



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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

AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, September 9, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on
**Friday, September 9, 2011, 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
Friday, September 9, 2011
10:00 a.m.
Room 113
State Capitol
Sacramento, California

- I.** Roll Call

- II.** Approval of minutes from the August 12, 2011 meeting

- III.** Bond Items Page 3

- IV.** Consent Items Page 6

- V.** Action Items Page 30

- VI.** Other Business Page 37

- VII.** Reportables Page 37

BOND ITEMS

BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SHASTA COUNTY JUVENILE HALL
JUVENILE REHABILITATION FACILITY
SHASTA COUNTY

Authority: Sections 1970 – 1977 of the Welfare and Institutions 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 Shasta 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

\$15,050,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Shasta County Juvenile Hall
Juvenile Rehabilitation Facility
Shasta 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 the design and construction of a new medium-security juvenile detention facility to replace the existing Shasta County juvenile facility. The project will be constructed on approximately five acres of the greater 13± acres of county owned land on which the county's existing juvenile facility is located.

The new facility will be approximately 43,300 square feet and will consist of approximately 90 beds in three housing units. Each housing unit will have a total of approximately 30 beds in 16 rooms. The housing units will be split into two tiers with showers on both tiers. Each housing unit will also include a day room with an open staff work station, two classrooms, a program room with an equipment storage closet, a screening room, a janitorial closet, and a staff restroom. The classrooms and program room will provide adequate academic and program space within each housing unit to accommodate the housing capacity of the unit. In addition, a secured shared outdoor exercise area will serve all three housing units.

Healthcare services space provided as part of this project will include two fully equipped medical examination rooms, one mental health telemedicine room, and secure pharmaceutical and medical storage space. The new facility will also include a lobby and visitor processing area at the public entrance; a ward intake, release, and processing area with pedestrian and vehicular sally ports and a confidential interview room; central control; and housing unit control stations. The project includes both contact and noncontact visitation space, which will also provide for confidential attorney interview rooms.

Facility support services space will include a multipurpose room, a staff break room, staff office and work stations, staff locker rooms, a new kitchen, vocational laundry space, a large institutional storage area, additional area-specific storage spaces throughout the facility and maintenance areas. The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems.

In addition to the project scope outlined above, the county has identified one additive bid alternate. This alternate would provide an approximately 3,300 square foot administrative area at the entrance to the facility. This administrative area would include a reception window/workstation for the lobby, five probation offices, a principal's office, a conference room, a training room, two work rooms, a break room, restrooms, and a janitorial closet.

Funding and Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local youthful offender rehabilitative 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 \$15,050,000 from this appropriation to Shasta 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 \$15,050,000 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project.

Staff notes the fund source for the county's \$1,468,000 share of the construction contingency has not yet been identified. Construction contract bids for the project may result in lower than estimated construction contract and contingency amounts, which could reduce or eliminate the need for further adjustment. Resolution of this situation may result in the county needing to identify a higher amount of cash match or a reallocation of the county's cash match. Staff will continue working with the Department of Corrections and Rehabilitation, CSA, and the county to

identify the appropriate resolution and recommends allowing this project to proceed with the assurance that the Department of Finance will not approve award of a construction contract until this issue is fully resolved.

\$20,327,000 total estimated project cost
\$15,050,000 state funds to be allocated: construction (\$15,016,000 contract and \$34,000 contingency)
\$ 5,277,000 local funds previously allocated: \$65,000 study, \$1,503,000 preliminary plans, \$754,000 working drawings, and \$2,955,000 construction (\$1,468,000 contingency, \$418,000 A&E, \$969,000 other project costs, and \$100,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2010, and the 30-day statutes of limitation period expired on January 19, 2011, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on September 6, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	September 2011
Complete working drawings	October 2011
Start construction	January 2012
Complete construction	June 2013

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW UKIAH COURTHOUSE (LIBRARY SITE)
MENDOCINO COUNTY
AOC Facility Number 23-H1, DGS Parcel Number 10735

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Ukiah Courthouse (Library Site)
Mendocino County

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 for the construction of a new 9-courtroom, 113,800 square foot facility in Mendocino County. The new courthouse is for use by the Superior Court of California for judicial, administrative, and related purposes, and will include secure parking for judicial officers and surface parking for staff and visitors. This site is located in the City of Ukiah and is comprised of 14 parcels totaling approximately 4.5 acres, covering two and one-half city blocks. The property is owned by six different owners, including the City of Ukiah. There are currently eight buildings housing ten commercial businesses and two government agencies located on the site. If this location is chosen for acquisition, the City of Ukiah would need to abandon a street; the tenants of the businesses and government agencies will need to be relocated; and the existing buildings demolished.

Funding and Cost Verification

This project is within cost. This project was authorized by the Board on December 14, 2009, and \$5,673,000 was included for land acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$119,914,000	total authorized project costs
\$119,914,000	total estimated project costs
\$ 2,207,000	project costs previously allocated: acquisition
\$117,707,000	project costs to be allocated: \$3,466,000 acquisition, \$5,259,000 preliminary plans, \$7,041,000 working drawings, \$101,941,000 construction (\$90,440,000 contract, \$4,522,000 contingency, \$1,726,000 A&E, and \$5,251,000 other project costs)

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 JCC, 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.

