



**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, July 12, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on
**Friday, July 12, 2013 at 10:00 a.m. in Senate Room 113,
State Capitol, Sacramento, California.**

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

Greg Rogers
Executive Director

Attachment

STATE PUBLIC WORKS BOARD

Friday

July 12, 2013

10:00 a.m.

Senate Room 113

State Capitol

Sacramento, California

I.	Roll Call		
II.	Bond Item	Page	3
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BOND ITEM

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MEDICAL, DENTAL, AND MENTAL HEALTH PROGRAM
STATEWIDE**

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

Consider adoption of a supplemental resolution to amend the Board's 2008 Resolution for the Medical, Dental, and Mental Health Program to clarify the projects authorized for financing and to increase the amount of financing authorized

Amount of Bond Appropriation Increase	\$189,479,000
Total Bond Appropriation	\$900,419,000

BOND ITEM

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Medical, Dental, and Mental Health Program
Statewide

Action Requested

If approved, the requested action would adopt a supplemental resolution to amend the Board's 2008 Resolution for the Medical, Dental, and Mental Health Program to clarify the projects authorized for financing and to increase the amount of financing authorized.

Background

On May 3, 2007, the Governor signed AB 900 (Chapter 7, Statutes of 2007) ("AB 900"), which provides funding for an expansion of capacity in the state prison system to address housing and health care needs. As originally authorized, AB 900 appropriated a total of \$996,640,000 lease revenue bond financing authority in two phases for design and construction of medical, dental, and mental health projects at existing prison facilities. On March 14, 2008 the Board adopted a resolution authorizing interim financing and the issuance of bonds for up to \$710,940,000, the amount authorized in phase one of the medical, dental, and mental health facilities financing program. As originally authorized, AB 900 didn't specify individual projects to be financed with this appropriation. However, it did provide a process for the Board to establish individual projects to be financed with this appropriation.

As last amended on June 27, 2012 (Chapter 42, Statutes of 2012), phase two of AB 900 has been repealed, the appropriation amount authorized for the medical, dental, and mental health facilities financing program has been increased \$189,479,000 to a revised total of \$900,419,000, and the projects authorized for financing have been specified. The list of authorized projects includes all of the projects previously established by the Board as well as all projects in the Department of Corrections and Rehabilitation's Health Care Facility Improvement Program. A list of the authorized projects is attached as Exhibit A to the proposed supplemental resolution. Adoption of this supplemental resolution will recognize this list of projects and increase the amount authorized for interim financing and the issue of bonds up to the revised appropriation total of \$900,419,000.

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
MADERA AND FRESNO COUNTIES**
27 Assessors or Railroad Parcels

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

Consider approving site selection of 27 parcels in full and/or in part

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Madera and Fresno Counties

Action Requested

If approved, the requested action would approve site selection of 27 parcels in full and/or in part.

Scope Description

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

Funding and Cost Verification

This project is within cost. Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.606 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1. In June 2013, \$38.2 million federal funds was shifted to planning, thereby reducing the total federal authority for acquisition and construction to \$3.203 billion.

Background

On January 11, 2013 the State Public Works Board approved site selection for 356 parcels that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno. During the appraisal process, additional parcels, as shown in the table below, have been identified outside of the corridor. The large majority of parcels listed are for easements, but four of the parcels are part of larger sites owned by the same entity. In these cases, the additional properties may be deemed unusable remnants and therefore, must be considered in the initial written offer for the larger site. One parcel pertains to a property with two different parcel numbers, of which the other number was site selected in January, and this action is to ensure the property is site selected under both parcel numbers. This approval allows for just compensation to be set for the site selected parcel and for negotiations to begin with the land owners.

AVENUE 17 – AVENUE 7
Parcel Number
BNSF at Avenue 15½ Between 035-110-010 and 035-171-011
BNSF at Avenue 15½ Adjacent to 035-102-020
BNSF at Avenue 15 Between 035-211-006 and 035-212-002
BNSF at Avenue 13 Between 034-210-0470 and 047-070-014
037-111-029
037-111-030
037-111-031
AVENUE 7 – SR 41
442-010-11U
442-010-12U
449-010-01U
449-010-02U
450-010-03U
450-010-09U
450-010-10U
450-010-15U
450-010-16U
450-010-17U
450-010-18U
450-271-18
465-040-34U
465-040-35U
465-091-20
467-062-04U
467-062-05
467-062-06
467-062-07
510-100-15

Staff Recommendation: Approve site selection of 27 parcels in full and/or in part.

