



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, June 14, 2010

The **STATE PUBLIC WORKS BOARD** will meet on
**Monday, June 14, 2010, at 10:00 a.m. in Room 112,
State Capitol, Sacramento, California.**

In accordance with provisions of Section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Monday, June 14, 2010

10:00 a.m.

Room 112

State Capitol

Sacramento, California

I. Roll Call

Ana J. Matosantos Director, Department of Finance
Ronald Diedrich, Acting Director, Department of General Services
Cindy McKim, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

* * * * *

Ms. Pam Harris, Director, Employment Development Department
(Advisory Member)

* * * * *

Assembly Member, Mike Eng, Legislative Advisor
Assembly Member, Mary Hayashi, Legislative Advisor
Assembly Member, Sandre Swanson, Legislative Advisor
Senator, Mark J. DeSaulnier, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Vacant, Legislative Advisor

II. Approval of minutes from the [May 17, 2010](#) meeting

III. Consent Items	Page 3
IV. Other Business	Page 35
V. Reportables	Page 35

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW HEMET COURTHOUSE
RIVERSIDE COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Hemet Courthouse

Action Requested

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

Scope Description

This will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Hemet Courthouse. This project will provide a new 9-courtroom, 116,300 square foot facility in the City of Hemet. The new facility will create a modern, secure, full-service courthouse for all case types and will provide adequate secure circulation and holding space for criminal trials and basic services not currently provided to Hemet residents due to space restrictions. The project includes appropriately-sized ADA accessible courtrooms and chambers, jury deliberation and assembly rooms, an adequately-sized self-help center, a children's waiting room, and attorney interview/witness waiting rooms to support a full service court and adequate in-custody holding. The project includes 12 secure parking spaces for judicial officers and 315 surface parking spaces. In addition, to acquire a site for the new facility, the Judicial Council requests \$8,563,000 to purchase a site of approximately 5.2 acres.

It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On May 7, 2010, the Judicial Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$118,413,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to Finance review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$118,413,000	total estimated project cost
\$118,413,000	project costs to be allocated: \$8,563,000 acquisition, \$4,974,000 preliminary plans, \$6,659,000 working drawings, and \$98,217,000 construction (\$87,256,000 contract, \$4,363,000 contingency, \$1,633,000 A&E, and \$4,965,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project prior to requesting acquisition approval.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	July 2012
Approve preliminary plans	February 2013
Complete working drawings	January 2014
Complete construction	January 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SACRAMENTO CRIMINAL COURTHOUSE
SACRAMENTO COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Sacramento Criminal Courthouse

Action Requested

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

Scope Description

This project will consolidate most of the criminal operations for the entire county by relocating 35 of the 44 existing courtrooms in the Gordon D. Schaber Courthouse which are unsafe, substandard, and overcrowded. This project will provide a new 44-courtroom, 405,500 square foot facility in the City of Sacramento. This facility will provide expanded court services in downtown Sacramento by increasing the capacity for criminal court proceedings from 40 to 49 by providing space for nine new judgeships. By shifting administrative space to the existing Gordon D. Schaber Courthouse, it will consolidate court functions now located in five existing facilities into the new proposed courthouse or the Schaber Courthouse and create a modern, secure, full-service courthouse for all case types and provide adequate space for the provision of basic services not currently provided due to space restrictions: a self-help center, jury assembly room, attorney/client interview rooms, and a children's waiting room. The new

courthouse includes adequately sized in-custody holding and secure basement parking spaces for judicial officers. The project includes a total of 250 structured parking spaces for staff, jurors and the general public. In addition, to acquire a site for the new facility, the Judicial Council requests \$33,939,000 to purchase a site of approximately 2.5 acres. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On May 7, 2010, the Judicial Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$439,118,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the State Public Works Board review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$439,118,000 total estimated project cost

\$439,118,000 project costs to be allocated: \$33,939,000 acquisition, \$17,124,000 preliminary plans, \$22,924,000 working drawings, and \$365,131,000 construction (\$326,107,000 contract, \$16,305,000 contingency, \$5,621,000 A&E, and \$17,098,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project prior to acquiring the site.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	July 2011
Approve preliminary plans	February 2012
Complete working drawings	November 2012
Complete construction	June 2016

