



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD
May 4, 2006 Meeting
MINUTES

PRESENT:

Mr. Vince Brown, Chief Deputy Director, Department of Finance
Mr. Ron Joseph, Director, Department of General Services
Ms. Cindy McKim, Deputy Director, Department of Transportation

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member
Assembly Member Wilma Chan
Assembly Member Lloyd E. Levine
Senator Gilbert Cedillo
Senator Wesley Chesbro

STAFF PRESENT:

Jim Martone, Assistant Administrative Secretary, Public Works Board

OTHERS PRESENT:

Darlene Masten, California Department of Corrections and Rehabilitation
George Sifuentes, California Department of Corrections and Rehabilitation
Marilyn J. Nelson, California Department of Corrections and Rehabilitation

CALL TO ORDER AND ROLL CALL:

Mr. Vince Brown, Chief Deputy Director for the Department of Finance called the meeting to order at 4:30 p.m. Jim Martone, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

Mr. Brown asked that it be noted that since no bond items would be on the agenda the State Controller's Office and State Treasurer's Office need not attend and will not be marked absent.

BOND ITEMS:

No Bond Items

Mr. Martone said that since we were here for a Special Meeting, the minutes from the April 14th and this meeting would be brought before the Board for approval at the May 12th Regular Meeting. He would also like it noted that the Bond Item #1 had been pulled from the Agenda. Mr.

Martone believed it might be coming back to the Board on the June 2006 Agenda.

(Bond Item #1 Concerning Department of Corrections and Rehabilitation California Medical Facility Project in Vacaville for Mental Health Crisis Beds)

Mr. Brown said that since there would be no Bond Items we would move to the Consent Calendar.

CONSENT CALENDAR:

Mr. Martone reported that the Consent Calendar covered items numbered 2 and 3. In summary these items proposed:

- 1 request to Recognize scope change and approve the augmentation, [2]
- 1 request to Approve augmentation, [3]

There were **two** 20-day letters for Items #2 and #3.

1) Item # 2, is for the Department of Corrections and Rehabilitation at the California State Prison in Sacramento, Sacramento County for the Psychiatric Services Unit/Enhanced Outpatient Care Project, (Phase I) to recognize scope change and approve an augmentation

—The letter was sent to the Joint Legislative Budget, Senate Appropriations, and the Assembly Appropriation Committees on April 14, 2006 and will expire after today, May 4.

2) Item # 3, Department of Corrections and Rehabilitation at the California Medical Facility in Vacaville, Solano County for the Mental Health Crisis Beds Project to approve an augmentation

—The letter was sent to the Joint Legislative Budget, Senate Appropriations, and the Assembly Appropriation Committees on April 14, 2006 and will expire after today, May 4.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 2 and 3.

Mr. Brown asked if there was any public to comment on these items?
There was no response.

A motion was made by Mr. Joseph and Second by Ms. McKim to approve the Consent Calendar

The Consent Calendar was approved by a 3-0 vote.

Mr. Brown asked if we had any *Action Items, Other Business, or Reportables* for the board?

Mr. Martone reported no.

Vince: Then that concludes today's agenda

NEXT MEETING:

Mr. Brown said the next regularly scheduled meeting is set for:

Friday, May 12, 2006, at 10:00 AM, State Capitol, Room 113.

Mr. Brown then adjourned the meeting.

End at 4:33 PM

BOND ITEM

BOND ITEM – 1

(Item is pulled from the May 4th agenda)

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY, VACAVILLE, SOLANO COUNTY
Mental Health Crisis Beds**

*Authority: Chapter 157, Statutes of 2003, Item 5240-301-0660 (2), 61.09.036
Chapter 38/39, Statutes of 2005, Item 5225-301-0660 (3)*

Adopt a resolution to include the following:

1. Authorize the use of interim financing, to be repaid from the Public Building Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution and delivery of a Construction Agreement between the Department of Corrections and Rehabilitation and the State Public Works Board.
3. Approve the form of and authorize the execution of Site Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
4. Approve the form of and authorize the execution of Facility Lease between the Department of Corrections and Rehabilitation and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total estimated project cost:

\$29,795,000

(Item is pulled from the May 4th agenda)

BOND ITEM

STAFF ANALYSIS ITEM – 1

Department of Corrections and Rehabilitation
California Medical Facility, Vacaville, Solano County
Mental Health Crisis Beds

(Item is pulled from the May 4th agenda)

Action Requested

The requested action will adopt a resolution authorizing actions to be taken to provide for interim financing and authorize the sale of lease revenue bonds.

