



CALIFORNIA STATE
PUBLIC WORKS BOARD ARNOLD SCHWARZENEGGER, GOVERNOR

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MEETING AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, October 10, 2008

The **STATE PUBLIC WORKS BOARD** will meet on
Friday, October 10, 2008, 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,
October 10, 2008
10:00 a.m.
Room 113**

915 L Street
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Lloyd E. Levine, Legislative Advisor
Senator, Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

II. Approval of minutes from the [September 12, 2008](#) meeting.

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BOND ITEM

BOND ITEM—1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALTAVILLE FIRE STATION—REPLACE AUTO SHOP
CALAVERAS COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (11)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$8,552,000

BOND ITEM

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Altaville Fire Station—Replace Auto Shop
Calaveras County

Action Requested

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

Scope Description

This project is within scope. This project constructs the Altaville Fire Station Automotive Repair Facility in Calaveras County. The project includes construction of a 9,200 square foot (sf) auto shop, a 704 sf generator/pump/storage building with emergency generator and transfer switch, site work, utilities, paving, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$8,552,000 for preliminary plans, working drawings, and construction.

\$ 8,552,000 total estimated project costs

\$ 8,552,000 total authorized project costs

\$ 8,552,000 project costs to be allocated: \$591,000 preliminary plans, \$498,000 working drawings, and \$7,463,000 construction (\$300,000 for contingencies, \$1,114,000 for project administration, \$6,009,00 for construction contracts, and \$40,000 for agency retained)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	July 2009
Complete working drawings	October 2010
Complete construction	April 2012

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
GARDEN VALLEY FIRE STATION—REPLACE FACILITY
EI DORADO COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (4)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of Forestry and Fire Protection and the PWB.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$7,701,000

BOND ITEM

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
Garden Valley Fire Station—Replace Facility
El Dorado County

Action Requested

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

Scope Description

This project is within scope. This project constructs a new single 7,050 square foot (sf) structure consisting of a 12-bed barracks/mess hall, a 3-bay apparatus building with a battalion chief complement, and a 432 sf generator/storage building with generator. This project also includes a fuel dispensing system, fuel tanks, a hose wash rack, and the demolition and removal of existing buildings on site. Site work includes clearing, grading, drainage, paving, walkways, curbs, public water hook-up, new septic system, electrical, telephone, irrigation, lighting, fencing, landscaping, all utilities, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$7,701,000 for preliminary plans, working drawings, and construction.

\$ 7,701,000 total estimated project costs

\$ 7,701,000 total authorized project costs

\$ 7,701,000 project costs to be allocated: \$629,000 preliminary plans, \$561,000 working drawings and \$6,511,000 construction (\$5,295,900 contract, \$264,800 contingency, \$453,200 project administration, \$457,100 other project costs and \$40,000 agency retained for telecom work)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	October 2009
Complete working drawings	July 2010
Complete construction	December 2011

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HIGGINS CORNER FOREST FIRE STATION—REPLACE FACILITY
NEVADA COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (5)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of Forestry and Fire Protection and the PWB.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$9,278,000

BOND ITEM

STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection
Higgins Corner Forest Fire Station—Replace Facility
Nevada County

Action Requested

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

Scope Description

This project is within scope. This project constructs the new Higgins Corner Forest Fire Station in Nevada County. The project constructs a 4,336 square foot (sf) 18-bed barracks/mess hall building, a 1,999 sf 3-bay apparatus building, a 715 sf generator/pump/storage building with emergency generator and transfer switch, a vehicle wash rack, a fueling station, a hose wash rack, utilities, site work, retaining walls, fencing, and associated appurtenances. This project will be designed and constructed to meet LEED silver.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$9,278,000 for acquisition, preliminary plans, working drawings, and construction.

\$ 9,278,000 total estimated project costs

\$ 9,278,000 total authorized project costs

\$ 9,278,000 project costs to be allocated: \$970,000 acquisition, \$613,000 preliminary plans, \$519,000 working drawings and \$7,176,000 construction (\$5,724,000 contract, \$286,000 contingency, \$582,000 project administration, \$544,000 other project costs, and \$40,000 agency retained for telecom work).

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	June 2009
Complete working drawings	March 2010
Complete construction	July 2011

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—4

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
INTERMOUNTAIN CONSERVATION CAMP—REPLACE FACILITY
LASSEN COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (2)
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (4.5)*

Consider adoption of a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$5,437,000.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations

\$21,182,000

BOND ITEM

STAFF ANALYSIS ITEM—4

Department of Forestry and Fire Protection
Intermountain Conservation Camp—Replace Facility
Lassen County

Action requested

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

Scope Description

This project is within scope. This project constructs a 5,000 square foot (sf) kitchen mess hall, a 10,938 sf barracks, a 3,960 sf CCV garage, a 4,250 sf dayroom and a 4,240 sf vehicle maintenance building. An 880 sf addition will be made to the CDF office and a 750 sf addition will be made to the CDC office. Site work includes utilities, landscaping, asbestos, and lead removal with all other associated appurtenances.

Funding and Project Cost Verification

This project is within cost. Total authority provided for lease revenue financing through the initial and supplemental resolution is \$21,182,000.

A prior resolution in 2006 gave authority for \$15,745,000 in lease revenue financing to fund preliminary plans, working drawings and construction. This supplemental resolution will provide an additional \$5,437,000 in lease revenue to fund increased project costs.

\$ 21,182,000	total estimated project costs
\$ 21,182,000	total authorized project costs
\$ 1,008,000	project costs previously allocated: preliminary plans
\$ 20,174,000	project costs to be allocated: \$182,000 preliminary plans, \$1,045,000 working drawings and \$18,947,000 construction (\$15,718,000 contract, \$786,000 contingency, \$2,298,000 project administration and \$38,000 for agency retained items, \$107,000 other)

CEQA

An environmental document will be prepared and filed in accordance with all applicable laws during the preliminary plans phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions memo for this project during the preliminary plans phase.

Project Schedule:

Approve preliminary plans	August 2008
Complete working drawings	August 2009
Complete construction	May 2011

Staff Recommendation: **Adopt supplemental resolution.**

BOND ITEM

BOND ITEM—5

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MADERA-MARIPOSA-MERCED UNIT HEADQUARTERS—REPLACE FACILITY
MARIPOSA COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (10)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$28,506,000

BOND ITEM

STAFF ANALYSIS ITEM—5

Department of Forestry and Fire Protection
Madera-Mariposa-Merced Unit Headquarters—Replace Facility
Mariposa County

Action requested

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

Scope Description

This project is within scope. The project constructs a 10,022 square foot (sf) administration building, a 1,984 sf expanded dispatch building, a 4,293 sf 18-bed barracks/mess hall, a 1,999 sf 3-bay apparatus building, a 1,991 sf 2-bay dozer, a 648 sf generator/pump/storage building with generator and transfer switch and fire pump and controls, a telecommunication tower/vault, a 9,000 sf automotive shop, a 1,000 sf physical training building, a covered vehicle wash rack with treatment/recycling system, site work, utilities, fencing, paving, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$28,506,000 for preliminary plans, working drawings, and construction.

\$ 28,506,000 total estimated project costs

\$ 28,506,000 total authorized project costs

\$ 28,506,000 project costs to be allocated: \$1,733,000 preliminary plans, \$1,540,000 working drawings and \$25,233,000 construction (\$1,065,000 for contingencies, \$2,750,000 for project administration, \$21,298,000 for construction contracts, and \$120,000 for agency retained)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	November 2009
Complete working drawings	March 2011
Complete construction	August 2013

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—6

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MIRAMONTE CONSERVATION CAMP—REPLACE FACILITY
FRESNO COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (4)
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (9)*

Consider adoption of a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$10,974,000.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations **\$52,744,000**

BOND ITEM

STAFF ANALYSIS ITEM—6

Department of Forestry and Fire Protection
Miramonte Conservation Camp—Replace Facility
Fresno County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes construction of new conservation camp facilities at the current site. The project includes construction of a 7,240 square foot (sf) inmate kitchen/mess hall, inmate barracks consisting of a 6,980 sf 46-bed barracks with laundry facility and a 6,900 sf 54-bed barracks, a 3,145 sf inmate recreation building, a 6,050 sf inmate welding shop which will include a saw/small tool sharpening shop, a 8,300 sf inmate warehouse which will include facilities for the cover crews, a 4,950 sf inmate carpenter shop which will include a small upholstery shop, a 1,900 sf inmate hobby building, a 5,880 sf administration building for CDCR and CAL FIRE, a 1,199 sf visitors canopy, a 3,915 12-bed BOQ for CAL FIRE staff, a 3,800 sf 10-bed BOQ for the CDCR staff, a 4,640 sf 8-bay utility storage building, two 2,020 sf 4-bay crew carrying vehicle storage buildings, a 6,050 sf auto mechanic shop, a 4,070 sf vehicle wash rack, a 756 sf generator building with emergency

generator and transfer switch, a 299 sf storage building, site work, utilities, fuel tank, water tanks, landscaping, fencing, communication tower foundation, walkways, paving, curbs, demolish existing structures, and associated appurtenances.

Funding and Cost Verification

This project is within cost. A total of \$52,744,000 (lease revenue bonds) has been appropriated for preliminary plans, working drawings, and construction.

