



NOTICE OF MEETING

STATE PUBLIC WORKS BOARD

Friday, July 18, 2014, at 1:00 p.m. in Room 113, State
Capitol, Sacramento, California

AGENDA

- I. Roll Call
- II. Approval of minutes from the June 13, 2014 meeting
- III. Consent Items Page 2
- IV. Action Items Page 30
- V. Other Business Page 36
- VI. Reportables Page 36

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to aurelia.bethea@dof.ca.gov five days prior to the meeting.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
CAROL MILLER JUSTICE CENTER
SACRAMENTO COUNTY
AOC Facility Number 34-D1, DGS Parcel Number 10757

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

Judicial Council of California
Administrative Office of the Courts
Carol Miller Justice Center
Sacramento 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 Carol Miller Justice Center (Court Facility) pursuant to the certain Amended and Restated Transfer Agreement between the Judicial Council of California, Administrative Office of the Courts (AOC) and the County of Sacramento (County) for the Transfer of Responsibility for and Transfer of Title to Court Facilities dated December 30, 2008 (Transfer Agreement). The Court Facility, built in 1991, is located at 301 Bicentennial Circle, Sacramento, California and consists of approximately 8.6 acres of property improved with a three story building, mechanical area (penthouse), 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.

Funding and Cost Verification

This transaction is within cost. The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to the Trial Court Facilities Act of 2002 (the Act).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 22, 2010, and the 35-day statute of limitations period expired on August 26, 2010.

Project Schedule

Close of escrow August 2014

Condition of Property

A Phase 1 Environmental Site Assessment was conducted for the building and seismic assessments. The following findings were made:

Phase 1 ESA - A Phase I ESA report was completed in June 2009, and was updated May 2012, in accordance with the American Society for Testing and Materials Standard. The Phase 1 ESA did not note any evidence of hazardous materials handling or storage of concern, nor generation, storage or disposal of any waste stream beyond sanitary sewer and storm water discharge. The assessment did not reveal any evidence of Recognized Environmental Conditions (RECs). However, the report indicated the following environmental concerns that may affect the site.

A 2,050-gallon capacity Above Ground Storage Tank (AST) located in the mechanical area utilized for the HVAC system. The AST is designed to contain up to 30% propylene glycol to prohibit freezing of the water in the HVAC system.

Welded shut steel covers located in the back area of the property were identified as securing the access ports to an abandoned UST that was replaced by the AST noted in the above bullet. The Phase 1 ESA Report provided records showing that a UST did exist in 1991, but it did not need to be registered. There is no evidence that the UST has been removed, however, it does not represent a REC since it never contained hazardous materials or petroleum products.

No other potential issues of concern were identified.

Building Assessment—Staff from the AOC's Office of Court Construction and Management (OCCM) conducted an initial site visit of the Court Facility on July 28, 2005, to assess the general condition of the property. OCCM concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

Seismic Safety Assessment of the Improvements—In accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division, a Tier 1 Seismic safety Assessment of the building located in the Court Facility was performed by a licensed structural engineer in August 2003, and a Tier 2 Evaluation was completed in October 2003. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers.

The seismic safety rating determined that the building has a seismic safety rating of Level V, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State architect, April 1994. The building is transferring to the state pursuant to the provisions of Government code section 70324, which provides that the County shall be responsible for any seismic-related damage and injury; the County shall indemnify, defend, and hold the state harmless from those claims.

Transfer Terms

Pursuant to the First Amendment to Transfer Agreement, a Level V seismic rating has been assigned to the Court Facility. The County shall be responsible for any seismic-related damage and injury to real property, personal property, and persons, only to the same extent that the County would be liable for that damage and injury if responsibility was not transferred to the state, and the County shall indemnify, defend and hold the state harmless from those claims.

The County approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the state on December 16, 2008, 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 AOC is not aware of any lawsuits pending concerning the property.

