



**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, August 9, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday, August 9, 2013 at 10:00 a.m. in Room 113, State Capitol, Sacramento, California.**

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

Brian Dewey  
Deputy Director

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**August 9, 2013**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

<b>I.</b>	Roll Call		
<b>II.</b>	Approval of minutes from the July 12, 2013 meeting		
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## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
HIGH DESERT STATE PRISON  
UPGRADE EMERGENCY CIRCUIT/TRANSFER SWITCH  
LASSEN COUNTY

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

#### Consider:

- a) approving preliminary plans
- b) recognizing revised project costs
- c) approving the use of Inmate Ward Labor

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
High Desert State Prison  
Upgrade Emergency Circuit/Transfer Switch  
Lassen County

#### Action Requested

**If approved, the requested action would approve preliminary plans, recognize revised project costs, and approve the use of Inmate Ward Labor.**

#### Scope Description

**This project is within scope.** This project will make improvements to the existing emergency circuit with the installation of an additional transformer and upgraded transfer switch at High Desert State Prison (HDSP) to provide dedicated emergency power to all critical areas of the institution in the event of a power outage at the local utility company. Currently, HDSP lacks dedicated emergency power to power critical areas and equipment, such as heating, cooling, and kitchens. The proposed project would install a new 3.75 Megavolt Amperes transformer on a concrete pad and a new electrical feeder. Modifications would be made to the automatic transfer switch, sequence of operation of the generator control through the existing Programmable Logic Controller, and automatic load shedding. This project will provide sufficient standby power to serve the entire emergency requirements of the facility.

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) of the Penal Code further provides this appropriation may be used for the design and construction of dental and medication distribution infrastructure improvements at state prison facilities.

On November 6, 2012, the Board established the scope, cost, and schedule of this project and allocated \$1,042,000 from this appropriation to complete design and construction of this project. A new project cost estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$950,000, which is a decrease of \$92,000. This action would recognize these revised project costs, as identified below.

- \$ 1,042,000 total authorized project costs
- \$ 950,000 total estimated project cost
- \$ 1,042,000 project costs previously allocated: \$70,000 preliminary plans, \$101,000 working drawings, and \$871,000 construction (\$401,000 contracts, \$28,000 contingency, \$82,000 A&E, \$301,000 other project costs, and \$59,000 agency retained items)
- \$ 92,000 project costs decrease: \$25,000 preliminary plans, \$45,000 working drawings, and \$22,000 construction (an increase of \$231,000 contracts and \$16,000 contingency, and a decrease of \$82,000 A&E, \$136,000 other project costs, and \$51,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 25, 2012, and the statutes of limitation expired on June 29, 2012, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on July 31, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2013
Complete working drawings	October 2013
Start construction	November 2013
Complete construction	November 2014

**Staff Recommendation: Approve preliminary plans, recognize revised project costs, and approve the use of Inmate Ward Labor.**

## CONSENT ITEMS

### CONSENT ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
IMPERIAL COUNTY**

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

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
Jail Project  
Imperial 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 approximately 58,000 square foot two-story medium security adult detention facility and an approximately 8,000 square foot building for a video visitation center and vocational print shop on approximately 2.3± acres of county-owned land adjacent to the county's existing jail facility located in the city of El Centro. This project will provide approximately 232 beds and will include housing, healthcare, program, intake and release, administrative, and support services space. An existing laundry building will be demolished to make way for the new jail facility.

The housing space will consist of approximately six two-tiered dormitory housing units. Each housing unit will include a dayroom, a custody control station, a secured outdoor recreation yard, and inmate toilets and showers. The housing space will also include a central control room, a janitor closet, and a storage room to support all of the housing units.

The facility will provide healthcare, intake and release, program, administrative and support services space. The health services space will include four medical special use single-occupancy cells; a safety cell; a nurse's station; a pharmacy; a waiting/custody area; and dental, medical exam and storage space. The intake/release space will include a triage exam room; safety, sobering, and holding cells; pedestrian and security fenced vehicle sallyports; and processing, administrative and storage space. The program space will include two rooms for self-help, worship

and education classes. The administrative space will include offices and work stations, two training rooms, a conference room, an armory, a medical records room, a library, a staff dining room, a fitness room, and storage space. The support services space will include a laundry, a commissary, storage space, and a kitchen that will also be used as program space for teaching.