CONSENT ITEMS

CONSENT ITEM—2

**CALIFORNIA TAHOE CONSERVANCY (3125)
SOUTH TAHOE GREENWAY SHARED USE TRAIL, HERBERT TO GLENWOOD PROJECT
EL DORADO COUNTY**

*Authority: Chapter 33, Statutes of 2011, Item 3125-301-6029(1)
Chapters 21 and 29, Statutes of 2012, Item 3125-301-6029(1)*

Consider:

- a) establishing scope, cost and schedule**
- b) approving preliminary plans**

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

California Tahoe Conservancy
South Tahoe Greenway Shared Use Trail, Herbert to Glenwood Project
El Dorado County

Action Requested

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

Scope Description

The project constructs approximately 2,500 lineal feet of bike trail at Glenwood Road and continuing to Herbert Road. The bike trail design incorporates asphalt trail on grade, raised asphalt trail on permeable fill, and intersection signage and crosswalk striping. This project is part of a series of projects which will ultimately provide a 4-mile greenway linking residential areas in South Lake Tahoe with the Stateline casino-core area and Van Sickle Bi-State Park.

Funding and Cost Verification

This project is within cost. The Budget Acts of 2011 and 2012 provide a total of \$1,151,000 (\$828,000 and \$323,000, respectively) for land acquisition and site improvements in the Lake Tahoe Basin, including this project. The current total estimated project costs are \$923,300, including preliminary plans (\$42,300), working drawings (\$140,000), and construction (\$741,000).

- \$ 923,000 total estimated project costs
- \$ 923,000 total authorized project costs
- \$ 42,000 project costs previously allocated: preliminary plans
- \$ 881,000 project costs to be allocated: \$140,000 working drawings and \$741,000 construction (\$547,000 contract, \$27,400 contingency, \$5,700 agency retained, and \$160,900 other project costs)

CEQA

A Notice of Determination was filed with the State Clearing House on September 19, 2011, and the 30-day statutes of limitation expired on October 19, 2011, without challenge.

Real Estate Due Diligence

The California Tahoe Conservancy has completed due diligence on the project rights-of-way and has indicated that no issues have been identified that would adversely affect the quiet use and enjoyment of the project.

Project Schedule

Approve preliminary plans	July 2013
Complete working drawings	February 2014
Start construction	July 2014
Complete construction	October 2014

Staff Recommendation: **Establish scope, cost and schedule and approve preliminary plans.**

CONSENT ITEMS

CONSENT ITEM—3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
PASO ROBLES FOREST FIRE STATION—REPLACE FACILITY
SAN LUIS OBISPO COUNTY**

Authority: Chapter 171, Statutes of 2007, Item 3540-301-0660(5) as reappropriated by the Budget Acts of 2008, 2009, 2010, 2011, and 2013

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection
Paso Robles Forest Fire Station—Replace Facility
San Luis Obispo 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 new 2-engine fire station to replace the existing facility. The project consists of a 14-bed barracks/mess hall (4,102 sf), a 3-bay apparatus building (1,999 sf), a single office administration building (320 sf), a vehicle wash rack with treatment/recycling equipment, a generator/pump/storage building (594 sf) with generator, hose wash rack, fuel storage tanks with canopy, and other site work. The Public Works Board (PWB) approved a scope change on April 20, 2012 that reduced the scope by a total of 2,086 sf (22.9 percent), which included removing 2,855 square feet (sf) associated with San Luis Obispo County's (County) share of the facility because they withdrew from the project and an increase of 769 sf (12.3 percent) to meet updated code requirements (459 sf) and to retain common space previously allocated to the County (310 sf).

Funding and Cost Verification

This project is within cost. A total of \$8,115,000 (lease revenue bonds) has been appropriated for preliminary plans (\$567,000), working drawings (\$491,000), and construction (\$7,057,000). Based on current completed preliminary plans, the Department of Forestry and Fire Protection (Cal Fire) estimates that total project costs have decreased from the original budget by a net of \$459,000 or (6 percent) to a revised total of \$7,656,000. Anticipated savings in the reduction of scope have been significantly offset by higher construction costs. Increased contract costs are

mainly attributed to increased labor (30 percent), materials (40 percent), and additional required equipment that was not previously accounted for in the original estimate (exhaust equipment, generator, fire pump (40 percent). These increases are partially countered by decreased inspection fee rates. Cal Fire will continue to evaluate potential cost saving measures during the working drawings phase.