Total authority provided for lease revenue financing through the initial and supplemental resolution is \$52,744,000. A prior resolution in 2006 gave authority for \$41,770,000 in lease revenue financing to fund preliminary plans, working drawings and construction. This supplemental resolution will provide an additional \$10,974,000 in lease revenue to fund construction.

\$ 52,744,000 total estimated project costs

\$ 52,744,000 total authorized project costs

\$ 2,206,000 project costs previously allocated: preliminary plans

\$ 50,538,000 project costs to be allocated: \$2,980,000 working drawings and \$47,558,000 construction (\$39,135,000 contract, \$1,957,000 contingency, \$6,428,000 A&E, \$38,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 12, 2008. The 30-day public comment period expired on August 11, 2008.

Real Estate Due Diligence

A Summary of Conditions Memo was prepared February 2008, with no adverse findings.

Project Schedule:

Approve preliminary plans	August 2008
Complete working drawings	December 2009
Complete construction	February 2012

Staff Recommendation: Adopt the supplemental resolution.

BOND ITEM

BOND ITEM—7

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MATEO/SANTA CRUZ UNIT HEADQUARTERS—REPLACE AUTO SHOP
SANTA CRUZ COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (2)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$11,172,000

BOND ITEM

STAFF ANALYSIS ITEM—7

Department of Forestry and Fire Protection
San Mateo/Santa Cruz Unit Headquarters—Replace Auto Shop
Santa Cruz County

Action requested

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

Scope Description

This project is within scope. The project includes construction of a 9,246 square foot (sf) 5-bay Auto Shop, a 468 sf generator/pump building with emergency generator and transfer switch, a 256 sf storage building, a vehicle wash rack with a 340 sf building to house the water recycle equipment, communication tower, pump test pit, site work, utilities, paving, walkways, fencing, curbs, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$11,172,000 for preliminary plans, working drawings, and construction.

\$ 11,172,000 total estimated project costs

\$ 11,172,000 total authorized project costs

\$ 11,172,000 project costs to be allocated: \$838,000 preliminary plans, \$696,000 working drawings, and \$9,638,000 construction (\$553,000 for contingencies, \$1,141,000 for project administration, \$7,904,00 for construction contracts, and \$40,000 for agency retained)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	October 2009
Complete working drawings	July 2010
Complete construction	March 2012

Staff Recommendation: **Adopt resolution.**

BOND ITEM

BOND ITEM—8

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SANTA CLARA UNIT HEADQUARTERS—REPLACE FACILITY
SANTA CLARA COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (1)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$20,856,000

BOND ITEM

STAFF ANALYSIS ITEM—8

Department of Forestry and Fire Protection
Santa Clara Unit Headquarters—Replace Facility
Santa Clara County

Action Requested

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

Scope Description

This project is within scope. The project includes construction of a 10,022 square foot (sf) administration building, a 6,049 sf 24-bed barracks/mess hall building, a 1,984 sf 4-bay vehicle storage building, a 744 sf generator/pump/storage building, a 1,080 sf physical training building, a 7,500 sf service center building, a 3-bay apparatus building, site work, clearing, grading, drainage, paving, walkways, curbs, utilities, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$20,856,000 for preliminary plans, working drawings, and construction.

\$ 20,856,000 total estimated project costs

\$ 20,856,000 total authorized project costs

\$ 20,856,000 project costs to be allocated: \$1,344,000 preliminary plans, \$1,194,000 working drawings, and \$18,318,000 construction (\$788,000 for contingencies, \$1,661,000 for project administration, \$15,749,000 for construction contracts, and \$120,000 for agency retained.)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	July 2009
Complete working drawings	July 2010
Complete construction	June 2012

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—9

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SISKIYOU UNIT HEADQUARTERS—REPLACE FACILITY
SISKIYOU COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (6)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$31,731,000

BOND ITEM

STAFF ANALYSIS ITEM—9

Department of Forestry and Fire Protection
Siskiyou Unit Headquarters—Replace Facility
Siskiyou County

Action Requested

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

Scope Description

This project is within scope. This project constructs a 10,022 square foot (sf) administration building, a 4,063 14-bed barracks building, a 9,246 sf 5-bay auto shop, a 5,540 sf command dispatch building, a 1,984 sf bulldozer building, a 744 sf generator/pump/storage building with emergency generator and transfer switch, a 1,152 sf physical training building, an 8,300 sf service center, and a 1,999 sf 3-bay apparatus building. The project also includes site work, demolition, paving, drainage, fencing, a radio tower, a communication tower, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$31,731,000 for preliminary plans, working drawings, and construction.

\$ 31,731,000 total estimated project costs

\$ 31,731,000 total authorized project costs

\$ 31,731,000 project costs to be allocated: \$1,679,000 preliminary plans, \$1,785,000 working drawings, and \$28,267,000 construction (\$1,123,000 for contingencies, \$2,984,000 for project administration, \$22,460,000 for construction contracts, and \$1,700,000 for agency retained)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	October 2009
Complete working drawings	November 2010
Complete construction	August 2012

Staff Recommendation: **Adopt resolution.**

BOND ITEM

BOND ITEM—10

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VINA HELITACK BASE—REPLACE FACILITY
TEHEMA COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (3)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Forestry and Fire Protection.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$13,062,000

BOND ITEM

STAFF ANALYSIS ITEM—10

Department of Forestry and Fire Protection
Vina Helitack Base—Replace Facility
Tehama County

Action requested

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

Scope Description

This project is within scope. The project includes construction of a 6,777 square foot (sf) 22-bed barracks/mess hall, a 1,999 sf 3-bay apparatus building, a 644 sf generator/pump/storage building with emergency generator and transfer switch, site work, a fuel dispensing system, a hose wash rack, helipads, a radio tower, a weather station, grading, drainage, paving, walkways, utilities and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. This action will authorize interim financing and the sale of lease revenue bonds for the entire amount authorized of \$13,062,000 for preliminary plans, working drawings, and construction.

\$13,062,000 total estimated project costs

\$13,062,000 total authorized project costs

\$13,062,000 project costs to be allocated: \$934,000 preliminary plans, \$792,000 working drawings, and \$11,336,000 construction (\$472,000 for contingencies, \$1,291,000 for project administration, \$9,433,000 for construction contracts, and \$140,000 for agency retained)

CEQA

CEQA documents will be prepared during the preliminary plan phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule:

Approve preliminary plans	July 2009
Complete working drawings	June 2010
Complete construction	May 2012

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—11

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WARNER SPRINGS FOREST FIRE STATION—REPLACE FACILITY
SAN DIEGO COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (2)
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (7)*

Consider adoption of a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$1,618,000.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations

\$5,218,000

BOND ITEM

STAFF ANALYSIS ITEM—11

Department of Forestry and Fire Protection
Warner Springs Forest Fire Station—Replace Facility
San Diego County

Action requested

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

Scope Description

This project is within scope. The project includes a 3,134 square foot (sf) 8-bed barracks/mess hall building, a 1,697 sf apparatus building, a 120 sf flammables storage building, a 624 sf generator/pump building with emergency generator and transfer switch. The project also includes site work, utilities, paving, curbs, walks, and the demolition of the existing facility, and associated appurtenances.

Funding and Project Cost Verification

This project is within cost. Total authority provided for lease revenue financing through the initial and supplemental resolution is \$5,218,000. A prior resolution in 2005 gave authority for \$3,600,000 in lease revenue financing to fund acquisition, design, and construction. This supplemental resolution will provide an additional \$1,618,000 in lease revenue to fund preliminary plans, working drawings and construction.

\$5,218,000	total estimated project costs
\$5,218,000	total authorized project costs
\$ 794,000	project costs previously allocated: acquisition \$202,000, preliminary plans phase \$242,000, working drawings \$340,000, and agency retained \$10,000
\$4,424,000	project costs to be allocated: working drawings \$30,000 and construction \$4,394,000 (\$3,670,000 contract, \$186,000 contingency, \$321,000 A&E, \$209,000 other project costs, and \$38,000 agency retained).

CEQA

An environmental document will be prepared and filed in accordance with all applicable laws during the preliminary plans phase.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions memo for this project during the preliminary plans phase.

Project Schedule:

Approve preliminary plans	August 2008
Complete working drawings	August 2009
Complete construction	May 2011

Staff Recommendation: Adopt the supplemental resolution.

BOND ITEM

BOND ITEM—12

DEPARTMENT OF MENTAL HEALTH (4440)
NAPA STATE HOSPITAL
CONSTRUCT NEW MAIN KITCHEN
NAPA, NAPA COUNTY

Authority: Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660 (1)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660 (1)

Consider adoption of a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$11,957,000.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations

\$32,653,000

BOND ITEM

STAFF ANALYSIS ITEM—12

Department of Mental Health
Napa State Hospital
Construct New Main Kitchen
Napa, Napa County

Action Requested

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

Scope Description

This project is within scope. This project will construct a new single story 29,000 gross square footage Central Kitchen Facility, and renovate 10 existing Satellite Kitchens and Dining Facilities. The new main kitchen will include an overhead fire sprinkler system, standing seam metal roofing, new kitchen equipment, a cook/chill system, high capacity food storage racks, large freezers, a high receiving dock with overhead coiling doors, structural steel beams, and exterior plaster walls.

