitative programming would include job training, education, mental health and substance abuse counseling, housing placement assistance, and other programs critical to successful re-entry of inmates back into their local communities.

Upon completion of the preliminary plan phase in October 2011, the project was put on hold pending California Department of Corrections and Rehabilitation (CDCR) discussions regarding the future mission of NCRF and the Assembly Bill 109 realignment.

In April 2012, CDCR released the Blueprint document, which included termination of this project. SB 1022, enacted on June 27, 2012, included various amendments to the AB 900 statutes including repealing the AB 900 Reentry Appropriation. Consequently, this project is no longer authorized to proceed under current law and CDCR is requesting its termination.

Funding and Cost Verification

This project is within cost. On September 20, 2010, the Board took an action allocating \$116,811,000 of the \$975,000,000 lease revenue bond financing authority appropriated in Section 15819.403(a) of the Government Code for reentry facility projects to complete design and construction for this project. Chapter 45, Statutes of 2012 (Senate Bill 1022), repealed the provisions authorizing CDCR to proceed with the NCRF project.

| | |
|---------------|---|
| \$116,811,000 | total authorized project costs |
| \$116,811,000 | project costs previously allocated: \$1,650,000 study, \$5,010,000 preliminary plans, \$5,555,000 working drawings, and \$104,596,000 construction (\$79,520,000 contract, \$5,566,000 contingency, \$2,708,000 A & E, \$6,572,000 other project costs, and \$10,230,000 agency retained items) |
| \$ 4,894,000 | final project costs: \$1,650,000 study and \$3,244,355 preliminary plans |
| \$111,917,000 | project cost decrease: \$1,765,645 preliminary plans, \$5,555,000 working drawings, and \$104,596,000 construction (\$79,520,000 contract, \$5,566,000 contingency, \$2,708,000 A & E, \$6,572,000 other project costs, and \$10,230,000 agency retained items) |

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 29, 2010, and the 30 day statutes of limitation period 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

Recognize project termination March 2013

Staff Recommendation: Recognize project termination and final costs.

CONSENT ITEMS

CONSENT ITEM—6

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

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Jail Project
Madera County

Action Requested

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

Scope Description

This project will design and construct renovations to and expansion of the existing county jail located in the city of Madera on the greater 60± acre parcel of county owned land.

The expansion will design and construct a new approximately 10,000 square foot building directly adjacent to the jail for a new kitchen, laundry space, commissary, storage space, and maintenance shop. The renovation includes a new negative pressure medical cell that will be constructed in the existing jail medical housing unit.

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

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 \$3,000,000 from this appropriation to Madera County for this project. This action would allocate \$3,000,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction for this project.

- \$ 3,258,000 total estimated project cost
- \$ 3,000,000 state funds to be allocated: \$17,000 preliminary plans, \$18,000 working drawings, and \$2,965,000 construction (\$2,500,000 contract, \$250,000 contingency, \$50,000 A&E, and \$165,000 other project costs)
- \$ 258,000 local funds to be allocated: \$13,000 acquisition/study, \$38,000 preliminary plans, \$101,000 working drawings, and \$106,000 construction (\$10,000 A&E and \$96,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 27, 2007, and the 30-day statutes of limitation expired on September 26, 2007, without challenge.

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 | May 2013 |
| Complete working drawings | August 2013 |
| Start construction | December 2013 |
| Construction complete | November 2014 |

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—7

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

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Jail Project
Orange County

Action Requested

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

Scope Description

This project will design and construct approximately 200,000 square feet (sf) of housing and treatment space on approximately 39 acres of a greater 100± acres of county owned land located in the city of Irvine. This new facility is for the detention of minimum to medium security male and female inmates and detainees. The buildings will be constructed of steel and concrete for long-term durability.

The housing space will consist of approximately 512 beds in two housing modules, each totaling approximately 100,000 sf. Each housing module will consist of four housing units, each of which will contain two housing pods. Each housing pod will have approximately 64 beds and will include medical treatment space; programming space for education, religious services, counseling, self-help classes, and other necessary programs; and recreation space.

The building will contain a medical/dental clinic area which will include, but not be limited to, offices, records, dental services, exam rooms, special procedure/trauma, x-ray, telemedicine, and physical therapy. The building will also include space for a kitchen; programming; inmate reception, booking, and transportation; visiting; administrative and support staff, and storage.

This project will include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as central support; furniture, fixtures and equipment necessary to operate this jail facility; and approximately 590 parking spaces for staff and visitors. In addition, there will be secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond 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 \$100,000,000 from this appropriation to Orange County for this project. This action would allocate \$99,833,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction for this project. The remaining \$167,000 of Orange County's conditional award will remain available for allocation to the project if there is an increase in the project costs eligible for reimbursement within the AB 900 Local Jail Financing Program.

\$113,900,000 total estimated project cost

\$ 99,833,000 state funds to be allocated: \$2,756,000 preliminary plans, \$3,649,000 working drawings, and \$93,428,000 construction (\$78,030,000 contract, \$7,803,000 contingency, \$1,379,000 A&E, and \$6,216,000 other project costs)

\$ 14,067,000 local funds to be allocated: \$12,867,000 acquisition/study, \$51,000 preliminary plans, \$50,000 working drawings, and \$1,099,000 construction (\$114,000 A&E and \$985,000 other project costs)

CEQA

An Environmental Impact Report for the project was prepared and a Notice of Determination (NOD) was filed with the State Clearinghouse on December 11, 2012. The City of Irvine challenged the NOD and filed a Petition for Writ of Mandate on January 9, 2013 to compel the County to vacate the certification of Supplemental Environmental Impact Report and rescind approval of Orange County's Master Plan. The City of Irvine did not request injunctive relief.

The City of Irvine filed a Writ of Mandate against the county's AB 900 application. The Petition for Writ of Mandate was denied by the courts on October 18, 2012. The judgment was signed November 13, 2012. The City of Irvine filed an appeal on January 8, 2013.

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 | October 10, 2014 |
| Complete working drawings | December 1, 2015 |
| Start construction | April 18, 2016 |
| Complete construction | April 17, 2019 |

Staff Recommendation: Establish scope, cost, and schedule.

OTHER BUSINESS

There are no Other Business items.

REPORTABLES

There are no Reportables this month.