



## AGENDA WITH ANALYSIS

### STATE PUBLIC WORKS BOARD

Monday, February 12, 2018 at 10:00 a.m. in  
Room 113, State Capitol, Sacramento, California

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

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

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Patrice Coleman at (916) 445-9694 or e-mail to [patrice.coleman@dof.ca.gov](mailto:patrice.coleman@dof.ca.gov), five days prior to the meeting.

## MINUTES

**Consider approving the minutes from the January 12, 2018 Board meeting.**

Staff has reviewed the minutes from the January 12, 2018 Public Works Board Meeting and recommends approval of those meeting minutes.

**Staff Recommendation: Approve minutes from the January 12, 2018 Public Works Board Meeting.**

CONSENT ITEM

CONSENT ITEM—1

CALIFORNIA CONSERVATION CORPS (3340)  
UKIAH RESIDENTIAL CENTER REPLACEMENT  
MENDOCINO AND LAKE COUNTIES

Authority: Chapters 14, 22, and 54, Statutes of 2017, Item 3340-301-0001(1)

Consider authorizing site selection of two properties

CONSENT ITEM

STAFF ANALYSIS ITEM—1

California Conservation Corps  
Ukiah Residential Center Replacement  
Mendocino and Lake Counties

Action requested

**If approved, the request would authorize site selection of two properties.**

Scope Description

**This project is within scope.** This request will authorize site selection of two separate properties for the construction of a replacement California Conservation Corps (CCC) residential center. The first site is located in the City of Willits, County of Mendocino (“Site 1”), and the second site is located in the City of Lakeport, County of Lake (“Site 2”).

Funding and Cost Verification

**This project is within cost.** Either property can be acquired with the funds available and in accordance with legislative intent.

CEQA

Environmental review for the each site is currently underway and the appropriate CEQA documentation will be completed prior to the project coming before the Board for acquisition approval.

Condition of Property

**Site 1 – 440 E. Hill Road, Willits, California:**

Department of General Services (DGS) staff conducted a site visit to the property in November 2017. The site is an approximately 27-acre parcel, located at 440 E. Hill Road, in the City of Willits, County of Mendocino.

The site is relatively flat and was previously used as pasture land. It is bordered by the new Willits Highway 101 bypass freeway to the east, and the North Coast Railroad Authority to the west and north. The Property contains two tree-lined riparian corridors with intermittent streams and tributaries, and a small woodland area on the southeast corner adjacent to E. Hill Road. A Wetland Report from April 2017 indicates that 13 of the 27 acres have potential for development. The site is located in Federal Emergency Management Agency (FEMA) Flood Zone X, which is outside the 500 year floodplain and is a minimal flood hazard.

DGS recommends further research pertaining to the extent of mitigation of the riparian corridors before acquisition can be considered. A Phase I Environmental Site Assessment Report is also recommended to assess any potential surface, or subsurface issues.

***Site 2 – 1842 Todd Road, Lakeport, California:***

DGS staff conducted a site visit for the subject property in November 2017. The site is approximately 15.7 acres, located at 1842 Todd Road, in the City of Lakeport, County of Lake.

The site is partially level with rolling hills and has previously been used for agricultural walnut production. Vegetation consists of the remnants of the walnut grove operation and native grasses. Surrounding properties include commercial businesses to the north and east and residences to the west and south. While DGS staff did not observe any wetland/riparian area on the site, in 2010, the U.S. Army Corps of Engineers determined that approximately 1 acre is impacted by wetlands, drainage, or other water present running northeast to the southwest on the site. The site is also located in FEMA Flood Zone X. DGS also recommends further research pertaining to the potential wetland area, or unidentified drainage before acquisition can be considered.

Other:

- The purchase price of each property is not anticipated to exceed the estimated fair market value as determined by a DGS approved appraisal.
- Neither DGS nor CCC is aware of any lawsuits pending concerning either property.
- Each proposed site meets the physical and location requirements of the CCC.
- There are no known historic issues and no implied dedication associated with either property.
- Each proposed project location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.