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW FAMILY JUSTICE CENTER
SANTA CLARA COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Family Justice Center

Action Requested

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

Scope Description

This project will replace six leased facilities, including a total of 19 courtrooms used by 20 judicial officers currently located in the San Jose area to create a consolidated family law courthouse to improve service and create operational and service efficiencies for the residents of Santa Clara County. This project will provide a new 20-courtroom, 233,900 square foot facility in the City of San Jose. The project includes adequate in-custody holding to support the family court and 20 secure parking spaces will be provided. The project will be located on a downtown site donated by the County of Santa Clara. The Judicial Council requests \$6,205,000 to purchase a site of approximately 1.8 acres directly adjacent to county donated site to provide adequate site area for the new courthouse, on-site parking, and site circulation. It is the

expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Judicial Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On May 7, 2010, the Judicial Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$240,727,000 to be funded from the Immediate and Critical Needs Account (ICNA). Project costs will be offset by local court revenues of approximately \$250 million over 30 years. Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the State Public Works Board review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$240,727,000 total estimated project cost

\$240,727,000 project costs to be allocated: \$6,205,000 acquisition, \$11,111,000 preliminary plans, \$14,637,000 working drawings, and \$208,774,000 construction (\$183,801,000 contract, \$9,190,000 contingency, \$4,375,000 A&E, and \$11,408,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project prior to acquiring the site.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	June 2010
Approve preliminary plans	April 2011
Complete working drawings	May 2012
Complete construction	July 2014

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW MID-COUNTY COURTHOUSE
RIVERSIDE COUNTY
AOC Facility Number 33-G4

*Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (5)
Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (5)
Chapter 1, Statutes of 2009, Third Extraordinary Session,
Item 0250-301-3037 (7), as amended by Chapter 1, Statutes of 2009,
Fourth Extraordinary Session*

Consider:

- a) approving preliminary plans
- b) approving a reversion of project savings **\$1,399,000**

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
New Mid-County Courthouse

Action Requested

If approved, the requested action would approve preliminary plans and revert project savings.

Scope Description

This project is within scope. This project constructs a new 6-courtroom, 60,725 square foot facility on a 4.9 acre site in the town of Banning. The project will consolidate court operations by replacing the existing two-courtroom facility in Banning and provide increased security.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (5) authorized the acquisition phase. Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (5), authorized the preliminary plans phase. Chapter 1, Statutes of 2009 (3X), Item 0250-301-3037 (7), as amended by Chapter 1, Statutes of 2009 (4X), authorized the working drawings phase.

The construction estimate at the end of preliminary plans (100 percent design development), indicates that the estimated construction cost reflects the anticipated construction bids.

\$63,261,000 total authorized project costs
\$61,862,000 total estimated project costs
\$ 4,215,000 project costs previously allocated: \$1,884,000 acquisition and \$2,331,000 preliminary plans
\$57,893,000 project costs to be allocated: \$3,101,000 working drawings and \$54,546,000 construction (\$48,454,000 contract, \$2,423,000 contingency, \$803,000 A&E, and \$2,866,000 other project costs)
\$ 1,399,000 amount to be reverted: acquisition

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 1, 2008. The 35-day statutes of limitation period expired on November 4, 2008, without challenge.

Project Schedule

Complete acquisition	November 2009
Approve preliminary plans	June 2010
Complete working drawings	April 2011
Complete construction	September 2013

Staff Recommendation: Approve preliminary plans and revert project savings.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF MOTOR VEHICLES (2740)
FIELD OFFICE REPLACEMENT
FRESNO COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 2740-301-0044(3)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Motor Vehicles
Fresno Field Office Replacement
Fresno County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. This project consists of the construction of a 21,529 sf one-story field office for the DMV on an existing site in Fresno. The scope includes demolishing the existing field office (10,111 sf) and warehouse (8,400 sf). Also included in the project are drive test staging areas, motorcycle skills test area, 176 surface parking spaces, and landscaping. The existing field office will be used during construction of the new office with work occurring in phases to minimize impact to existing operations.