Funding and Cost Verification

This project is not within cost. Total authority provided for lease revenue financing through the initial and supplemental resolution is \$32,653,000. A prior resolution in 2006, provided \$20,696,000 for the design and construction of the new main kitchen. This amended resolution will provide for the increase in project costs of \$11,957,000, which was accomplished through a reversion and a new appropriation, in the Chapters 268 and 269, Statutes of 2008, of the working drawings and construction phase, in lease revenue authority to fund the design and construction of the new main kitchen. In addition, in August 2006, this Board authorized an augmentation for the preliminary plan phase of the new main kitchen totaling \$381,000.

\$33,034,000 total estimated project cost

\$33,034,000 total authorized project cost

\$ 1,407,000 project costs previously allocated: preliminary plans \$1,407,000.

\$31,627,000 project costs to be allocated: working drawings \$2,723,000 and construction \$28,904,000 (\$22,841,000 contract, \$1,142,000 contingency, and \$4,921,000 project administration)

CEQA

A focused EIR has been completed for this project to comply with the provisions of CEQA and the litigation period has expired without any legal challenges.

Real Estate Due Diligence

Due diligence was completed in December 2007, and there are no unresolved issues or recommendations for resolution/mitigation proposed.

Project Schedule:

Approve preliminary plans	September 2008
Complete working drawings	September 2009
Complete construction	March 2012

Other:

- This action will amend the interim financing amount of \$20,696,000 that was established for the Napa State Hospital New Kitchen project at the August 18, 2006 SPWB meeting.
- Additionally, this agenda includes the approval of preliminary plans for this project as a Consent Item.

Staff Recommendation: Adopt amended resolution.

BOND ITEM

BOND ITEM—13

DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL
CONSTRUCT NEW MAIN KITCHEN
RIVERSIDE, SAN BERNARDINO COUNTY

*Authority: Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001 (2)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660 (2)*

Consider adoption of a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$15,692,000.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations **\$36,678,000**

BOND ITEM

STAFF ANALYSIS ITEM—13

Department of Mental Health
Patton State Hospital
Construct New Main Kitchen
Riverside, San Bernardino County

Action Requested

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

Scope Description

This project is within scope. This project will construct a new single story 31,908 gross square foot new Main Kitchen Facility. The new main kitchen will include an overhead fire sprinkler system, standing seam metal roofing, new kitchen equipment, a cook/chill system, high capacity food storage racks, large freezers, a high receiving dock with overhead coiling doors, a new emergency generator, and exterior plaster walls. In order to support the total electrical demands of the new cook/chill system, a new 15KV feeder in an underground concrete duct bank must be provided from the Main Electrical/Generator Building at the south end of the campus up to the location of the new Central Kitchen.

Funding and Cost Verification

This project is within cost. Total authority provided for lease revenue financing through the initial and supplemental resolution is \$36,678,000. A prior resolution in 2006, provided \$20,986,000 for the design and construction of the new main kitchen. This amended resolution will provide for the increase in project costs of \$15,692,000, which was accomplished through a reversion and new appropriation, in the Chapters 268 and 269, Statutes of 2008, of the working drawings and construction phase, in lease revenue authority to fund the design and construction of the new main kitchen. In addition, in August 2006 this Board authorized an augmentation for the preliminary plan phase of the new main kitchen totaling \$345,000.

\$37,023,000 total estimated project cost

\$37,023,000 total authorized project cost

\$ 1,249,000 project costs previously allocated: preliminary plans \$1,249,000.

\$35,774,000 project costs to be allocated: working drawings \$2,688,000 and construction \$33,086,000 (\$26,494,000 contract, \$1,325,000 contingency and \$5,267,000 project administration)

CEQA

A mitigated negative declaration was filed with the State Clearinghouse on December 20, 2007, and expired without challenge on January 30, 2008.

Real Estate Due Diligence

Due diligence was completed in December 2007, and there are no unresolved issues or recommendations for resolution/mitigation proposed.

Project Schedule:

Approve preliminary plans	August 2008
Complete working drawings	July 2009
Complete construction	October 2011

Other:

- This action will amend the interim financing amount of \$20,986,000 that was established for the Patton State Hospital New Kitchen project at the August 18, 2006 SPWB meeting.
- Additionally, this agenda includes the approval of preliminary plans for this project as a Consent Item.

Staff Recommendation: Adopt amended resolution.

BOND ITEM

BOND ITEM—14

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY
CENTRAL KITCHEN REPLACEMENT
SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660 (.5)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Corrections and Rehabilitation.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriations

\$15,263,000

BOND ITEM

STAFF ANALYSIS ITEM—14

Department of Corrections and Rehabilitation
California Men's Colony
Central Kitchen Replacement
San Luis Obispo, San Luis Obispo County

Action Requested

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 is within scope. This project includes demolition of the existing kitchen and dining areas and construction of a new 9,600 square foot (sf) kitchen and two 4,500 sf satellite diners. The new kitchen will be compliant with applicable statutory, sanitation, safety, and health requirements.

The new kitchen will include a concrete slab foundation, glazed masonry block walls, office space for culinary and custody staff, a dry storage room, a vegetable preparation room, pot/pan storage, sculleries, and sanitary facilities for food handling employees. Each of the satellite diners will contain scullery, food service areas, dining tables, offices, sanitary areas, a mechanical room, and loading docks. The new satellite diners will be completed prior to the demolition of the existing facilities.

Funding and Project Cost Verification

This project is within cost. The total cost of this project is \$16,052,000. This includes \$789,000 General Fund previously allocated for preliminary plans and working drawings, and \$15,263,000 lease revenue bond funds authorized in the 2008 Budget Act for working drawings and construction.

\$16,052,000 total authorized project cost

\$16,052,000 total estimated project cost

\$ 789,000 project costs previously allocated: (General Fund) preliminary plans \$273,000, working drawings \$516,000

\$15,263,000 project costs to be allocated: (Lease Revenue Financing) working drawings \$992,000 and construction \$14,271,000 (\$10,899,000 contract, \$763,000 contingency, \$1,401,000 A&E, \$219,000 agency retained, \$989,000 other)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 19, 1999, and the waiting period expired September 23, 1999, with no comment.

Real Estate Due Diligence

Real Estate due diligence is anticipated to be complete in January 2010.

Project Schedule:

Approve preliminary plans	June 2000
Complete working drawings	January 2010
Complete construction	November 2011

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—15

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA REHABILITATION CENTER
MEN'S DORMITORY REPLACEMENT PHASE II
NORCO, RIVERSIDE COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660 (2)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of Corrections and Rehabilitation and the PWB.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$14,993,000

BOND ITEM

STAFF ANALYSIS ITEM—15

Department of Corrections and Rehabilitation
California Rehabilitation Center
Men's Dormitory Replacement Phase II
Norco, Riverside 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 is within scope. The CRC Men's Dorms were built as World War II era military barracks and house approximately 2,800 low security inmates. The overall dorm replacement project has been underway since 1998 as a seven-phase design. When all phases are complete, the new structures will house up to 3,200 low security inmates. This is Phase II of this project, which includes demolition of four existing 100-bed dorms and construction of four new 200-bed dormitory buildings, including site and utility work.

Prototypical buildings will be constructed of on-grade floor slabs with precast concrete walls supporting a ribbed, steel-framed roof. Internally the buildings will have a single main sleeping and dayroom space managed by an open office station. Toilet/shower, storage, and utility rooms will be located along the exterior walls. An elevated gun position accessed from an exterior stairway will be located at one end of the dorm for emergency security. Mechanical equipment will be located on grade and two air handling units will be located in each dorm building. Site work will include grading, and preparation for pad, asphalt, concrete road and walkways.

Funding and Project Cost Verification

This project is within cost. The total estimated project cost for Phase II is \$15,112,000. This includes \$119,000 General Fund previously allocated for working drawings and \$14,993,000 lease revenue bond funds authorized in the Chapters 268 and 269, Statutes of 2008 for construction.

\$15,112,000	total authorized project costs
\$15,112,000	total estimated project cost
\$ 119,000	project costs previously allocated: (General Fund) working drawings \$119,000
\$14,993,000	project costs to be allocated: (lease revenue bonds) construction \$14,993,000 (contract \$12,705,000, contingency \$660,000, A&E \$239,000, agency retained \$924,000, other \$465,000)

CEQA

The Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2007, with no public comment.

Real Estate Due Diligence

A Summary of Conditions Memo completed on June 6, 2008, indicates there are no unresolved issues.

Project Schedule:

Approve preliminary plans	September 2000
Complete working drawings	March 2007
Complete construction	July 2010

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—16

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CHUCKAWALLA VALLEY STATE PRISON
WASTEWATER TREATMENT PLANT IMPROVEMENTS
BLYTHE, RIVERSIDE COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660 (3)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Corrections and Rehabilitation.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$25,331,000

BOND ITEM

STAFF ANALYSIS ITEM—16

Department of Corrections and Rehabilitation
Chuckawalla Valley State Prison
Wastewater Treatment Plant Improvements
Blythe, Riverside 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 is within scope. This project includes construction of a new oxidation ditch at CVSP wastewater treatment plant capable of handling 2.7 million gallons average daily flow. This project also includes increasing capacity of the existing return activator, the sludge/waste activator, and the sludge pump station. This project further includes rehabilitation of existing secondary clarifiers, paving portions of sludge drying beds, construction of a bio-solids storage pad, installation of a variable frequency motor and miscellaneous yard piping along with replacement of pump stations at CVSP and the neighboring Ironwood State Prison.