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

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SACRAMENTO CRIMINAL COURTHOUSE
SACRAMENTO COUNTY
AOC Parcel Number 34-I1; DGS Parcel Number 10658

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapter 21, Statutes of 2012*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Sacramento Criminal Courthouse, Railyard Site
Sacramento County

Action requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize acquisition of approximately 2.4 acres (the Property) for the construction of a new court facility and associated improvements for use by the Sacramento Superior Court of California for judicial, administrative, and related purposes. The Property is situated within the Sacramento Railyard Specific Plan (the Railyards), a 240-acre master planned project designated for mixed use residential and commercial redevelopment. The Property, identified as “Lot 41” within the Railyards, is a portion of the 18-acre parcel also known as the Sacramento Station Area (SSA) site in the Railyards development and encompasses the city block located between G and H Streets, and 5th and 6h Streets in downtown Sacramento. The Board approved site selection for the Property on October 25, 2010.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code and Chapter 21, Statutes of 2012, provide \$21,932,000 for the acquisition phase. The balance of the appropriation is sufficient to acquire the subject Property in accordance with legislative intent.

CEQA

Subsequent to the site selection process the AOC completed an Environmental Impact Report (EIR) for the proposed project. The final EIR includes a mitigation monitoring plan. A Notice of Determination was filed on July 19, 2011.

Project Schedule

The anticipated close of escrow is July 2014.

Condition of Property

On May 5, 2014, the Department of General Services (DGS), Environmental Services Section, visited the Property. The south property line extends along H Street from 5th to 6th Streets, the east property line extends north along 6th Street, and the west property line extends north from 5th Street. The north property line is located entirely within the Railyards. From south to north, the site includes an asphalt parking lot in the southeast corner, a large area of excavation in the central portion of the site where railroad tracks were formerly located, and perimeter fencing. Land use in the vicinity of the site consists of federal and City of Sacramento buildings and parking lots.

Environmental remediation on the Railyards property has occurred since the 1980s. Contamination is broadly distributed across a majority of the Railyards. The California Department of Toxic Substances Control (DTSC) is the lead agency for remediation of known contamination on the Railyards property.

Environmental Site Assessment (ESA)

In May 2010, a Phase I ESA was completed on the Property. The following Recognized Environmental Conditions (RECs) and historical RECs were identified in the Phase I ESA:

- Groundwater beneath the site is impacted with the constituents of concerns (COCs) and has the potential to present a soil vapor issue.
- Previous investigations and remediation activities have ensured closure for the site soils under the restrictions of a covenant, however, the historical and current use of on-site railroad tracks were not discussed in the covenant. The historical and current use of railroad tracks on the site may have impacted the surface and/or subsurface of the site.
- Soils in the area, found to be impacted from historical activities, were remediated and subsequently certified by DTSC as closed in a closure letter dated June 21, 1994.

In October 2011, a limited Phase II ESA was completed to assess the RECs and historical RECs identified in the Phase I ESA and their potential impacts to soil, groundwater and soil vapor at the Property. The Phase II ESA included findings and recommendations regarding the subsurface at the Property:

- Shallow soils in the northwest portion of the site are impacted with lead at levels above published screening levels, and below screening levels elsewhere on the Property.
- Shallow groundwater underlying the site does not appear to be impacted by COCs.
- Recommended proposed future construction to not disturb soils in the northwest portion of the Property.
- A Soil Management Plan addressing impacted soil will be implemented for construction activities.
- Additional soil and soil vapor assessment of the subsurface beneath the rail tracks is required after planned removal of the railroad tracks.

After the railroad tracks were removed, an additional and final Phase II ESA was completed (July 2013). The final Phase II included unrestricted access to the site (tracks were removed). Twenty-two borings including 22 soil samples, six soil vapor samples, and three groundwater samples were analyzed. Final recommendations for the site included:

- A Soil Management Plan (SMP) will be prepared prior to construction activities commencing. The DTSC LUC also requires the review and approval of a SMP prior to construction activities; and
- A passive soil vapor mitigation system will be implemented to mitigate potential soil vapor intrusion.

A letter from DTSC dated January 21, 2014 indicated agency's review and approval of the summary report for the Property dated December 24, 2013. DTSC approved the completion of the remediation activities as documented and concurred with backfill of excavated areas with clean import soil and/or re-use soil. Soil remediation efforts of the Property are complete and approved by DTSC. A Soil Handling Agreement will be executed between the Seller and the AOC.

Terms of the Transaction

The purchase price of \$10,000,000 does not exceed the estimated fair market value of the Property as determined by a DGS-approved appraisal.