\$ 8,115,000 total authorized project costs
\$ 7,656,000 total estimated project costs
\$ 567,000 project costs previously allocated: preliminary plans
\$ 7,089,000 project costs to be allocated: \$254,000 working drawings and \$6,835,000 construction (\$5,713,000 contract, \$286,000 contingency, \$420,000 A&E, \$386,000 other project costs and \$30,000 agency retained)
\$ 459,000 anticipated net project savings: \$237,000 working drawings, \$222,000 construction (\$27,400 contract, \$1,700 for contingency, -\$238,800 for A&E, -\$4,300 other project costs, and -\$7,700 for agency retained)

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

The Department of General Services completed a Summary of Conditions Letter on June 14, 2012, and no significant issues were identified.

Project Schedule

Approve preliminary plans	July 2013
Complete working drawings	March 2014
Start construction	June 2014
Complete construction	August 2015

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—4

**DEPARTMENT OF PARKS AND RECREATION (3790)
FORT ORD DUNES STATE PARK
NEW CAMPGROUND AND BEACH ACCESS
MONTEREY COUNTY**

*Authority: Chapter 1, Statutes of 2009, Item 3790-301-6051(5), as reappropriated by the Budget Acts of 2010, 2011, and 2012
Chapter 712, Statutes of 2010, Item 3790-301-6051(3), as reappropriated by the Budget Act of 2012*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Parks and Recreation
Fort Ord Dunes State Park
New Campground and Beach Access
Monterey County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will develop initial permanent public facilities, including camping and day use beach access, at the Fort Ord Dunes State Park in Monterey County. The project will construct up to 110 new campsites, approximately one-half of which will feature full utility hook-ups for recreational vehicle, along with appurtenant improvements, operations facilities and a beach access trail with restrooms and paved parking for approximately 40 vehicles.

Funding and Cost Verification

This project is not within cost. Based on the completed preliminary plans estimate, the Department of Parks and Recreation (Parks) has identified a project deficit of approximately \$182,000. However, Parks has been directed to utilize value engineering and identify bid alternates during the working drawings phase to keep this project within budget. Therefore, it is premature to identify a deficit at this time.

\$ 22,166,000 total authorized project cost

\$ 22,348,000 total estimated project cost

\$ 1,198,000 project costs previously allocated: preliminary plans

\$ 20,968,000 project costs to be allocated: working drawings \$2,001,000; construction \$18,967,000 (\$15,657,000 contract, \$1,096,000 contingency, \$1,116,000 A&E costs, \$1,098,000 agency retained items)

\$ 182,000 unrecognized deficit: construction (\$170,000 contract and \$12,000 contingency)

CEQA

DPR and its contractors prepared a Mitigated Negative Declaration (MND). The Notice of Completion to start the 30-day public comment period was filed on March 19; the comment period ended on April 17, 2013. DPR received 18 comments during the comment period, none insurmountable. A Notice of Determination was filed with the State Clearinghouse on May 13, 2013 and the waiting period expired June 13, 2013.

Due Diligence

The Project is located on property that was once under the control of the Federal government but was transferred to State Parks in 2009. There are no easements or rights of way on the project and there are no liens on the project. There are environmental deed restrictions that exist on the site but the project is consistent with these restrictions.

Project Schedule

Approve preliminary plans	July 2013
Complete working drawings	September 2014
Start Construction	January 2015
Complete construction	April 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—5

**DEPARTMENT OF STATE HOSPITALS (4440)
PATTON STATE HOSPITAL
CONSTRUCT NEW MAIN KITCHEN
SAN BERNARDINO COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660(2), as partially
reverted in the Budget Act of 2008
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660(2), as
reappropriated in the Budget Acts of 2010 and 2012*

Consider recognizing a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of State Hospitals
Patton State Hospital
Construct New Main Kitchen
San Bernardino County

Action Requested

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

Scope Description

This project is not within scope. The original scope is as follows: This project will construct a new single story 31,908 gross square foot new Main Kitchen Facility and warehouse space. The new main kitchen will include an overhead fire sprinkler system, standing seam metal roofing, new kitchen equipment, a cook/chill system, high capacity food storage racks, large freezers, a high receiving dock with overhead coiling doors, a new emergency generator, and exterior plaster walls. In order to support the total electrical demands of the new kitchen, a new 15KV feeder in an underground concrete duct bank must be provided from the Main Electrical/Generator Building at the south end of the campus up to the location of the new Central Kitchen.