Funding and Project Cost Verification

This project is within cost. The total estimated project cost is \$27,129,000. This includes \$1,798,000 General Fund previously allocated for preliminary plans and working drawings. This also includes \$25,331,000 Lease Revenue Bond funds authorized in the 2008 Budget Act for construction.

\$27,129,000	total authorized project cost
\$27,129,000	total estimated project cost
\$ 1,798,000	project costs previously allocated: (General Fund) preliminary plans \$857,000, working drawings \$941,000
\$25,331,000	project costs to be allocated: (lease revenue financing) \$25,331,000 construction (contract \$20,407,000, contingency \$1,428,000, A&E \$1,562,000, agency retained \$154,000, other project costs \$1,780,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 4, 2007, and the 30-day waiting period expired on January 3, 2008, with no public comment.

Real Estate Due Diligence

A Summary of Conditions memo completed on March 2, 2008, indicates there are no unresolved issues.

Project Schedule:

Approve preliminary plans	March 2008
Approve working drawings	October 2008
Complete construction	January 2011

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—17

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FOLSOM STATE PRISON
CONVERT OFFICER AND GUARDS BUILDING TO OFFICE SPACE
REPRESA, SACRAMENTO COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660 (.3)

Consider adoption of a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB 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 the form of and authorize the execution of a Project Delivery Agreement between the Department of General Services and the PWB with the consent of the Department of Corrections and Rehabilitation.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$6,768,000

BOND ITEM

STAFF ANALYSIS ITEM—17

Department of Corrections and Rehabilitation
Folsom State Prison
Convert Officer and Guards Building to Office Space
Represa, Sacramento 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

The project is within scope. The approved project will convert the Officer and Guards (O&G) Building into usable office space. Folsom State Prison lacks sufficient space to accommodate court mandated medical/mental health programs. By relocating the Administration Building staff, inmate records, and personnel to the O&G Building, the medical/mental health personnel would

acquire sufficient program space in the existing Administration Building to operate as mandated by the courts. The O&G Building would combine the administrative functions together in a single area, located outside the secured perimeter, consistent with the design of the newer institutions and would also provide approximately 30,000 square feet of space for administrative offices and programs.

The O&G Building has undergone a Seismic Retrofit Project, during which preliminary utility work was completed, interior walls sheet-rocked, and vinyl flooring installed on the upper two levels (the first and second floors; the basement was left unfinished), and a special repair project installed a new roof.

To complete the renovation of the O&G Building, additional work includes utility repairs, exterior and interior restoration including sealing the building exterior to prevent any future water damage, installation of new windows, repair of existing interior stairs, improvements to the heating and ventilation systems, installation of an elevator (to accommodate both passengers and freight), installation of an exterior access ramp, and repair of various structures throughout the building. Compliance with the Americans with Disabilities Act and the current fire codes will also be achieved with these improvements.

Funding and Project Cost Verification

This project is within cost. The Budget Acts of 2006 and 2007 appropriated \$780,000 General Fund for preliminary plans (\$410,000) and working drawings (\$370,000), respectively. The Chapters 268 and 269, Statutes of 2008 appropriated \$6,768,000 Public Buildings Construction Fund (lease revenue bond authority) for construction.

\$7,548,000 total authorized project cost

\$7,548,000 total estimated project cost

\$ 780,000 project costs previously allocated: \$410,000 preliminary plans and \$370,000 working drawings

\$6,768,000 project costs to be allocated: construction (\$4,930,000 contracts, \$345,000 contingency, \$432,000 A&E, \$654,000 agency retained items, and \$407,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 22, 2007, and the statute of limitations expired on February 26, 2007, without public comment.

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on June 23, 2008 and it was noted that no significant issues were identified.

Project Schedule:

Approve working drawings	March 2009
Start construction	July 2009
Complete construction	September 2010

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—18

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON
CONDEMNED INMATE COMPLEX
SAN QUENTIN, MARIN COUNTY

Authority: Chapter 157, Statutes of 2003, Item 5240-301-0660(4)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0660 (1)

Consider adoption of a supplemental resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the PWB to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds consistent with increased project authority of \$136,275,000.
2. Authorize the sale of the lease revenue bonds consistent with increased project authority.

Cumulative Bond Appropriations

\$356,275,000

BOND ITEM

STAFF ANALYSIS ITEM—18

Department of Corrections and Rehabilitation
San Quentin State Prison
Condemned Inmate Complex
San Quentin, Marin County

Action Requested

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

Scope Description

The project is within scope. The approved project includes construction of 768 new cells (1,152 beds), support facilities, and a 24-bed Correctional Treatment Center. As a cost savings measure, during the development of preliminary plans a scope change was approved to convert three existing Level II dormitories in the H-Unit into warehouse and maintenance space, resulting in the permanent removal of 600 beds from the Department of Corrections and Rehabilitation's (CDCR) available Level II bed capacity. The scope authorized in conjunction with the Chapters 268 and 269, Statutes of 2008 appropriation reverses this previous scope change, restoring the construction of freestanding buildings to provide the necessary warehouse and maintenance space for the new condemned inmate complex.

Funding and Project Cost Verification

This project is within cost. The Budget Act of 2003 appropriated \$220,000,000 Public Buildings Construction Fund (lease revenue bond authority) for preliminary plans (\$8,500,000), working drawings (\$7,500,000), and construction (\$204,000,000). Because of both cost inflation in the construction market and unanticipated construction costs, largely related to site work, a supplemental appropriation was necessary to complete this project. The Chapters 268 and 269, Statutes of 2008 appropriated \$136,275,000 for working drawings (\$2,403,000) and construction (\$133,872,000) to provide the funding necessary to complete this project.

\$356,275,000 total authorized project cost

\$356,275,000 total estimated project cost

\$220,000,000 project costs previously allocated: \$8,500,000 preliminary plans, \$7,500,000 working drawings, and \$204,000,000 construction (\$174,000,000 contracts, \$8,700,000 contingency, \$5,500,000 A&E, \$8,400,000 agency retained items, and \$7,400,000 other project costs)

\$136,275,000 project costs to be allocated: -\$447,000 preliminary plans, \$2,850,000 working drawings, and \$133,872,000 construction (\$115,808,000 contracts, \$4,422,000 contingency, \$4,158,000 A&E, -\$2,683,000 agency retained items, and \$12,167,000 other project costs)

CEQA

An Environmental Impact Report (EIR) was completed for this project in May 2005 a Notice of Determination was filed with the State Clearinghouse on May 6, 2005, and the statute of limitations expired on June 5, 2005. In June 2005, Marin County filed suit against the CDCR claiming the EIR was inadequate. However, in January 2006, the court ruled in favor of the CDCR in all matters pertaining to the suit. As a result of modifications to the project the CDCR prepared an Addendum to the EIR and a new Notice of Determination was filed with the State Clearinghouse on April 6, 2007, and the statute of limitations expired on May 6, 2007, without public comment.

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on May 27, 2005, and it was noted that two easements granted to PG&E and one granted to the Marin County Sanitary District No.1 need to be addressed and possibly either removed or relocated. These issues will be resolved before the project proceeds to bid.

Project Schedule:

Approve working drawings	April 2009
Start construction	November 2008
Complete construction	September 2010

Staff Recommendation: Adopt supplemental resolution.

CONSENT ITEM

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW SUSANVILLE COURTHOUSE
LASSEN COUNTY
AOC Facility Number 18-C1

Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(1.5)

Consider authorization of acquisition

CONSENT ITEM

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Susanville Courthouse
Lassen County

Action requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. This request will authorize the acquisition of four vacant parcels totaling approximately 5.43 acres of real property in the City of Susanville, Lassen County to construct a new three-courtroom courthouse (New Susanville Courthouse) with secure parking for judicial officers and staff and surface parking. The project will replace a functionally and physically deficient facility, and will address security and overcrowding issues currently facing the court. This site is ideally located on a street near downtown Susanville designated for newer commercial development and commercial expansion by the city. Several public offices are situated in proximity to the subject property, and two main highways provide easy access to the future courthouse. The site meets all conformance guidelines designated by legislation and the Judicial Council of California (JCC) requirements in terms of size, location, accessibility, and costs.

Funding and Cost Verification

This project is within cost. Item 0250-301-3037(1.5), Budget Act of 2007, provides for funding of \$1,478,000 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, the JCC acting in the capacity of Lead Agency has performed an Initial Study and Mitigated Negative Declaration which was filed on August 5, 2008; the waiting period expired on September 3, 2008.

Project Schedule

The anticipated close of escrow is November 30, 2008.

