



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, September 20, 2010

The **STATE PUBLIC WORKS BOARD** will meet on **Monday, September 20, 2010, 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.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Monday
September 20, 2010
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

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

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

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

II. Approval of minutes from the [August 16, 2010](#) meeting

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ACTION ITEM

ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALAVERAS COUNTY ADULT DETENTION FACILITY
JAIL PROJECT
CALAVERAS COUNTY

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider establishing scope, cost and schedule

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Calaveras County Adult Detention Facility
Jail Project, Calaveras County

Action Requested

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

Scope Description

This project consists of constructing a new jail located on county owned land. The project will include 88 cells to house approximately 160 medium to maximum-security inmates of all classifications. The new jail will be approximately 76,500 square feet.

The project also includes enclosed secure outdoor exercise areas, a central control room, housing pod control and intake/release/processing areas that contain holding cells, safety cells, sobering cells, court transfer cells, inmate property storage, secure vehicle sally port, showers for inmates, toilet facilities for staff and inmates, medical triage rooms, processing areas, administrative office area, and interview rooms. In addition, a new kitchen and vocational laundry will be constructed. Inmate visitation areas will include confidential and attorney visiting rooms, contact, non-contact and video visitation and video arraignment rooms. Program rooms will be provided and accessible to each housing unit. Medical and mental health services areas,

including medical cells and secure pharmaceutical storage, will be provided for medical/mental health screening and routine medical care. Administration and staff facilities will include space for briefing and training, and a staff break room.

The project will also include, but is not limited to, electrical, plumbing, mechanical, and HVAC systems; a sewer pre-treatment system; and security and fire protection systems. Approximately 40 parking spaces will be provided for staff and visitor parking. Maintenance work space, storage areas and perimeter security fencing will be included in the scope of work.

The 160-bed Jail project is part of a larger county facility that will include a Sheriff's Administration Building and may also include a dormitory building with two 40 bed units. However, the Sheriff's Administration Building and the potential dormitory building are not being constructed with funding from the Assembly Bill 900 county jail lease revenue bond financing program. Moreover, the jail building will be a stand-alone, functionally independent structure. As such, it will not be dependent on the Sheriff's Administration Building or the potential dormitory building for any services affecting its functionality. The county will also provide an access road into the project site.

Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$26,388,000 from this appropriation to Calaveras County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$26,388,000 of the \$750,000,000 appropriated in section 15820.903 of the Government Code to complete construction for this project.

\$ 37,421,000 total estimated project cost
\$ 26,388,000 state funds to be allocated: construction contract
\$ 11,033,000 local funds previously allocated: \$1,972,000 acquisition/study, \$1,419,000 preliminary plans, \$1,790,000 working drawings, and \$5,852,000 construction (\$2,097,000 contract, \$1,424,000 contingency, \$767,000 A&E, and \$1,564,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 20, 2008, and the statutes of limitation expired on September 19, 2008, without challenge.

Real Estate Due Diligence

Real estate due diligence is currently under review and will be completed during the preliminary plans phase.

Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	November 2010
Complete construction	December 2012

Staff Recommendation: Establish scope, cost, and schedule.

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALAVERAS COUNTY ADULT DETENTION FACILITY
JAIL PROJECT
CALAVERAS COUNTY**

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider adopting a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the State Public Works Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve and authorize the execution of a Project Delivery and Construction Agreement between Calaveras County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority, and the State Public Works Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Allocation

\$26,388,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Calaveras County Adult Detention Facility
Jail Project, Calaveras County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

Scope Description

This project consists of constructing a new jail located on county owned land. The project will include 88 cells to house approximately 160 medium to maximum-security inmates of all classifications. The new jail will be approximately 76,500 square feet.

The project also includes enclosed secure outdoor exercise areas, a central control room, housing pod control and intake/release/processing areas that contain holding cells, safety cells, sobering cells, court transfer cells, inmate property storage, secure vehicle sally port, showers for inmates, toilet facilities for staff and inmates, medical triage rooms, processing areas, administrative office area, and interview rooms. In addition, a new kitchen and vocational laundry will be constructed. Inmate visitation areas will include confidential and attorney visiting rooms, contact, non-contact and video visitation and video arraignment rooms. Program rooms will be provided and accessible to each housing unit. Medical and mental health services areas, including medical cells and secure pharmaceutical storage, will be provided for medical/mental health screening and routine medical care. Administration and staff facilities will include space for briefing and training, and a staff break room.

The project will also include, but is not limited to, electrical, plumbing, mechanical, and HVAC systems; a sewer pre-treatment system; and security and fire protection systems. Approximately 40 parking spaces will be provided for staff and visitor parking. Maintenance work space, storage areas and perimeter security fencing will be included in the scope of work.

The 160-bed Jail project is part of a larger county facility that will include a Sheriff's Administration Building and may also include a dormitory building with two 40 bed units. However, the Sheriff's Administration Building and the potential dormitory building are not being constructed with funding from the Assembly Bill 900 county jail lease revenue bond financing program. Moreover, the jail building will be a stand-alone, functionally independent structure. As such, it will not be dependent on the Sheriff's Administration Building or the potential dormitory building for any services affecting its functionality. The county will also provide an access road into the project site.