The video visitation center and vocational print shop will be located on the same site as the main facility but will be on approximately one acre outside of the secure perimeter. It will include a video visitation area; public lobby; training, administrative, and storage space; and a vocational print shop.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. The new jail facility will be constructed of concrete for long term durability. The project will also include sally ports for transportation and approximately 14 parking spaces. A portion of the hard exterior of the building will serve as the security perimeter in addition to the existing security fence perimeter.

#### 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 \$33,000,000 from this appropriation to Imperial 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 \$33,000,000 from this appropriation to complete design and construction of this project.

\$ 37,413,000	total estimated project cost
\$ 33,000,000	state funds to be allocated: design-build (\$28,435,000 contract, \$1,048,000 A&E, and \$3,517,000 other project costs)
\$ 4,413,000	local funds to be allocated: \$320,000 acquisition/study, \$1,191,000 performance criteria & concept drawings, and \$2,902,000 design-build (\$618,000 contract, \$1,453,000 contingency, \$186,000 A&E, and \$645,000 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 performance criteria and concept drawings.

#### Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria and concept drawings.

#### Project Schedule

Approve performance criteria and concept drawings	October 2013
Start construction	January 2014
Complete construction	December 2015

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

## CONSENT ITEMS

### CONSENT ITEM—3

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

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

**Consider:**

- a) approving preliminary plans
- b) recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Jail Project  
Kings County

Action Requested

**If approved, the requested action would approve preliminary plans and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will design and construct renovations to and an expansion of the existing county jail located in the city of Hanford on approximately 4± acres of a greater 15± acres of county-owned land. The expansion will create approximately 68,000 square feet of additional new housing, treatment, and program space for approximately 252 inmates.

The new two-story building will provide 8 medium and maximum security housing units—6 housing units containing a total of approximately 72 double-occupancy cells and 2 housing units containing a total of approximately 96 dormitory beds. All housing units will contain a dayroom and adjacent program space. A new recreation yard will also be constructed. The two-story building will be constructed primarily using steel and concrete for long-term durability.

The expansion will include a new medical infirmary to provide space for medical, dental, and mental health treatment and will provide approximately 12 infirmary/special use beds. In addition, the expansion will include, but is not limited to, new security and intake/booking space,

administrative space, warehouse space, a central plant, laundry, and program space for rehabilitative, self-help, religion, and education programs.

The new and expanded buildings will be dependent upon the existing facility for several core operational components, including release, transportation, visiting, administration and staff support facilities.

Renovation will consist of minor alteration to approximately 2,000 square feet of the existing county jail. These alterations will include the addition of an elevator, remodeling the existing laundry area into a dish room and expanding and upgrading the existing kitchen, relocating laundry equipment to the new laundry space, relocating a dental exam chair to the new medical suite and constructing multiple door openings in the existing walls for access from existing building to the new jail space.

The 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 all necessary appurtenances. In addition, there will be secure fencing surrounding the facility to provide grounds security.

#### Funding and Project Cost Verification

**This project is within cost.** Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. 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 \$33,000,000 from this appropriation to Kings County for this project. On January 11, 2013, the Board took an action to allocate \$33,000,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction of this project. Subsequent to that action, a new project cost estimate was prepared in connection with the completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$41,559,000, which is a decrease of \$22,000. This action would recognize these revised project costs, as shown below.

\$ 41,581,000	total authorized project cost
\$ 41,559,000	total estimated project cost
\$ 33,000,000	state funds previously allocated: \$514,000 preliminary plans, \$1,469,000 working drawings, and \$31,017,000 construction (\$27,493,000 contract, \$1,706,000 contingency, \$533,000 A&E, and \$1,285,000 other project costs)
\$ 8,581,000	local funds previously allocated: \$836,000 preliminary plans, \$432,000 working drawings, and \$7,313,000 construction (\$1,230,000 contract, \$305,000 contingency, \$365,000 A&E, \$550,000 other project costs, and \$4,863,000 agency retained)
\$ 22,000	local funds decrease: \$1,000 working drawings and \$21,000 construction (\$19,000 contract and \$2,000 contingency)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 24, 2002, and the statutes of limitation expired July 23, 2002, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2013
Complete working drawings	May 2014
Start construction	October 2014
Complete construction	April 2016

**Staff Recommendation:**     **Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON AND RICHARD J. DONOVAN CORRECTIONAL FACILITY  
THREE LEVEL II DORM FACILITIES  
AMADOR AND SAN DIEGO COUNTIES