Project Schedule

Close of escrow	December 2012
Approve preliminary plans	July 2013
Complete working drawings	May 2014
Start construction	September 2014
Complete construction	May 2016

Condition of Properties

The Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject properties on May 5, 2011. Except for apparent vacant buildings on North Main Street, all structures appeared occupied at the time of the site visit. Adjacent properties consist of commercial development.

The subject properties are both privately and City owned. Many of the structures appear to be older than fifty years which is the threshold for nomination for listing on the National Register of Historic Places and the California Register of Historical Resources; therefore, an assessment for historical significance should to be conducted. Federal Emergency Management Agency maps reflect the site as partially within Flood Zone A3 between North Main Street and Mason Street. In addition, PG&E has an easement for underground gas pipes on the Perkins Lounge parcels, and the Gibson Creek culvert runs under the many of the parcels. Due to the age of the structures on the site, environmental concerns may exist. A Phase I Environmental Assessment will determine if there are any environmental concerns and if further investigation of the properties is needed. DGS did not observe any environmental concerns.

Other

- The Library site is the second of two properties proposed for the new Ukiah Courthouse. On August 12, 2011, the Board approved site selection for the Railyard site under the condition that all environmental clean-up was completed prior to submitting the acquisition approval request to the Board.
- Gibson Creek is a natural watercourse, portions of which are contained on the subject site within a concrete culvert under a parking area and building. During the post-site selection due diligence phase, Administrative Office of the Courts (AOC) will: 1) coordinate with applicable public agencies regarding requirements for construction activities which may be related to this creek, 2) conduct all applicable environmental studies, and 3) estimate additional construction and management costs, if any, which may be attributed to this on-site watercourse.
- The AOC certifies that there is no known potential use of eminent domain to acquire this site. If eminent domain proceedings are contemplated in the future, the Administrative Office of Courts must return to the Board for direction.
- Since many of the structures appear to be more than 50 years old, the State Historic Preservation Office will need to assess the historical significance of these structures prior to acquisition.
- The acquisition of this site will require relocation assistance.
- The responsibility for the demolition of improvements will be determined during the post site selection due diligence period.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council.
- The purchase price shall not exceed estimated fair market value as indicated in a DGS approved appraisal.
- There are no historic issues or implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW YREKA COURTHOUSE (MOONLIT OAKS SITE)
SISKIYOU COUNTY
AOC Facility Number 47-H1, DGS Parcel Number 10729

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Yreka Courthouse (Moonlit Oaks Site)
Siskiyou County

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 for the construction of a new 6-courtroom, 86,000 square foot facility in Siskiyou County. The new courthouse is for use by the Superior Court of California for judicial, administrative, and related purposes, with secure parking for judicial officers and staff and surface parking for visitors. Approximately 4.0 acres would be carved out from a larger 45-acre parcel of vacant land for this project. The property is located in the southwestern portion of the city of Yreka in a mixed-use area, with residential and commercial development within close proximity.

Funding and Cost Verification

This project is within cost. This project was authorized by the Board on December 14, 2009, and \$2,543,000 was included for acquisition costs per sections 70371.5 and 70371.7 of the Government Code. This property can be acquired with the funds available and in accordance with Legislative intent.

\$96,501,000	total authorized project costs
\$96,501,000	total estimated project costs
\$ 1,807,000	project costs previously allocated: acquisition
\$94,694,000	project costs to be allocated: \$736,000 acquisition, \$4,378,000 preliminary plans, \$5,861,000 working drawings, and \$83,719,000 construction (\$74,201,000 contract, \$3,710,000 contingency, \$1,437,000 A&E, and \$4,371,000 other project costs)

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.

Project Schedule

Close of escrow	February 2012
Approve preliminary plans	August 2012
Complete working drawings	May 2013
Start construction	September 2013
Complete construction	February 2015

Condition of Properties

Department of General Services (DGS) conducted a visit to the proposed site on April 19, 2011. A 24-foot wide paved access and utility easement road is located on the west side of the property and adjacent to about half of the northern portion of the subject property, with a parking lot on the other side of this paved road. Two areas of old asphalt, approximately 30 by 10 feet, and 40 by 20 feet, are near the northeast portion of the property along with a piece of pipe encased in concrete. Vacant land is to the south and west. To the north there are mostly vacant parcels with developed commercial properties to the east. It appears that the proposed site was cut, graded, and leveled with 8 to 10-foot tall berms located on the north and west sides of the property near the property lines. Located near the southwest corner of the property are some old large logs that remain from past sawmill activities that ran from 1955 to 1987. Those activities consisted mostly of log scaling as raw timber was delivered to the site. A very small constructed drainage ditch runs roughly through the middle of the property.

Phase 1 Environmental Site Assessment (ESA)

A Phase 1 ESA was completed on March 18, 2011, in general conformance with the scope and limitations of the American society for Testing and Materials Practice. This assessment revealed no evidence of recognized environmental conditions in connection with the subject property. DGS did not observe any environmental concerns.

Other

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- There are no relocation, historic or implied dedication issues associated with this site.
- This would be the second site authorized by the Board for this courthouse.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—3

**CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FOREST LEGACY PROGRAM
BAXTER RANCH CONSERVATION EASEMENT
SONOMA COUNTY
DGS Parcel Number 10662**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-001-0890
Section 12240-12249.6 of the Public Resources Code
Section 5096.310 of the Public Resources Code*

Consider authorizing acquisition of a conservation easement

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection
Forest Legacy Program
Baxter Ranch Conservation Easement
Sonoma County

Action Requested

If approved, the requested action would authorize acquisition of a conservation easement.