Condition of Property

On May 15, 2008, staff from the Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a site visit to the Riverside Drive site, which is being considered by the JCC to build a new courthouse facility in Susanville, CA. The Riverside Drive site consists of two properties that together would create approximately 5.43 acres. They are contiguous to each other and known as the Thurman Family Trust property (3.57 acres) and the Ridenoure property (1.86 acres). The site is located near the downtown area of Susanville bordered by Riverside Drive and Grove Streets. The site is a vacant lot and is surrounded by mixed residential, industrial, and commercial uses. An Environmental Site Assessment, Phase I of the parcels, was completed on April 24, 2008 by Tetra Tech, San Francisco, CA. The Phase I reports were reviewed by DGS/ESS staff and found to be in accordance with the standards established under the American Society of Testing Materials (ASTM), Standard Practice E 1527-05.

An Environmental Site Assessment Phase II (Phase II) was initiated in order to determine if the former underground storage tank and an underground septic tank resulted in groundwater contamination at the site. The report, dated August 2008, indicates no evidence of a release for soil and groundwater samples taken at the site. However, while arsenic concentrations were below typical background concentrations, it was recommended that mitigation for dust control be conducted during earthwork at the site.

Other:

- The State Public Works Board approved this project for site selection on June 13, 2008.
- The property is vacant and unimproved.
- The proposed site meets the size, location, and compatibility requirements of the JCC.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Property Acquisition Agreement does not include the State's standard environmental indemnification language. Based upon the DGS-ESS site visit to the property, and a review of the Phase II Environmental Site Assessment, it does not appear that there are any environmental conditions that would pose exceptional risk to the State.
- The Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Funding for this project was contingent upon the Trial Court Facilities Act of 2002 (SB1732) transfer of responsibility of the Lassen County Courthouse Annex to the State. A Transfer Agreement between Lassen County (County) and JCC/Administrative Office of the Courts (AOC) dated June 28, 2007 provided the terms and conditions for the transfer of

responsibility for funding and operation of the Lassen County Courthouse-Annex and an agreement regarding the equity buy-out amount paid to the AOC, amount of County Facilities Payment paid to the AOC, right of the Superior Court of California, County of Lassen (Court) to remain in the existing facility until the Court relocates to the new facility, and terms under which the new courthouse facility will be deemed to have replaced the existing facility.

- A Memorandum of Understanding (MOU) between the AOC, the County, and the Court (collectively, Parties) dated August 10, 2006 recognizes the Lassen County Courthouse as a historic building. Government Code Section 70329 provides an exception of historical buildings containing court facilities from transfer as a court facility. As a historic building, no transfer of title to the real property or transfer of responsibility for the court facility will occur. The MOU constitutes an agreement by the Parties to continue to make available the existing Lassen County Courthouse for as long as the Court occupies this historic courthouse.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM—2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM LAKE STATE RECREATION AREA, PLACER COUNTY
DPR Project Number 7749-77, DGS Parcel Number 10525

*Authority: Public Resources Code 5005
Chapter 157, Statutes 2003, Item 3790-301-6029(10), as
reappropriated by Chapter 47, Statutes of 2006, Item 3790-491-6029(10)*

Consider authorizing the acquisition of real property through the acceptance of a gift

CONSENT ITEM

STAFF ANALYSIS ITEM—2

Department of General Services
Department of Parks and Recreation
Folsom Lake State Recreation Area – Lot F
The Hardson Company

Action Requested

If approved, the requested action will authorize acquisition of real property through the acceptance of a gift.

Scope Description

This project is within scope. This request will authorize the Department of Parks and Recreation (DPR) to accept a gift acquisition of approximately four acres as an addition to Folsom Lake State Recreation Area.

Section 5005 of the Public Resources Code allows DPR to receive and accept in the name of the people of the State any gift, dedication, devise, grant, or other conveyance of title to or any interest in real property, including water rights, roads, trails, and rights-of-way, to be added to or used in connection with the State Park System. It may receive and accept gifts, donations, contributions, or bequests of money to be used in acquiring title to or any interest in real property, or in improving it as a part of or in connection with the State Park System, or to be used for any of the purposes for which the department is created. It may also receive and accept personal property for any purpose connected with the State Park System.

DPR has been offered a private donation of approximately four acres of undeveloped land situated on the west side of Folsom Lake State Recreation Area, at the southern end of Horseshoe Bar Road which terminates short of the Folsom Lake SRA. The property is contiguous with Folsom Lake SRA lands. Acquiring the property would allow DPR to better control access to the Pioneer Express Trail and to prevent illegal motorized access at the end of Horseshoe Bar Road.

Funding and Cost Verification

This project is within cost. Chapter 157, Statutes of 2003, Item 3790-301-6029(10), as re-appropriated by Chapter 47, Statutes of 2006, provides a total of \$25,000 for the overhead costs of the subject property in accordance with the legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearing House on May 22, 2008, and the waiting period expired on June 26, 2008.

Project Schedule

The anticipated close of escrow is October 30, 2008.

Condition of Property

On May 12, 2008, staff from the Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a site visit of the proposed gift acquisition known as "Lot F". Lot F is located in an unincorporated area of Placer County at the end of Horseshoe Bar Road.

Lot F is approximately four acres of undeveloped land that is adjacent to lands managed by State Parks as part of the Folsom Lake State Recreation Area (SRA). The parcel currently is an informal access point to the SRA from Horseshoe Bar Road. Residents in the neighborhood have access to the SRA and the Pioneer Express Trail through the entrance gate of Lot F. A paved road along the northeastern boundary leads to the Placer County's pumping station which is fenced and locked. The gift is part of Clos Du Lac subdivision. No change in use is proposed for the property.

Ownership of the property will allow State Parks and Recreation adequate management of the site. The parcel currently serves as the informal access to the SRA for residents that live in the area. Past and current use of the subject properties is not one that is indicative of the use, treatment, storage or generation of hazardous substances or petroleum products and no recognized environmental concerns were noted during the site visit. ESS found that no additional environmental investigation of the subject properties is warranted at this time.

The DPR 1979 General Plan anticipates that DPR will, "Acquire lands necessary to solve existing problems and gain optimum use of the lands already in public ownership, e.g. situation where unit or lakefront access is likely to be cut-off..."

Other:

- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The property will be free and clear of any mortgages or liens.
- DPR is not aware of any lawsuits pending concerning the property.
- Accepting this property will allow DPR better control and maintenance of access to an existing informal DPR trail.

- DPR operates the Folsom Lake SRA under an expired lease with the Federal Bureau of Reclamation (BOR). The BOR has issued a letter of intent to continue the operation of the SRA.
- DPR will provide patrol Lot F with existing staff. It is anticipated that little operating expense will be required with this transfer and can be absorbed with existing resources.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize acceptance of a gift.

CONSENT ITEM

CONSENT ITEM—3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MALIBU CREEK STATE PARK, CORRAL CANYON NORTH
LOS ANGELES COUNTY
DPR Parcel Number 014726, DGS Parcel Number 10531

*Authority: Chapter 379, Statutes of 2002, Item 3790-301-6029(6)
as reappropriated Chapter 38, Statutes of 2005, Item 3790-491-6029(6)
Chapter 38, Statutes of 2005, Item 3790-301-0262(1)
Chapter 47, Statutes of 2006, Item 3790-301-0262(1)
Fish & Game Code Section 2787, Item 3790-801-0262*

Consider authorization of acquisition

CONSENT ITEM

STAFF ANALYSIS ITEM—3

Department of General Services
Department of Parks and Recreation
Malibu Creek State Park, Corral Canyon North

Action requested

If approved, the requested action will authorize acquisition.

Scope Description

This project is within scope. The Legislature has approved funding for the Department of Parks and Recreation (“DPR”) to purchase interests in lands consistent with Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) and Proposition 117 (Habitat Conservation Fund) for habitat acquisitions without specifying particular parcels. This request will authorize acquisition of fee simple interest for approximately 199 acres as an addition to Malibu Creek State Park located in Los Angeles County. The property consists of eight contiguous parcels of land and provides a connection to a previously-acquired landlocked parcel. The property had been previously site selected by the Public Works Board in June 2008, and was site selected again in September 2008 to account for an additional three acres that have been added to the proposed transaction.

The property contains valuable natural habitat consisting of rugged wooded canyons and scenic sandstone formations. The property qualifies for a unique natural resources area, extends the wildlife corridor, and provides an additional connection with other State and Federal Lands. The property also provides continuation of the Coastal Slope Trail from the canyon floor to a 1,400 foot elevation. The property provides protection of the Malibu Canyon viewshed and provides additional recreational opportunities to the Santa Monica Recreational Area.

Funding and Cost Verification

This project is within cost. Chapter 379, Statutes of 2002, Item 3790-301-6029 (6) and as reappropriated by Chapter 38, Statutes of 2005; Chapter 38, Statutes of 2005, Item 3790-301-0262(1); Chapter 47, Statutes of 2006, Item 3790-301-0262(1); and Fish and Game Code Section 2787, 3790-801-0262 provide \$4,600,000 for acquisition of high priority habitat parcels. The balance of the appropriations identified is sufficient to acquire the subject property in accordance with legislative intent.

\$4,629,400	total authorized project costs
\$4,629,400	total estimated project costs
\$ 25,000	project costs previously allocated: DGS staff costs for appraisal and acquisition review
\$4,604,400	project costs to be allocated: \$4,600,000 for acquisition and \$4,408 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 3, 2007. The 35-day statute of limitations expired on May 8, 2007.