When the project was originally authorized and preliminary plans approved, a General Fund appropriation for design was authorized to renovate the seven existing satellite kitchens and dining facilities along with the main kitchen. At the time the total estimated cost to renovate the seven satellite kitchens was \$9.2 million. However, the General Fund construction appropriation for this portion of the project was never authorized due to fiscal constraints.

When the lease revenue Project funding was reappropriated in the 2012 Budget Act for working drawings and construction, it was thought the Project could proceed without renovating the satellite kitchens. The DSH planned to utilize a bulk delivery system, whereby the food was to be prepared in the Main Kitchen and then transported and served at the satellite kitchens. However, after further review by the hospital it was determined that convection ovens will be required at the satellites in order to heat the food prior to serving. Food quality can be controlled better if it is trucked in cold form and then reheated at the satellites. If food delivery and subsequent serving is not performed within specified requirements, patient health and well-being are placed at risk and the state may become exposed to citations from regulatory health authorities. This will require a scope change to provide the necessary convection ovens and related equipment at the seven satellite kitchens at Patton State Hospital, including exhaust hoods and associated fire control systems, and an increase of 4,600 square feet of warehouse space to property store dry food.

A 20-day letter was sent to the Legislature on June 21, 2013, and the 20-day review period has expired with no adverse comments.

Funding and Project Cost Verification

This project is not within cost. Appropriations for this project include \$1,249,000 for preliminary plans, \$2,688,000 for working drawings, and \$33,086,000 for construction. While existing working drawings authority is adequate to accommodate the design of scope change, the department indicates that the anticipated construction cost of this additional work is approximately \$2,287,000 or 6.1 percent total project cost. However, actual costs won't be known until the Project is out to bid, and staff will evaluate cost savings measures or other options, if needed, as working drawings are being completed, thus staff does not recognize this cost increase at this time.

\$ 37,023,000	total authorized project costs
\$ 37,023,000	total estimated project costs
\$ 3,937,000	project costs previously allocated \$1,249,000 preliminary plans; \$2,688,000 working drawings
\$ 33,086,000	project costs to be allocated \$33,086,000 construction (\$26,494,000 contracts, \$1,325,000 contingency, \$1,052,000 project administration), including agency retained project costs to be allocated: \$850,000 for equipment.

CEQA

A Negative Declaration was filed on December 20, 2007, and the 30-day public notice period expired without comment on January 19, 2008.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed in December 2007, and no significant issues were identified.

Project Schedule

Approve preliminary plans	October 2008
Complete working drawings	December 2014
Start construction	January 2015
Complete construction	January 2017

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CORRECTIONAL TRAINING FACILITY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
MONTEREY COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Correctional Training Facility
Health Care Facility Improvement Project
Monterey County

Action Requested

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

Scope Description

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

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

This project includes the design and construction of three new primary care clinics at Facilities A, C, and D, as well as renovations to the Facility B primary care clinic, the Facility C triage and treatment area, the specialty care clinic, and an existing vacant building to provide health care administration space.

The new primary care clinics for Facilities A, C, and D and the renovations to the Facility B primary care clinic will provide appropriate space for primary health care treatment and consultations at a Basic level of care. Each of these four primary care clinics will also include space for lab draw activities to increase access to these services. The renovations to the Facility C triage and treatment area will provide a central triage and treatment area for emergency services readily accessible to all inmate-patients at CTF. The specialty care clinic renovations will provide appropriate clinical space to accommodate specialty clinical services and Administrative Segregation Unit primary care services. The health care administration renovations will provide space for the health care administration staff displaced by improvements to the Q-Wing specialty care clinic located in Facility C.