Scope Description

This project is within scope. The requested action would authorize the acquisition of a “working forest” conservation easement on the approximately 5,125- acre Baxter Ranch. The ranch is located approximately seven miles west of Interstate Highway 101 in the County of Sonoma. The property contains ecologically critical water resources including overland flow and groundwater recharge to the Russian River which continues to support known populations of Coho salmon and steelhead. The proposed conservation easement would allow the continued traditional uses of commercial forestry, ranching, and livestock grazing while preventing increasing rural residential development and other conversions which permanently remove forestland from productivity. Acquisition of this conservation easement is in accordance with the Federal Cooperative Forestry Assistance Act of 1990 and the California Forest Legacy Program (FLP) 1995 Assessment of Need (AON) and the 2000 Amendment to the AON.

Funding and Cost Verification

This project is within cost. Chapter 268 and 269, Statutes of 2008, Item 3540-001-0890 provides federal funding in the amount of \$2,985,000 for the acquisition of FLP conservation easements. The subject conservation easement can be acquired with the funds available and in accordance with legislative intent. The Department of General Services (DGS) approved appraised value of this property is \$6,525,000. The landowner is offering the land for a total of \$5,335,332. The difference between the appraised value and the sales price of \$1,189,668 will be used to fulfill the federal program's matching requirement. The Wildlife Conservation Board is contributing \$2,350,424 from Proposition 12, with the remaining amount to be funded by the federal FLP grant.

\$5,335,000	total authorized project costs
\$5,335,000	total estimated project costs
\$	project costs previously allocated: Wildlife Conservation Board grant
2,350,000	
\$	project costs to be allocated:
2,985,000	

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 20, 2010, and the 35-day statutes of limitations expired on November 24, 2010, without challenge.

Condition of Property

On August 10, 2010, staff from DGS, visited the Baxter Ranch which includes approximately 5,125 acres of private forestland and oak woodlands. The Baxter Ranch located in the Camp Gualala Watershed, supplies domestic drinking water to thousands of northern California residents. The properties exist in the coastal foothills with old growth redwood and oak, archeological sites, federally listed threatened species, and many other species. Acquisition of the properties would assure its protection and allow for continued traditional forestry, ranching, and hunting activities while also enabling the protection of the Camp Gualala Watershed. DGS staff finds that the subject property did not contain any apparent hazards to health and safety or any adverse restrictions.

An environmental site assessment is not required. The conservation easement provides for the landowner to retain all responsibility for compliance with environmental laws, rules, and regulations.

Project Schedule

Close of escrow September 2011

Other

- The purchase price does not exceed the estimated market value as indicated in a DGS approved appraisal.
- The conservation easement specifies that the easement holder shall have no responsibility for the operation of the real property. All responsibility and costs for management and maintenance of the real property will be retained by the landowner. The state will incur no additional operating costs from this acquisition.
- The conservation easement specifies that the easement holder shall have no responsibility for the environmental condition of the real property unless the environmental condition is caused by the easement holder's negligence or misconduct. The landowner retains all responsibility for compliance with environmental laws, rules, and regulations.

- The FLP requires annual monitoring which will be conducted in accordance with current monitoring plan guidelines established by the Wildlife Conservation Board, State Coastal Conservancy, Department of Forestry and Fire Protection, and the Department of Parks and Recreation. The Department of Forestry and Fire Protection will perform the monitoring inspections and reporting for this conservation easement.
- There are no historic issues, relocation assistance, or implied dedication involved with this project.
- The federal grant for the FLP will expire in December 2011.
- The landowner may be eligible for a tax deduction for the difference of the appraised value of the land and the sale amount is \$1,189,668. This transaction could result in lower state General Fund revenue.

Staff Recommendation: Authorize acquisition of the conservation easement.

CONSENT ITEMS

CONSENT ITEM—4

**DEPARTMENT OF PARKS AND RECREATION (3790)
CASPAR HEADLANDS STATE BEACH, CASPAR CREEK GIFT
MENDOCINO COUNTY**

DPR Parcel Number 7517, DGS Parcel Number 10188

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3790-301-0742(1)
Section 5005 of the Public Resources Code
Section 11005 of the Government Code*

Consider acceptance of a no-cost acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Parks and Recreation
Caspar Headlands State Beach, Caspar Creek Gift
Mendocino County

Action Requested

If approved, the requested action would authorize the acceptance of a no cost acquisition.

Scope Description

This project is within scope. This request would authorize the acceptance of approximately 55 acres of land as an addition to Caspar Headlands State Park. The owner is offering the property to the state at no cost. This property will provide the Department of Parks and Recreation (Parks) with over a mile of coastal lands for public access, a coastal trail and will allow Parks to preserve open space and to protect a variety of natural habitats.

Funding and Cost Verification

This project is within cost. The Legislature has approved funding for the acquisition of high priority parcels of land consistent with the purposes and requirements of 1978 Bond Fund Act; and a total of \$2,000,000 was appropriated from this fund for the purchase of properties without specifying specific parcels. The balance of this appropriation is sufficient to acquire the subject property in accordance with legislative intent.