A Land Use Covenant (LUC) was recorded against the Railyards site, including the Property, in 2006. The parties to the agreement were Union Pacific Railroad Company (UP) and then owner S. Thomas Enterprises of Sacramento, LCC (and its successors and assigns). The LUC provides that all future Railyards site owners indemnify, defend and hold harmless UP for claims resulting from "permitted effects". Permitted effects include claims for noise, vibration, dust, fumes, odors, spills and releases, and contamination as a result of railroad operations. AOC has negotiated for the seller to provide a \$25 million pollution liability policy with a 10-year term for coverage for prospective pollution events on the Property. In addition, per a Soil Handling Agreement, the seller is to reimburse AOC up to \$250,000 for soil remediation if needed.

A Development Agreement was recorded in 2008 between the City of Sacramento (City) and S. Thomas Enterprises of Sacramento, LLC (and its successors and assigns), encumbering the entire Railyards site, providing an obligation for numerous improvements and future payments to the City. In order to exempt the AOC from obligations not authorized by law, the AOC and City have entered into a Memorandum of Understanding (MOU) whereby the AOC

acknowledges and agrees that in connection with the construction, maintenance, and operation of the new courthouse project, it shall pay when due: (i) all those fees, assessments and levies with respect to the Property and the courthouse project that the AOC has agreed to pay under the Final EIR and the Mitigation Monitoring Plan, (ii) every applicable capacity facilities fee (as defined in Government Code section 54999.1), and (iii) all applicable fees, rates, charges, or surcharges for public utility services, as provided in Government Code section 54999.7. The MOU will be recorded after the AOC takes ownership of the Property.

A Regulatory Agreement was recorded in 2008 between the the City of Sacramento and S. Thomas Enterprises of Sacramento, LLC (and its successors and assigns), and encumbers the entire Railyards site. In order to exempt the AOC from obligations not authorized by law, the AOC and the City have entered into an MOU to exempt the AOC during its ownership of the Property from any and all restrictions, controls, limitations or prohibitions on the use or development imposed by the Regulatory Agreement and the Regulatory Agreement shall not apply to the construction of the new courthouse project, or maintenance and operation of the courthouse project, and so long as the state holds title to the Property. The MOU will be recorded after the AOC takes ownership of the Property.

There are no historic issues, implied dedication, or relocation assistance associated with the Property. The AOC 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.

The Property Acquisition Agreement (PAA) does not include the state's standard indemnification language. The PAA also includes language that requires the state to accept the site in an "as is, where is," condition, with no indemnification. The seller, on behalf of the Administrative Office of the Courts, will obtain a Pollution Liability Policy naming the state as Insured and will maintain the policy for a period of ten years from the Close of Escrow. In addition, the AOC will require the general contractor to carry additional environmental insurance providing coverage for remediation costs resulting from a pollution incident.

The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq. State ownership of these parcels will promote infill development and is an appropriate reuse and redevelopment of previously developed underutilized land presently served by transit, streets, water, sewer and other essential services.

Staff Recommendation: Authorize acquisition

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIPATRIA STATE PRISON
POTABLE WATER STORAGE TANKS
IMPERIAL COUNTY

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

Consider establishing project scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Calipatria State Prison
Potable Water Storage Tanks
Imperial County

Action Requested

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

Scope Description

This project will design and construct one new approximately 1.25 million gallon potable water storage tank at Calipatria State Prison (CAL), as well as repair and upgrade the existing 2 million gallon potable water storage tank. CAL's existing 2 million gallon tank has become corroded internally which poses a potential health risk to staff and inmates, as has been determined by the California Department of Public Health. The construction of one new potable water storage tank will provide the necessary daily operations and fire suppression water supply as required by the California Fire Code, allowing for the existing tank to be taken out of service for repair. In order to maintain constant adequate water flow to the institution, the tank will be designed with the necessary piping and plumbing to allow isolated operation of either tank during maintenance and repair of the other.

Funding and Project Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. This action would allocate \$5,303,000 of this appropriation to complete design and construction of this project.

\$ 5,303,000 total estimated project costs

\$ 5,303,000 project costs to be allocated: \$477,000 preliminary plans, \$436,000 working drawings, and \$4,390,000 construction (\$3,073,000 contract, \$184,000 contingency, \$434,000 A&E, \$595,000 other project costs, and \$104,000 agency retained items)

CEQA

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

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	July 2015
Complete working drawings	January 2016
Start construction	May 2016
Complete construction	June 2017

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIPATRIA STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
IMPERIAL COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Calipatria State Prison
Health Care Facility Improvement Project
Imperial County

Action Requested

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

Scope Description

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

CAL 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 primary care clinic renovations and additions to Facilities A, B, C, and D; a new ASU primary care clinic; renovations to the central health services building; and health care administration renovation. The primary care clinic renovations and additions at Facilities A, B, C, and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The new ASU primary care clinic will provide separate clinical treatment space for the secure ASU population. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation will provide specialty clinical services and consultation, and emergency treatment consistent with a delivery of a Basic level of care. The health care administration renovation will provide offices for health care administration staff displaced from the central health services building to accommodate more clinical space.