**Staff Recommendation:     Authorize site selection of two properties.**

## CONSENT ITEM

### CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
DEUEL VOCATIONAL INSTITUTE  
BRINE CONCENTRATOR SYSTEM REPLACEMENT  
SAN JOAQUIN COUNTY

*Authority: Chapters 14, 22, and 54, Statutes of 2017, Item 5225-301-0001(5)*

**Consider recognizing a scope change**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
Deuel Vocational Institute  
Brine Concentrator System Replacement  
San Joaquin County

Action Requested

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

Scope Description

**This project is not within scope.** This project consists of the design and construction of a new Vibratory Shear Enhanced Process (VSEP) system to replace the existing brine concentrator system for Deuel Vocational Institution's Reverse Osmosis Water Treatment Plant. This project is required for compliance with code requirements for secondary drinking water and wastewater discharge.

The project consists of the construction of a VSEP system capable of concentrating the brine waste from DVI's Reverse Osmosis Water Treatment Plant. The project will also increase the emergency generator capacity to allow for full operation of both the reverse osmosis plant and the VSEP system, construct two 1-million gallon water storage tanks piped in parallel with the existing water tank, tie into existing infrastructure, and construct a 1,000 sf building to house the new VSEP system.

CDCR requests a scope change to add evaporating ponds necessary to support the new VSEP. The VSEP system creates a higher volume of brine discharge compared to the unreliable brine concentrator that is being replaced. These ponds were erroneously omitted from the original scope. The new ponds will increase the area for evaporation by 3.5 acres, doubling the total to 7 acres and meet the design requirements for the VSEP system's volume and concentration of waste brine, and will comply with code requirements for secondary drinking water and wastewater discharge requirements. In addition to the expansion of the ponds, there is a reduction in the size of the system needed to process the brine from the ROWTP.

The original estimate of total project cost was \$28,826,000. The total revised project cost is \$32,238,000, which is an increase of \$3,412,000 (\$232,000 increase for working drawings and a

net increase to the construction of \$3,180,000). The increases to the project costs are for the two evaporating ponds, which add \$12,029,000 to project costs (\$232,000 working drawings and \$11,797,000 construction). This is partially offset by a reduced estimate for the VSEP system equipment in the amount of \$8,617,000 (construction) because the original estimate overstated the size of the system needed to process the well water and subsequent preliminary testing onsite confirmed that. Please note that funding for working drawings has been requested in the 2018-19 Governor's Budget and funding for construction is anticipated to be requested in future budget cycles.

On January 11, 2018, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change and recommend the State Public Works Board recognize the revised scope no sooner than 20 days.

#### Funding and Cost Verification

**This project is not within cost.** The Budget Act of 2017 appropriated \$1,879,000 from the General Fund for preliminary plans. The request for working drawings is included in the 2018-19 Governor's Budget and funding for the construction phase is anticipated to be requested in a future budget cycle. A revised estimate was prepared in association with this scope change for a revised project cost of \$32,238,000; this estimate includes an increase to the construction phase in the amount of \$3,180,000.

\$ 1,879,000 Total authorized project costs

\$32,238,000 Total estimated project costs

\$ 1,879,000 State costs previously allocated: \$1,879,000 preliminary plans

\$30,359,000 Project cost to be allocated: \$2,063,000 for working drawings, and \$28,296,000 for construction (\$21,519,000 contract, \$1,506,000 contingency, \$1,980,000 A&E, \$2,864,000 other project costs, and \$427,000 agency retained)

\$ 3,412,000 Potential net increase: increase of \$232,000 for working drawings, and increase of \$3,180,000 for construction (\$2,459,000 contract, \$172,000 contingency, \$226,000 A&E, and \$323,000 other project costs)

#### CEQA

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

#### Real Estate Due Diligence

Due Diligence will be completed prior to approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	August 2018
Complete working drawings	April 2019
Start construction	August 2019
Complete construction	January 2021

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA INSTITUTE FOR MEN  
50-BED MENTAL HEALTH CRISIS FACILITY  
SAN BERNARDINO COUNTY

*Authority: Chapter 14, 22, and 54, Statutes of 2017, Item 5225-301-0001(9)*

**Consider recognizing a scope change**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
California Institution for Men  
50-Bed Mental Health Crisis Facility  
San Bernardino County