\$25,000	total authorized project costs
\$25,000	total estimated project costs
\$15,000	project costs previously allocated
\$ 10,00	Project costs to be allocated: \$7,000 DGS staff costs and \$3,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 10, 2011, and the 35-day statutes of limitation expired on March 17, 2011, without challenge.

Project Schedule

Close of escrow September 2011

Condition of Property

In September 2010, the Department of General Services (DGS) conducted a site tour of the Caspar Headlands property, situated 5 miles south of Fort Bragg in Mendocino County. The undeveloped property consists of a combination of marine, riparian, forested, and grassland environments. A Phase I Environmental Site Assessment (ESA) was completed in February 1999, and reported no Recognized Environmental Conditions for the property, however, a few items of concern were noted in the report. These concerns included the former lumber mill site, two vacant residential homes located on Caspar/Doyle Cove Beach, and daffodil bulb farming on the South Parcel during the 1980s. Subsequent to the 1999 Phase I ESA, a number of actions were performed to address the ESA's concerns, as discussed below.

In May 2005, an environmental and geological consulting firm's report indicated that the results of the analytical testing of soil at the former lumber mill site showed that the soil was not hazardous and posed no risk to human health, and therefore did not require removal or remediation.

The 1999 ESA concerns were further reviewed and addressed by Parks in January 2011. The two vacant residential homes noted in the 1991 Phase I ESA have since been removed, and their associated water wells and septic tank systems were recorded as having been properly abandoned under Mendocino County Environmental Health Department oversight. The former daffodil bulb farm was noted for possibly having used pesticides for five or six years in the mid-1980's, but with low potential for significant residual contamination. In January 2011 Parks noted that because minimal pesticide application is used for growing bulbs, and because there the land has subsequently been used for grazing with no apparent ill effect, that it had no concerns with the former daffodil farm site.

Other

- In 1999, the State Coastal Conservancy provided \$1.8 million in grant funds to the Mendocino Land Trust (MLT) for the purchase of conservation land, with the agreement that the land was to be transferred to Parks. Some of this land was transferred to Parks, but much of the remainder had title issues needing resolution and ultimately could not be transferred. A 2005 Grant Agreement Amendment permitted MLT to instead convey to Parks the acreage in this project for that with title issues.
- This property is vacant and unimproved and located adjacent to and south of Caspar Headlands State Beach.
- This transfer will be subject to a Standard Property Acquisition Agreement that contains the state's standard indemnification language. In addition, the owner has provided a letter of assurances that there have been no activities on the property since a Phase I ESA was performed in 1999, and has also submitted a January 7, 2011, survey report from an environmental and geological consulting firm indicating no change in the conditions since that original Phase I report.
- This acquisition helps Parks fulfill one of its missions of acquiring in-holdings when they become available.
- This proposed no cost acquisition includes a pedestrian trail recently completed by MLT that traverses the property. Parks can accomplish ranger patrol of these parcels with existing staff and operating expenses are expected to be minimal and manageable with the existing District resources for the continued operation. Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.
- Parks is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- There are no historic issues, relocation assistance, or implied dedication involved with this project.
- The Casper Headlands State Park is not on the list of state parks slated for closure as a result of budget cuts. Furthermore, the addition of this land will not increase state operational costs and can be managed within existing resources.

Staff Recommendation: Authorize a no-cost acquisition.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF PARKS AND RECREATION (3790)
HOLLISTER HILLS STATE VEHICULAR RECREATION AREA
INFRASTRUCTURE AND REHABILITATION
SAN BENITO COUNTY

*Authority: Chapter 712 Statutes of 2010, Item 3790-301-0263 (6)
Chapter 33, Statutes of 2011, Item 3790-301-0263 (3)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Parks and Recreation
Hollister Hills State Vehicular Recreation Area
Infrastructure and Rehabilitation
San Benito County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will provide improvements to basic infrastructure and visitor facilities at Hollister Hills State Vehicular Recreation Area. These improvements will rehabilitate three badly worn campgrounds and bring them to a consistent level-of-service. Work will include the installation of a domestic water well, upgrade water systems, provide electricity to all restrooms, provide showers/restrooms, sewage disposal, rep-lace campsite furnishings and ramadas, improve vehicle circulation, correct drainage, and provide other amenities.

Funding and Cost Verification

This project is within cost. A total of \$6,489,000 has been authorized for this project. Preliminary plans were authorized in the 2010 Budget Act and working drawings were authorized in the 2011 Budget Act.

\$6,504,000 total authorized project costs
\$6,504,000 total estimated project costs
\$ 153,000 project costs previously allocated: preliminary plans
\$6,351,000 project costs to be allocated: \$416,000 working drawings, \$5,935,000 construction (\$5,267,000 contract, \$369,000 contingency, \$263,000 A&E costs, and \$36,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 5, 2011, and the 35-day statutes of limitation expired on June 11, 2011, without challenge.

Real Estate Due Diligence

The property was acquired in 1975 by the Department of Parks and Recreation (Parks). Parks has indicated that other than a number of minor easements that do not affect the project, Parks has clear title to the land in question.