Project Schedule

The anticipated close of escrow is November, 2008.

Condition of Property

On March 18, 2008, staff from the Department of General Services ("DGS"), Environmental Services Section ("ESS") conducted a site visit of the proposed acquisition parcels consisting of approximately 199 acres located to the north of the City of Malibu, in an unincorporated area of Los Angeles County.

The subject properties are situated to the east and north of Corral Canyon Road. The subject properties are vacant, undeveloped land and consist of vegetated drainages and canyons with rolling to steep hillsides. Streams and unimproved roads/trails traverse the properties in varying directions. The area surrounding the subject properties consists of vacant land/open space and residential properties. The residential development (identified as Malibu Bowl) borders the property to the south and east. There are no known subsurface utilities or habitable structures on the properties.

Past and current use of the subject properties is not one that is indicative of the use, treatment, storage or generation of hazardous substances or petroleum products. An Environmental Site Assessment, Phase I ("Phase I") was completed in August 2007 by Advantage Environmental Consultants, LLC. This Phase I was reviewed by DGS/ESS staff and found to be in accordance with the standards established under the American Society of Testing Materials (ASTM). This assessment has revealed no evidence of recognized environmental conditions in connection

with the subject properties. ESS agrees with this finding and finds that no additional environmental investigation of the subject properties is warranted at this time.

Other:

- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The non-profit organization, Trust for Public Lands (TPL) will exercise an option with the current property owner and will then convey the property to DPR.
- The PAA does not include the state's standard indemnification language, potentially exposing the state to additional fiscal liability; however, the DGS-ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. As such, the risk associated with acquiring this property without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The DPR will incorporate periodic patrols of this property with existing staff that now patrol the adjacent park property. Due to the mountain terrain, public access to the property will be limited. As such, no additional support needs are anticipated with this acquisition.
- The acquisition includes an approximately 2 acre parcel that will eventually be transferred to the Santa Monica Mountain Conservancy for operational purposes at fair market value.
- Any changes to public access, use, development, or resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition

CONSENT ITEM

CONSENT ITEM—4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL, BUILDINGS H & J STRUCTURAL RENOVATION
SAN BERNARDINO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 1760-301-0768(8)

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—4

Department of General Services
Department of Mental Health
Patton State Hospital, Buildings H & J Structural Renovation
San Bernardino County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The project consists of renovation of two abandoned buildings (H and J) on the Patton State Hospital campus totaling approximately 50,000 gross square feet (gsf) including basement areas. Each building will be renovated to current Office of Statewide Health Planning and Development standards including fire and life safety upgrades, seismic upgrades, new electrical, mechanical, plumbing systems, hazardous materials abatement, telecommunication systems and Americans with Disabilities Act requirements. The renovation will also require the removal of an existing wood frame roof system for both buildings, which will be re-framed with non-combustible material, as well as replacement of existing roofing tiles to satisfy historical requirements. In order to maximize bed space and minimize impact to the historical features of the buildings,

a new three-story, 12,000 gsf Connector Building adjacent to H and J will be constructed to provide horizontal and vertical circulation to all three levels of the buildings, and to provide common dining space and related patient activities. A partial build-out of the basement areas will also be included in the project, which will provide for office/support activities as well as mechanical/utility spaces. It is currently anticipated that upon completion of the EB, 30, 70, and N Buildings, the DMH will utilize the H and J Buildings for administration and support purposes.

Funding and Cost Verification

This project is within cost.

\$46,925,000 total authorized project cost

\$45,051,000 total estimated project cost

\$ 1,981,000 project cost previously allocated: preliminary plans

\$43,070,000 project cost to be allocated: working drawings \$2,017,000,
construction \$41,053,000 (\$33,662,000 contract, \$2,356,000 contingency,
\$4,935,000 A&E, \$100,000 guarding costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 18, 2008, and the 35-day statute of limitations expired on May 22, 2008.

Real Estate Due Diligence

Due diligence was conducted by the Department of General Services on May 20, 2008, confirming ownership, jurisdiction and concluding title to the property is clear of defects, for Buildings H & J at Patton State Hospital.

Project Schedule:

Approve preliminary plans	October 2008
Complete working drawings	July 2009
Complete construction	December 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM—5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MIRAMONTE CONSERVATION CAMP—REPLACE FACILITY
FRESNO COUNTY

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3540-301-0660 (4)
Chapters 268 and 269, Statutes of 2008, Item 3540-301-0660 (9)*

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—5

Department of Forestry and Fire Protection
Miramonte Conservation Camp—Replace Facility
Fresno County

Action requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The approved project authorizes demolition of the existing facilities and construction of new conservation camp facilities at the current site. The project includes construction of a 7,240 square feet (sf) inmate kitchen/mess hall, inmate barracks consisting of a 6,980 sf 46-bed barracks with laundry facility and 6,900 sf 54-bed barracks, 3,145 sf inmate recreation building, a 6,050 sf inmate welding shop which will include a saw/small tool sharpening shop, an 8,300 sf inmate warehouse which will include facilities for the cover crews, a 4,950 sf inmate carpenter shop which will include a small upholstery shop, a 1,900 sf inmate hobby building, a 5,880 sf administration building for CDCR and CAL FIRE, a 1,199 sf visitors canopy, a 3,915 12-bed barracks officer quarters (BOQ) for CAL FIRE staff, a 3,800 sf 10-bed BOQ for the CDCR staff, a 4,640 sf 8-bay utility storage building, two 2,020 sf 4-bay crew carrying vehicle storage buildings, a 6,050 sf auto mechanic shop, a 4,070 sf vehicle wash rack, a 756 sf generator building with emergency generator and transfer switch, a 299 sf storage building, site work, utilities, fuel tank, water tanks, landscaping, fencing, communication tower foundation, walkways, paving, curbs, demolish existing structures, and associated appurtenances.

Funding and Cost Verification

This project is within cost. A total of \$41,770,000 (lease revenue bonds) has been appropriated for preliminary plans, working drawings, and construction. An additional \$10,974,000 is proposed in the 2008-09 Budget.

\$ 52,744,000 total estimated project costs
\$ 52,744,000 total authorized project costs
\$ 2,206,000 project costs previously allocated: preliminary plans
\$ 50,538,000 project costs to be allocated: \$2,980,000 working drawings and,
\$47,558,000 construction (\$39,135,083 contract, \$1,956,754 contingency,
\$6,428,163 A&E, \$38,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 22, 2008. The 30-day Public Comment period will expire on August 22, 2008, prior to the PWB hearing.

Real Estate Due Diligence

A Summary of Conditions Memo was prepared February 2008, with no adverse findings.

Project Schedule:

Approve preliminary plans	September 2008
Complete working drawings	March 2010
Complete construction	May 2012

Other

- This agenda includes a Bond Item for the adoption of an amended resolution to authorize the use of interim financing, consistent with the \$10,974,000 increased project authority provided in the Chapters 268 and 269, Statutes of 2008 for lease revenue bond funds.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM—6

DEPARTMENT OF MENTAL HEALTH (4440)
CONSTRUCT NEW KITCHEN AND RENOVATE SATELLITE SERVING KITCHENS AND
DINING ROOMS
NAPA STATE HOSPITAL
NAPA, NAPA COUNTY

Authority: Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001 (1)
Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660 (1)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660 (1)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0001 (1)

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—6

Department of Mental Health
Napa State Hospital
Construct New Kitchen and Renovate Satellite Serving Kitchens and Dining Rooms
Napa, Napa County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will construct a new single story 29,000 gross square footage Central Kitchen Facility, and renovate 10 existing Satellite Kitchens and Dining Facilities. The new main kitchen will include an overhead fire sprinkler system, standing seam metal roofing, new kitchen equipment, a cook/chill system, high capacity food storage racks, large freezers, a high receiving dock with overhead coiling doors, structural steel beams, and exterior plaster walls.

The Satellite Kitchen improvements include new kitchen equipment to accommodate the cook/chill system, hazardous materials abatement, electrical and mechanical upgrades, and new finishes for floors, walls, and ceilings.

Funding and Project Cost Verification

This project is within cost. . Item 4440-301-0660 and 4440-301-0001, the Budget Act of 2006, appropriated a total of \$21,294,000 for this project, with \$20,696,000 of it in Public Buildings Construction Fund. Item 4440-496, Chapters 268 and 269, Statutes of 2008, reverted the authority for the working drawings and construction phases of the project, while Item 4440-301-0660, Chapters 268 and 269, Statutes of 2008, appropriated \$31,627,000 lease revenue bonds for working drawings and construction and Item 4440-301-0001, Chapters 268 and 269, Statutes of 2008, appropriated \$605,000 General Fund for the working drawings phase.

\$44,292,000	total estimated project cost
\$44,292,000	total authorized project cost
\$ 2,005,000	total project costs previously allocated: preliminary plans - (\$598,000 satellites and \$1,407,000 main kitchen)
\$42,287,000	project costs to be allocated: working drawings \$3,328,000 (\$605,000 satellites and \$2,723,000 main kitchen) and construction \$38,959,000 (satellites: \$7,862,000 contract, \$550,000 contingency and \$1,642,000 project administration; Main: \$22,841,000 contract, \$1,142,000 contingency and \$4,922,000 project administration)

CEQA

A focused Environmental Impact Report has been completed for this project and the public comment period expired without challenge.