Funding and Cost Verification

This project is within cost. The Budget Act of 2008 provides \$912,000 for preliminary plans. The 2010 Governor's Budget proposes \$1,174,000 for working drawings and \$18,719,000 for construction, bringing total project costs to \$20,805,000.

\$20,805,000 total authorized project costs

\$20,805,000 total estimated project costs

\$ 912,000 project costs previous allocated: preliminary plans

\$19,893,000 project costs to be allocated: \$1,174,000 working drawings and \$18,719,000 construction (\$14,271,000 contract, \$713,000 contingency, \$1,300,000 A&E, \$2,035,000 other costs, and \$400,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 23, 2010 and the 30 day statute of limitation period expired on May 22, 2010, without comments.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2010 and no significant issues were identified.

Project Schedule

Approve preliminary plans June 2010

Complete working drawings April 2011

Complete construction April 2013

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF MOTOR VEHICLES (2740)
OAKLAND FIELD OFFICE 2nd FLOOR RECONFIGURATION
ALAMEDA COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 2740-301-0044(2)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Motor Vehicles
Oakland DMV Field Office 2nd Floor Reconfiguration
Alameda County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The scope for this project is to provide for the interior renovation/reconfiguration of the second floor (7,664 square feet) to accommodate the Business Service Center and centrally locate the Region II Administration Office. There is a small amount of reconfiguration (136 square feet) on the first floor to create an entrance and elevator lobby for industry customers to access the second floor Business Service Center reception counter.

Funding and Cost Verification

This project is within cost. The Budget Act of 2008 provides \$145,000 for preliminary plans. The 2010 Governor Budget proposes \$155,000 for working drawings and \$2,078,000 for construction, bringing overall project cost to \$2,378,000. With the completion of preliminary plans, construction costs are estimated have declined by \$162,000, leaving the project with an anticipated surplus to be addressed once bids have been received.

\$2,216,000 total authorized project costs

\$2,216,000 total estimated project costs

\$ 145,000 project costs previously allocated: preliminary plans

\$2,071,000 project costs to be allocated: \$155,000 working drawings and \$1,916,000 construction (\$1,179,000 contract, \$82,000 contingency, \$144,000 A&E, \$186,000 other project costs, and \$325,000 agency retained)

\$ 162,000 estimated surplus: construction

CEQA

The Notice of Exemption was filed with the State Clearinghouse on February 18, 2009, and the 35 day waiting period expired on March 25, 2009, without comment.

Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on March 19, 2009, and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	March 2011
Complete construction	February 2012

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA HEALTH CARE FACILITY
INFILL PROJECT
STOCKTON, SAN JOAQUIN COUNTY

Authority: Sections 15819.40(a) and 15819.402 - 15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
California Health Care Facility, Infill Project
San Joaquin County

Action Requested

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

Scope Description

This project will design and construct an approximately 1.1 million square foot, fully autonomous facility for adult male inmate-patient with serious or chronic medical and mental health needs. The facility's mission is to safely and securely house inmate-patient of all security levels while providing rehabilitation programming for each inmate, including opportunities for both medical and mental health rehabilitation and traditional rehabilitative programming. The rehabilitative programming will include vocational and academic programs, substance abuse treatment, and other appropriate offender programs. The California Health Care Facility (CHCF) will include inmate housing, health care services, rehabilitation programs, support services, inmate visiting, and facility administration.

In addition to being a part of the CDCR's infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate medical and mental health care as required by the *Plata* and *Coleman* Courts. The CDCR's long term mental health plan includes establishing 137 Mental Health Crisis Beds, 43 Acute Psychiatric beds, and 432 Intermediate Care Facility-High Custody beds at the CHCF. This project is necessary to establish those beds.

Inmate housing will include space for a total of 1,722 inmates, including 337 Medical—High Acuity, 673 Medical—Low Acuity, 432 Mental Health—Intermediate Care Facility—High Custody, 43 Mental Health—Acute Psychiatric, 137 Mental Health Crisis Bed, and 100 permanent work crew inmates. CDCR estimates the project will be completed in 35 months from authorization.