*Authority: Section 14 of Chapter 42, Statutes of 2012*

**Consider approving performance criteria and concept drawings**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Mule Creek State Prison and Richard J. Donovan Correctional Facility  
Three Level II Dorm Facilities  
Amador and San Diego Counties

#### Action Requested

**If approved, the requested action would approve performance criteria and concept drawings.**

#### Scope Description

**This project is within scope.** This project consists of the siting, design, and construction of three new level II dorm facilities. Section 14 of Chapter 42, Statutes of 2012 authorized the Department of Corrections and Rehabilitation (CDCR) to design and construct three level II dorm facilities adjacent to one or more of seven select institutions. CDCR identified Mule Creek State Prison (MCSP) and Richard J. Donovan Correctional Facility (RJD) as the proposed sites for the new level II dorm facilities because these locations offer potential advantages in terms of future staff recruitment and retention, their proximity to other CDCR facilities, their suitable land availability, and their existing infrastructure capacity. The Board authorized these site locations at the September 11, 2012 meeting.

CDCR will construct two new semi-autonomous level II dorm facilities adjacent to MCSP and a single new level II dorm facility adjacent to RJD. Each new level II dorm facility will provide flexible housing for inmate subpopulations such as inmates with disabilities, intermediate medical needs, or mental health treatment needs. Each facility will house approximately 800 inmates and provide all necessary support, program and health care facilities for those inmates.

The scope of work includes the construction of perimeter guard towers, an electrified perimeter fence, water/wastewater and storm drainage improvements, electrical, site grading, road/access improvements including parking, and utility connections from the new facilities to the existing infrastructure systems. Site specific work for MCSP includes new potable water tanks to address back-up storage requirements.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 42, Statutes of 2012 appropriated \$810,000,000 to finance the design and construction for this project. The Department of Finance approved a redirection of project costs on November 6, 2012 to recognize the redistribution of project costs within this appropriation based on a revised project cost estimate. Subsequently, a revised project estimate was prepared in connection with the completion of performance criteria and concept drawings. Based on this estimate, there are potential project cost savings of \$25,967,000, as identified below. Staff recommends postponing action to recognize these revised project costs until after design-build contracts are awarded because this will allow staff to approve the award of these contracts without a subsequent action of the Board to recognize revised project costs again if the actual bids received are higher than currently estimated, but still within the appropriation.

\$810,000,000	total authorized project costs
\$810,000,000	total estimated project cost
\$810,000,000	project costs previously allocated: \$24,150,000 performance criteria and concept drawings, and \$785,850,000 design-build (\$591,516,000 contract, \$29,575,000 contingency, \$29,280,000 A&E, \$77,126,000 other project costs, and \$58,353,000 agency retained items)
\$ 25,967,000	anticipated project costs decrease: \$6,364,000 performance criteria and concept drawings and \$19,603,000 design-build (\$27,867,000 contract and \$1,393,000 contingency, and an increase of \$9,567,000 other project costs and \$90,000 agency retained items)

#### CEQA

CDCR currently anticipates completion of the final EIR in August 2013, filing of a Notice of Determination in October 2013, and expiration of the statutes of limitation period in November 2013. Design-build contracts for this project will not be awarded until CEQA has been completed.

#### Real Estate Due Diligence

A Summary of Conditions letter for MCSP was completed on July 17, 2013, and for RJD on July 29, 2013 and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve performance criteria and concept drawings	August 2013
Start construction	December 2013
Complete construction	April 2016

**Staff Recommendation: Approve performance criteria and concept drawings.**

## CONSENT ITEMS

### CONSENT ITEM—5

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 ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Jail Project  
San Diego County

# ITEM PULLED

## 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

#### Action Requested

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

#### Scope Description

**The project is not within scope.** The authorized scope provides for renovation of its 13,983 assignable square feet (asf) Allied Health Building, including 2,761 asf lecture, 4,598 asf laboratory, 1,515 asf office, 2,053 asf library, and 3,056 asf other space.

The California Community Colleges Chancellor's Office (Chancellor's Office) is requesting recognition of a scope change for the El Camino Community College District (District), El Camino College Compton Center, Allied Health Building project. The original scope is a renovation project. The new scope is to construct a new building and demolish the existing Allied Health building. The space proposed by the District is a reduction of 343 asf or less than a 3 percent change. The new scope totals 13,640 asf, including 2,711 asf lecture, 4,429 asf laboratory, 1,451 asf office, 1,713 asf library, and 3,336 asf other space.

