



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

*Friday, December 13, 2019 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 Kathryn Lee at (916) 445-9694 or e-mail to Kat.lee@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
MID-COUNTY CIVIL COURTHOUSE
RIVERSIDE COUNTY**

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapters 21 and 29, Statutes of 2012, Item 0250-301-3138 (14), as reappropriated
by the Budget Act of 2015
Chapter 25 and 663, Statutes of 2014, Item 0250-301-3138 (7), as reappropriated
by the Budget Act of 2015
Chapters 29, 30, and 449 Statutes of 2018, Item 0250-301-3138 (1)
Chapters 29, 30, and 449 Statutes of 2018, Item 0250-301-0660 (2.2)*

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Judicial Council of California and the Board.**
- 4) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.**

Total Bond Appropriation

\$75,792,000

STAFF ANALYSIS ITEM—1

Judicial Council of California
Mid-County Civil Courthouse
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 authorized scope for this project is to construct a new nine-courtroom, approximately 90,000 gross square feet facility in the City of Menifee, County of Riverside. The project will provide space for nine judicial officers and provides a modern, secure courthouse for the residents of the County of Riverside. It will replace an existing five-courtroom deficient court facility and create operational efficiencies and on-going savings through consolidation of current court services. This new courthouse will provide civil proceedings for the central portion of County of Riverside.

Funding and Cost Verification

This project is within cost. The current authorized total project budget is \$91,280,000. The funding sources for this project consist of appropriations from Judicial Council’s Immediate and Critical Needs Account (\$15,488,000). Currently, a total of \$15,488,000 has been appropriated for acquisition (\$5,563,000), preliminary plans (\$4,259,000), and working drawings (\$5,666,000). The funding for the construction phase will be paid for by the Public Buildings Construction Fund (\$75,792,000) as authorized in the Budget Act of 2018.

\$ 91,280,000	Total authorized project costs
\$ 91,280,000	Total estimated project costs
\$ 15,488,000	Project costs previously allocated: \$5,563,000 for acquisition, \$4,259,000 for preliminary plans, and \$5,666,000 for working drawings
\$ 75,792,000	Project costs to be allocated: \$75,792,000 for construction (\$65,537,000 contract, \$3,348,000 contingency, \$1,633,000 A&E, and \$5,274,000 other)

CEQA

A Notice of Determination was filed with the State Clearinghouse by the Judicial Council on January 9, 2015, and the 30-day statute of limitations period expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed by an outside contractor on June 27, 2018, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	July 2018
Complete working drawings	December 2019
Start construction	February 2020
Complete construction	March 2022

Staff Recommendation: Adopt resolution.

BOND ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250) NEW SANTA ROSA CRIMINAL COURTHOUSE SONOMA COUNTY

*Authority: Sections 70371.5 and 70371.7 of the Government Code
Chapter 1, Statutes of 2009, Item 0250-301-3138 (9)
Chapter 25 and 663, Statutes of 2014, Item 0250-301-3138 (11)
Chapters 10 and 11, Statutes of 2015, Item 0250-301-3138 (4), as reappropriated
by the Budget Act of 2016
Chapters 29, 30, and 449, Statutes of 2018, Items 0250-301-3138 (2)
and 0250-301-0660 (4.2)*

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Judicial Council of California and the Board.**
- 4) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.**

Total Bond Appropriation

\$160,734,000

STAFF ANALYSIS ITEM—2

Judicial Council of California
New Santa Rosa Criminal Courthouse
Sonoma 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 authorized scope for this project is to construct a new 15-courtroom, approximately 169,000 building gross square feet facility in the City of Santa Rosa, County of Sonoma. The project will provide space for 15 judicial officers and provides a modern, secure courthouse for the residents of County of Sonoma. It will replace the existing deficient courthouse and create operational efficiencies and on-going savings through consolidation of current court services with mediation services located in leased space. This new courthouse will provide centralized criminal, traffic, and juvenile dependency proceedings for the entire county.

Funding and Cost Verification

This project is within cost. The current authorized total project budget is \$186,354,000. The funding source for this project consist of appropriations from Judicial Council’s Immediate and Critical Needs Account (\$25,620,000). Currently, a total of \$25,620,000 has been appropriated for this project which includes acquisition (\$6,698,000), preliminary plans (\$7,670,000), and working drawings (\$11,252,000). The remaining funding for the construction phase will be paid for by the Public Buildings Construction Fund (\$160,734,000) as authorized in the Budget Act of 2018.

\$ 186,354,000	Total authorized project costs
\$ 186,354,000	Total estimated project costs
\$ 25,620,000	Costs previously allocated: \$6,698,000 for acquisition, \$7,670,000 for preliminary plans, and \$11,252,000 for working drawings
\$ 160,734,000	Costs to be allocated: \$160,734,000 for construction (\$136,779,000 contract, \$6,988,000 contingency, \$3,710,000 A&E, and \$13,257,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse by the Judicial Council on July 27, 2011, and the 30-day statute of limitations period expired without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed by an outside contractor on May 19, 2017, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	July 2017
Complete working drawings	December 2019
Start construction	March 2020
Complete construction	September 2022

Staff Recommendation: Adopt resolution.

BOND ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADULT LOCAL CRIMINAL JUSTICE PROJECT
ORANGE COUNTY

Authority: Sections 15820.92 – 15820.926 of the Government Code (SB 1022)

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of lease revenue bonds.
- 3) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.

Total Bond Allocation

\$80,000,000

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Adult Local Criminal Justice Project
Orange 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.

The Legislature has authorized the Board to issue lease revenue bonds to finance a portion of certain costs for various county correctional projects. Under this authority, a county is provided a conditional award by the Board of State and Community Corrections (BSCC) to receive funding and is responsible for costs above the amount of the conditional award. The BSCC provided a conditional award to the county and it is anticipated that certain capital expenditures will need to be made prior to the Board issuing bonds for this project. The proposed resolution will authorize actions to be taken to cause interim loans to be made from the General Fund or the Pooled Money Investment Account to pay for these costs. The proposed resolution also authorizes the sale of lease revenue bonds for the reimbursement of capital expenditures for the project and repayment of the interim loans.

Scope Description

This project is within scope. This project includes an expansion of the county's new SB 1022 jail on county-owned land. The expansion will include housing, program, and treatment space, and add approximately 380 new minimum and medium security beds.

The new housing area will include double occupancy cells and 8-person mini-dorms; day rooms; and program, treatment, recreation, and storage space. The expansion will also include officer stations; interview rooms; and office, medical exam, video visitation and central support space.

The project will also include two new stand-alone buildings providing maintenance and storage space, and a paved parking lot adjacent to the maintenance building.

The project will also include, but is not limited to, site improvements; additional staff parking spaces, site utilities and infrastructure; electrical; plumbing; computerized heating, ventilation, and air conditioning; security; emergency power; and fire protection systems.

Funding and Project Cost Verification

This project is not within cost. Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered by the BSCC. The BSCC has conditionally awarded \$80,000,000 from this appropriation to Orange County for this project. All acquisition/study and any design and construction costs in addition to this amount will be paid by the county.