On January 15, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget (JLBC), the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board no sooner than 30 days from that date. On February 11, 2010, the JLBC notified the Department of Finance (Finance) that the JLBC could not concur with the establishment of the project, pending further review. On June 2, JLBC notified Finance that it had completed its review and now concurs with the establishment of the project.

Funding and Cost Verification

This action would allocate \$906,356,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in Section 15819.403(a) of the Government Code to complete design and construction for this project.

\$906,356,000	total estimated project cost
\$ 0	project costs previously allocated
\$906,356,000	project costs to be allocated: \$40,467,000 performance criteria and concept drawings and \$865,889,000 design/build (\$737,806,000 contract, \$36,890,000 contingency, \$10,213,000 A&E, \$24,285,000 other project costs, and \$56,695,000 agency retained items)

CEQA

Appropriate CEQA documentation will be completed during the performance criteria and concept drawings phase.

Real Estate Due Diligence

Real estate due diligence will be completed during the performance criteria and concept drawings phase.

Project Schedule

Approve performance criteria and concept drawings	August 2010
Complete construction	March 2013

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEWITT NELSON CORRECTIONAL FACILITY
INFILL PROJECT
STOCKTON, SAN JOAQUIN COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

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

Action Requested

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

Scope Description

This project will convert the existing, deactivated DeWitt Nelson Youth Correctional Facility to an adult male Level II correctional facility, the DeWitt Nelson Correctional Facility (DeWitt). DeWitt will be a semiautonomous adult male Level II facility that will be dependent on the proposed adjacent California Health Care Facility for administration and primary support services. This project will include approximately 229,000 square feet of space for inmate housing, health care services, rehabilitation programs, inmate visiting, and limited ancillary support services.

In addition to being a part of the CDCR's infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate medical and mental health care as required by the *Plata* and *Coleman* courts. The CDCR's long term mental health plan includes establishing 375 General Population/Enhanced Outpatient Program (GP/EOP) and 50 Administrative Segregation Unit/Enhanced Outpatient Program (ASU/EOP) beds at DeWitt. This project is necessary to establish those beds.

DeWitt will have a design bed capacity of 684 and an operational capacity to house a total of 1,133 inmates. Housing at operational capacity will include 528 Specialized General Population, 180 General Population Permanent Work Crew, 375 GP/EOP, and 50 ASU/EOP inmates. Rehabilitative programming will include academic and vocational programs as well as other appropriate offender programs. This project includes renovation of existing buildings and construction of several new buildings, as well as site and infrastructure improvements.

On May 14, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board no sooner than 30 days from that date. The 30-day legislative review period for this project has expired without adverse comment.

Funding and Cost Verification

This action would allocate \$188,168,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated for infill bed facilities in Section 15819.403(a) of the Government Code to complete design and construction for this project.

\$188,337,000 total estimated project cost

\$ 169,000 project costs previously allocated: study

\$188,168,000 project costs to be allocated: \$9,670,000 preliminary plans, \$12,442,000 working drawings, \$166,056,000 construction (\$124,266,000 contract, \$8,699,000 contingency, \$7,394,000 A&E, \$14,277,000 other project costs, and \$11,420,000 agency retained items)

CEQA

Appropriate CEQA documentation will be completed during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence will be completed during the preliminary plans phase.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	October 2011
Complete construction	September 2013

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—9

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

Authority: Sections 15819.40(a) and (d) and 15819.401 – 15819.404 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

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

Action Requested

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

Scope Description

This project will 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 will be a fully autonomous facility, including inmate housing, rehabilitation programs, health care services, support services, and facility administration. Inmate housing will 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. However, based on an evaluation of existing housing units and program space, the CDCR has determined the appropriate occupancy capacity for this facility will be 1,000 inmates. This project includes renovation of existing buildings and construction of several new buildings, as well as site and infrastructure improvements.

In addition to being a part of the CDCR's infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate mental health care as required by the *Coleman* Court. The CDCR's long term mental health plan includes establishing 150 Enhanced Outpatient Program (EOP) and 40 Administrative Segregation Unit EOP beds at the ECF. This project is necessary to establish those beds.