Funding and Cost Verification

This action would allocate \$26,431,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$26,431,000 total estimated project costs

\$26,431,000 project costs to be allocated: \$1,472,000 preliminary plans, \$1,514,000 working drawings, and \$23,445,000 construction (\$17,141,000 contract, \$1,028,000 contingency, \$1,234,000 A&E, \$1,723,000 other project costs, and \$2,319,000 agency retained items)

CEQA

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

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	January 2015
Start construction	May 2015
Complete construction	January 2017

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

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SALINAS VALLEY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
MONTEREY COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Salinas Valley State Prison
Health Care Facility Improvement Project
Monterey County

Action Requested

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

Scope Description

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

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

This project includes the design and construction of a new ASU primary care clinic, as well as renovations and additions to the pharmacy and the Facility A, B, C, and D primary care clinics.

The new ASU primary care clinic will provide separate clinical treatment space to provide primary care treatment and consultation consistent with the delivery of a Basic level of care for the ASU population at SVSP. The pharmacy renovation and addition will provide pharmacy services that meet the institution's pharmaceutical demands at a Basic level of care and the needs of SVSP's 128-bed Intermediate Care Facility. The renovations and additions to the primary care clinics in Facilities A, B, C, and D will provide space for primary health care treatment and consultations at a Basic level of care. Each of these four primary care clinics will also include space for lab draw activities to increase access to these services.

Funding and Cost Verification

This action would allocate \$12,585,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$12,585,000 total estimated project costs

\$12,585,000 project costs to be allocated: \$770,000 preliminary plans, \$760,000 working drawings, and \$11,055,000 construction (\$7,546,000 contract, \$453,000 contingency, \$664,000 A&E, \$823,000 other project costs, and \$1,569,000 agency retained items)

CEQA

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

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	December 2014
Start construction	April 2015
Complete construction	June 2016

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

CONSENT ITEM

CONSENT ITEM—8

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

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider authorizing the execution of a Project Delivery and Construction Agreement between San Diego County, the Department of Corrections and Rehabilitation, the Board of State and Community Corrections, and the Board

CONSENT ITEM

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Jail Project
San Diego County

ITEM PULLED

CONSENT ITEMS

CONSENT ITEM—9

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

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Jail Project
Tulare County

Action Requested

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

Scope Description

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

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

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

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

Funding and Project Cost Verification

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. The initial allocation of this funding to counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process.. The BSCC has conditionally awarded \$60,000,000 from this appropriation to Tulare County for this project. All of the acquisition/study and any design and construction costs in addition to this amount will be paid by the county. This action would allocate \$60,000,000 from this appropriation to complete design and construction for this project.

\$ 66,664,000 total estimated project cost

\$ 60,000,000 state funds to be allocated: \$2,553,000 preliminary plans, \$2,391,000 working drawings, and \$55,056,000 construction (\$46,173,000 contract, \$2,427,000 contingency, \$1,565,000 A&E, \$2,203,000 Agency Retained, and \$2,688,000 other project costs)

\$ 6,664,000 local funds to be allocated: \$777,000 acquisition/study, \$897,000 preliminary plans, \$378,000 working drawings, and \$4,612,000 construction (\$2,359,000 contract and \$2,253,000 other project costs)

CEQA

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

Due Diligence

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

Project Schedule

Approve Preliminary Plans	April 2014
Complete Working Drawings	December 2015
Start Construction	May 2016
Construction Complete	May 2018

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

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE
DENTAL FACILITY IMPROVEMENTS, PHASE II
VARIOUS COUNTIES

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

Consider recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
Statewide
Dental Facility Improvements, Phase II
Various Counties

Action Requested

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

Scope Description

This project is within scope. This is phase two of a three-phase statewide project to complete physical plant modifications necessary to ensure Department of Corrections and Rehabilitation's (CDCR) compliance with the Stipulated Agreement in the *Perez vs. Beard* class action lawsuit regarding dental care for inmates.

The Statewide Dental Facility Improvements project will provide modifications necessary to address infection control situations, efficiency and safety/security issues, and the availability of timely and adequate dental services in prison dental clinics. A sampling of the physical plant improvement modifications to meet the court requirements include: converting the office space into sterilization areas, increasing electrical capacity to operate the existing equipment, increasing counter space and storage areas, and removing or constructing walls and reconfiguring dental chairs to meet industry standards.