Scope Description

This project is within scope. The Mental Health Crisis Bed facility will be a single story building with an area of 44,881 square feet. The new facility will provide two 25-bed nursing units for mental health treatment needs of California Department of Corrections and Rehabilitation inmate/patients requiring short-term, inpatient, and crisis care in a licensed Correctional Treatment Center environment.

Funding and Project Cost Verification

This project is within cost.

\$29,795,000 total estimated project cost

\$29,795,000 project costs previously allocated: preliminary plans \$1,452,000; working drawings \$1,225,000; project administration \$2,268,000; agency retained \$2,066,000; and construction \$22,784,000 (\$21,699,000 contract, \$1,085,000 contingency)

CEQA

A Mitigated Negative Declaration was filed with the State Clearinghouse on September 17, 2004, and the litigation-waiting period expired on October 18, 2004.

Project Schedule:

The project schedule is as follows:

Approve Preliminary Plans:	September 2005
Complete Working Drawings:	January 2006
Start Construction:	May 2006
Complete Construction:	January 2008

Due Diligence:

Due Diligence was completed in October 2005.

Staff Recommendation: Adopt resolution

(Item is pulled from the May 4th agenda)

CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, SACRAMENTO, SACRAMENTO COUNTY
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Authority: Chapter 106, Statutes 2001, Item 5240-301-0001 (33)
Chapter 379, Statutes 2002, Item 5240-301-0001 (10)
Chapter 157, Statutes 2003, Item 5240-301-0660 (5)

- a. **Recognize scope change**
- b. **Approve augmentation** **\$1,235,000**
(18.85 percent total project)

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

California Department of Corrections and Rehabilitation
California State Prison, Sacramento, Sacramento County
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Action Requested

This action will recognize a scope change and approve an augmentation for this project.

Scope Description

This project is not within scope. This project will modify over 50,000 square feet (sq.ft.) of existing warehouse space to include: approximately 20,120 sq.ft. of new office space with fire rated corridors; restroom; conference rooms with acoustical ceilings; addition of Administrative Segregation Enhanced Outpatient Program space (approx. 6,500 sq.ft.); Psychiatric Services Unit (PSU) treatment center and classrooms (approx. 9,216 sq.ft.); and Enhanced Outpatient Program treatment center classrooms with security walls and ceilings (approx. 13,944 sq.ft.). Existing gym improvements include the removal of existing temporary classrooms and installing a new mental health crisis bed area, including 12 new cells as an addition to the Correctional Treatment Center (approx. 6,500 sq.ft.). PSU housing unit work will include cell improvements by replacing 64 high security cell doors, and adding cell light switches.

A scope change will modify this project to include additional data ports and telephone lines necessary to meet the program needs for advanced mental health care.

On April 14, 2006 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 after May 4, 2006.

Funding and Project Cost Verification

This project is not within cost. CDCR is requesting a scope change and an augmentation of \$1,235,000 (cumulative augmentation 18.85 percent). The project was previously augmented by \$1,969,000. The revised scope would increase the number of data lines included in the project so clinical staff may have adequate access to information systems. The augmentation includes \$377,000 related to an increase in data lines, \$414,000 for project administration services due to project delays, and \$444,000 for contingency to handle additional change orders due to delays in construction.

The augmentation will fund an increase in data lines from 36 to 180 and an increase in voice lines from 169 to 187. The additional lines are necessary for clinicians to have adequate access to information systems. When the PSU/EOP was designed several years ago, the need for access to information systems was not fully recognized. The CDCR's use of information systems has increased over the past several years, and these data lines will enable full use of current systems and will be sufficient for future use of planned electronic medical record systems. The augmentation will also fund an increase in guarding costs of \$132,000 for the project delays related to the roof.

Project administration has increased because of contractor related delays primarily attributed to the roof. The contractor has submitted several roofing material substitutes as an equal that were not accepted as an equal. The contractor has also submitted different roofing systems that were not approved. This process went on for fourteen months. In the meantime, the delay

in getting the roof replaced caused the existing roof to further deteriorate and there are now 43 known leaks in the existing roof.

In addition, the augmentation will cover various other project administration costs and includes additional architectural fees of \$155,000, construction management fees of \$110,000, project management fees of \$65,000, inspection fees of \$65,000, and material testing costs of \$19,000. Retaining these services for the project's duration is essential for the project's successful completion and to handle the work associated with the scope change. Lastly, contingency funding has been increased by \$444,000 to handle additional change orders because of delays in construction.