Funding and Cost Verification

Section 28(a) of Chapter 7, of the Statutes of 2007 (AB 900) appropriated \$300,000,000 General Fund to CDCR for capital outlay projects to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prisons facilities. This action would allocate \$18,360,000 of this appropriation to complete design and construction of this project.

\$18,360,000 total estimated project costs

\$18,360,000 project costs to be allocated: \$1,191,000 preliminary plans, \$1,147,000 working drawings, and \$16,022,000 construction (\$10,609,000 contract, \$637,000 contingency, \$934,000 A&E, \$1,167,000 other project costs, and \$2,675,000 agency retained items)

CEQA

Environmental review and 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 was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	June 2015
Complete working drawings	November 2015
Start construction	March 2016
Complete construction	May 2017

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

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTINELA STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
IMPERIAL COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Centinela State Prison
Health Care Facility Improvement Project
Imperial County

Action Requested

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

Scope Description

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

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

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300,000,000 General Fund to CDCR for capital outlay projects to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. This action would allocate \$18,051,000 of this appropriation to complete design and construction of this project.

\$18,051,000 total estimated project costs

\$18,051,000 project costs to be allocated: \$1,142,000 preliminary plans, \$1,141,000 working drawings, and \$15,768,000 construction (\$10,553,000 contract, \$633,000 contingency, \$929,000 A&E, \$1,203,000 other project costs, and \$2,450,000 agency retained items)

CEQA

Environmental review and 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 was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	June 2015
Complete working drawings	November 2015
Start construction	March 2016
Complete construction	May 2017

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

CONSENT ITEMS

CONSENT ITEM—6

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

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Chuckawalla Valley State Prison
Health Care Facility Improvement Project
Riverside County

Action Requested

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

Scope Description

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

CVSP 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 renovations and additions to primary care clinics at Facilities A, B, C, and D; renovations to the central health services building; and a new health care administration building. The primary care clinic renovations and additions at Facilities A, B, C, and D will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation is to provide an additional specialty exam room, clinical support space, optical services, a mental health assessment room, and an expanded triage and treatment area. The new health care administration building will provide offices for health care administration staff that have been displaced by clinical activities at CVSP.

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300,000,000 General Fund to CDCR for capital outlay projects to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. This action would allocate \$17,817,000 of this appropriation to complete design and construction of this project.

\$17,817,000 total estimated project costs

\$17,817,000 project costs to be allocated: \$1,133,000 preliminary plans, \$1,087,000 working drawings, and \$15,597,000 construction (\$9,988,000 contract, \$599,000 contingency, \$979,000 A&E, \$1,215,000 other project costs, and \$2,816,000 agency retained items)

CEQA

Environmental review and 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 was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	June 2015
Complete working drawings	January 2016
Start construction	May 2016
Complete construction	August 2017

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

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
IRONWOOD STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
RIVERSIDE COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Ironwood State Prison
Health Care Facility Improvement Project
Riverside County

Action Requested

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

Scope Description

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

The ISP 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 renovations and additions to the primary care clinics at Facilities A, B, C, and D, and renovations to the central health services building. The primary care clinic renovations and additions will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation is to provide additional shared specialty exam room, clinical support space, a relocated physical therapy room, optical services, a mental health assessment room, and an expanded treatment and triage area.

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300,000,000 General Fund to CDCR for capital outlay projects to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. This action would allocate \$14,377,000 of this appropriation to complete design and construction of this project.

\$14,377,000 total estimated project costs

\$14,377,000 project costs to be allocated: \$907,000 preliminary plans, \$871,000 working drawings, and \$12,599,000 construction (\$7,985,000 contract, \$479,000 contingency, \$783,000 A&E, \$971,000 other project costs, and \$2,381,000 agency retained items)

CEQA

Environmental review and 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 was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	June 2015
Complete working drawings	January 2016
Start construction	May 2016
Complete construction	July 2017

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

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
PELICAN BAY STATE PRISON
HEALTH CARE FACILITY IMPROVEMENT PROJECT
DEL NORTE COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
Pelican Bay State Prison
Health Care Facility Improvement Project
Del Norte County

Action Requested

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

Scope Description

The health care facility improvement project at Pelican Bay State Prison (PBSP) will support PBSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at PBSP is to remedy deficiencies in primary care and laboratory.