Project Schedule

Approve preliminary plans	September 2011
Approve working drawings	July 2012
Start construction	December 2012
Complete construction	April 2014

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF PARKS AND RECREATION (3790)
PIGEON POINT LIGHT STATION
SAN MATEO COUNTY

DPR Parcel Number 003176, DGS Parcel Number 10650

*Authority: Section 5005 of the Public Resources Code
Chapters 268 and 269, Statutes of 2008, Item 3790-301-0742(1)*

Consider authorization of a no-cost acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Parks and Recreation
Pigeon Point Light Station
San Mateo County

Action Requested

If approved, the requested action would authorize acceptance of a no-cost acquisition.

Scope Description

This project is within scope. The requested action would authorize the Department of Parks and Recreation (Parks) to acquire at no cost the Pigeon Point Light Station (Light Station), approximately 3.7 acres of developed land, including a lighthouse, watch house, fog signal building, oil house, residential quarters, and carpenter shop, from the United States Coast Guard (USCG). The Light Station property is situated within the confines of the Pigeon Point Light Station State Historic Park. The transfer of ownership from the USCG is in accordance with the National Historic Lighthouse Preservation Act of 2000 (Act). Parks has operated the Light Station as a unit of the State Park system since 1980 under a license with the USCG, and already owns 64 acres surrounding the project site.

In November 2010, Parks staff visited the site and reported that the four hostel buildings on site are compliant with current building codes, but that minor modifications would need to be made to hostel Building B to make the building ADA-compliant, if that building were to be used as an accessible unit.

Other

- In addition to receiving the 3.7 acres containing the lighthouse and related structures, the acquisition will also include a non-exclusive easement for water lines on property retained by the USCG. Water lines and associated tanks and pumps will be acquired through a Bill of Sale at a cost of \$1.00 in conjunction with the transfer of ownership from the USCG to Parks
- The USCG will reserve an easement on the project's 3.7 acres for navigational and communication purposes. Parks does not anticipate that the easement will interfere with public use or the historic preservation of the existing structures.
- Parks already operates the site under a license from the USCG; therefore, acceptance of the acquisition presents no additional management or operational costs above the current costs associated with the property under the license. Parks is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- A reversionary clause contained in the deed restrictions mandates that ownership of the Light Station will revert back to the USCG if the property is not in compliance with any of the following terms and conditions: (1) the historic light station ceases to be available for education, park, recreation, cultural, or historic preservation purposes for the general public; (2) the property is not maintained in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties; (3) if the state attempts to sell, convey, assign, exchange, or encumber the historic light station without the approval of the Secretary; (4) the state conducts commercial operations at the light station or; (5) in the event that the property is needed for national security purposes by the USCG. Parks has indicated that Conditions 1-4 are extremely unlikely, and that it has no ability to estimate the probability of the fifth condition.
- Acceptance for the underlying fee ownership as a no-cost acquisition from USCG makes available funding for renovation and repair to the lighthouse as well as many of the appurtenant structures. The California State Parks Foundation, in cooperation with Parks, is leading a capital campaign to raise funds to restore the lighthouse. Parks has applied for federal grants to restore the lighthouse. Receipt of federal funding requires clear title to the property.
- The Plan indicated that a project undertaken to rehabilitate, repair, or remediate all the deficiencies or problems in both the lighthouse and oil house would cost in the range of \$6.6 million to \$8.7 million, including all administrative, construction, permitting, and project management costs. The Plan also indicates that if the same rehabilitation were to be accomplished in staged phases instead of as one large project, then the costs could range up to \$10.3 million.
- There are no historic issues, implied dedication, or relocation assistance involved with this project.
- Parks is not aware of any lawsuits pending concerning the property.
- The standard federal quitclaim deed cites the need for insurance coverage. The state is self-insured, and the federal government is satisfied this status is in compliance with the quitclaim language.

- The federal government warrants that all remedial action necessary to protect human health and the environment has been taken before the date of the conveyance of the Light Station. The federal government will convey the Light Station property to the state subject to any and all existing reservations, easements, leases, licenses, out grants, restrictions, and rights, recorded or unrecorded for public roads and access.
- Parks accepted ownership of the Point Sur Light Station from the USCG under similar terms and conditions in 2006.
- Parks has operated the Light Station as a unit of the State Park system since July 1980, under a series of licenses. In July 1981, the license agreement was increased in term from 1 year to 25 years. Since then there have been four extensions of the license allowing the state continued use of the site as a state park.
- The Pigeon Point Light Station State Historical Park is not on the list of state parks slated for closure as a result of budget cuts. Furthermore, the addition of this land will not increase state operational costs, as it has been continuously operated by the state since 1980 and this action would merely align title with operational control and responsibility.

Staff Recommendation: Authorize a no-cost acquisition.

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, CORCORAN
ADMINISTRATIVE SEGREGATION UNIT/ENHANCED OUTPATIENT PROGRAM
TREATMENT AND OFFICE SPACE
KINGS COUNTY

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

Consider:

- a. approving the use of Inmate/Ward Labor
- b. recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
California State Prison, Corcoran
Administrative Segregation Unit/Enhanced Outpatient Program Treatment and Office Space
Kings County

Action Requested

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

Scope Description

This project is within scope. This project will design and construct a new approximately 14,932 square foot, two-story mental health building adjacent to the existing Administrative Segregation Unit (ASU)/Enhanced Outpatient Program (EOP) housing. This new mental health building will provide adequate treatment and office space to support the existing ASU/EOP population, approximately 99 inmate-patients. As part of this project, two group exercise yards will be relocated and downsized to make room for the new mental health building. In addition, the existing yard guard tower will be modified and the existing catwalk between this guard tower and the roof of the adjacent housing unit will be reconfigured. Approximately 14 additional staff parking spaces will also be provided as part of this project.