Funding and Cost Verification

Section 15820.903 of the Government Code appropriates \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local jail facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$26,388,000 from this appropriation to Calaveras County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$26,388,000 of the \$750,000,000 appropriated in section 15820.903 of the Government Code to complete construction for this project.

\$ 37,421,000	total estimated project cost
\$ 26,388,000	state funds to be allocated: construction contract
\$ 11,033,000	local funds previously allocated: \$1,972,000 acquisition/study, \$1,419,000 preliminary plans, \$1,790,000 working drawings, and \$5,852,000 construction (\$2,097,000 contract, \$1,424,000 contingency, \$767,000 A&E, \$1,564,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 20, 2008, and the statutes of limitation expired on September 19, 2008 without challenge.

Real Estate Due Diligence

Real estate due diligence is currently under review and will be completed during the preliminary plans phase.

Project Schedule

Approve preliminary plans	October 2010
Complete working drawings	November 2010
Complete construction	December 2012

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW LAKEPORT COURTHOUSE
LAKE COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (3),
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider authorizing funding for preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Lakeport Courthouse
Lake County

Action Requested

If approved, the requested action would authorize funding for preliminary plans.

Scope Description

This project is within scope. This requested action would authorize preliminary plans for the construction of a new 4-courtroom, 50,200 square foot facility that will replace the Lakeport Courthouse and leased Records Storage Annex. This new facility will provide a modern, secure courthouse for all case types. Parking for the facility will be in a surface parking lot having 120 stalls and 6 secure underground spaces for judicial officers.

Chapter 10, Statutes of 2009 (SB 1407), added sections 70371.5 and 70371.7 of the Government Code which allow the Judicial Council, Administrative Office of the Courts (AOC) to submit projects to the State Public Works Board (Board) to establish the project scope, cost, and schedule after review by the Legislature. These are known as SB 1407 projects. In addition to allowing the AOC to come before the Board to authorize a new project, the legislation also authorized the acquisition and preliminary plan phases and allowed for continuous appropriation of these phases. Prior to enactment of this legislation in February 2009, 12 of the 41 SB 1407 projects were already proposed in the 2009-10 Governor's Budget and subsequently were approved in the 2009 Budget Act for the acquisition phase. In order to keep with legislative intent to authorize both the acquisition and preliminary plan phases when the project was established through the Board, a 20-day letter request would be submitted for the 12 SB 1407 projects to the Joint Legislative Budget Committee (JLBC) to authorize the preliminary plan phase at the appropriate time. This course of action was agreed to based on discussions with the JLBC staff in March of 2009.

On June 23, 2010, a 20-day letter was sent to the JLBC recommending approval of the authorization of funding for preliminary plans. The 20-day waiting period has expired without adverse comment.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (3) as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session, authorized \$2,610,000 for the acquisition phase. Total estimated preliminary plan costs are \$2,830,000. Sections 70371.5 and 70371.7 of the Government Code authorize the continuous appropriation of acquisition and preliminary plan funds. Release of preliminary plan funding is subject to Board review and approval.

\$72,155,000	total authorized project cost
\$72,155,000	total estimated project cost
\$ 2,610,000	project costs previously allocated: acquisition
\$69,545,000	project costs to be allocated: \$2,830,000 preliminary plans, \$3,036,000 working drawings, and \$63,679,000 construction (\$57,544,000 contract, \$2,878,000 contingency, \$767,000 A&E, and \$2,480,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

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

Project Schedule

Estimated close of escrow	October 2010
Approve preliminary plans	August 2011
Complete working drawings	June 2012
Complete construction	June 2014

Other

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

Staff Recommendation: Authorize preliminary plan funding.

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW RED BLUFF COURTHOUSE
TEHAMA COUNTY
AOC Facility Number 52-E1, DGS Parcel Number 10667

*Authority: Chapter 311, Statutes of 2008
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by,
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(11)*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Red Bluff Courthouse

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of two parcels of both improved and unimproved land totaling approximately 4.4 acres for the construction of a new 5-courtroom, 55,000 square foot facility for use by the Superior Court of California for judicial, administrative, and related purposes. The project will provide surface parking as well as secure parking for judicial officers and staff. The proposed court site is located within a larger 26-acre parcel owned by Tehama County. The County of Tehama is agreeable to exchanging this site for the Administrative Office of the Court's (AOC) equity in the court facility located at 445 Pine Street in Red Bluff.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138 (11) provides \$16,289,000 for land acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Condition of Property

On July 27, 2010 the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject property described as the Walnut Street site located in Red Bluff, Tehama County. The subject property is situated along the north side of Walnut Street, between Hook Road and Paskenta Road. The surrounding land use is mixed with a variety of residential, multi-residential, and commercial uses along Walnut Street. The subject property includes two areas of land, totaling approximately 4.4 acres, within a larger parcel owned by Tehama County.