On December 14, 2009, the Department of Finance notified the chairs of the Joint Legislative Budget (JLBC), the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board (SPWB) no sooner than 30 days from that date. Subsequently, JLBC requested this action be deferred. On February 11, 2010, the JLBC notified the Department of Finance (Finance) that the JLBC could not concur with the establishment of the project, pending further review. On June 2, JLBC notified Finance that it had completed its review and now concurs with the establishment of the project.

Funding and Cost Verification

This action would allocate \$111,155,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in Section 15819.403(a) of the Government Code to complete design and construction for this project.

\$111,420,000 total estimated project cost

\$ 265,000 project costs previously allocated: study

\$111,155,000 project costs to be allocated: \$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)

CEQA

Appropriate CEQA documentation will be completed during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence will be completed during the preliminary plans phase.

Project Schedule

Approve preliminary plans	February 2011
Complete working drawings	July 2011
Complete construction	January 2013

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—10

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS
PRIMARY ELECTRICAL IMPROVEMENTS STEP 3
ORANGE COUNTY

*Authority: Chapters 47 and 48, Statutes of 2006, Item 6440-301-6048 (2.5), as
reappropriated by the Budget Act of 2009*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

University of California, Irvine
Primary Electrical Improvements Step 3
Orange County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Primary Electrical Improvements Step 3 project will provide additional infrastructure to increase the capacity of the campus's existing 66 kilovolt (kV) service, as well as the 12kV electrical distribution system, to accommodate planned growth. The project includes trench preparation, extensions to the ductbank system, modifications to the main electrical feeder and the university substation, replacement of cables and switches, and other improvements to enhance system efficiency and redundancy.

Funding and Project Cost Verification

This project is within cost. The 2006 Budget Act provides \$2,571,000 for preliminary plans (\$100,000), working drawings (\$106,000), and construction (\$2,365,000). Working drawings and construction funds were reappropriated in the 2009 Budget Act.

\$2,571,000 total authorized project costs
\$2,571,000 total estimated project costs
\$ 100,000 project costs previously allocated: preliminary plans
\$2,471,000 project costs to be allocated: \$106,000 working drawings and \$2,365,000 construction (contract \$2,149,000, contingency \$107,000, and A&E costs \$109,000)

CEQA

The university classified the project as categorically exempt on June 24, 2005, and no notice of exemption was filed. Therefore, a 180-day statute of limitations was required and expired on December 21, 2005, without challenge.

Real Estate Due Diligence

The University of California (UC) has full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	July 2011
Complete construction	April 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—11

**UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS,
DAVIDSON LIBRARY ADDITION AND RENEWAL
SANTA BARBARA COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 6440-301-6048 (12), as
reappropriated by the Budget Act of 2009
Chapters 171 and 172, Statutes of 2007, Item 6440-301-6048 (13), as
reappropriated by the Budget Act of 2009*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

University of California, Santa Barbara
Davidson Library Addition and Renewal
Santa Barbara County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Davidson Library Addition and Renewal project will expand and update the existing campus library located at the heart of the UCSB campus. A three-story addition, linked by connectors to the north of the existing building, will provide 44,646 assignable square feet (asf) for 24-hour access, information areas, instruction and group study areas, seminar and reading rooms, special collections, and staff offices and workspaces. The project will also complete renovations and seismic upgrades to 114,679 asf in the existing facility's two-story north wing and parts of its eight-story tower. The improvements include the creation of a new entry and building pass-through; reconfigured floor layouts to provide additional seating capacity and space efficiencies; the replacement of mechanical, electrical and plumbing infrastructure; and the addition of new exterior shear walls and recladding of the north wing as part of the seismic retrofit. New fire sprinkler and alarm systems will be installed throughout the entire library complex in accordance with the latest fire and life-safety code requirements.

Funding and Project Cost Verification

This project is within cost. Working drawings of \$1,200,000 to renew the scope and construction funds of \$66,498,000 are requested in the 2010 Budget to be provided through state lease-revenue bonds. Equipment funds of \$1,075,000 will be requested in the 2011-12 Governor's Budget.