The first floor of the new mental health building will be the inmate-patient treatment area. This portion of the building will contain one-on-one noncontact treatment rooms, group treatment rooms, a recreation therapy room, a classroom, a treatment team meeting room, a charting area, an inmate-patient waiting area, a storage room, inmate and staff restrooms, and a janitor's closet. The second floor will be a staff-only area that provides appropriate office and administrative space for program staff and clinicians. This portion of the building will include private offices, semi-private offices and work stations, a conference room, a file room, a copy/work room, a staff break room, restrooms, and a janitor's closet.

Pursuant to Public Contract Code Section 10103.5 the Board must approve the use of Inmate/Ward Labor (IWL) for any project that is for construction of new, previously unoccupied prison facilities or additions to existing facilities and for which the total project cost exceeds \$50,000. This action will approve the use of IWL resources for construction of this project.

Funding and Cost Verification

This project is within cost. On March 11, 2011, the Board took an action allocating \$16,502,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate was prepared in association with completion of working drawings and the determination to use IWL resources to complete construction. Based on this new estimate, the current total estimated project cost is \$10,577,000, which is a decrease of \$5,925,000. This action will recognize these revised project costs as detailed below.

- \$16,502,000 total authorized project cost
- \$10,577,000 total estimated project cost
- \$16,502,000 project costs previously allocated: \$795,000 preliminary plans, \$882,000 working drawings, and \$14,825,000 construction (\$10,797,000 contract, \$540,000 contingency, \$642,000 A&E, \$947,000 other project costs, and \$1,899,000 agency retained items)
- \$ 5,925,000 project cost decrease: construction (\$4,074,000 contract, \$204,000 contingency, \$562,000 A&E, \$538,000 other project costs, and \$547,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 22, 2010, and the 30-day statutes of limitation period expired on March 24, 2010, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on March 10, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	September 2011
Start construction	September 2011
Complete construction	February 2013

Staff Recommendation: Approve the use of Inmate/Ward Labor and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, SACRAMENTO
PSYCHIATRIC SERVICES UNIT TREATMENT AND OFFICE SPACE
SACRAMENTO COUNTY

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

Consider:

- a. approving the use of Inmate/Ward Labor
- b. recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
California State Prison, Sacramento
Psychiatric Services Unit Treatment and Office Space
Sacramento County

Action Requested

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

Scope Description

This project is within scope. This project will design and construct a new approximately 22,158 square foot, single story building adjacent to existing housing. This building will include two distinct sections separated by a hardened interior wall. One section will be the inmate-patient treatment area and the second section will be a staff only area that provides appropriate office and administrative space for program staff and clinicians. This new mental health building will not include any new housing, but will provide adequate treatment and office space to support the Psychiatric Services Unit inmates that will be placed in the existing adjacent housing unit.

The inmate-patient treatment portion of the building will contain one-on-one noncontact treatment rooms, group treatment rooms, a recreation therapy room, a classroom, an Interdisciplinary Treatment Team room, a charting area, an inmate-patient waiting area, a custody officer station, inmate and staff restrooms, and a storage room. The staff only portion of the building will provide private offices, semi-private work stations, a conference room, a file room, a lockable copy/mail room, a staff break room, restrooms, a janitor's closet, a telecommunications/data room, an electrical room, and a mechanical room. This project also includes a new parking lot with approximately 50 staff parking spaces.

Pursuant to Public Contract Code Section 10103.5 the Board must approve the use of Inmate/Ward Labor (IWL) for any project that is for construction of new, previously unoccupied prison facilities or additions to existing facilities and for which the total project cost exceeds \$50,000. This action will approve the use of IWL resources for construction of this project.

Funding and Cost Verification

This project is within cost. On April 8, 2011, the Board took an action allocating \$19,337,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate was prepared in association with completion of working drawings and the determination to use IWL resources to complete construction. Based on this new estimate, the current total estimated project cost is \$14,505,000, which is a decrease of \$4,832,000. This action will recognize these revised project costs as detailed below.

\$19,337,000	total authorized project cost
\$14,505,000	total estimated project cost
\$19,337,000	project costs previously allocated: \$1,153,000 preliminary plans, \$1,058,000 working drawings, and \$17,126,000 construction (\$12,922,000 contract, \$646,000 contingency, \$734,000 A&E, \$1,115,000 other project costs, and \$1,709,000 agency retained items)
\$ 4,832,000	project cost decrease: \$97,000 working drawings and \$4,735,000 construction (\$3,389,000 contract, \$169,000 contingency, \$634,000 A&E, \$611,000 other project costs, and an increase of \$68,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 16, 2010, and the 30 day statutes of limitation period expired on December 16, 2010, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 6, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	April 2011
Complete working drawings	September 2011
Start construction	September 2011
Complete construction	March 2013

Staff Recommendation: Approve the use of Inmate/Ward Labor and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—9

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY, WASTEWATER TREATMENT PLANT UPGRADE
SAN LUIS OBISPO COUNTY**

Authority: Section 28(a) of Chapter 7, Statutes of 2007

Consider:

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

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
California Men's Colony, San Luis Obispo
Wastewater Treatment Plant Upgrade
San Luis Obispo County

Action Requested

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

Scope Description

The California Men's Colony (CMC), Wastewater Treatment Plant (WWTP) Upgrade project proposes to upgrade the existing wastewater treatment chlorination system at the CMC with a more effective ultraviolet (UV) disinfection system. The new system will reduce the formation of trihalomethanes (THMs) by eliminating the current use of liquid chlorine.