No apparent conditions that could adversely affect the safety of the property were noted during a site walk. DGS staff did not observe any apparent hazards to health and safety. Since the main building is planned for demolition, DGS recommends an evaluation for the presence of asbestos-containing materials (ACM) and lead-based paints (LBP) prior to any construction project that includes alteration, modification, and demolition of structures. AOC should have disturbed materials tested for ACM, LBP and PCB presence for proper handling and disposal. It should be further noted that the subject property includes an aviation easement which gives the Grantee rights to the air space. Any structure, natural growth, or any other object on the property cannot extend into airspace over the property to a height of more than 100 feet above ground surface. The AOC states that the 100 foot height requirement will not affect the design and construction of the new courthouse.

Project Schedule

Estimated close of escrow	February 2011
Approve preliminary plans	September 2011
Complete working drawings	July 2012
Complete construction	May 2014

Other

- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The site will be deeded to the state by the County of Tehama in exchange for the AOC's equity in the existing court facility located in Red Bluff. The acquisition price will not exceed the estimated fair market value as indicated in a DGS approved appraisal report. A DGS approved appraisal has not been received as of August 11, 2010.

- The property is encumbered by an aviation easement, naming the County of Tehama as Grantor and the City of Red Bluff as Grantee. Since the proposed site is located within two miles of the Red Bluff Municipal Airport, pursuant to section 21655 of the Public Utilities Code of California, the Department of Transportation will need to inspect the property and report back any restrictions or recommendations they have regarding the purchase of the site by the state.
- There are no historic issues, implied dedication, or relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
HEMAN G. STARK CORRECTIONAL FACILITY
RECEPTION CENTER CONVERSION, ENHANCED OUTPATIENT PROGRAM, AND
CORRECTIONAL TREATMENT CENTER
SAN BERNARDINO COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Heman G. Stark Correctional Facility, Reception Center Conversion,
Enhanced Outpatient Program, and Correctional Treatment Center
San Bernardino County

Action Requested

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

Scope Description

This project will include approximately 768,000 square feet (sf) of space for inmate housing, healthcare services, rehabilitation programs, inmate visiting, support services, and site and infrastructure improvements. New construction will account for approximately 294,000 sf, while approximately 459,000 sf of existing space will be renovated. In addition, there is approximately 15,000 sf of existing space that will not require renovations and will be used as is.

Stark will be a fully autonomous adult male Reception Center (RC) and Enhanced Outpatient Program (EOP) facility with a design bed capacity of 1,595 and an operational capacity to house a total of 2,839 inmates. Housing at operational capacity will include 1,796 RC, 380 Permanent Work Crew, 88 Administrative Segregation Unit//Reception Center (ASU/RC), 525 General Population/Enhanced Outpatient Program (GP/EOP), and 50 Administrative Segregation Unit/Enhanced Outpatient Program (ASU/EOP) inmates. In addition, this project includes a new Correctional Treatment Center that will provide adequate licensed inpatient health care for 60 inmate-patients, including 30 Mental Health Crisis Beds (MHCB) and 30 medical beds with the treatment and office space necessary to support them. Rehabilitative programming will include academic programs as well as other appropriate offender programs.

In addition to being a part of the California Department of Corrections and Rehabilitation's (CDCR's) infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate medical and mental health care as required by the *Plata* and *Coleman* courts. The CDCR's long term mental health plan at Stark includes establishing 525 GP/EOP beds, 50 ASU/EOP beds, and 30 MHCB. This project is necessary to establish those beds.

On August 18, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board no sooner than 30 days from that date. The 30-day legislative review period for this project has expired without adverse comment.

Funding and Cost Verification

This action would allocate \$453,007,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated for infill bed facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

Similarly, this action would allocate \$65,790,100 of the 710,900,000 lease revenue bond authority appropriated for medical, dental, and mental health projects in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$518,797,000	total estimated project cost
\$ 76,690,000	project costs to be allocated from infill (design-bid-build): \$3,340,000 preliminary plans, \$4,681,000 working drawings, and \$68,669,000 construction (\$52,241,000 contract, \$3,657,000 contingency, \$3,175,000 A&E, \$4,178,000 other project costs, and \$5,418,000 agency retained items)
\$376,317,000	project costs to be allocated from infill (design-build): \$19,200,000 performance criteria and concept drawing and \$357,117,000 design/build (\$284,198,000 contract, \$8,526,000 contingency, \$10,779,000 A&E, \$38,015,000 other project costs, and \$15,599,000 agency retained items)
\$ 65,790,000	project costs to be allocated from healthcare (design-build): \$2,680,000 performance criteria and concept drawing, and \$63,110,000 design/build (\$49,700,000 contract, \$1,491,000 contingency, \$2,059,000 A&E, \$5,242,000 other project costs, and \$4,618,000 agency retained items)

CEQA

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

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	September 2011
Approve performance criteria	September 2011
Complete working drawings	February 2012
Complete construction	November 2013

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

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADELANTO DETENTION CENTER
JAIL EXPANSION PROJECT
SAN BERNARDINO COUNTY

Authority: Sections 15820.90 – 15820.907 of the Government Code

Consider authorizing CDCR's execution of:

- a) a Ground Lease with the County of San Bernardino
- b) a Right of Entry for Construction with the County of San Bernardino
- c) an Easement Agreement for Grants of Access, Utilities, and Repairs Easements with the County of San Bernardino

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Adelanto Detention Center, Jail Expansion Project
San Bernardino County

Action Requested

If approved, the requested action would authorize the Department of Corrections and Rehabilitation's (CDCR) execution of (1) a Ground Lease, (2) a Right of Entry for Construction, and (3) an Easement Agreement for Grants of Access, Utilities, and Repairs Easements with the County of San Bernardino.