After preliminary plan approval, based on information from a geotechnical report, the structural engineer recommended the removal of the entire foundation, excavating 20 feet deep under that same footprint, compacting the soil every two feet for stability, and placing a new foundation on the compacted soil. With the findings in the soils report and the resulting recommendation from the structural engineer, it became evident that modernization of the existing Allied Health building on the original foundation was not a viable option. The District therefore decided to change the scope of the project to a replacement project and then completed the working drawings.

The Chancellor's Office did not know about the scope change until the review of working drawings. Once informed, the Chancellor's Office contacted Finance and proceeded with documentation of the events that led to the unauthorized scope change. It became evident to the Chancellor's Office that the District thought the Chancellor's Office knew about the change and that the District thought it had the necessary approvals for the change. The Chancellor's Office believes this mistake was made at the District due to the change in personnel and a prior approval by Finance to make minor adjustments during the preliminary plan phase. In addition, this project is unusual given the shared responsibility between the District and Compton Community College District which may also have contributed to this communication error.

The Chancellor's Office and the District have actively pursued remedies to this situation and there have been substantive changes implemented at both district to ensure this type of error will not occur again. The following is a list of actions the districts have taken:

1. The districts have entered into a Memorandum of Understanding which delineates the rights and responsibilities between the two districts regarding the state-funded projects at El Camino College Compton Center.
2. The District hired an experienced construction management firm to manage all three of its state funded projects.
3. Compton Community College District hired an Interim Director of Facilities to provide support to the construction manager of the project for the District.
4. In order to provide more oversight of its state construction projects, the District has implemented monthly meetings between key District staff, Compton College District staff, the construction manager, and the Director of Facilities.
5. The Chancellor's Office has implemented monthly conference calls with the districts' key project and administrative staff.

Additionally, The Chancellor's Office regularly educates all community college districts on the state capital outlay process at the annual Community College Facility Coalition conference. The topics discussed include the state oversight process and scope changes where districts are reminded to work with the Chancellor's Office and Finance before making changes to state funded projects. The Chancellor's Office invites Finance to present during the session so that districts can hear the issues from Finance's perspective which helps reinforce the message.

The Chancellor's Office has reviewed all other on-going projects to confirm they are within scope.

The cost of the project has increased from what was previously authorized; however, El Camino CCD does not request any additional state funds for the project. The cost overage will be paid by Compton CCD.

A 20-Day Letter was sent to the Legislature on June 21, 2013, and the JLBC responded on July 16, 2013 and stated it does not object with the scope change, but requested to be updated on any major project developments. Specifically, they requested to be notified of revised project cost within 30 days of bid award. Additionally, they requested to be updated as to how the district will cover any cost increase solely using its local funds.

### Funding and Project Cost Verification

**The project is not within cost.** The authorized cost of the project is \$10,946,000 (\$8,946,000 state funds; \$2,000,000 district funds). The revised cost of the project is \$11,546,000 (\$8,946,000 state funds; \$2,600,000 district funds). The cost of equipment and the \$600,000 increase resulting from the scope change are solely borne by the District. The District has provided a letter certifying they have sufficient local funds to cover the additional costs associated with the scope change. Other project costs are divided between the state and District using the project funding ratio of 89 percent to 11 percent.

\$10,946,000 total authorized project costs

\$11,546,000 total estimated project costs

\$ 435,000 state project costs previously allocated: \$267,000 preliminary plans and \$168,000 working drawings

\$ 8,511,000 state project costs to be allocated: \$8,511,000 construction (\$7,373,000 contracts, \$555,000 contingency, and \$583,000 construction management, administration, testing and inspection)

\$ 535,000 local funds previously allocated: \$278,000 preliminary plans and \$257,000 working drawings

\$ 1,465,000 local funds to be allocated: \$558,000 construction contracts and \$907,000 equipment

\$ 600,000 local funds augmentation: construction contracts

### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 7, 2011, and the statutes of limitation expired on May 7, 2011, without challenge.

### Real Estate Due Diligence

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

### Project Schedule

Approve preliminary plans	May 2011
Complete working drawings	November 2011
Start construction	October 2013
Complete construction	April 2015

**Staff Recommendation: Recognize scope change.**

## OTHER BUSINESS

**No items under Other Business.**

## REPORTABLES

**To be presented at the meeting.**