Real Estate Due Diligence

Due diligence was completed in December 2007, and there are no unresolved issues or recommendations for resolution/mitigation proposed.

Project Schedule:

Approve preliminary plans	September 2008
Complete working drawings	September 2009
Complete construction	March 2012

Other

- This agenda includes a Bond Item for the adoption of a supplemental resolution to authorize the use of interim financing, consistent with the \$11,957,000 increased project authority provided in the Chapters 268 and 269, Statutes of 2008 for lease revenue bond funds.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM—7

DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL
CONSTRUCT NEW MAIN KITCHEN AND REMODEL SATELLITE SERVING KITCHENS AND
DINING ROOMS
RIVERSIDE, SAN BERNARDINO COUNTY

Authority: Chapters 47 and 48, Statutes of 2006, Item 4440-301-0001 (2)
Chapters 47 and 48, Statutes of 2006, Item 4440-301-0660 (2)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0660 (2)
Chapters 268 and 269, Statutes of 2008, Item 4440-301-0001 (2)

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—7

Department of Mental Health
Patton State Hospital
Construct New Main Kitchen and Remodel Satellite Serving Kitchens and Dining Rooms
Riverside, San Bernardino County

Action requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will construct a new single story 31,908 gross square footage new Main Kitchen Facility, and renovate seven existing Satellite Kitchens and Dining Facilities. The new main kitchen will include an overhead fire sprinkler system, standing seam metal roofing, new kitchen equipment, a cook/chill system, high capacity food storage racks, large freezers, a high receiving dock with overhead coiling doors, a new emergency generator, and exterior plaster walls. In order to support the total electrical demands of the new cook/chill system, a new 15KV feeder in an underground concrete duct bank must be provided from the Main Electrical/Generator Building at the south end of the campus up to the location of the new Central Kitchen.

The Satellite Kitchen improvements include new kitchen equipment to accommodate the cook/chill system, hazardous materials abatement, electrical and mechanical upgrades, and new finishes for floors, walls, and ceilings.

Funding and Project Cost Verification

This project is within cost. Item 4440-301-0660 and 4440-301-0001, the Budget Act of 2006, appropriated a total of \$21,335,000 for this project, with \$20,986,000 of it in Public Buildings Construction Fund. Item 4440-496, Chapters 268 and 269, Statutes of 2008, reverted the authority for the working drawings and construction phases of the project, while Item 4440-301-0660, Chapters 268 and 269, Statutes of 2008, appropriated \$35,774,000 lease revenue bonds for working drawings and construction and Item 4440-301-0001, Chapters 268 and 269, Statutes of 2008, appropriated \$711,000 General Fund for the working drawings phase.

\$46,191,000 total estimated project cost

\$46,191,000 total authorized project cost

\$ 1,598,000 total project costs previously allocated: preliminary plans - (\$349,000 satellites and \$1,249,000 main kitchen)

\$44,593,000 project costs to be allocated: working drawings \$3,399,000 (\$711,000 satellites and \$2,688,000 main kitchen) and construction \$41,194,000 (satellites: \$6,606,000 contract, \$450,000 contingency and \$1,052,000 project administration; Main: \$26,494,000 contract, \$1,325,000 contingency and \$5,267,000 project administration)

CEQA

A mitigated negative declaration was filed with the State Clearinghouse on December 20, 2007, and expired without challenge on January 30, 2008.

Real Estate Due Diligence

Due diligence was completed in December 2007 and there are no unresolved issues or recommendations for resolution/mitigation proposed.

Project Schedule:

Approve preliminary plans	August 2008
Complete working drawings	July 2009
Complete construction	October 2011

Other

- This agenda includes a Bond Item for the adoption of a supplemental resolution to authorize the use of interim financing, consistent with the \$15,692,000 increased project authority provided in the Chapters 268 and 269, Statutes of 2008 for lease revenue bond funds.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA REHABILITATION CENTER
MEN'S DORMITORY REPLACEMENT-PHASE II
NORCO, RIVERSIDE COUNTY

Authority: Chapters 268 and 269, Statutes of 2008, 5225-301-0660 (2)

Consider approval of the use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation
California Rehabilitation Center
Men's Dormitory Replacement-Phase II
Norco, Riverside County

Action Requested

If approved, the requested action would authorize of the use of Inmate Ward Labor

Scope Description

This project is within scope. Pursuant to Section 10103.5 of the Public Contract Code the State Public Works Board must approve the use of Inmate Ward Labor (IWL) for a 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 portions of the CRC Men's Dorms, Phase II.

Existing CRC Men's Dorms were built as World War II era military barracks and now house approximately 2,800 low security inmates. The overall dorm replacement project has been underway since 1998 as a seven-phase design. When all phases are complete, the new structures could house up to 3,200 low security inmates. Preliminary plans for all phases are finished as are design and construction for Phases 0-I. Phase II working drawings are also complete. This project will complete Phase II, including construction of four new 200-bed dormitory buildings with site and utility work with the use of inmate ward labor.

Funding and Project Cost Verification

This project is within cost. The total estimated project cost for Phase II is \$15,112,000. This includes \$119,000 General Fund previously allocated for working drawings and \$14,993,000 lease revenue bond funds authorized in the 2008 Budget Act for construction.

\$15,112,000 total authorized project costs

\$15,112,000 total estimated project cost

\$ 119,000 project costs previously allocated: (General Fund) working drawings

\$14,993,000 project costs to be allocated: (lease revenue bonds) construction \$14,993,000
(contract \$12,705,000, contingency \$660,000, A&E \$239,000, agency retained \$924,000, other \$465,000)

CEQA

The Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2007, with no public comment.

Real Estate Due Diligence

A Summary of Conditions Memo completed on June 6, 2008 indicates there are no unresolved issues.

Project Schedule:

Approve preliminary plans	September 2000
Approve working drawings	March 2007
Complete construction	July 2010

Staff Recommendation: Approve the use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
N. A. CHADERJIAN YOUTH CORRECTIONAL FACILITY
SEXUAL BEHAVIOR TREATMENT PROGRAM, COUNSELING BUILDING NO. 1
STOCKTON, SAN JOAQUIN COUNTY

*Authority: Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (4)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (1)*

Consider approval of the use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
N. A. Chaderjian Youth Correctional Facility
Sexual Behavior Treatment Program, Counseling Building No. 1
Stockton, San Joaquin County

Action requested

If approved, the requested action will approve the use of Inmate Ward Labor.

Scope Description

This project is within scope. This project will provide counseling and treatment space for youthful offenders in Living Unit #5 and office space for the resident psychologist, case managers, and support staff in the Sexual Behavior Treatment Program in compliance with the Prison Law Office Consent Decree in the *Farrell v. Tilton* lawsuit.

Pursuant to Section 10103.5 of the Public Contract Code the State Public Works Board must approve the use of Inmate Ward Labor (IWL) for any project that is for the 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 to complete this project.

Funding and Cost Verification

This project is within cost. Funding for this project was originally approved through the Department of Corrections and Rehabilitation's (CDCR) Division of Juvenile Justice minor capital outlay program appropriation in the Budget Act of 2005. These funds were used to complete preliminary plans and working drawings and approximately 46 percent of construction. However, construction was subsequently stopped when it was determined that the project cost had increased beyond the threshold for minor capital outlay projects. This project has been shifted to the CDCR's major capital outlay program and funding to complete construction has been appropriated in the Chapters 268 and 269, Statutes of 2008.

The CDCR expended \$303,000 of minor capital outlay funds on this project before it was determined it must be stopped and shifted to a major capital outlay project. In addition, the Chapters 268 and 269, Statutes of 2008 appropriated \$419,000 to complete construction of this project. The estimated total project cost is \$722,000.

\$722,000 total authorized project cost

\$722,000 total estimated project cost

\$303,000 project costs previously allocated: minor capital outlay project

\$419,000 project costs to be allocated: construction (\$159,000 contracts, \$9,000 contingency, \$28,000 other project costs, \$223,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2008, and the statute of limitations expired on August 13, 2008, without public comment.

Real Estate Due Diligence

A Summary of Conditions Memo will be prepared for this project by the Department of General Services before construction resumes.

Project Schedule:

Complete construction March 2009

Staff Recommendation: Approve the use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
N. A. CHADERJIAN YOUTH CORRECTIONAL FACILITY
SEXUAL BEHAVIOR TREATMENT PROGRAM, COUNSELING BUILDING NO. 2
STOCKTON, SAN JOAQUIN COUNTY

*Authority: Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (4)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (2)*

Consider approval of the use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
N. A. Chaderjian Youth Correctional Facility
Sexual Behavior Treatment Program, Counseling Building No. 2
Stockton, San Joaquin County

Action requested

If approved, the requested action would authorize the use of Inmate Ward Labor.

Scope Description

This project is within scope. This project will provide counseling and treatment space for youthful offenders in Living Unit #6 and office space for the resident psychologist, case managers, and support staff in the Sexual Behavior Treatment Program in compliance with the Prison Law Office Consent Decree in the *Farrell v. Tilton* lawsuit.