Facility improvements at the following nine CDCR adult institutions will be addressed in Phase II of this statewide project: Calipatria State Prison (Imperial County), California Correctional Center (Lassen County), California Correctional Institution (Kern County), Centinela State Prison (Imperial County), Chuckawalla Valley State Prison (Riverside County), Deuel Vocational Institution (San Joaquin County), Ironwood State Prison (Riverside County), North Kern State Prison (Kern County), and Sierra Conservation Center (Tuolumne County).

Funding and Project Cost Verification

This project is within cost. Section 28 (a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(3) of the Penal Code further provides this appropriation may be used for the design and construction of dental infrastructure improvements at state prison facilities.

On October 13, 2011, the Board took an action establishing scope, cost, and schedule, allocating \$4,820,000 for the design and construction of Phase II of this project. On September 11, 2012, the Board approved an additional \$2,721,000 associated with approval of preliminary plans and a scope change, for a revised total estimated cost of \$7,541,000. Subsequent to this action, a new project cost estimate was prepared in connection with the completion and approval of working drawings/proceed to construction. Based on this new estimate, the current total estimated project cost is \$7,336,000, which is a decrease of \$205,000.

\$7,541,000	total authorized project cost
\$7,336,000	total estimated project cost
\$7,541,000	project costs previously allocated: \$400,000 preliminary plans, \$340,000 working drawings, \$6,801,000 construction (\$3,878,000 contract, \$380,000 contingency, \$1,075,000 other project costs, and \$1,468,000 agency retained items)
\$205,000	total project cost decrease: \$114,000 preliminary plans, \$91,000 working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2012, and the statutes of limitation expired on March 2, 2012, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on April 9, 2012, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2012
Complete working drawings	June 2013
Start construction	June 2013
Complete construction	July 2014

Staff Recommendation: Recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—11

CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE UNIVERSITY, EAST BAY
WARREN HALL REPLACEMENT BUILDING
ALAMEDA COUNTY

Authority: Chapter 33, Statutes of 2011, Item 6610-301-0668(3), as reappropriated by the Budget Act of 2012

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

California State University
California State University, East Bay
Warren Hall Replacement Building
Alameda County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The E. Guy Warren Hall Building on the California State University's East Bay Campus would be demolished and a replacement 43,000 assignable square foot/66,000 gross square foot replacement building would be constructed on campus. This request is related to the preliminary design phase of the replacement building; the demolition phase of this project was approved for construction at the November 11, 2012 Public Works Board meeting.

Funding and Cost Verification

This project is within cost.

\$ 36,145,000 total authorized costs

\$ 36,145,000 total estimated project costs

\$ 1,038,000 project cost previously allocated: preliminary plans

\$ 35,107,000 project costs to be allocated: \$1,248,000 working drawings;
\$33,859,000 construction (\$28,960,000 contract, \$1,158,000 contingency,
\$3,741,000 other project costs)

CEQA

A Mitigated Negative Declaration was circulated on July 11, 2012, and the thirty-day comment period expired on August 9, 2012, without challenge.

Due Diligence

A Title Evaluation Report dated January 25, 2012, concluded that there are no exceptions identified during the course of their investigation that would adversely impact the quiet enjoyment of the project area. Since this is an asset transfer, a January 27, 2012 Title Evaluation Report of the two collateral assets on the campus (Wayne and Gladys Valley Business Technology Center and the Student Services Replacement Buildings) concluded that there are no exceptions identified that would adversely impact the quiet enjoyment of the project area.

Project Schedule

Approve preliminary plans	July 2013
Complete working drawings	November 2013
Start construction	February 2014
Complete construction	August 2015

Staff Recommendation: Approve preliminary plans.

ACTION ITEM

ACTION ITEM—1

**CALIFORNIA COMMUNITY COLLEGES (6870)
EL CAMINO COLLEGE DISTRICT
EL CAMINO COLLEGE COMPTON CENTER
ALLIED HEALTH BUILDING
LOS ANGELES COUNTY**

Authority: Chapter 712, Statutes of 2010, Item 6870-301-6049(2), as reappropriated in the Budget Acts of 2011 and 2012

Consider recognizing a scope change

ACTION ITEM

STAFF ANALYSIS ITEM—1

California Community Colleges
El Camino Community College District
El Camino College Compton Center,
Allied Health Building
Los Angeles County

ITEM PULLED

OTHER BUSINESS

No items under Other Business.

REPORTABLES

To be presented at the meeting.