- \$70,003,000 total authorized project costs
- \$71,078,000 total estimated project costs
- \$ 1,250,000 project costs previously allocated: \$1,250,000 preliminary plans (state)
- \$68,753,000 project costs to be allocated: \$2,255,000 working drawings (state) and \$66,498,000 construction (\$57,963,000 contract, contingency \$3,420,000, and \$5,115,000 A&E costs)
- \$ 1,075,000 future funding for equipment

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 20, 2009, and the 30-day statutes of limitation expired on April 20, 2009, without challenge.

Real Estate Due Diligence

Real estate due diligence will be completed by bond counsel to ensure that there are no exceptions that would adversely impact the quiet enjoyment of the project area.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	December 2011
Complete construction	September 2014

Staff Recommendation: Approve preliminary plans

CONSENT ITEMS

CONSENT ITEM—12

**CALIFORNIA COMMUNITY COLLEGES (6870)
CHABOT-LAS POSITIAS COMMUNITY COLLEGE DISTRICT, CHABOT COLLEGE
MATH-SCIENCE MODERNIZATION
ALAMEDA COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 6870-301-6049 (16)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

California Community Colleges
Chabot-Las Positias Community College District, Chabot College
Math—Science Modernization, Alameda County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project reconstructs two buildings currently totaling 27,080 assignable square feet (asf). The space to be modernized was modified to widen hallways, provide janitorial areas, and to provide control rooms and computer service rooms in the technology areas. The resultant project contains 26,227 asf consisting of 8,473 asf lecture, 12,842 asf instructional laboratories, 3,695 asf for distance learning and 1,577 asf of tutorial space.

Funding and Project Cost Verification

This project is within cost.

\$19,047,000 total authorized project costs

\$19,047,000 total estimated project costs

\$ 79,000 state funds previously allocated: preliminary plans

\$ 9,486,000 state funds to be allocated: \$84,000 working drawings, and \$9,402,000 construction (\$7,530,000 contracts, \$929,000 contingency, and \$943,000 project administration)

\$ 704,000 local funds previously allocated: preliminary plans

\$ 8,778,000 local funds to be allocated: \$756,000 working drawings, and \$5,739,000 construction (\$5,739,000 contracts) and \$2,283,000 equipment

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 16, 2005, and the 30-day statutes of limitation period expired on October 17, 2005, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	February 2011
Complete construction	December 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—13

CALIFORNIA COMMUNITY COLLEGES (6870)
EL CAMINO COMMUNITY COLLEGE DISTRICT, EL CAMINO COLLEGE COMPTON
CENTER
INFRASTRUCTURE REPLACEMENT PHASE 2
LOS ANGELES COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 6870-301-6049 (3)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

California Community Colleges
El Camino Community College District, El Camino College Compton Center
Infrastructure Replacement Phase 2, Los Angeles County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This is the second of two infrastructure projects to repair and replace the existing, failing site infrastructure on the campus. This phase of the project includes the scope of necessary upgrades to the existing multiple infrastructure systems for the north area of the campus. The systems to be replaced include the fire suppression, sanitary sewer, storm drainage, water, and electrical systems.

Funding and Project Cost Verification

This project is within cost.

\$18,696,000 total authorized project costs

\$18,696,000 total estimated project costs

\$ 215,000 state funds previously allocated: preliminary plans

\$17,033,000 state funds to be allocated: \$825,000 working drawings and \$16,208,000 construction (\$14,151,000 contracts, \$1,052,000 contingency, and \$1,005,000 project administration)

\$ 573,000 local funds previously allocated: preliminary plans

\$ 875,000 local funds to be allocated: construction

CEQA

A Notice of Exemption for the project was filed with the State Clearinghouse on June 3, 2009, and the 35-day statutes of limitation expired on July 7, 2009, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	April 2011
Complete construction	October 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—14

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT, BAKERSFIELD COLLEGE
PERFORMING ARTS MODERNIZATION
KERN COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 6870-301-6049 (5)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—14

California Community Colleges
Kern Community College District, Bakersfield College
Performing Arts Modernization, Kern County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project modernizes the Speech Arts and Music building and Outdoor Theatre area renovating 20,921 assignable square feet (asf) resulting in 6,834 asf laboratory, 585 asf office, 263 asf AV/TV, and 13,181 asf in theater, and 58 asf in other spaces. The scope of work also includes removing hazardous substances, installing fire sprinklers, and updating the building's infrastructure.