On January 12, 2015, the Board established the scope, cost, and schedule of this project allocating \$80,000,000 of the \$500,000,000 lease revenue bond financing authority appropriated in Section 15820.922 of the Government Code to partially finance the design and construction of this project. At the time of establishment, the total estimated project cost was \$89,629,000.

On July 8, 2016 the Board took an action to recognize a revised project cost in association to the preliminary plans for this project with a total estimated project cost of \$90,075,000, which included a potential deficit of \$446,000. On November 26, 2019, the Board took an action to recognize revised project costs which reallocated funds within each phase, with a net zero impact to total estimated project costs.

\$89,629,000	Total authorized project cost
\$90,075,000	Total estimated project cost
\$4,400,000	State costs previously allocated: \$4,400,000 for working drawings
\$75,600,000	State costs to be allocated: \$75,600,000 for construction (\$68,722,000 contract, \$1,818,000 contingency, \$3,129,000 A&E, and \$1,931,000 other project costs)
\$8,649,000	Local costs previously allocated: \$8,585,000 for acquisition/study, \$33,000 for preliminary plans, and \$31,000 for working drawings
\$980,000	Local costs to be allocated: \$980,000 for construction (\$901,000 contract and \$79,000 other project costs)
\$446,000	Anticipated project deficit: local \$446,000 for construction contract

CEQA

An Environmental Impact Report for the project was prepared and a Notice of Determination (NOD) was filed with the State Clearinghouse on October 8, 2013. The City of Irvine challenged the NOD and filed a petition for writ of mandate and complaint for injunctive on January 8, 2014, to compel the County to rescind the SB 1022 proposal, and take no action until full compliance with the requirements of CEQA was met. Judgment was entered in favor of the County on July 29, 2014. On September 26, 2014, Irvine filed a Notice of Appeal. After briefing and oral argument, on October 7, 2015, the Court of Appeal, Fourth Appellate District, Division Three, issued its unpublished opinion affirming the trial court ruling. The time to petition for California Supreme Court review has passed without a petition being filed. The appellate ruling is now final.

made prior to the Board issuing bonds for this project. The proposed resolution will authorize actions to be taken to cause interim loans to be made from the General Fund or the Pooled Money Investment Account to pay for these costs. The proposed resolution also authorizes the sale of lease revenue bonds for the reimbursement of capital expenditures for the project and repayment of the interim loans.

Scope Description

This project is within scope. This project includes approximately 187,000 square feet (sf) of housing and treatment space on approximately 11.4 acres of a greater approximately 100 acres of county-owned land located in the City of Irvine. This new facility is for the detention of minimum to medium security male and female inmates and detainees. The buildings will be constructed of steel and concrete for long-term durability.

The housing space will consist of approximately 500 beds in two housing modules, each totaling approximately 110,000 sf. Each housing module will consist of four housing units, each of which will contain two housing pods. Each housing pod will have approximately 60 beds and will include medical treatment space; programming space for education, religious services, counseling, self-help classes, and other necessary programs; and recreation space.

The building will contain a medical/dental clinic area, which will include, but not limited to, offices, records, dental services, exam rooms, special procedure/trauma, x-ray, telemedicine, and physical therapy. The building will also include space for a kitchen; programming; inmate reception, booking, and transportation; visiting; administrative and support staff, and storage. The building will also include a tunnel beneath the working level to allow lateral movement of inmates within the building.

This project will include, but is not limited to, electrical, plumbing, mechanical, heating, ventilation, air conditioning, security, fire protection systems, central support, furniture, fixtures and equipment necessary to operate this jail facility. The project also will construct approximately 590 parking spaces for staff and visitors. In addition, there will be secure fencing surrounding the facility to provide grounds security.

Funding and Project Cost Verification

This project is not within cost. Section 15820.913 of the Government Code appropriated \$774,229,000 of lease revenue bond authority to partially finance the design and construction of local jail facilities. The initial allocation of this funding to individual counties was administered through the BSCC through a competitive public process. The BSCC has conditionally awarded \$100 million from this appropriation to Orange County for this project.

On March 8, 2013 the Board established the project allocating \$99,833,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete the design and construction for this project. The remaining \$167,000 of Orange County's conditional award is available for allocation to the project if there is an increase in project costs eligible for reimbursement within the AB 900, Phase 2 Local Jail Financing Program. On September 12, 2014 the Board recognized a revised project cost in association to the completion of preliminary plans for this project with a total estimated project cost of \$114,047,000, which included an increase of \$147,000.

\$114,047,000	Total authorized project cost
\$114,047,000	Total estimated project cost
\$6,405,000	State costs previously allocated: \$2,402,000 for preliminary plans and \$4,003,000 for working drawings
\$93,595,000	State costs to be allocated: \$93,595,000 for construction (\$81,266,000 contract, \$4,345,000 contingency, \$1,489,000 A&E and \$6,495,000 other project costs)
\$12,970,000	Local costs previously allocated: \$12,867,000 for acquisition/study, \$52,000 for preliminary plans, and \$51,000 for working drawings
\$1,077,000	Local costs to be allocated: \$1,077,000 for construction (\$44,000 contingency, \$4,000 A&E, and \$1,029,000 other project costs)

CEQA

An Environmental Impact Report for the project was prepared and a Notice of Determination (NOD) was filed with the State Clearinghouse on December 11, 2012. The City of Irvine challenged the NOD and filed a petition for writ of mandate alleging that the County violated California Environmental Quality Act (CEQA) by preparing a supplement to the EIR rather than a subsequent EIR as well as alleging other various CEQA deficiencies in the Supplement EIR. On October 21, 2013, the Superior Court of California denied Irvine’s petition for writ of mandate. On January 10, 2014, the City of Irvine filed a Notice of Appeal. On June 12, 2015, the Court of Appeal, issued its unpublished opinion affirming the trial court ruling. The time to petition for California Supreme Court review has passed without a petition being filed. The appellate ruling is now final.

Real Estate Due Diligence

A Summary of Condition Letter for this project was completed on July 15, 2014, by the Department of General Services, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2014
Complete working drawings	November 2019
Start construction	April 2020
Complete construction	July 2022

Staff Recommendation: Adopt resolution.

BOND ITEM—5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN LUIS OBISPO UNIT HEADQUARTERS: REPLACEMENT
SAN LUIS OBISPO COUNTY

*Authority: Chapters 10 and 11, Statutes of 2015, Item 3540-301-0668 (1) as reappropriated by the Budget Act of 2018
Chapters 23, 55, 80, and 363 Statutes of 2019, Item 3540-301-0660 (8)*

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 Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds**
- 2. Authorize the sale of lease revenue bonds**
- 3. Authorize and direct Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

Total Bond Appropriations

\$39,224,000

STAFF ANALYSIS ITEM—5

Department of Forestry and Fire Protection
San Luis Obispo Unit Headquarters: Replacement
San Luis Obispo 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.