\$20,199,000	total estimated project costs
\$18,964,000	project costs previously allocated: preliminary plans \$822,000; working drawings \$1,080,000; \$17,062,000 (\$13,718,000 contracts, \$960,000 contingency, \$1,498,000 project administration, \$886,000 agency retained)
\$1,235,000	proposed augmentation: construction \$1,235,000 (\$444,000 contingency, \$414,000 project administration, \$377,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 29, 2001, and the waiting period expired on November 28, 2001, with no public comment.

Project Schedule

The project schedule is as follows:

Completion of preliminary plans:	June 2002
Completion of working drawings:	October 2003
Complete Construction:	June 2006

Due Diligence

Due diligence was completed in December 2003.

Staff Recommendation: Recognize scope change and approve the augmentation

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CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY, VACAVILLE, SOLANO COUNTY
Mental Health Crisis Beds

*Authority: Chapter 157, Statutes of 2003, Item 5240-301-0660 (2), 61.09.036
Chapter 38, Statutes of 2005, Item 5225-301-0660 (3)*

Approve augmentation **\$3,195,000**
(12.01 percent of total project)

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of Corrections and Rehabilitation
California Medical Facility, Vacaville, Solano County
Mental Health Crisis Beds

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The Mental Health Crisis Bed facility will be a single story building with an area of 44,881 square feet. The new facility will provide two 25-bed nursing units for mental health treatment needs of California Department of Corrections and Rehabilitation (CDCR) inmate/patients requiring short-term, inpatient, and crisis care in a licensed Correctional Treatment Center environment.

Funding and Project Cost Verification

This project is not within cost. The CDCR is requesting an augmentation of \$3,195,000 to the construction phase (cumulative augmentation 12.01 percent) because of increased costs to construction contract, project administration, and agency retained.

The construction contract (\$2,162,000) and contingency (\$108,000) increase of \$2,270,000 is for the project's electrical, security, fire alarm, personal alarm, and intercom work. The successful low bidder had only one legitimate sub contract proposal for the aforementioned work and that bid represents the entire \$2,162,000 contract increase.

Because this is a complex mental health facility it requires a full time Office of Statewide Health Planning and Development Inspector, a Construction Manager for the duration of the project, a Structural Inspector for nine months, and over 14 months of mechanical, electrical, and punch list inspection services. This represents the additional cost of \$745,000. The original project budget underestimated the continued onsite inspection costs. Additionally, the original project schedule did not anticipate a one year delay for a supplemental construction appropriation and the ensuing rising construction costs.

The project management fees for the construction phase have increased by \$105,000 and are attributed to the original project schedule being delayed for a year while obtaining a supplemental construction appropriation and the additional time anticipated for project management coordination of complex submittals, requests for information, and site and construction issues. Additionally, there is an increase to Group II Equipment in the amount of \$284,000. This increase represents updated equipment pricing information for equipment necessary to license the facility.

The total requested augmentation of \$3,195,000 includes a redirection of savings in the amount of \$209,000 from the design phases (\$109,000 preliminary plans and \$100,000 working drawings) and project cost increases of \$3,404,000 to the construction phase. At this time, the project is estimated to be \$29,795,000.

On April 14, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after May 4, 2006.

\$29,795,000	total estimated project cost
\$26,600,000	project costs previously allocated: preliminary plans \$1,561,000; working drawings \$1,325,000; project administration \$1,418,000; agency retained \$1,782,000; and construction \$20,514,000 (\$19,537,000 contract, \$977,000 contingency)
\$3,195,000	proposed net augmentation: preliminary plans -\$109,000; working drawing -\$100,000; project administration +\$850,000; agency retained +\$284,000; construction +\$2,270,000 (\$2,162,000 contract, \$108,000 contingency)

CEQA

A Mitigated Negative Declaration was filed with the State Clearinghouse on September 17, 2004, and the litigation-waiting period expired on October 18, 2004.

Project Schedule:

The project schedule is as follows:

Approve Preliminary Plans:	September 2005
Complete Working Drawings:	January 2006
Start Construction:	May 2006
Complete Construction:	January 2008

Due Diligence:

Due Diligence was completed in October 2005.

Staff Recommendation: Approve augmentation

OTHER BUSINESS

OTHER ITEM –

None.

REPORTABLES

None.

Respectfully Submitted
By:

JIM MARTONE
Assistant Administrative Secretary