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

This project includes renovations and additions to the primary care clinics at Facilities A and B; and renovations to the primary care clinics at Facilities C and D. The primary care clinic renovations and additions at Facilities A and B will provide primary health care treatment and consultation consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The primary care clinic renovations at Facilities C and D will provide primary care treatment and consultation consistent with the delivery of a Basic level of care for the inmate-patients housed in the Security Housing Unit.

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300,000,000 General Fund to CDCR for capital outlay projects to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of projects in the Health Care Facility Improvement Program at state prison facilities. This action would allocate \$6,589,000 of this appropriation to complete design and construction of this project.

\$6,589,000 total estimated project costs

\$6,589,000 project costs to be allocated: \$397,000 preliminary plans, \$385,000 working drawings, and \$5,807,000 construction (\$3,499,000 contract, \$210,000 contingency, \$378,000 A&E, \$455,000 other project costs, and \$1,265,000 agency retained items)

CEQA

Environmental review and 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 was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	June 2015
Complete working drawings	January 2016
Start construction	May 2016
Complete construction	July 2017

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

CONSENT ITEMS

CONSENT ITEM—9

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

*Authority: Sections 15819.40(b) and (c) and 15819.401 - 15814.404 of the
Government Code*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
California Correctional Institution
Health Care Facility Improvement Project
Kern County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The health care facility improvement project at California Correctional Institution (CCI) will support CCI's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies.

CCI is one of seventeen institutions designated as a Basic Care institution. Basic Care institution 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 Facility E primary care clinic, a new pharmacy and lab, Facilities A and D primary care clinic renovations, Facility B primary care and specialty care clinic renovation, and Facility C primary care clinic renovation and addition. The purpose of the new pharmacy and laboratory is to provide the space needed to meet the pharmaceutical and laboratory needs of CCI and make space available within Facility B, where the pharmacy and laboratory are currently located, for direct inmate-patient specialty services and care. The new Facility E primary care clinic and renovations located in Facilities A, B, and D will provide primary health care treatment and consultations consistent with the delivery of a Basic level of care at CCI. The Facility B clinic renovation will also provide space for specialty care consultation and a treatment and triage area for emergency services that will be readily available for CCI inmate-patients from all of the Facilities.

Funding and Cost Verification

This project is not within cost. On September 13, 2013, the Board took an action allocating \$19,388,000 of the \$900,419,000 lease revenue bond financing authority appropriated in section 15819.403(a) of the Government Code to complete design and construction for this project. A revised project cost estimate was prepared in association with the completion of the preliminary plans. This estimate includes changes resulting from typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. These refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices. Based on this new estimate, the total project cost is \$23,868,000, an increase of \$4,480,000.

However, CDCR has notified Board staff that one of the sub-projects may need to be altered through a future scope change. Given this potential scope change and expected project cost changes associated with it, the cost increase currently identified will not be recognized at this time.

\$19,388,000 total authorized project costs

\$23,868,000 total estimated project costs

\$19,388,000 project costs previously allocated: \$1,167,000 preliminary plans, \$1,199,000 working drawings, and \$17,022,000 construction (\$11,289,000 contract, \$677,000 contingency, \$993,000 A&E, \$1,283,000 other project costs, and \$2,780,000 agency retained items)

\$ 4,480,000 anticipated project deficit: a decrease of \$296,000 preliminary plans, and an increase of \$88,000 working drawings and \$4,688,000 construction (\$4,416,000 contract, \$265,000 contingency and \$8,000 other project costs, and a decrease of \$1,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 2014, and the statute of limitations expired on June 16, 2014, without challenge.

Real Estate Due Diligence

Real estate due diligence review was completed for this facility in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	January 2015
Start construction	May 2015
Complete construction	November 2016

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—10

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:

- a) recognizing a scope change
- b) approving an augmentation

\$1,148,000

(0.13 percent of appropriation)

(0.41 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

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

Action Requested

If approved, the requested action would recognize a scope change and approve an augmentation.