A prior resolution in 2016 gave authority for \$36,912,000 in interim financing expected to be repaid with subsequent lease revenue financing to fund preliminary plans, working drawings, and construction. The 2019 Budget Act reverted the unencumbered balances from the prior appropriation and included a new appropriation for the project resulting in a \$2,312,000 increase to the total appropriation for the project. This supplemental resolution will provide an increase in interim financing authority to a maximum amount of \$39,224,000 to account for the increased appropriation of \$2,312,000.

Scope Description

This project is within scope. This project includes the construction of a new warehouse, administrative office building, combined barracks/mess hall/apparatus/dozer/self-contained breathing apparatus/physical training building, 4-bay auto shop, and generator building to replace the existing Unit Headquarters that was built in the 1930s. In addition to site work, the project scope includes off-site work to build a new access road.

Funding and Cost Verification

This project is within cost. Total lease revenue bond authority is \$39,224,000.

\$39,224,000	Total authorized project costs
\$37,334,000	Total estimated project costs
\$ 4,212,000	Costs previously allocated: \$1,900,000 preliminary plans, \$2,312,000 working drawings.
\$35,012,000	Costs to be allocated: \$1,900,000 working drawings, \$33,112,000 construction (\$27,141,000 contract, \$1,357,000 contingency, \$1,900,000 A&E, \$2,634,000 other project costs, \$80,000 agency retained)
\$ 1,890,000	Anticipated savings

CEQA

The Department of Forestry and Fire Protection filed a Notice of Determination with the State Clearinghouse on October 9, 2018, and the 30-day statutes of limitation expired without challenge.

Real Estate Due Diligence

A Real Estate Due Diligence Letter for this project was completed by the Department of General Services on September 20, 2017, and no issues that would affected the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	January 2019
Approve working drawings	October 2020
Start construction	February 2021
Complete construction	February 2023

Staff Recommendation: Adopt supplemental resolution

MINUTES

Consider approving the minutes from the November 8, 2019 meeting.

Staff have reviewed the minutes from the November 8, 2019 meeting and recommend approval.

Staff Recommendation: Approve minutes from the November 8, 2019 meeting.

CONSENT ITEMS - CALENDAR A

CONSENT ITEM—1

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HIGGINS CORNER FIRE STATION: REPLACEMENT FACILITY
NEVADA COUNTY

Authority: Chapters 29, 30, and 449 Statutes of 2018, Item 3540-301-0001 (1)

Consider authorizing:

- a) An acquisition of real property
- b) Execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition
- c) Approving an Augmentation \$89,000
(9.9 percent of appropriation)
(9.9 percent cumulative)

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Higgins Corner Fire Station: Replacement Facility
Nevada County

Action requested

If approved, the request will authorize an acquisition of real property, the execution of a Property Acquisition Agreement, other such documents as may be required to approve the acquisition, and approve an augmentation.

Scope Description

This project is within scope. This request will authorize the acquisition of an approximately 7 acre property located at 23036 West Hacienda Drive, in the unincorporated town of Grass Valley, Nevada County (the Property).

The Property is intended to be the site for a new 2-engine fire station. The new fire station will include a 12-bed barracks/mess hall, 3-bay apparatus building, and a generator/storage building.

Funding and Cost Verification

This project is not within cost. A total of \$900,000 has been appropriated for the acquisition phase of this project. An additional \$89,000 is needed to complete the site acquisition. The initial acquisition appropriation was for a different site. The augmentation is to acquire a new site for \$915,000. The additional \$74,000 is for escrow fees and other administrative costs to complete acquisition. If the augmentation is approved, the Property can be acquired in accordance with legislative intent.

CEQA

The Department of Forestry and Fire Protection (CalFire) filed a Notice of Exemption, specifically for the acquisition of the Property, with the State Clearinghouse on September 4, 2019, and the 35-day statute of limitations expired without challenge. CalFire will need to complete CEQA for the entirety of the replacement fire station project in the future.

Condition of Property

The Department of General Services (DGS) conducted a site visit on February 26, 2019. The Property is vacant, unimproved land consisting of a sloping topography. The Property is in Federal Emergency Management Agency flood Zone X, which is outside the 100-year floodplain.

Phase I Environmental Site Assessment (ESA) Summary

A Phase I ESA was conducted in September 2019 and no evidence of potential recognized environmental conditions were found on the site or on adjacent properties.

Project Schedule

Estimated close of escrow: February 2020

Other

- The Board approved site selection of the Property on April 12, 2019.
- The funds appropriated under Chapter 29, 30, and 449 Statutes of 2018 were for the acquisition of property for a replacement fire station project. The Property is found to be a suitable site to support the project.
- There are no historical issues and no implied dedication associated with the property.
- No relocation assistance is required.
- Neither DGS, nor CalFire are 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 proposed location is consistent with the state's planning priorities in accordance with Government Code Section 65041 st seq.

Staff Recommendation: **Authorize an acquisition of real property, the execution of a Property Acquisition Agreement, other such documents as may be required to approve the acquisition, and approve an augmentation.**

CONSENT ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
NORTH FORK MOKELUMNE
AMADOR COUNTY
DGS Parcel Number: 10741**

Authority: Chapters 23, 55, 80, and 363 Statutes of 2019, Item 3540-301-0001(10)

Consider authorizing:

- a) Acquisition of real property**
- b) Execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition**

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
North Fork Mokelumne
Amador County

Action Requested

If approved, the request will authorize acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to complete acquisition.

Background

Pacific Gas & Electric Company (PG&E) is the owner of approximately 1,050 acres of forest land in an unincorporated area east of Pine Grove, Amador County and south of State Highway 88 (Property). Under a settlement agreement PG&E entered into as part of a 2003 bankruptcy settlement (Settlement Agreement) and a related stipulation (collectively, Governing Documents), PG&E is required to ensure that approximately 140,000 acres of watershed lands, all owned by PG&E, including the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. PG&E has made this property available to the state for acquisition for zero dollars. However, consistent with the Governing Documents, the Property will be subject to a perpetual conservation easement (the Conservation Easement) granted to the Mother Lode Land Trust, a California nonprofit public benefit corporation.

The Department of Forestry and Fire Protection (CalFire) is not a party to the Settlement Agreement and the state has no obligation to acquire the Property. CalFire requests the acquisition of the Property for the intended use as a demonstration. If approved the state will acquire the Property from PG&E for zero dollars and the state, acting by and through the Department of General Services (DGS), on behalf of CalFire will grant a conservation easement to the Mother Lode Land Trust.

Funding and Cost Verification

This project is within cost. The Forest Resources Improvement Fund, as described in Section 4799.13 of the Public Resources Code, provides funding for the cost of operations associated with management of lands held in trust by the state and operated as demonstration state forests by CalFire pursuant to Section 4646 of the Public Resources Code. The costs associated with acquiring the Property can be paid with funds appropriated in the 2019 Budget Act for this purpose.

CEQA

A Notice of Exemption was filed, by CalFire, with the State Clearinghouse on September 23, 2019, and the 35-day statute of limitations expired without challenge.