This project is necessary to bring the CMC's wastewater treatment plant effluent into compliance with a Waste Discharge Requirement Order issued by the Central Coast Regional Water Quality Control Board in July 2006 and a Finding of Violation and Order issued by the United States Environmental Protection Agency in July 2009. These violations note unsatisfactory levels of trihalomethanes, a harmful by-product made when chlorine reacts with organic matter, in the CMC's current wastewater effluent. If unaddressed, the orders could result in hundreds of thousands of dollars in state and/or federal fines and penalties.

The proposed project would upgrade the facility's existing wastewater disinfection process by replacing its current liquid chlorine disinfection system with a UV system that would eliminate the formation of THMs. The UV disinfection system would be installed on a concrete slab within the existing water treatment system and would be covered with a metal canopy. Additionally, a new fine screen would be installed to remove plastics and small suspended particles and open wastewater channels would be covered to help prevent algae growth. Electrical equipment associated with this project would be installed immediately adjacent to the UV system and would include an emergency generator. Other improvements contained in this project include relocating an existing fire hydrant and connecting adjacent structures to the new UV system.

Funding and Cost Verification

This project is not within cost. Section 28(a) of Chapter 7, Statutes of 2007 appropriated \$300 million General Fund for infrastructure improvements at prisons statewide. A February 2010 action allocated \$8,633,000 of the AB 900 General Fund to complete preliminary plans, working drawings, and construction for this project. A new project cost estimate was prepared in association with the completion of preliminary plans and based on this new estimate, the total project cost is \$9,533,000, which is an increase of \$900,000. This figure also includes the correction of the project's construction contingency percentage which was improperly identified as 5 percent instead of 7 percent at the time of establishing the project's scope, cost and schedule. This action would recognize these revised project costs as detailed below:

\$8,633,000	total authorized project cost
\$9,533,000	total estimated project cost
\$8,633,000	project costs previously allocated: \$594,000 preliminary plans, \$577,000 working drawings, and \$7,462,000 construction (\$5,966,000 contract, \$298,000 contingency, \$355,000 A&E costs, \$615,000 other project costs, and \$228,000 agency retained items)
\$ 900,000	project cost increase: \$82,000 working drawings, and \$818,000 construction (\$142,000 contract, \$130,000 contingency, \$298,000 A&E costs, \$197,000 other project costs, and \$51,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010 and the 35-day statutes of limitation period expired on November 24, 2010 without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on August 16, 2011 and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	September 2011
Complete working drawings	May 2012
Start construction	July 2012
Complete construction	September 2013

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

ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)
CALIFORNIA MUSEUM COLLECTION CENTER PROJECT
SACRAMENTO COUNTY
DGS Project Number 125970

Authority: Chapter 712, Statutes of 2010, Item 3790-001-6051

Consider approving expenditure of project funding

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Parks and Recreation
California Museum Collection Center Project
Sacramento County

Action Requested

If approved, the requested action would authorize the Department of Parks and Recreation (Parks) to expend project funding.

Scope Description

The project is within scope. Currently, approximately 1.5 million historic objects and 2 million artifacts are stored in Parks' storage facilities in West Sacramento and Parks' archives in downtown Sacramento. The collections are stored in a complex of warehouses located in a flood prone area. The facilities lack adequate security measures, climate control, and adequate space for storage and collection processing. This project addresses these issues by consolidating Parks' museum collection into one location in facilities (approximately 157,000 square feet and 62 parking spaces) that provide the necessary conditions for the storage and preservation of the state's historic object and artifacts.

The 2010 Budget Act appropriates \$14,175,000 Proposition 84 funds for various long-term improvement alternatives for the California Museum Collection Center, including a lease with purchase option, lease-purchase, acquisition, and lease with tenant improvements until June 30, 2012.

Provision 4 of Item 3790-001-6051 in the 2010 Budget Act requires the Department of Finance's (Finance) approval of the Request for Proposals (RFPs) for the museum project prior to the release of the RFP for bid and the Board's approval of the expenditure of funds for this museum project.

In April 2010, Finance approved the space action request and the estimate of occupancy costs for a consolidation project including the new museum collection center. In July 2010, Parks toured 11 possible locations (including build-to-suit sites) throughout the greater Sacramento area, and found the following five sites acceptable for its intended use:

1. McClellan Business Park
2. 2738 Sunrise Boulevard
3. Depot Park
4. Stone Creek Industrial Park (Site 1)
5. Stone Creek Industrial Park (Site 2)

In August 2010, the RFP was sent to each of the five sites without Finance's prior approval, as was required by the provisional language in the 2010 Budget Act.