Scope Description

This project is not within scope. The health care facility improvement project at Correctional Training Facility (CTF) will support CTF's operation as a Basic institution which is part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The project at CTF 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 building to provide health care administration space.

CDCR has requested a scope change to delete the health care administration renovation sub-project. CTF has identified existing office space that can accommodate the health care administration staff without any new construction.

A revised project cost estimate was prepared in association with this scope change request. This estimate also includes changes resulting from typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. These refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices. The cost change for the project is as follows.

The cost impact of this scope change is a decrease of approximately \$1,674,000. However, based on a revised estimate prepared in association with the completion of preliminary plans and this scope change request, the total project cost is \$27,579,000, an increase of \$1,148,000. This increase of \$2,822,000 is a result of other project refinements identified during the development of preliminary plans, as outlined above.

On June 27, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period expired without any adverse comments.

Funding and Cost Verification

This project is not within cost. On July 12, 2013, the Board took an action allocating \$26,431,000 of the \$900,419,000 lease revenue bond authority appropriated in section 15819.403 (a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with this scope change and completion of the preliminary plans. This estimate also includes changes resulting from typical project refinements identified as a result of the more detailed information generated during the development of preliminary plans. These refinements consist primarily of more precise scope detail, more accurate information regarding quantities of necessary materials, and updates to the associated unit prices.

The cost impact of this scope change is a decrease of approximately \$1,674,000. However, based on the revised estimate, the total project cost is \$27,579,000, an increase of \$1,148,000. This net increase of \$2,822,000 is a result of other project refinements identified during the development of preliminary plans, as outlined above. This action would recognize these revised project costs and augment the project financing authority, as detailed below.

\$26,431,000	total authorized project costs
\$27,579,000	total estimated project costs
\$26,431,000	project costs previously 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)
\$1,148,000	augmentation request: a decrease of \$164,000 preliminary plans and \$1,000 working drawings, and an increase of \$1,313,000 construction (\$1,267,000 contract and \$76,000 contingency, and a decrease of \$30,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 24, 2014, and the statute of limitations expired on February 28, 2014, without challenge.

Real Estate Due Diligence

Real estate due diligence review was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

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

Staff Recommendation: **Recognize a scope change and approve an augmentation.**

CONSENT ITEMS

CONSENT ITEM—11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SIERRA CONSERVATION CENTER
HEALTH CARE FACILITY IMPROVEMENT PROJECT
TUOLUMNE COUNTY

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

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

Department of Corrections and Rehabilitation
Sierra Conservation Center
Health Care Facility Improvement Project
Tuolumne County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

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

SCC 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 pharmacy and lab, a new health care administration building, central health services renovation, and Facility C primary care clinic renovation and addition.

The new pharmacy and lab will provide the space needed to meet the pharmaceutical and laboratory processing demands at SCC and make space available within the central health services building, where the pharmacy and lab are currently located, for direct inmate-patient primary and specialty clinical care services. The new health care administration building will provide space for the health care administration staff displaced from the central health services building. The central health services renovation will provide specialty clinical services and consultation, primary care, emergency treatment, and health care records space consistent with the delivery of a Basic level of care. The Facility C primary care clinic renovation and addition will provide primary health care treatment and consultation at Facility C and include space for lab draw activities to increase access to these services.

Funding and Cost Verification

This project is within cost. On September 13, 2013 the Board took an action allocating \$17,798,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$17,497,000, a potential net savings of \$301,000 from a decrease of \$439,000 preliminary plans and \$135,000 working drawings, and an increase in \$273,000 construction. This potential project savings is not being recognized at this time.

- \$17,798,000 total authorized project costs
- \$17,798,000 total estimated project costs
- \$17,798,000 project costs previously allocated: \$1,292,000 preliminary plans, \$1,212,000 working drawings, and \$15,294,000 construction (\$10,448,000 contract, \$627,000 contingency, \$919,000 A&E, \$1,191,000 other project costs, and \$2,109,000 agency retained items)
- \$ 301,000 potential net project savings: a decrease of \$439,000 preliminary plans and \$135,000 working drawings, and an increase in \$273,000 construction (a decrease of \$92,000 contract and \$6,000 contingency, and an increase of \$371,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 16, 2014, and the statute of limitations expired on June 23, 2014, without challenge.

Real Estate Due Diligence

Real estate due diligence review was completed for this institution in July 2013, and no issues that would adversely affect the quiet use and enjoyment of this project were identified.