Condition of Property

DGS conducted a site visit to the subject property in January 2016. The subject property has limited access from Highway 88 via PG&E's existing access roads for the electric transmission and hydrogenation facilities located in the vicinity of Tiger Creek and the Tiger Creek Regulator Reservoir.

The Property consists of topography with very steep and rocky ridges at an approximate elevation between 3600 and 4000 feet. The site appears to be in its natural state with the exception of the PG&E facilities. Limited access and the natural topography make it extremely difficult to develop the Property. The aging PG&E buildings and area PG&E uses for storage of dirt and rock are located on property to be retained by PG&E.

Environmental Site Assessment (ESA Phase I)

A Phase I ESA was completed in April 2013. In addition, a hazardous substance examination checklist was completed by the National Resources Conservation Service on November 19, 2014. The site inspection of conditions on-site and nearby found no evidence of hazardous materials associated with the Property. The Checklist did note that there is an inactive gold/mine claim upstream 2 miles from the Property; however, no problems/hazards affecting the Property were found.

An updated Phase I ESA was performed in January 2016. The ESA did not identify any recognized environmental conditions, historical recognized environmental conditions, or controlled recognized environmental conditions pertaining to the Property. DGS recommended no further investigation.

An additional updated Phase I ESA completed in November 2018 identified potential impact from lead due to an area identified as being used as a shooting range. PG&E remediated the area and provided a Technical Memorandum on October 1, 2019 confirming the soil was clean.

Project Schedule

Close of escrow January 2020

Other:

- CalFire estimates the annual cost to operate and maintain the Property will be between \$33,000 and \$80,000, depending on the type of management plan utilized (to be determined). This cost is predicted to be offset by estimated annual timber harvest revenues of approximately \$90,000.
- The property acquisition agreement does not include the state's standard indemnification language. However, under the Property Acquisition Agreement the grantor has agreed to enter into an agreement to hold state harmless for certain hazardous waste or substance liability.
- As a condition to the grantor agreeing to convey the Property to state, under the Property Acquisition Agreement the state shall grant to grantor certain easements and other rights with respect to the Property for utility facility access, operation and maintenance.
- Transfer of the Property to the state is conditioned on approval of the transfer by the Public Utilities Commission of the State of California (CPUC). Transfer of the Property to CalFire was approved by the CPUC on October 7, 2019.
- Transfer of the Property to the state is conditioned on PG&E determining that the disposition of the Property in the county in which it is located will be "tax neutral" for that county. This determination is pending and will be made prior to close.
- Site selection for this property was approved under delegated authority in November 2019.
- Neither DGS nor CalFire is aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- The site meets the physical and location requirements of CalFire.
- There are no historical issues and no indication of implied dedications associated with the subject Property.
- The proposed project location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.

Staff Recommendation: Authorize acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

CONSENT ITEMS - CALENDAR B

CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
PELICAN BAY STATE PRISON — FIRE SUPPRESSION UPGRADE
DEL NORTE COUNTY

*Authority: Chapters 14, 22, and 54, Statutes of 2017, 5225-301-0001 (7)
Chapters 29, 30, and 449, Statutes of 2018, 5225-301-0001 (7)*

Consider recognizing:

- a) A scope change
- b) An anticipated deficit

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Pelican Bay State Prison — Fire Suppression Upgrade
Del Norte County

Action Requested

If approved, the requested action will recognize a scope change and an anticipated deficit.

Scope Description

This project is not within scope. This project will provide an automatic fire suppression system and all associated equipment in the eight general population housing units at Pelican Bay State Prison (PBSP).

The Department of Corrections and Rehabilitation (CDCR) requests a scope change and recognition of an anticipated deficit for the PBSP Fire Suppression Upgrade project due to the subsequent discovery of limitations in the existing fire alarm equipment. The existing fire alarm system is unable to support the newer technology required for communication with the new fire suppression system. To provide a code compliant system, the fire suppression equipment must be connected to a fire alarm system that meets California Building Code and National Fire Protection Association 2016 code. Therefore, new fire alarm control panels and new fire detection devices will need to be installed in each housing unit along with the new fire suppression equipment.

On November 20, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to approve the scope change and recommend that the Board recognize this revised scope and anticipated deficit no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2017 appropriated \$1,117,000 General Fund for preliminary plans; and the Budget Act of 2018 appropriated \$1,141,000 General Fund for working drawings. Funding for the construction phase will be requested in a future budget cycle. On September 26, 2019, the Board approved Preliminary Plans for a total project cost of \$18,188,000. A revised project estimate was prepared in association with this scope change. Based on this new estimate, the current total estimated project cost for the PBSP Fire Suppression Upgrade project is \$24,750,000, which is an increase of \$6,562,000.

\$ 2,258,000	Total authorized project costs
\$24,750,000	Total estimated project costs
\$ 2,258,000	Project costs previously allocated: \$1,117,000 for preliminary plans and \$1,141,000 for working drawings
\$15,930,000	Project costs to be allocated: \$15,930,000 for construction (\$11,108,000 contract, \$778,000 contingency, \$1,127,000 A/E, \$1,930,000 other project costs, and \$987,000 agency retained)
\$ 6,562,000	Anticipated project deficit: \$6,562,000 for construction (\$5,466,000 contract, \$382,000 contingency, \$128,000 A/E, \$158,000 other project costs, and \$428,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse by CDCR on December 11, 2018, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed by the Department of General Services on March 13, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2019
Complete working drawings	August 2020
Start construction	December 2020
Complete construction	October 2022

Staff Recommendation: Recognize scope change and anticipated deficit.

CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON — COGNITIVE BEHAVIORAL TREATMENT SPACE
MARIN COUNTY

*Authority: Chapters 29, 30, and 449, Statutes of 2018, 5225-301-0001 (13)
Chapters 23, 55, 80, and 363, Statutes of 2019, 5225-301-0001 (5)*

Consider:

- a) **Recognizing a scope change**
- b) **Approving preliminary plans**
- c) **Recognizing an anticipated deficit**

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
San Quentin State Prison—Cognitive Behavioral Treatment Space
Marin County

Action Requested

If approved, the requested action will approve preliminary plans and recognize anticipated deficit

Scope Description

This project is not within scope. The current project scope includes work necessary to renovate approximately 8,000 square feet of Vocational Building 32 for CBT programs at SQSP. This will include the construction of 14 treatment classrooms, 25 workstations, staff offices, instructor workspace, and support spaces required to accommodate the needs of inmates in SQSP's CBT Program. The scope includes installation of walls and doors; repair and/or replacement of windows; drop ceilings; utilities; heating, ventilation, and air conditioning (HVAC); modifications to the fire alarm system; and the addition of staff restrooms and fixtures compliant with current California Building Code, Americans with Disabilities Act, and State Fire Marshal requirements.

There are two minor scope changes requested to the current Project, which was to reduce the number of treatment classrooms from 14 to 12, and to reduce the number of workstations from 25 to 13. These minor changes were made due to space efficiency considerations and for shared staff use of work stations.