Scope Description

This project is within scope. This project will design and construct an approximately 277,000 square foot (sf) expansion to the existing Adelanto Detention Center to address the county's critical inmate housing shortage and provide a more secure physical structure that will enhance staff and inmate safety. The existing jail facility and this project are located on county owned land.

The expansion will provide the addition of approximately 250,000 sf of new housing units. The facility will consist of 984 beds in single and double occupancy cells for higher classification inmates and 384 beds in dormitories, for a total of 1,368 additional new maximum security beds. Approximately 30 percent of the beds added by this project will be designated for female inmates. The new beds will be located within three housing units, each designed to hold 456 inmates in two 228-bed modules. To accommodate the high volume of inmates, four passenger and two freight elevators will be located at opposite ends of the housing units. The housing units will have substantially increased program space to expand and better deliver inmate educational and rehabilitative programming.

The project will also include an approximately 27,000 sf, one-story Inmate Services Support building to be located adjacent to the existing facility. This building will provide intake/booking and receiving areas, property, transfer and release, medical screening, holding, video arraignment, medical and mental health office space, a dental operatory, and other associated support services space. This building will be equipped to provide for increased dry and refrigerated storage capacity for the existing kitchen.

A secure sallyport with facility vehicle parking and an additional staff parking lot will also be constructed adjacent to the new structures. This project will also include, but is not limited to: utility, domestic water well and water storage tank(s), electrical, plumbing, mechanical, HVAC systems, and security and fire protection systems. Water conservation measures will be built into the design. The showers and other fixtures located in inmate areas will include electronically programmable water metering devices to limit water waste while ensuring proper sanitation is provided.

Ground Lease, Right of Entry for Construction, and Easement Agreement

The requested action would authorize CDCR's execution of a ground lease with the County of San Bernardino, which is necessary for the county to be eligible to participate in the AB 900 Local Jail Construction Financing Program. The ground lease will provide CDCR with the property rights necessary to facilitate financing this project through the State Public Works Board lease revenue bond financing program. CDCR will pay the county a rental sum of \$10.00 per year and the ground lease term will be fifty years.

The ground lease includes an Easement Agreement for Grants of Access, Utilities, and Repairs Easements. This action will also authorize CDCR's execution of the easement agreement with the County of San Bernardino. The easement agreement will record the granting of an easement from the county to CDCR for ingress and egress to and from the site and a non-exclusive right over, across, and under the easement property for the installation, maintenance, and replacement of utility wires, cables, conduits and, pipes and for other purposes and uses necessary or desirable for the operation, maintenance, and repair of the project.

In addition, the requested action would authorize CDCR's execution of a Right of Entry for Construction agreement with the County of San Bernardino in order to provide the county access to the site for site analysis and jail construction-related activities. The Right of Entry will commence on the effective date of the ground lease and will terminate on the termination date of the Project Delivery and Construction Agreement.

Funding and Cost Verification

This project is within cost. On August 16, 2010 the Board took an action allocating \$100,000,000 of the \$750,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in Section 15820.903 of the Government Code to partially finance the construction of this project. All of the acquisition/study and design costs and any construction costs in addition to this amount will be paid by the county.

- \$148,494,000 total authorized project cost
- \$148,494,000 total estimated project cost
- \$100,000,000 state funds previously allocated: construction contract
- \$ 48,494,000 local funds previously allocated: \$9,000 acquisition/study, \$1,803,000 preliminary plans, \$4,262,000 working drawings, and \$42,420,000 construction (\$16,595,000 contract, \$11,660,000 contingency, \$3,465,000 A&E, \$7,400,000 other project costs, and \$3,300,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 5, 2009, and the statutes of limitation expired on February 4, 2009, without adverse comment.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on June 9, 2010, and it is noted that three unresolved issues were identified. The first two issues pertain to utility easements for power lines and a drainage ditch easement located in the proposed project area. The third issue pertains to six deeds of trust recorded against the property. All six of these deeds of trust have been cleared by recorded reconveyances. The drainage ditch easement has since been quit claimed and no longer impacts the proposed project area. The power line easements were partially quitclaimed July 21, 2010 and the remaining power line easements affecting the project area were quitclaimed September 10, 2010. The Department of General Services completed an Updated Summary of Conditions Letter for this project on September 10, 2010, and it is noted that all of the identified issues have been resolved.