#### Action Requested

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

#### Scope Description

**This project is not within scope.** This project consists of the design and construction of a new licensed 50-Bed Mental Health Crisis Facility at the California Institution for Men (CIM). The new 50-Bed Mental Health Crisis Facility will provide housing, treatment, and office space to care for inmate-patients experiencing a mental health crisis. This building will be designed to allow for operation at either a mental health crisis or intermediate care level if treatment acuity needs fluctuate. The building will be approximately 48,000 square feet to accommodate housing, administration, treatment, and custody services to support 50 inmate-patients. The project scope also includes expansion of the secure perimeter to include the proposed project site and three new guard towers. Site preparation work includes extending existing utilities, including water, wastewater, natural gas, electrical and communications to the proposed building site.

CDCR has reviewed potential locations at CIM for this project, and is proposing a site within the existing security perimeter for Facility D. CDCR requests a scope change to reflect demolition of existing structures and to remove scope items previously identified in this project. An unused swimming pool and a seismically damaged building will be demolished to prepare the proposed project site for construction of the Mental Health Crisis Facility. Because the construction is now proposed for within the existing security perimeter, this project no longer requires construction of a new perimeter security fence and three guard towers. The estimated construction cost for added demolition is largely offset by the savings from the deletion of perimeter security fencing and the guard towers. The proposed location is projected to increase the projected construction duration by six months. The total revised project cost is \$56,587,000, which includes a decrease in working drawings (\$31,000) and an increase in construction (\$1,310,000). Please note that funding for working drawings is included in the 2018-19 Governor's Budget and funding for construction is anticipated to be requested in a future budget cycle.

On January 11, 2018, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change and recommend the State Public Works Board recognize the revised scope no sooner than 20 days.

#### Funding and Cost Verification

**This project is not within cost.** The Budget Act of 2017 appropriated \$3,661,000 from the General Fund for preliminary plans. The request for working drawings is included in the 2018-19 Governor's Budget and funding for the construction phase is anticipated to be requested in a future budget cycle. There is a revised project cost of \$56,587,000, which includes an increase of \$1,310,000 in the construction phase .

\$ 3,661,000 Total authorized project costs

\$56,587,000 Total estimated project costs

\$ 3,661,000 State costs previously allocated: \$3,661,000 preliminary plans

\$51,647,000 Project cost to be allocated: \$3,441,000 for working drawings and \$49,485,000 for construction (\$37,650,000 contract, \$1,882,000 contingency, \$3,097,000 A&E, \$4,562,000 other project costs, and \$2,294,000 agency retained)

\$1,279,000 Potential net increase: decrease of \$31,000 for working drawings and increase of \$1,310,000 for construction (increase of \$1,313,000 contract and \$65,000 contingency, decrease of \$28,000 A&E and \$40,000 other project costs)

#### CEQA

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

#### Real Estate Due Diligence

Due Diligence will be completed prior to approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	January 2019
Complete working drawings	December 2019
Start construction	April 2020
Complete construction	April 2022

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM—4

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)  
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT  
AMADOR COUNTY**

*Authority: Sections 15820.93 – 15820.936 of the Government Code*

**Consider:**

- a) **Approving preliminary plans**
- b) **Recognizing revised project costs**

## CONSENT ITEM

### STAFF ANALYSIS ITEM—4

Board of State and Community Corrections  
Adult Local Criminal Justice Facilities Project  
Amador County

Action Requested

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

Scope Description

**This project is within scope.**

This project will design and construct a new stand-alone building adjacent to the existing county jail located on county owned land. The new building will provide new housing, programming and treatment space.

The building will include beds, recreation yard, central control, medical and dental rooms, program/group space, interview room, office space, and a covered exterior circulation and storage basement. A pathway will connect the new building to a new parking lot that will provide parking for staff and the public.

The project will include, but is not limited to, electrical; plumbing; mechanical; heating; ventilation, and air conditioning; security; site improvements, staff parking; fire protection systems; and security fencing.