On November 20, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to approve the scope change and recommend that the Board recognize this revised scope and anticipated deficit no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is not within cost. The Budget Act of 2018 appropriated \$296,000 General Fund for preliminary plans; and the Budget Act of 2019 appropriated \$484,000 General Fund for working drawings. Funding for the construction phase is anticipated to be requested in a future budget cycle. A revised estimate was prepared in conjunction with completion of preliminary plans, which includes a potential deficit of \$3,366,000 (47 percent of total estimated project costs).

This increase was largely attributed to understated costs for concrete demolition and flatwork, hazardous materials abatement, structural steel, interior metal framing and drywall, HVAC, and classroom technology.

\$780,000	Total authorized project costs
\$10,522,000	Total estimated project costs
\$296,000	Project costs previously allocated: \$296,000 for preliminary plans
\$6,860,000	Project costs to be allocated: \$484,000 for working drawings and \$6,376,000 for construction (\$4,362,000 contract, \$305,000 contingency, \$370,000 A/E, \$826,000 other project costs, and \$513,000 agency retained)
\$3,366,000	Anticipated project deficit: \$3,366,000 for construction (\$1,934,000 contract, \$135,000 contingency, \$543,000 A/E, and \$754,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse by the Department of Corrections and Rehabilitation (CDCR) on November 20, 2018, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed by CDCR on May 15, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	November 2019
Complete working drawings	August 2020
Start construction	December 2020
Complete construction	June 2022

Staff Recommendation: **Approve preliminary plans, approve anticipated deficit, and recognize a scope change.**

CONSENT ITEM—3

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
JAIL PROJECT
SISKIYOU COUNTY**

Authority: *Sections 15820.91 – 15820.917 of the California Government Code (AB 900, P2)*

Consider recognizing:

- a) A scope change**
- b) Revised project costs**

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Jail Project
Siskiyou County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs.

Scope Description

This project is not within scope. As established by the Board, the current approved project scope includes a new expansion and renovation of the existing juvenile facility located on county-owned land in Yreka, California. The purpose of this renovation and expansion is to repurpose the juvenile facility to act as an adult local jail facility. The expansion will include 120 beds and approximately 28,000 square feet of housing, program, and support services space. The expansion will connect to the new local jail facility through a covered walkway. The multi-level AB 900, Phase 2 expansion will contain six 20-bed housing pods, a central control station, dayrooms, multi-functional program space, a medical/dental clinic, a respiratory isolation cell, two holding cells, and outdoor recreation space. Furthermore, this project also includes an emergency generator, a new perimeter emergency access road, a covered fenced walkway to connect the new housing unit to the existing corrections center, accessibility improvements to the existing parking areas, sidewalks and walkways, and a fenced vehicle enclosure adjacent to the existing sallyport.

Due to delays and increases in construction costs during project establishment, the county has determined that it is necessary to change the project delivery method from design-bid-build to design-build to adequately meet the needs of the program and reduce costs to remain within budget.

The Department of Corrections and Rehabilitation, on behalf of the county, is requesting a scope change to the project delivery method to design-build.

On November 20, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to approve the scope change and recommend that the Board recognize this revised scope no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is within cost. Section 15820.913 of the Government Code appropriated \$867,434,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$26,985,000 from this appropriation to Siskiyou County for this project. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by Siskiyou County. On December 28, 2018, the Board established the scope, cost, and schedule of this project allocating \$26,804,000 of the \$26,985,000 lease revenue bond financing authority award to partially finance the construction cost of this project. This proposed action would reduce this allocation to \$25,981,000. At the time of establishment, the estimated project cost was \$28,214,000. Subsequent to that action, a new project cost estimate was prepared in association with this proposed scope change. Based on this revised estimate the new total project estimated cost is \$27,560,000, which is a total project cost decrease of \$654,000, resulting in a state reduction of \$823,000 and a local increase of \$169,000.

\$ 28,214,000	Total authorized project cost
\$ 27,560,000	Total estimated project cost
\$ 1,283,000	State costs previously allocated: \$1,283,000 for preliminary plans
\$ 25,521,000	State costs to be allocated: \$1,100,000 for working drawings and \$24,421,000 for construction (\$20,697,000 contract, \$1,035,000 contingency, \$489,000 A&E, and \$2,200,000 other project costs)
\$ -823,000	State costs adjustment: a decrease \$1,283,000 for preliminary plans, \$1,100,000 for working drawings, \$24,421,000 for construction (\$20,697,000 contract, \$1,035,000 contingency, \$489,000 A&E, and \$2,200,000 other project costs), an increase \$61,000 for acquisition/study, \$598,000 for performance criteria and concept drawings, and \$25,322,000 for design-build (\$21,830,000 contract, \$1,092,000 contingency, \$64,000 A&E, and \$2,336,000 other project costs)
\$ 176,000	Local costs previously allocated: \$51,000 for acquisition/study and \$125,000 for preliminary plans
\$ 1,234,000	Local costs to be allocated: \$94,000 for working drawings and \$1,140,000 for construction (\$1,140,000 other project costs)
\$ 169,000	Local costs adjustment: a decrease \$51,000 for acquisition/study, \$125,000 for preliminary plans, \$94,000 for working drawings, \$1,140,000 for construction (\$1,140,000 other project costs), an increase \$106,000 for acquisition/study, \$244,000 for performance criteria and concept drawings, and \$1,229,000 for design-build (\$1,229,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse by the Siskiyou County on July 25, 2018, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project is currently under review and will be completed prior to seeking approval of performance criteria.

Project Schedule

Approve performance criteria and concept drawings	April 2020
Start design-build	November 2020
Complete design-build	May 2022

Staff Recommendation: Recognize a scope change and revised project costs.

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) HEALTH CARE FACILITY IMPROVEMENT PROGRAM STATEWIDE

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

Consider:

- a) **Approving allocation of \$17,011,000 authority to five Health Care Facility Improvement Program (Program) projects**
- b) **Recognizing revised project costs for five Program projects**

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Health Care Facility Improvement Program
Statewide

Action Requested

If approved, the requested action would approve the allocation of \$17,011,000 of authority and recognize revised project costs for five Health Care Facilities Improvement Program (Program) projects as shown in Table 1.

Scope Description

These projects are within scope. The Department of Corrections and Rehabilitation (CDCR) has statewide projects to design and construct medical, dental, and mental health treatment or housing space at existing prison facilities. Nine projects provide a range of mental health services, such as Enhanced Outpatient Program treatment and office space, Intermediate Care Facilities, psychiatric services, and mental health crisis beds. These nine mental health projects have been completed.

The Program projects are part of CDCR's strategy to address statewide prison health care system deficiencies. The Board established 25 Program projects to support health care operations by improving the infrastructure necessary to provide a variety of health care services, including primary care, specialty care, laboratory, medication distribution, pharmacy, health records storage, and related health care administration.