Project Schedule

Approve preliminary plans	August 2010
Complete working drawings	September 2010
Complete construction	June 2013

Staff Recommendation: Authorize CDCR’s execution of (1) a Ground Lease, (2) a Right of Entry for Construction, and (3) an Easement Agreement for Grants of Access, Utilities, and Repairs Easements with the County of San Bernardino.

CONSENT ITEMS

CONSENT ITEM—5

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

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

Consider approving:

- a) preliminary plans
- b) the use of Inmate/Ward Labor (IWL)

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

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

Action Requested

If approved, the requested action would approve preliminary plans and the use of Inmate/Ward Labor.

Scope Description

This project is within scope. This project will design and construct an approximately 1.1 million square feet, fully autonomous facility for adult male inmate-patient with serious or chronic medical and mental health needs. The facility's mission is to safely and securely house inmate-patient of all security levels while providing rehabilitation programming for each inmate, including opportunities for both medical and mental health rehabilitation and traditional

rehabilitative programming. The rehabilitative programming will include vocational and academic programs, substance abuse treatment, and other appropriate offender programs. The California Health Care Facility (CHCF) will include inmate housing, health care services, rehabilitation programs, support services, inmate visiting, and facility administration. In addition to being a part of the California Department of Corrections and Rehabilitation's (CDCR's) infill bed plan, this project is a component of the CDCR's plan to provide constitutionally adequate medical and mental health care as required by the *Plata* and *Coleman* Courts. The CDCR's long term mental health plan includes establishing 137 Mental Health Crisis Beds, 43 Acute Psychiatric beds, and 432 Intermediate Care Facility-High Custody beds at the CHCF. This project is necessary to establish those beds.

Inmate housing will include space for a total of 1,722 inmates, including 337 Medical-High Acuity, 673 Medical-Low Acuity, 432 Mental Health-Intermediate Care Facility-High Custody, 43 Mental Health-Acute Psychiatric, 137 Mental Health Crisis Bed, and 100 permanent work crew inmates. Other site improvements will include the construction of perimeter guard towers, a lethal security fence system, support buildings, roads, additional parking, site grading and lighting improvements, and improvements to the prison's existing electrical supply and distribution, sewer line, natural gas, and telecommunications systems.

This preliminary plan submittal will complete the work necessary to finish Phase I of the CHCF site preparation. The scope of this work includes general clean up, clearing trees, removing fencing and light poles, disconnecting utilities, and removing the facility's retention basin. This work was originally intended to be included in the abatement/demolition phase, however, it has since been determined that the project can be expedited by using IWL resources.

A second preliminary plan submittal for abatement and demolition will be put forward for Phase II of the site preparation. The scope of this work will include hazardous materials abatement and demolition of the existing Karl Holton facility. Asbestos and lead containing materials will be removed from the existing buildings, and then the buildings and underground utilities will be demolished. The contractor will divert recyclable from landfill disposition as feasible, and concrete from the demolition will be crushed and stockpiled as aggregate to be used in later phases of the CHCF construction. Additionally, this contractor will prepare the site to accommodate CDCR and Construction Management staff trailers, including parking, roads, fencing and utilities for these trailers, and prepare construction lay-down areas.

Funding and Cost Verification

This project is within cost. On June 14, 2010 the Board took an action allocating \$906,356,000 of the \$1,800,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code to complete design and construction for this project. The scope of work authorized by this action remains within cost and will be financed from this allocation.

\$906,356,000 total authorized project cost

\$906,356,000 total estimated project costs

\$ 13,741,000 project costs to be allocated (design-bid-build): \$752,000 preliminary plans, \$535,000 working drawings, and \$12,454,000 construction (\$10,675,000 contract, \$534,000 contingency, \$579,000 A&E, and \$666,000 other project costs)

\$892,615,000 project costs to be allocated (design-build): \$39,715,000 performance criteria and concept drawing, \$852,900,000 design/build (\$727,131,000 contract, \$36,356,000 contingency, \$9,273,000 A&E, \$23,445,000 other project costs, and \$56,695,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 19, 2009. A legal challenge was raised before the statutes of limitation for this item expired on November 18, 2009. However, the challenge was resolved through a settlement agreement on June 11, 2010.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on June 3, 2010, and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	September 2010
Complete working drawings	September 2010
Approve performance criteria and concept drawings	January 2011
Complete construction	July 2013

Staff Recommendation: Approve preliminary plans and the use of Inmate/Ward Labor.

CONSENT ITEMS

CONSENT ITEM—6

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

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

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

Action Requested

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

Scope Description

This project will design and construct a secure re-entry facility to serve San Joaquin, Amador, and Calaveras counties. The Northern California Reentry Facility will have a design capacity of 400 single cells with operational capacity to house a total of 500 inmates, all of whom will receive intensive rehabilitative programming. Rehabilitative programming will include job training, education, mental health and substance abuse counseling, housing placement assistance, and other programs critical to successful re-entry of inmates back into their local communities. It is anticipated construction will start in November 2011 and be completed in November 2012.