Funding and Project Cost Verification

This project is within cost.

\$15,898,000 total authorized project costs

\$15,898,000 total estimated project costs

\$ 801,000 state funds previously allocated: preliminary plans

\$11,122,000 state funds to be allocated: \$836,000 working drawings and \$10,286,000 construction (\$10,200,000 contracts and \$86,000 project administration)

\$ 3,975,000 local funds to be allocated: \$3,669,000 construction (\$2,102,000 contracts, 861,000 contingency, and \$706,000 project administration) and \$306,000 equipment

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 12, 2006, and the 30-day statutes of limitation expired on January 11, 2007, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	August 2011
Complete construction	December 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—15

**CALIFORNIA COMMUNITY COLLEGES (6870)
COAST COMMUNITY COLLEGE DISTRICT, ORANGE COAST COLLEGE
MUSIC BUILDINGS MODERNIZATION
ORANGE COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 6870-301-6049 (1)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—15

California Community Colleges
Coast Community College District, Orange Coast College
Music Buildings Modernization, Orange County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project renovates the two music buildings on the Orange Coast College campus. These buildings presently contain 11,886 assignable square feet (asf). The reconstruction of space will improve the efficiency of the building by providing a renovated total asf of 12,191 asf consisting of 8,893 asf music laboratories, 882 asf office space, 696 asf for music study space and 1,720 asf of demonstration space.

Funding and Project Cost Verification

This project is within cost.

\$7,718,000 total authorized project costs

\$7,718,000 total estimated project costs

\$ 185,000 state funds previously allocated: preliminary plans

\$3,505,000 state funds to be allocated: \$158,000 working drawings and \$3,347,000 construction (\$2,935,000 contracts, \$205,000 contingency, and \$207,000 project administration)

\$ 184,000 local funds previously allocated: preliminary plans

\$3,844,000 local funds to be allocated: \$157,000 working drawings, \$3,346,000 construction (\$2,934,000 contracts, \$205,000 contingency, and \$207,000 project administration), and \$341,000 equipment

CEQA

An Environmental Impact Report was filed with the State Clearinghouse on February 15, 2007, and the 45-day statutes of limitation period expired on April 2, 2007, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	January 2011
Complete construction	February 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—16

**CALIFORNIA COMMUNITY COLLEGES (6870)
YUBA COMMUNITY COLLEGE DISTRICT, YUBA COLLEGE
BUILDING 1100 LEARNING RESOURCE CENTER RENOVATION
YUBA COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 6870-301-6041 (7)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—

California Community Colleges
Yuba Community College District, Yuba College
Building 1100 Learning Resource Center Renovation, Yuba County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The authorized project modernizes the existing Learning Resource Center (LRC) to provide consolidated and expanded space through more efficient configurations for the College's Library, Media Services, Distributive Education (distance learning) and College Success Center. The reconfigurations will also improve accessibility and provide compliance with Americans with Disabilities Act. This modernization project will result in 34,324 assignable square feet (asf) of LRC space consisting of 21,197 asf library, 10,145 asf AV/TV, 2,525 asf office and 457 asf other meeting space .

Funding and Project Cost Verification

This project is within cost.

\$22,176,000 total authorized project costs

\$22,176,000 total estimated project costs

\$ 371,000 state funds previously allocated: preliminary plans

\$10,717,000 state funds to be allocated: \$506,000 working drawings, \$9,326,000 construction (\$8,268,000 contracts, \$578,000 contingency, and \$480,000 project administration), and \$885,000 equipment

\$ 371,000 local funds previously allocated: preliminary plans

\$10,717,000 local funds to be allocated: \$506,000 working drawings, \$9,326,000 construction (\$8,267,000 contracts, \$579,000 contingency, and \$480,000 project administration), and \$885,000 equipment

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 26, 2010, and the 35-day statutes of limitation expired on April 30, 2010, without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	December 2010
Complete construction	July 2013

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

NONE.

REPORTABLES

To be presented at the meeting.