Pursuant to Section 10103.5 of the Public Contract Code the State Public Works Board must approve the use of Inmate Ward Labor (IWL) for any project that is for the 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 to complete this project.

Funding and Cost Verification

This project is within cost. Funding for this project was originally approved through the Department of Corrections and Rehabilitation's (CDCR) Division of Juvenile Justice minor capital outlay program appropriation in the Budget Act of 2005. These funds were used to complete preliminary plans and working drawings and approximately 46 percent of construction. However, construction was subsequently stopped when it was determined that the project cost had increased beyond the threshold for minor capital outlay projects. This project has been shifted to the CDCR's major capital outlay program and funding to complete construction has been appropriated in the Chapters 268 and 269, Statutes of 2008.

The CDCR expended \$219,000 of minor capital outlay funds on this project before it was determined it must be stopped and shifted to a major capital outlay project. In addition, the Chapters 268 and 269, Statutes of 2008 appropriated \$517,000 to complete construction of this project. The estimated total project cost is \$736,000.

\$736,000	total authorized project cost
\$736,000	total estimated project cost
\$219,000	project costs previously allocated: minor capital outlay project
\$517,000	project costs to be allocated: construction (\$241,000 contracts, \$14,000 contingency, \$40,000 other project costs, \$222,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2008, and the statute of limitations expired on August 13, 2008, without public comment.

Real Estate Due Diligence

A Summary of Conditions Memo will be prepared for this project by the Department of General Services before construction resumes.

Project Schedule

Complete construction	March 2009
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Staff Recommendation: **Approve the use of Inmate Ward Labor.**

CONSENT ITEM

CONSENT ITEM—11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
O. H. CLOSE YOUTH CORRECTIONAL FACILITY
HUMBOLDT SPECIALIZED COUNSELING PROGRAM BUILDING
STOCKTON, SAN JOAQUIN COUNTY

Authority: Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (4)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (.7)

Consider approval of the use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS ITEM—11

Department of Corrections and Rehabilitation
O. H. Close Youth Correctional Facility
Humboldt Specialized Counseling Program Building
Stockton, San Joaquin County

Action requested

If approved, the requested action would authorize the use of Inmate Ward Labor.

Scope Description

This project is within scope. This project will construct an approximately 1,350 square foot addition to the existing Humboldt Annex to provide office space for five new clinical staff, a group counseling room, restrooms to accommodate youthful offenders and staff, and mechanical and storage rooms for the Specialized Counseling Program in compliance with the Prison Law Office Consent Decree in the *Farrell v. Tilton* lawsuit.

Pursuant to Section 10103.5 of the Public Contract Code the State Public Works Board must approve the use of Inmate Ward Labor (IWL) for any project that is for the 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 to complete this project.

Funding and Cost Verification

This project is within cost. Funding for this project was originally approved through the Department of Corrections and Rehabilitation's (CDCR) Division of Juvenile Justice minor capital outlay program appropriation in the Budget Act of 2005. These funds were used to complete preliminary plans and working drawings and approximately 22 percent of construction. However, construction was subsequently stopped when it was determined that the project cost had increased beyond the threshold for minor capital outlay projects. This project has been shifted to the CDCR's major capital outlay program and funding to complete construction has been appropriated in the Chapters 268 and 269, Statutes of 2008.

The CDCR expended \$235,425 of minor capital outlay funds on this project before it was determined it must be stopped and shifted to a major capital outlay project. In addition, the Chapters 268 and 269, Statutes of 2008 appropriated \$517,000 to complete construction of this project. The estimated total project cost is \$752,425.

\$752,000	total authorized project cost
\$752,000	total estimated project cost
\$235,000	project costs previously allocated: minor capital outlay project
\$517,000	project costs to be allocated: construction (\$241,000 contracts, \$15,000 contingency, \$63,000 other project costs, \$198,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2008, and the statute of limitations expired on August 13, 2008, without public comment.

Real Estate Due Diligence

A Summary of Conditions Memo will be prepared for this project by the Department of General Services before construction resumes.

Project Schedule

Complete construction March 2009

Staff Recommendation: Approve the use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM—12

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
O. H. CLOSE YOUTH CORRECTIONAL FACILITY
INYO BEHAVIORAL TREATMENT PROGRAM SPACE
STOCKTON, SAN JOAQUIN COUNTY

Authority: Chapters 38 and 39, Statutes of 2005, Item 5225-301-0001 (4)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (.6)

Consider approval of the use of Inmate Ward Labor

CONSENT ITEM

STAFF ANALYSIS ITEM—12

Department of Corrections and Rehabilitation
O. H. Close Youth Correctional Facility
Inyo Behavioral Treatment Program Space
Stockton, San Joaquin County

Action requested

If approved, the requested action will authorize the use of Inmate Ward Labor.

Scope Description

This project is within scope. This project will construct two new education/treatment rooms to provide program space for youthful offenders participating in the Behavioral Treatment Program in the Inyo Living Unit in compliance with the Prison Law Office Consent Decree in the *Farrell v. Tilton* lawsuit.

Pursuant to Section 10103.5 of the Public Contract Code the State Public Works Board must approve the use of Inmate Ward Labor (IWL) for any project that is for the 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 to complete this project.

Funding and Cost Verification

This project is within cost. Funding for this project was originally approved through the Department of Corrections and Rehabilitation's (CDCR) minor capital outlay program appropriation in the Budget Act of 2006. These funds were used to complete preliminary plans and working drawings. However, at the completion of design the project was put on hold because it was determined based on an updated estimate that the project cost had increased beyond the threshold for minor capital outlay projects. This project has been shifted to the CDCR's major capital outlay program and funding to complete construction has been appropriated in the Chapters 268 and 269, Statutes of 2008.

The CDCR expended \$18,415 of minor capital outlay funds on this project to complete design. The Chapters 268 and 269, Statutes of 2008 appropriated \$516,000 for construction of this project. The estimated total project cost is \$534,415.

\$534,000 total authorized project cost

\$534,000 total estimated project cost

\$ 18,000 project costs previously allocated: minor capital outlay project

\$516,000 project costs to be allocated: construction (\$349,000 contracts, \$29,000 contingency, \$60,000 other project costs, \$78,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2008, and the statute of limitations expired on August 13, 2008, without public comment.

Real Estate Due Diligence

A Summary of Conditions Memo will be prepared for this project by the Department of General Services before construction begins.

Project Schedule:

Complete construction March 2009

Staff Recommendation: Approve the use of Inmate Ward Labor.

CONSENT ITEM

CONSENT ITEM—13

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SMALL MANAGEMENT EXERCISE YARDS
STATEWIDE

Authority: Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001(2)

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—13

Department of Corrections and Rehabilitation
Small Management Exercise Yards
Statewide

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Budget Act of 2007 provided funding for preliminary plans and working drawings for 179 Small Management Exercise Yards (SMY) at six institutions. On June 13, 2008, the State Public Works Board (SPWB) approved a scope change and augmentation to add preliminary plans and working drawings for 272 additional SMYs at 14 institutions to the scope of this project. The 14 institutions are: Avenal State Prison, California Correctional Institution, California Institution for Men, California State Prison - Lancaster, Sacramento, and Solano, Calipatria State Prison, Centinela State Prison, Chuckawalla Valley State Prison, Deuel Vocational Institution, Ironwood State Prison, Kern Valley State Prison, Pleasant Valley State Prison, and Richard J. Donovan Correctional Facility.

Preliminary plans for the original 179 SMYs included in this project were approved by the SPWB on June 13, 2008, in an action separate from the scope change and augmentation referenced above. This action would approve the preliminary plans for the additional 272 SMYs added to this project by the scope change and augmentation described above.

Each SMY will be approximately 150 square feet, constructed of ¼-inch crimp-lock pre-galvanized fabric with a secured roof constructed half of ¼-inch crimp-lock pre-galvanized fabric and half of metal pan decking. Each yard will be set on a concrete base and will include a combination toilet and sink. A gate is provided for secure access to the yard and is supplemented with a security lock and a side cuff port similar to what is utilized in cell doors.

Funding and Project Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001 (2) appropriated \$911,000 General Fund for preliminary plans and working drawings for this project. Combined with the previously approved augmentation (\$181,289 or 19.9 percent), the total authorized funding for this project is \$1,092,289.

\$1,092,000 total authorized project costs

\$1,092,000 total estimated project costs

\$1,092,000 project costs previously allocated: \$667,000 preliminary plans, and \$425,000 working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 25, 2008, and the statute of limitations expired on February 29, 2008, without public comment.

Real Estate Due Diligence

The Department of General Services prepared Summary of Conditions Letters for these projects and it was noted that no significant issues were identified.

Project Schedule:

Approve preliminary plans	October 2008
Complete working drawings	November 2008
Complete construction	January 2010

Staff Recommendation: Approve preliminary plans.

Brian Dewey 10/7/08 10:06 AM

Comment [1]: Construction funds are not included in the total. Is this intentional? We normally include construction costs, as recognized, even if they have yet to be appropriated.

ACTION ITEM

NONE

OTHER BUSINESS

The Annual Report from Gilbert Associates Inc.

- a. Public Buildings Construction Fund
- b. High Technology Education Revenue Bond Fund

Recognize the 2008 State Public Works Board Financial Statements

REPORTABLES

To be presented at the Meeting.