The scope of this project includes renovation of the existing facilities and construction of a new health care services building, three new perimeter guard towers, and a new family services building. All existing buildings will be brought into compliance with current Americans with Disabilities Act accessibility guidelines and state building code requirements. Security upgrades will include installation of a lethal electrified fence, closed circuit TV monitoring, personal duress alarm systems, and site intercoms as well as modifications to the existing cell door locking mechanisms. Other renovations will include new plumbing fixtures, an upgrade to the existing perimeter road, parking improvements, and various improvements to the existing infrastructure systems.

On April 16, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board no sooner than 30 days from that date. Subsequently, the Joint Legislative Budget Committee (JLBC) requested this action be deferred to provide time to receive and review additional information regarding (1) CDCR's plan for program delivery, (2) the estimated design and construction costs, and (3) the estimated ongoing operating costs. In a letter dated September 8, 2010 the JLBC notified the Department of Finance that the JLBC has concluded its evaluation and concurs with establishment of this project.

Funding and Cost Verification

This action would allocate \$115,161,000 of the \$975,000,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated for reentry facilities in Section 15819.403(a) of the Government Code to complete design and construction for this project.

\$116,811,000 total estimated project cost

\$ 1,650,000 project costs previously allocated: study

\$115,161,000 project costs to be allocated: \$5,010,000 preliminary plans, \$5,555,000 working drawings, and \$104,596,000 construction (\$79,520,000 contract, \$5,566,000 contingency, \$2,708,000 A&E, \$6,572,000 other project costs, and \$10,230,000 agency retained items)

CEQA

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

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	April 2011
Approve working drawings	August 2011
Complete construction	November 2012

Staff Recommendation: Establish scope, cost, and schedule.

OTHER ACTION ITEMS

ACTION ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW NORTH BUTTE COURTHOUSE
BUTTE COUNTY**

AOC Facility Number 04-F1, DGS Parcel Number 10600

Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (1), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing acquisition, contingent upon the Judicial Council of California, Administrative Office of the Courts (AOC) satisfactorily completing the tasks listed below and direct the AOC to return to the Public Works Board for final acquisition approval.

The conditions precedent to final acquisition approval include, but are not limited to:

- (1) A duly authorized agreement(s) between the relevant parties releasing the subject property from the Meriam Park Development Agreement dated August 6, 2007;**
- (2) AOC is to obtain the Department of General Services review and approval of the agreement(s) referenced above prior to execution by the parties;**
- (3) Satisfactory resolution of the title exceptions affecting the subject property related to one or more Chico Maintenance Districts.**

OTHER ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of General Services
Judicial Council of California
Butte County, New North Butte Courthouse

Action requested

If approved, the requested action would authorize a contingent acquisition.

Scope Description

This project is within scope. The requested action would authorize the contingent acquisition of approximately 4.3 acres of privately-owned unimproved land. The purpose of the proposed acquisition is to construct court facilities and related improvements for use by the Superior Court of California for judicial, court, administrative office, and related purposes. This project will construct a new 5-courtroom, 60,000 square foot facility. The project will provide secure parking for judicial officers and staff, as well as surface parking. This proposed project location is situated at the northwest corner of Bruce Road and 20th Street in Chico, California.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (1), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, provides \$14,475,000 for the acquisition phase. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 5, 2010. The 30-day statutes of limitations expired on May 5, 2010, without challenge.

Project Schedule

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

Condition of Property

On September 8, 2009, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject property situated west of the Bruce Road (between 20th Street and Picholine Way), Chico, Butte County. The subject property is a fenced field with the topography being relatively flat. The vegetation observed on the property includes grasses and few perennial plants scattered about the property. The site visit entailed a tour of the surrounding property including a review of the subject property for apparent conditions that could adversely affect the safety of the property and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the Court or the County. DGS staff finds that the subject property did not contain any apparent hazards to health and safety or any adverse restrictions for site development. However, DGS recommends that any future projects or development of the subject property will require a full environmental compliance review.

A Phase 1 Environmental Site Assessment was completed on July 24, 2009. The Phase I did not reveal any evidence of recognized environmental conditions in connection with the subject property and therefore concluded no further investigations.

A limited Phase II investigation to evaluate soil impacts due to potential historical pesticide use. Field investigations consisted of collecting surface soil samples at the site and soil samples submitted for laboratory analysis. The laboratory analytical results showed no detections of organochlorine pesticides and arsenic and lead detection relatively low. Because metals are naturally-occurring constituents of soils, the Phase II report indicates that these low detections represent background conditions. The Phase II report noted no visual or other evidence of impacts to subsurface conditions during the field investigation.

Other

- The State Public Works Board authorized site selection on October 12, 2009.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.