Funding and Project Cost Verification

These projects are not within cost. Sections 15819.401 through 15819.404 of the Government Code appropriated \$900,419,000 lease revenue bond financing authority to the CDCR to design and construct medical, dental, and mental health treatment or housing space at existing prison facilities. The amount authorized in Section 15819.403 of the Government Code was adjusted by Chapter 44, Statutes of 2018, and appropriated an additional \$43 million to fund existing Program projects for a total authorized amount of \$943,419,000. Subsequent to this change, the amount authorized in Section 15819.403 of the Government Code was adjusted again by Chapter 37, Statutes of 2019, which appropriated an additional \$49,850,000 raising the total authorized amount to \$993,269,000. This appropriation provided \$193.1 million for nine completed mental health projects. The remaining \$800.1 million within the appropriation has been authorized for the 25 Program projects.

To date, this appropriation has been augmented by \$187,346,000 for various Program projects (18.9 percent cumulative), and the Board has allocated the full \$43 million and \$14,225,000 of the \$49,850,000. At this time, CDCR is requesting to allocate \$17,011,000 of the remaining \$35,625,000 for five Program projects. After this action, \$18,614,000 remains unallocated.

Table 1 outlines the cost adjustments for each of the five projects. These adjustments stem from increases in project costs that are a result of unforeseen variables that materialized during the construction phase of these Program projects.

Program Projects	Cost Increases	Revised Project Cost
Kern Valley State Prison, Delano	\$1,963,000	\$23,455,000
Wasco State Prison, Kern County	\$4,800,000	\$63,146,000
Valley State Prison, Chowchilla	\$1,192,000	\$15,084,000
North Kern State Prison, Delano	\$4,606,000	\$59,598,000
California State Prison, Corcoran	\$4,450,000	\$31,014,000
Total	\$17,011,000	\$192,297,000

Costs have escalated for a number of reasons, as previously outlined in the Staff Analysis for the April 13, 2018 Board meeting.

CDCR is making progress on the construction of this Program. Of the 25 prisons that have Program projects funded from this appropriation, one prison was completed in 2017, three additional prisons were completed in 2018, and three prisons were completed to date in 2019. The remaining projects are scheduled for completion in 2020 and 2021. As of November 2019, construction activities for the overall Program were approximately 76 percent complete.

On November 20, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the allocation of additional authority no sooner than 20 days from that date.

\$1,144,990,000	Total authorized project cost
\$1,162,001,000	Total estimated project cost
\$1,144,990,000	Project costs previously allocated: \$36,284,000 for preliminary plans, \$48,319,000 for working drawings, and \$1,060,387,000 for construction (\$699,785,000 contract, \$42,624,000 contingency, \$60,462,000 A&E, \$109,435,000 other project costs, and \$148,081,000 agency retained items)
\$ 17,011,000	Project costs to be allocated: \$17,011,000 for construction (\$12,233,000 contract, \$743,000 contingency, \$1,014,000 A&E, \$2,800,000 other project costs, and \$221,000 agency retained)

CEQA

Notices of Determinations were filed by CDCR with the State Clearinghouse on various dates, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Summary of Conditions Letters for these projects were completed by DGS on various dates, and no issues that would adversely affect the beneficial use and quiet enjoyment of these projects were identified.

Project Schedule

Approve preliminary plans	Various
Complete working drawings	Various
Start construction	Various
Complete construction	Various

Staff Recommendation: Approve the allocation of \$17,011,000 of authority and recognize revised project costs for five Program projects as shown in Table 1.

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) MEDICATION DISTRIBUTION IMPROVEMENTS - PHASE II STATEWIDE

*Authority: Chapter 29, Statutes of 2018, Item 5225-301-0001 (15), (17), (18), (19), (20), (23), (24), (25), (26), (27), (28)
Chapter 23, Statutes of 2019, Item 5225-301-0001 (7), (9), (10), (11), (14), (15), (16), (17), (18), (19)*

Consider:

- a) Recognizing scope changes for 3 projects**
- b) Approving preliminary plans for 11 projects**
- c) Recognizing anticipated deficits for 8 projects**
- d) Approving use of inmate/ward labor for 11 projects**

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Medication Distribution Improvements - Phase II
Statewide

Action Requested

If approved, the requested action will recognize scope changes for 3 projects, approve preliminary plans for 11 projects, recognize anticipated deficits for 8 projects, and approve use of inmate/ward labor for 11 projects.

Scope Description

These projects are not within scope. The Medication Distribution Improvements - Phase II projects are part of Department of Corrections and Rehabilitation's (CDCR) strategy to address statewide prison health care deficiencies. The purpose of the Medication Distribution Improvements is to provide timely, effective, and secure medication distribution for inmate-patients consistent with standards set forth in the Federal Receiver's Turnaround Plan of Action. CDCR is requesting to change the scopes of three projects by removing components that are no longer necessary (see Table 1). The remaining 8 projects are within their original scope.

The original project scope at California State Prison, Los Angeles County (CSP-LAC) included three Medication Distribution Rooms (MDRs) and one Medication Preparation Room (MPR) to support Enhanced Outpatient Program (EOP) mental health treatment programs. Due to a recent mission change at CSP-LAC, one MDR that was proposed for construction is no longer needed. Additionally, the MPR is being removed due to spatial constraints and security concerns

encroaching on the dayroom floor. CDCR is requesting to remove one MDR and one MPR from the project scope. The remaining scope includes two MDRs.

The original project scope at California State Prison, Corcoran (COR) included five MDRs to support EOP mental health treatment programs. Due to a recent mission change at COR, CDCR has determined that two MDRs are no longer necessary. In addition, the EOP pilot program currently in one housing unit will conclude prior to the construction of another planned MDR and thus, this MDR is no longer needed. Therefore, CDCR is requesting to remove three MDRs from the project scope. The remaining scope includes two MDRs.

The original project scope at Kern Valley State Prison (KVSP) included the design and construction of one MDR in a housing unit to serve an EOP population. Due to a subsequent mission change, EOP inmates are only housed in a housing unit, which is already served by an existing MDR; therefore, the new planned MDR is no longer needed. CDCR is requesting to terminate the Medication Distribution Improvement - Phase II project at KVSP.

Lastly, CDCR is requesting to use Inmate/Ward Labor resources for all 11 MDR projects.

Medication Distribution Improvements – Phase II Projects	Scope Change	Cost Adjustment	Revised Project Cost
California State Prison, Corcoran	Yes	(\$1,912,000)	\$5,172,000
California State Prison, Los Angeles	Yes	(\$1,490,000)	\$4,376,000
Kern Valley State Prison, Delano	Yes	(\$1,598,000)	\$0
Central California Women's Facility, Chowchilla	No	\$236,000	\$986,000
California Institution for Women, Corona	No	\$298,000	\$1,022,000
California State Prison, Solano	No	\$379,000	\$1,045,000
Correctional Training Facility, Soledad	No	\$250,000	\$935,000
Folsom State Prison, Folsom	No	\$455,000	\$1,259,000
Mule Creek State Prison, Lone	No	\$264,000	\$930,000
Pelican Bay State Prison, Crescent City	No	\$348,000	\$1,994,000
Richard J. Donovan Correctional Facility, San Diego	No	\$1,037,000	\$3,831,000

This increase in costs is largely attributed to understated material, Inmate/Ward Labor staff, and guarding costs due to project complexity.