In November 2010, Parks received four proposals in response to the RFP. Subsequently, the Department of General Services' (DGS) through a real estate consulting company negotiated with the potential landlords on behalf of Parks to obtain the best possible lease, construction costs, and purchase price. None of the proposals were able to financially compete with McClellan's existing building proposal.

The RFP only requested proposals for lease to purchase for the museum project, and Finance was not aware of the RFP until June 2011, when Parks submitted a request to place the museum project on the Board's July 2011 agenda.

Funding and Cost Verification

This project is within cost. The 2010 Budget Act provides \$14,175,000 various long-term improvement alternatives for the museum, including lease with a purchase option, lease-purchase, acquisition, and lease with tenant improvements.

\$14,175,000	total authorized project costs
\$11,055,000	total estimated project costs: \$8,800,000 tenant improvement, \$1,500,000, transfer of the museum collections, and \$755,000 material handling equipment

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 11, 2011, and the 30-day statutes of limitation period expired on June 10, 2011, without challenge.

Real Estate Due Diligence

The DGS completed its due diligence process on the proposed leasing property; however, it has not finalized the report. In addition, the Board's staff has not reviewed the report. This due diligence report will become relevant if the state decides to purchase the proposed leasing property at a later date.

The Department of Toxic Substances Control (DTSC) reviewed a base wide environmental baseline survey for the McClellan Business Park. According to the DTSC, the documents indicate that no release or disposal of hazardous substances or petroleum products has occurred in and around the proposed lease buildings. In addition, the United States Air Force

- This consolidation project also will provide cost savings through lower lease rates, operational efficiencies, and energy savings. Monthly rental payment for the new lease is \$0.55 per sq. ft. over the life of the lease compared to \$0.70 per sq. ft. for the current leases.
- The on-going rental cost will be absorbed within Parks' existing budget.

Staff Recommendation: **Approve expenditure of the project funding.**

ACTION ITEMS

ACTION ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SHASTA COUNTY JUVENILE HALL
JUVENILE REHABILITATION FACILITY
SHASTA COUNTY

Authority: Sections 1970 – 1977 of the Welfare and Institutions Code

Consider:

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

ACTION ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Shasta County Juvenile Hall
Juvenile Rehabilitation Facility
Shasta County

Action Requested

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

Scope Description

This project consists of the design and construction of a new medium-security juvenile detention facility to replace the existing Shasta County juvenile facility. The project will be constructed on approximately five acres of the greater 13± acres of county owned land on which the county's existing juvenile facility is located.

The new facility will be approximately 43,300 square feet and will consist of approximately 90 beds in three housing units. Each housing unit will have a total of approximately 30 beds in 16 rooms. The housing units will be split into two tiers with showers on both tiers. Each housing unit will also include a day room with an open staff work station, two classrooms, a program room with an equipment storage closet, a screening room, a janitorial closet, and a staff restroom. The classrooms and program room will provide adequate academic and program space within each housing unit to accommodate the housing capacity of the unit. In addition, a secured shared outdoor exercise area will serve all three housing units.

Healthcare services space provided as part of this project will include two fully equipped medical examination rooms, one mental health telemedicine room, and secure pharmaceutical and medical storage space. The new facility will also include a lobby and visitor processing area at the public entrance; a ward intake, release, and processing area with pedestrian and vehicular sally ports and a confidential interview room; central control; and housing unit control stations. The project includes both contact and noncontact visitation space, which will also provide for confidential attorney interview rooms.

Facility support services space will include a multipurpose room, a staff break room, staff office and work stations, staff locker rooms, a new kitchen, vocational laundry space, a large institutional storage area, additional area-specific storage spaces throughout the facility and maintenance areas. The project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems.

In addition to the project scope outlined above, the county has identified one additive bid alternate. This alternate would provide an approximately 3,300 square foot administrative area at the entrance to the facility. This administrative area would include a reception window/workstation for the lobby, five probation offices, a principal's office, a conference room, a training room, two work rooms, a break room, restrooms, and a janitorial closet.

Funding and Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local youthful offender rehabilitative 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 \$15,050,000 from this appropriation to Shasta 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 \$15,050,000 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project.

Staff notes the fund source for the county's \$1,468,000 share of the construction contingency has not yet been identified. Construction contract bids for the project may result in lower than estimated construction contract and contingency amounts, which could reduce or eliminate the need for further adjustment. Resolution of this situation may result in the county needing to identify a higher amount of cash match or a reallocation of the county's cash match. Staff will continue working with the Department of Corrections and Rehabilitation, CSA, and the county to identify the appropriate resolution and recommends allowing this project to proceed with the assurance that the Department of Finance will not approve award of a construction contract until this issue is fully resolved.

\$20,327,000 total estimated project cost

\$15,050,000 state funds to be allocated: construction (\$15,016,000 contract and \$34,000 contingency)

\$ 5,277,000 local funds previously allocated: \$65,000 study, \$1,503,000 preliminary plans, \$754,000 working drawings, and \$2,955,000 construction (\$1,468,000 contingency, \$418,000 A&E, \$969,000 other project costs, and \$100,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2010, and the 30-day statutes of limitation expired on January 19, 2011, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on September 6, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	September 2011
Complete working drawings	October 2011
Start construction	January 2012
Complete construction	June 2013

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

OTHER BUSINESS

NONE

REPORTABLES

To Be Presented at Meeting