- The Property Acquisition Agreement (PAA) requires that the Seller construct a public road and associated infrastructure including all utilities. As a result, the purchase price will be paid in phases at close of escrow and upon completion of the underground utilities and off-site improvements. This infrastructure will provide access to the site from the surrounding public road system. Numerous provisions in the PAA and Escrow Instructions insure that the road and infrastructure will be completed according to specifications and be accepted by the City of Chico as a dedicated public right of way.
- The Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There are no historic issues, relocation assistance, or implied dedication involved with this project.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- Prior to close of escrow and final approval of the acquisition by the State Public Works Board, the Administrative Office of the Courts (AOC) will obtain (1) A duly authorized agreement(s) between the relevant parties releasing the subject property from the Meriam Park Development Agreement dated August 6, 2007; (2) AOC is to obtain the Department of General Services review and approval of the agreement(s) referenced above prior to execution by the parties; and (3) Satisfactory resolution of the title exceptions affecting the subject property related to one or more Chico Maintenance Districts.

Staff Recommendation: **Authorize acquisition, contingent upon the AOC satisfactorily completing the tasks listed below and direct the AOC to return to the Public Works Board for final acquisition approval.**

The conditions precedent to final acquisition approval include, but are not limited to:

- (1) A duly authorized agreement(s) between the relevant parties releasing the subject property from the Meriam Park Development Agreement dated August 6, 2007;**
- (2) AOC is to obtain the Department of General Services review and approval of the agreement(s) referenced above prior to execution by the parties;**
- (3) Satisfactory resolution of the title exceptions affecting the subject property related to one or more Chico Maintenance Districts.**

OTHER ACTION ITEMS

ACTION ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MADERA REENTRY FACILITY
MADERA COUNTY
CDCR 500, DGS Parcel Number 10543**

Authority: Sections 15819.40(b) and (d) and 15819.401 – 15819.404 of the Government Code Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 5225-301-0001 (2), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session

Consider:

- a) amending prior site selection action taken January 13, 2009
- b) authorizing CDCR's execution of an irrevocable option agreement to purchase and sell real property with the County of Madera

OTHER ACTION ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Madera Reentry Facility
Madera County

Action Requested

If approved, the requested action would amend a prior site selection action taken January 13, 2009 and authorize the Department of Corrections and Rehabilitation's (CDCR) execution of an irrevocable option agreement to purchase and sell real property with the County of Madera.

Scope Description

This project is within scope. The Public Safety and Offender Rehabilitation Services Act of 2007 (AB 900), as amended, authorizes site acquisition, design, and construction of reentry program facilities throughout the state (Reentry Program). In a site selection agenda item brought before the State Public Works Board (Board) in January 2009, staff noted the Reentry Program was out of scope as CDCR estimates current available funding will produce significantly fewer reentry beds than was originally intended in AB 900. As a result, legislative amendments were required to bring the entire Reentry Program within scope and cost.

Legislative amendments were enacted in February 2009, which, among other things, brought the Reentry Program in scope. Phase one of the Reentry Program originally authorized facilities to provide housing for 6,000 inmates, now, as amended, facilities to provide housing for “up to” 6,000 inmates are authorized.

The Board authorized site selection for 15 acres of the proposed subject site in January 2009. During the post site selection due diligence period, it was determined that the site required expansion to approximately 19 acres to accommodate development requirements, specifically a drainage detention pond, water tank and treatment equipment, and emergency access improvements to Avenue 14 ½. The current requested action would amend the Board’s prior site selection to incorporate the additional four acres into the selected site.

The revised site is 19+/- unimproved acres (Property) and would be used to construct a new 500-bed Secure Community Reentry Facility (SCRF) and associated improvements. The property, owned by Madera County, is situated at 28286 Avenue 14 ½, between Road 28 and Road 28 ½, just east of Madera city limits.

Irrevocable Option Agreement to Purchase and Sell Real Property

The requested action would also authorize CDCR to execute an irrevocable option agreement to purchase and sell real property (and escrow instructions) with the County of Madera (Option Agreement). The cost for the option is \$100.00 and the Option Agreement identifies a purchase price of \$1,240,000 for the Property. The Option Agreement serves as a framework for the potential acquisition of the Property if after further investigation CDCR is able to determine in its discretion that the Property is a “buildable site”. Buildable site as defined in the Option Agreement means the Property is suitable for acquisition, construction, establishment, and operation of a SCRF. The term of the Option Agreement commences on the date it is authorized and signed by the Board and expires upon the earlier of: (1) September 30, 2014, (2) the date of close of escrow, or (3) the CDCR’s earlier termination, which CDCR may do at any time by providing written notice to the county. During the term of the Option Agreement CDCR will continue to evaluate the suitability of the Property including completion of real estate due diligence and performance of the California Environmental Quality Act (CEQA) for the proposed acquisition and construction of the SCRF.

It is anticipated that CDCR will come forward and seek Board establishment of project scope, cost, and schedule for the proposed SCRF in the near future, following a 30 day notification period to the Legislature, as required by law. During the preliminary plans phase CDCR will conduct further investigation of the Property, including completion of CEQA. An exercise of the option to acquire the Property under the Option Agreement will require an additional approval action by this Board. If the option to acquire is exercised it is anticipated this will be timed so that it occurs just prior to commencement of construction. If further investigation of the Property (including completion of CEQA) do not result in positive findings, it may be necessary to identify other sites for the proposed SCRF.