Project Schedule

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

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—12

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

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

Department of Corrections and Rehabilitation
Jail Project
Yolo County

Action Requested

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

Scope Description

This project will design and construct renovations to and an expansion of the existing county jail located in the city of Woodland on approximately 9.8± acres of a greater 37.2± acres of county-owned land. The expansion will create approximately 47,800 square feet of additional new housing, treatment, program, and support space, providing approximately 32 new medium-security beds, and renovate approximately 21,600 square feet of the existing building.

The expansion will provide new housing, program, and day reporting space. The new housing unit will include approximately 16 double-occupancy cells; a dayroom; a recreation yard; and program, support, and storage space. The expansion will also include program rooms; a lobby; a video visitation area; and office, administration, and interview space for in-custody and day reporting staff and programming.

This project will renovate the existing medical clinic into a custody administration area; an interview room; an attorney visiting room; and office, staff services, and program space. The existing intake/booking area will be renovated and expanded to convert it provide a more functional vehicle sally port; safety and holding cells; holding areas; and administrative, staff

services, and storage space. The existing kitchen and laundry area will be renovated and expanded into a medical/mental health clinic with approximately 21 beds, exam rooms, offices, a dental area, a nurse's station, a lab, and medical records and inmate waiting space. The visitation space in the existing housing units will be converted into video visitation space. This project includes bid alternates to upgrade the existing boilers and selected HVAC package units.

This project will also construct a new, approximately 9,800 square foot building located adjacent to the existing facility which will include a kitchen, laundry space, and a culinary classroom.

The project will include, but is not limited to, site improvements; site utilities and infrastructure; and security fencing, as well as electrical; plumbing; heating, ventilation, and air conditioning; security; emergency power; and fire protection systems. Approximately 83 parking spaces for staff and visitors will also be provided as part of this project.

Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$854,229,000 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 \$36,295,000 from this appropriation to Yolo 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 \$36,295,000 from this appropriation to complete design and construction of this project.

\$ 41,654,000 total estimated project cost

\$ 36,295,000 state funds to be allocated: \$335,000 working drawings and \$35,960,000 construction (\$30,455,000 contract, \$3,045,000 contingency, \$1,625,000 other project costs, and \$835,000 agency retained items)

\$ 5,359,000 local funds to be allocated: \$1,462,000 acquisition/study, \$1,347,000 preliminary plans, \$1,198,000 working drawings, \$1,352,000 construction (\$715,000 A&E and \$637,000 other project costs)

CEQA

A Notice of Determination was filed with the Yolo County Clerk on December 22, 2008, and the statute of limitations expired on January 22, 2009, without challenge.

Real Estate 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 2015
Complete working drawings	November 2015
Start construction	April 2016
Complete construction	April 2018

Staff Recommendation: Establish scope, cost, and schedule.

ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF TRANSPORTATION (2660)
EUREKA DISTRICT 1 OFFICE RENOVATION
HUMBOLDT COUNTY

Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item
2660-311-0042(1)
Chapter 712, Statutes of 2010, Item 2660-311-0042(1)
Chapter 33, Statutes of 2011, Item 2660-311-0042(1)

Consider approving an augmentation contingent upon the expiration of the Joint
Legislative Budget Committee 20-day review period.

\$729,000
(7.2 percent total project)
(15.8 percent cumulative)

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Transportation
Eureka District 1 Office Renovation
Humboldt County

Action Requested

If approved, the requested action would approve an augmentation contingent upon the expiration of the Joint Budget Legislative Budget Committee 20-day review period.

Scope Description

This project is within scope. This project will renovate the Caltrans District 1 Office building in Eureka. Specific improvements include the installation of a fire alarm system, expansion of the fire sprinkler system, replacement of the heating and ventilation system, upgraded electrical systems, ADA (Americans with Disabilities Act) improvements, and replacement of interior finishes. Currently, this project is 85% complete.

Funding and Project Cost Verification

This project is not within cost. The 2009, 2010 and 2011 Budget Acts appropriated a total of \$10,098,000 for this project. The project was previously augmented two times - by \$424,000 at the August 2012 PWB meeting to award the contract and reflect increase overhead and by \$443,000 at the December 2013 PWB meeting, due to site conditions such as seismic deficiencies, unsupported masonry, and internal leakage. These issues also drove a need for additional architectural, structural and mechanical engineering services from the Department of General Services (DGS), Professional Services Branch (PSB).