Funding and Project Cost Verification

**This project is not within cost.** Section 15820.932 of the Government Code appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The initial allocation of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. On July 15, 2016, the Board established the scope, cost and schedule of this project, allocating \$17,179,000 of the \$500,000,000 lease revenue bond financing authority. At the time of establishment, the total estimated project cost was \$17,812,000. Subsequent to this action, a new project cost estimate was prepared in association with

preliminary plans approval. Based on this revised estimate the current total estimated project is \$17,815,000 which includes the anticipated deficit of \$3,000.

- \$17,812,000 Total authorized project cost
- \$17,815,000 Total estimated project cost
- \$17,179,000 State costs previously allocated: \$630,000 preliminary plans, \$811,000 working drawings, \$15,738,000 construction (\$12,273,000 contract, \$1,227,000 contingency, \$406,000 A&E, \$1,832,000 other project costs)
- \$0 State cost adjustments: a decrease of \$13,000 preliminary plans, an increase of \$15,000 working drawings, and a decrease of \$2,000 construction (an increase of \$327,000 contract, an increase of \$33,000 contingency, and a decrease of \$362,000 other project costs)
- \$633,000 Local costs previously allocated: \$241,000 acquisition/study, \$43,000 preliminary plans, \$46,000 working drawings, \$303,000 construction (\$303,000 other projects costs)
- \$3,000 Local costs potential deficit: an increase of \$20,000 preliminary plans, a decrease of \$17,000 construction (a decrease of \$17,000 in other project costs)

#### CEQA

The County filed its CEQA Notice of Determination on July 20, 2015. Subsequently, a neighborhood group filed a Petition for Writ of Mandate on August 17, 2015 challenging the CEQA determination made by the county. The Amador County Board of Supervisors recognizes that in the event the proposed project cannot move forward, the design costs cannot be reimbursed by the State of California.

#### Due Diligence

A Summary of Conditions Letter for this project was completed on January 26, 2018, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	February 2018
Complete working drawings	July 2018
Start construction	September 2018
Complete construction	December 2019

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

**ACTION ITEM**

**ACTION ITEM—1**

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
VARIOUS COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)  
Section 39719(b)(2) of the Health and Safety Code  
Section 39719.1 of the Health and Safety Code  
Section 15853 of the Government Code*

**Consider authorizing site selection of two assessors parcels in full or in part.**

<b>High Speed Rail Authority Parcel Number</b>	<b>Assessor Parcel Number</b>
<b>Fresno County</b>	
FB-10-1309	042-170-25
<b>Kings County</b>	
FB-16-0231	028-202-031

## ACTION ITEM

### STAFF ANALYSIS ITEM—1

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Various Counties

#### Action Requested

**If approved, the requested action would authorize site selection of two assessors parcels in full or in part.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting from Madera and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,600 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1. In addition, Health and Safety Code section 39719 (b)(2) appropriates 25 percent of the annual proceeds of the Greenhouse Gas Reduction Fund for the Phase 1 Blended System and Health and Safety Code section 39719.1 authorizes repayment of a \$400 million General Fund loan from the Greenhouse Gas Reduction Fund for the Phase 1 Blended System. The IOS-1 is a component of the Phase 1 Blended System.

#### Background

To date, the Board has site-selected approximately 1,600 parcels comprising approximately 120 miles from Madera to near Bakersfield. This total does not reflect properties associated with right-of-way transfer agreements with local government.

The property in Fresno County is needed for Pacific Gas and Electric utility relocations on E. Rose Avenue, just west of the HSTS and the property in Kings County is needed for the Kansas Avenue grade separation.

For these properties, the CEQA and NEPA processes were completed in 2014. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

**Staff Recommendation: Authorize site selection of two assessors parcels in full or in part.**

## OTHER BUSINESS

### OTHER BUSINESS—1

Whittier Conservancy, a non-profit California corporation, vs. California Public Works Board; California Department of General Services; California Department of Finance, et. al. Alameda County Superior Court, Case No. RG15773639; and

Whittier Conservancy v. California Public Works Board, et al.  
Court of Appeal of the State of California, First Appellate District, Case No. A149264 and A149355

Staff will update the Board on the outcome of the above referenced litigation and the state's appeal from the lower court's decision in this case.

## REPORTABLES

### TO BE PRESENTED AT MEETING