On November 20, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve and recommend the Board recognize the scope change for 3 projects and approve preliminary plans for 8 projects with increased project costs more than 20 percent no sooner than 20 days from that date.

Funding and Project Cost Verification

These projects are not within cost. The Budget Act of 2018 appropriated \$3,289,000 General Fund for preliminary plans for 14 separate MDR projects. The Budget Act of 2019 appropriated \$3,694,000 General Fund for working drawings for 13 separate MDR projects. Funding for the construction phase will be requested in a future budget cycle. The total estimated project cost at the time of enactment of the Budget Act of 2019 for these projects was \$36,978,000.

Subsequent to the enactment of the Budget Act of 2019, a revised estimate was prepared in association with the completion of preliminary plans for all MDR projects and mission changes at two institutions. The fiscal details for the 11 projects included in this action are as follows:

California State Prison, Corcoran

\$ 1,250,000	Total authorized project cost
\$ 5,172,000	Total estimated project cost
\$ 759,000	Project costs previously allocated: \$759,000 for preliminary plans
\$ 6,325,000	Project costs to be allocated: \$491,000 for working drawings and \$5,834,000 for construction (\$4,647,000 contract, \$279,000 contingency, \$145,000 A/E, \$451,000 other project costs, and \$312,000 agency retained)
\$ -1,912,000	Anticipated project savings: \$172,000 for preliminary plans, \$55,000 for working drawings, and \$1,685,000 for construction (a decrease of \$1,602,000 contract, \$66,000 contingency, \$29,000 A/E, \$37,000 agency retained, and an increase of \$47,000 for other project costs)

California State Prison, Los Angeles

\$ 976,000	Total authorized project cost
\$ 4,375,000	Total estimated project cost
\$ 509,000	Project costs previously allocated: \$509,000 for preliminary plans
\$ 5,356,000	Project costs to be allocated: \$467,000 for working drawings and \$4,889,000 for construction (\$3,863,000 contract, \$232,000 contingency, \$160,000 A/E, \$349,000 other project costs, and \$285,000 agency retained)
\$ -1,490,000	Anticipated project savings: \$118,000 for preliminary plans, \$28,000 for working drawings, and \$1,344,000 for construction (a decrease of \$1,328,000 contract, \$54,000 contingency, \$26,000 A/E, \$25,000 agency retained, and an increase of \$89,000 for other project costs)

Kern Valley State Prison, Delano

\$ 136,000	Total authorized project costs
\$ 0	Total estimated project costs
\$ 136,000	Project costs previously allocated: \$136,000 for preliminary plans
\$ -1,598,000	Anticipated project savings: \$136,000 for preliminary plans, \$122,000 for working drawings, and \$1,340,000 for construction (\$1,061,000 contract, \$64,000 contingency, \$36,000 A/E, \$104,000 agency retained, and \$75,000 other project costs)

Central California Women's Facility, Chowchilla

\$ 233,000	Total authorized project costs
\$ 986,000	Total estimated project costs
\$ 42,000	Project costs previously allocated: \$42,000 for preliminary plans
\$ 708,000	Project costs to be allocated: \$191,000 for working drawings and \$517,000 for construction (\$255,000 contract, \$15,000 contingency, \$55,000 A/E, \$130,000 other project costs, and \$62,000 agency retained)

\$ 236,000 Anticipated project deficit: \$236,000 for construction (\$89,000 contract, \$9,000 contingency, and \$138,000 other project costs)

California Institution for Women, Corona

\$ 217,000 Total authorized project costs

\$ 1,022,000 Total estimated project costs

\$ 40,000 Project costs previously allocated: \$40,000 for preliminary plans

\$ 684,000 Project costs to be allocated: \$177,000 for working drawings and \$507,000 for construction (\$221,000 contract, \$13,000 contingency, \$55,000 A/E, \$156,000 other project costs, and \$62,000 agency retained)

\$ 298,000 Anticipated project deficit: \$298,000 for construction (\$147,000 contract, \$13,000 contingency, and \$138,000 other project costs)

California State Prison, Solano

\$ 204,000 Total authorized project costs

\$ 1,045,000 Total estimated project costs

\$ 36,000 Project costs previously allocated: \$36,000 for preliminary plans

\$ 630,000 Project costs to be allocated: \$168,000 for working drawings and \$462,000 for construction (\$204,000 contract, \$12,000 contingency, \$55,000 A/E, \$129,000 other project costs, and \$62,000 agency retained)

\$ 379,000 Anticipated project deficit: \$379,000 for construction (\$206,000 contract, \$17,000 contingency, and \$156,000 other project costs)

Correctional Training Facility, Soledad

\$ 211,000 Total authorized project costs

\$ 935,000 Total estimated project costs

\$ 34,000 Project costs previously allocated: \$34,000 for preliminary plans

\$ 651,000 Project costs to be allocated: \$177,000 for working drawings and \$474,000 for construction (\$189,000 contract, \$11,000 contingency, \$55,000 A/E, \$157,000 other project costs, and \$62,000 agency retained)

\$ 250,000 Anticipated project deficit: \$250,000 for construction (\$103,000 contract, \$9,000 contingency, and \$138,000 other project costs)

Folsom State Prison, Folsom

\$ 223,000 Total authorized project costs

\$ 1,259,000 Total estimated project costs

\$ 46,000 Project costs previously allocated: \$46,000 for preliminary plans

\$ 758,000 Project costs to be allocated: \$177,000 for working drawings and an increase of \$581,000 for construction (\$290,000 contract, \$17,000 contingency, \$55,000 A/E, \$157,000 other project costs, and \$62,000 agency retained)

\$ 455,000 Anticipated project deficit: \$455,000 for construction (\$243,000 contract, \$20,000 contingency, and \$192,000 other project costs)

Mule Creek State Prison, Lone

\$ 204,000	Total authorized project costs
\$ 930,000	Total estimated project costs
\$ 36,000	Project costs previously allocated: \$36,000 for preliminary plans
\$ 630,000	Project costs to be allocated: \$168,000 for working drawings and \$462,000 for construction (\$204,000 contract, \$12,000 contingency, \$55,000 A/E, \$130,000 other project costs, and \$61,000 agency retained)
\$ 264,000	Anticipated project deficit: \$264,000 for construction (\$116,000 contract, \$10,000 contingency, and \$138,000 other project costs)

Pelican Bay State Prison, Crescent City

\$ 313,000	Total authorized project costs
\$ 1,994,000	Total estimated project costs
\$ 121,000	Project costs previously allocated: \$121,000 for preliminary plans
\$ 1,525,000	Project costs to be allocated: \$192,000 for working drawings and \$1,333,000 for construction (\$909,000 contract, \$54,000 contingency, \$116,000 A/E, \$166,000 other project costs, and \$88,000 agency retained)
\$ 348,000	Anticipated project deficit: \$348,000 for construction (\$219,000 contract, \$25,000 contingency, and \$104,000 other project costs)