This request for \$729,000 (7.2 percent total project costs, 15.8 percent cumulative) is due to the need for additional seismic bracing, new State Fire Code requirements to provide one-hour rated fire walls around information technology server rooms, replacement of improperly performing balance valves (valves that control the flow of hot water used for heating the building), and to correct air flow from the HVAC system and related ductwork.

These activities have also generated the need for additional design services, State Fire Marshal reviews, and DGS project management fees. Additionally, because the project schedule has been extended by approximately two months, further costs will be incurred for contractor and project overhead.

On July 2, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the augmentation, and the 20-day notice period will expire on July 22, 2014. Staff recommends approval of this item contingent upon receiving no adverse comments.

\$ 10,965,000 total authorized project costs

\$ 11,694,000 total estimated project costs

\$ 10,965,000 project costs previously allocated: \$695,000 preliminary plans, \$687,000 working drawings, \$8,716,000 construction (\$6,637,000 contracts, \$465,000 contingency, \$906,000 A&E, and \$708,000 other), \$424,000 augmentation (EO C 12/13-2), \$443,000 augmentation (EO C 13/14-11).

\$ 729,000 requested augmentation: construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 23, 2011, and the 35-day statutes of limitation expired on March 30, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter was completed on May 22, 2012 and no significant issues were identified.

Project Schedule

Approve preliminary plans	May 2011
Complete working drawings	February 2012
Start construction	October 2012
Complete construction	September 2014

Staff Recommendation: **Approve an augmentation contingent upon the expiration of the Joint Budget Legislative Budget Committee 20-day review period.**

ACTION ITEMS

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
TWO PROPERTY CONDEMNATIONS
FRESNO COUNTY**
Multiple Parcel Numbers

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)
Section 15854 of the Government Code*

Consider adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire the following properties:

- 1. Garcia Property**
Assessor's Parcel Number 467-030-25S
Authority's Parcel Numbers FB-10-0134-1 and FB-10-0134-01-01
- 2. Daoudian Property**
Assessor's Parcel Number 510-050-26
Authority's Parcel Numbers MF-10-0090-1, MF-10-0090-2, MF-10-0090-3, and MF-10-0090-4

ACTION ITEMS

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

If approved, the requested action would approve adoption of two Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire two properties totaling approximately 2.9 acres located in Fresno County.

Scope Description

This project is within scope. The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near 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 (\$2.609 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.

Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record (Properties 1, 2, 4, and 5) or has not been made to the owner or owners of record because the owner or owners cannot be located with reasonable diligence (Property 3).

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project, in 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012, through Chapter 152, Statutes of 2012, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California ("State") with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the two properties are within the right of way for IOS-1, which was site-selected at the January 11, 2013 Board meeting. This site selection took place after an extensive environmental review process that led to the selection of a preferred alignment. The preferred alignment has been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of this property will allow the High Speed Rail Authority to move forward with construction of the HSTS.

During June and August 2013, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the property have been unsuccessful to date, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

On June 30 and July 1, 2014, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Garcia Property

Assessor's Parcel Number 467-030-25S

Authority's Parcel Numbers FB-10-0134-1 and FB-10-0134-01-01

This property, which includes an office and warehouse building, is located at 1206 G Street in the City of Fresno. The requested action will result in the acquisition of 0.30 acres in fee and 0.38 acres in uneconomic excess. This parcel is needed for the high-speed rail track bed at the NE corner of G Street and Fresno Street.

2. Daoudian Property

Assessor's Parcel Number 510-050-26

Authority's Parcel Numbers MF-10-0090-1, MF-10-0090-2, MF-10-0090-3, and MF-10-0090-4

This property, which is vacant land, is located at 4735 North Golden State Boulevard in the City of Fresno. The requested action will result in the acquisition of 2.22 acres in fee. This parcel is needed for roadway improvements associated with the realignment of Golden State Boulevard and the high-speed rail track bed between W. Shaw Avenue and W. Ashlan Avenue.

Staff Recommendation: Approve the adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire two properties totaling approximately 2.9 acres located in Fresno County.

OTHER BUSINESS

OTHER BUSINESS ITEM—1

Consider authorizing a two month extension to each of the Board's current contracts for bond counsel services with Orrick, Herrington and Sutcliffe and Stradling Yucca Carlson and Ruth. This will provide staff the necessary time to work on procuring new contracts.

REPORTABLES

To be presented at the meeting.