Funding and Cost Verification

This project is within cost. Sections 15819.40(b) and 15819.401 – 15819.404 of the Government Code authorize \$975 million of lease revenue bond financing authority for land acquisition, design, and construction of reentry program facilities.

CEQA

In accordance with the CEQA (sections 21000 – 21177 of the Public Resources Code), CDCR, acting as lead agency, will undertake the preparation of an Initial Study to determine the appropriate level of CEQA review required and will be responsible for completing CEQA on the selected site.

Condition of Property

On September 12, 2008, staff from the Department of General Services (DGS), Environmental Services Section (ESS) conducted a site visit to assess the general condition of approximately 19 unimproved acres located about an eighth of a mile east of Madera city limits on Avenue 14 ½. The Property is currently owned by the County of Madera and is zoned Industrial Area. The planned development of a SCRF is consistent with this zoning use. The property is surrounded by vacant agricultural land, vineyards, a cemetery, and a residential single family home. The Property has been devoted to agricultural uses for more than 30 years.

An initial Phase I Environmental Site Assessment (ESA) report was completed by Stantec in May 2008. That report noted the site history is agricultural uses and that no significant contamination issues were identified on the site. In addition, this report states a Phase II ESA may be warranted because land previously in agricultural production may be contaminated from pesticides as a result of improper application. Because of the length of time since the completion of this initial Phase I ESA CDCR determined that a new Phase I ESA should be completed. CDCR's civil engineer has advised them that a Phase I ESA has a limited useful life of 180 days from issuance before it needs to be updated. Consequently, a new Phase I ESA was completed by Wallace Kuhl & Associates, Inc on April 1, 2010. This Phase I ESA was received and reviewed by ESS staff in August 2010. The Phase I ESA was prepared in accordance with American Society for Testing and Materials standards.

According to the site visit conducted by Wallace Kuhl & Associates, Inc., no conditions at the site or the surrounding area have changed since 2008. The site has been fallow for the past five years. The Phase I ESA report completed by Wallace Kuhl & Associates, Inc referenced the previous Phase I ESA report prepared by Stantec in May 2008. Concerning the agricultural history of the site and Stantec's note that a Phase II ESA may be warranted, Wallace Kuhl & Associates, Inc., identified that under a commercial development scenario, exposure to potential persistent pesticide residuals (if present) is reduced because commercially developed sites are typically covered by pavement sections, gravel, and landscaping.

Prior to construction of a reentry facility, ground preparation work will be required to ensure that on-site soils are suitable for use as engineered fill (materials will need to be free of wood, roots, metal, concrete rubble, organic material, and other debris to achieve a desired degree of compaction). All considerations to ensure workers' health and safety will need to be considered in the CDCR environmental impact review of project activities pursuant to CEQA. Occupational Safety and Health Administration regulations and health and safety requirements to protect workers on-site during construction will ensure that avoidance or mitigation will reduce exposure to levels in accordance with federal, state and local safety regulations. No other environmental conditions were identified in connection with this site.

Real Estate Due Diligence

Preliminary real estate due diligence conducted by CDCR staff has been reviewed by DGS. At this time, no significant issues were noted. Further due diligence will be conducted during the term of the Option Agreement.

Project Schedule

Estimated close of escrow	June 2012
Approve preliminary plans	October 2011
Complete working drawings	June 2012
Complete construction	December 2014

Other

- The proposed site meets CDCR's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal.
- DGS reviewed a preliminary title report for the proposed subject property. No recorded title exceptions against the property were found that would negatively impact the proposed use of the property.
- The county and the state have entered into a Memorandum of Understanding memorializing their agreements (should the option be exercised and the Property acquired) relating to sewer infrastructure improvements and certain road improvements.
- There are no historic issues, implied dedication, or relocation assistance involved with this project.

Staff Recommendation: **Amend prior site selection action taken January 13, 2009, and authorize CDCR's execution of an irrevocable option agreement to purchase and sell real property with the County of Madera.**

OTHER BUSINESS

INFORMATIONAL ITEM—1

Redevelopment Authority (RDA) Design-Build (DB) Authority for the San Jose McEnery Convention Center Project

On September 14, 2009, the State Public Works Board (Board) approved a DB project proposed by the Redevelopment Agency of the City of San Jose. The San Jose McEnery Convention Center project was the first of 10 RDA DB projects authorized by the Board, per Public Contract Code (PCC) § 20688.6. Based on this approval, there exists authority for two of 10 RDA DB projects.

The project scope included new meeting rooms, a ballroom, kitchen support space, pre-function space, and a new entry lobby to the Convention Center. The total estimated cost of the project was \$300 million. The funding for the project was an equal split between the Redevelopment Agency of the City of San Jose and a local hotel assessment district.

Per PCC §20688.6 (c)(4) the Redevelopment Agency of the City of San Jose recently notified the Board that design-build authority is no longer needed as the agency will not be funding the project. Accordingly this project will no longer be recognized as having RDA DB authority, and based on this rescission there will now be potential authority for nine out of 10 RDA DB projects.

REPORTABLES

To be presented at the meeting.