Richard J. Donovan Correctional Facility, San Diego

\$ 493,000	Total authorized project costs
\$ 3,831,000	Total estimated project costs
\$ 229,000	Project costs previously allocated: \$229,000 for preliminary plans
\$ 2,565,000	Project costs to be allocated: \$264,000 for working drawings and \$2,301,000 for construction (\$1,741,000 contract, \$105,000 contingency, \$111,000 A/E, \$157,000 other project costs, and \$187,000 agency retained)
\$ 1,037,000	Anticipated project deficit: \$1,037,000 for construction (\$743,000 contract, \$69,000 contingency, and \$225,000 other project costs)

CEQA

Notices of Exemption were filed with the State Clearinghouse on various dates by CDCR, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

Summary of Conditions Letters for these projects were completed by CDCR on various dates, and no issues that would adversely affect the beneficial use and quiet enjoyment of these projects were identified.

Project Schedule

Approve preliminary plans	Various
Complete working drawings	Various
Start construction	Various
Complete construction	Various

Staff Recommendation: Recognize scope changes for 3 projects, approve preliminary plans for 11 projects, recognize anticipated deficits for 8 projects, and approve use of inmate/ward labor for 11 projects.

CONSENT ITEM—6

**CALIFORNIA COMMUNITY COLLEGES (6870)
MERCED COMMUNITY COLLEGE DISTRICT, MERCED COLLEGE:
AG SCIENCE AND INDUSTRIAL TECHNOLOGIES COMPLEX
MERCED COUNTY**

Authority: Chapters 23 and 55, 80, and 363, Statutes of 2019, Item 6870-301-6087 (27)

Consider recognizing a scope change

STAFF ANALYSIS ITEM—6

California Community Colleges
Merced Community College District, Merced College
Ag Science and Industrial Technologies Complex
Merced County

Action Requested

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

Scope Description

This project is not within scope. This authorized project includes the construction of a new, 19,811 square-foot (sf) facility for the Ag (Agriculture) Science and Industrial Technologies programs. Programs to be housed in this facility include Manufacturing & Industrial Technology, Electronics and Electric Technology, Automotive Technology, Agriculture & Natural Resources, and Plant Science. The Board of Governors, California Community Colleges (CCC) requests a scope change to shift the 2,400 sf of lab service space that was planned for the Automotive Technology program to (1) increase the lab service space for the Agriculture and Natural Resources program by 1,200 sf and (2) provide 1,200 sf of lab service space for the Plant Science program.

The district has indicated that the requested scope change is necessary to address increased enrollment demands in the Agriculture and Natural Resources and Plant Science programs. To keep the existing project at the same cost and capacity, the Automotive Technology program would remain in its existing facility. A local bond measure has been placed on the March 2020 ballot, and should it pass, the existing facility housing the Automotive Technology and other career education programs would be replaced.

On November 22, 2019, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the scope change and recommend the Board recognize it no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is within cost. The total estimated cost of the project is \$25,629,000 (\$12,974,000 GO Bond and \$12,655,000 local). The state’s share of preliminary plans and working drawings was appropriated in the 2019 Budget Act and the state’s share and the construction phase will be provided in a future Budget Act.

\$2,153,000	Total authorized project cost
\$25,629,000	Total estimated project cost
\$249,000	State costs previously allocated: \$249,000 preliminary plans
\$993,000	Local costs previously allocated: \$993,000 preliminary plans
\$12,725,000	State costs to be allocated: \$182,000 working drawings and \$12,543,000 construction
\$11,662,000	Local costs to be allocated: \$729,000 working drawings and \$10,933,000 construction

CEQA

CEQA documentation is in process and will be provided concurrent with the CCC’s request to approve preliminary plans.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	January 2020
Complete working drawings	August 2020
Start construction	December 2020
Complete construction	March 2022

Staff Recommendation: Recognize a scope change.

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1) as reappropriated by the Budget Act of 2018
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1) as reappropriated by the Budget Act of 2018
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 15854 of the Government Code*

Consider the adoption of a Resolution of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following property for the High Speed Train System:

- 1. Fresno Rescue Mission (Fresno County)
Authority Parcel Numbers: FB-10-0172-1, FB-10-0172-2, FB-10-0172-3
Assessor Parcel Number: 467-050-23S**

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

Adopt a Resolution of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire a property for the High Speed Train System.

Background

Under California Eminent Domain Law, the Board is the governing body of the High Speed Rail Authority (Authority) for purposes of adopting a Resolution of Necessity that is required for the Authority to initiate the eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

The property is within the right of way for the Initial Operating Segment, Section 1, extending from Madera to Shafter, and is within the preferred alignment as previously approved by both the High Speed Rail Authority Board of Directors and the Federal Railroad Administration. Acquisition of this property will allow the Authority to move forward with construction of the High Speed Train System (HSTS).

The Authority notified the Board's staff that on October 7, 2019, the owner was provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of a Resolution of Necessity to authorize the use of eminent domain is required.

On November 21, 2019, a Notice of Intent to adopt a Resolution of Necessity was mailed by Board staff to the property owner. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Fresno Rescue Mission (Fresno County)

Authority Parcel Numbers: FB-10-0172-1, FB-10-0172-2, FB-10-0172-3

Assessor Parcel Number: 467-050-23S

Partial Acquisition: Approximately 3.22 acres (2.87 acres fee, 0.35 acre permanent easement)

This property is needed for the construction of the HSTS between Ventura Street and Los Angeles Street, and for the realignment of G Street. In 2016, a Resolution of Necessity was approved for the Fresno Rescue Mission property directly south of the site of this current request.

Staff Recommendation: Adopt a Resolution of Necessity authorizing the use of eminent domain by the Authority to acquire a property for the HSTS.

OTHER BUSINESS

OTHER BUSINESS—1

RESOLUTION OF THE STATE PUBLIC WORKS BOARD AUTHORIZING THE DELEGATION OF CERTAIN FUNCTIONS AND APPROVALS TO STAFF

Consider the adoption of a resolution authorizing the delegation of certain functions and approvals to staff, which would replace a prior resolution approved March 9, 2018 authorizing the delegation of similar actions, to allow administrative efficiencies.

STAFF ANALYSIS ITEM—1

Action Requested

Adopt a resolution authorizing the delegation of certain functions and approvals to Board staff.

Background

The proposed resolution would replace a prior resolution approved by the Board on March 9, 2018. Pursuant to Government Code Section 15770.2, the Board may delegate any duties it deems proper. This proposed resolution would delegate to the Executive Director and any of the Deputy Directors certain functions and approvals, provided that there are no controversial issues or policy concerns with such approvals.

Staff Recommendation: **Staff recommends adoption of the resolution.**

REPORTABLES

TO BE PRESENTED AT MEETING