



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Tuesday, August 27, 2024, at 10:00 a.m.

1021 O Street, Suite 3110, Sacramento, California

This meeting can also be accessed by the public through the following zoom link or phone number:

<https://us06web.zoom.us/j/82287714011?pwd=VihMrJ7A0YlITgLR5JjqT9mu2tuGsR.1>

Meeting ID: 822 8771 4011

Passcode: E=e+71e

By Phone: 1 669 219 2599

Meeting ID: 822 8771 4011

Passcode: 61864585

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Members of the Board will attend the meeting at the physical location identified above. The public may observe the meeting and address the Board in person, through the Zoom link, or via the telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the meeting start time. Members of the public may also submit comments in advance of the meeting. If members of the public wish to submit comments, the Board asks members of the public to provide written comments to Angela.Noland@dof.ca.gov prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

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 State Public Works Board website. [Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to Angela.Noland@dof.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 Raghda Nassar at (916) 445-9694 or e-mail to Angela.Noland@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

NONE

MINUTES

NONE

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN REHABILITATION CENTER—DEMOLITION OF BUILDING 38 AND
CONSTRUCTION OF NEW EDUCATIONAL AND VOCATIONAL CENTER
MARIN COUNTY**

*Authority: 2023 Budget Act, 5225-301-0660(1), as partially reverted by 2024
Budget Act*

Consider:

- 1) Recognizing revised project costs.**
- 2) Approving second guaranteed maximum price.**

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
San Quentin Rehabilitation Center – Demolition of Building 38 and Construction of New
Educational and Vocational Center
Marin County

Action Requested

If approved, the requested action will recognize revised project costs and approve second guaranteed maximum price.

Background

The 2023-24 Budget Act appropriated \$360,551,000 Public Buildings Construction Fund for the demolition of Building 38 and for the design and construction of a new Educational and Vocational Center at the San Quentin Rehabilitation Center. The funding was authorized in conjunction with the appointment of the San Quentin Transformation Advisory Council (Advisory Council), established to align the needs of San Quentin with the goals of the California Model, a research-based system of practices and principles designed to build safer communities through rehabilitation, education, restorative justice, and reentry. The proposed action is consistent with the

findings of the Advisory Council and the overall goal of implementing the California Model at San Quentin.

Additionally, to expedite project delivery, the progressive design-build delivery method was authorized for this project. This allowed the Department of Corrections and Rehabilitation (CDCR) to begin the project with approved pre-construction funding and the State Public Works Board (Board) to approve the costs of the progressive design-build phase in two installments, known as Guaranteed Maximum Price (GMP) 1 and 2. GMP 1 was approved at the State Public Works Board meeting on March 8, 2024.

Scope Description

This project is within scope. The project includes the demolition and abatement of the former California Prison Industry Authority Warehouse Building 38 and design and construction of a new Educational and Vocational Center (Center) at the San Quentin Rehabilitation Center. The Center is comprised of three primary buildings and various structures and facilities that support and/or are necessary for operation of the Center, totaling approximately 80,000 square feet. The project will include flexible classrooms, media and technology spaces, library space, counseling spaces, multi-purpose rooms, a store, a cafe, a central plaza with courtyard space for social gatherings, staff administrative offices, and restrooms for both staff and the incarcerated population. The project also includes construction of a pedestrian sallyport on the North Wall and an opening on the South Wall to allow movement between the Center and the lower yard. Finally, this project also includes upgrades to site infrastructure and utilities, path of travel improvements, and a staff and volunteer parking lot.

Funding and Cost Verification

This project is within cost. The 2023 Budget Act appropriated \$360,551,000 Public Buildings Construction Fund for pre-construction and progressive design-build for this project. On October 3, 2023, the Department of Finance approved a transfer of \$13,412,000 from progressive design-build to pre-construction. Pre-construction activities include design documents up to 75 percent including project criteria and specifications, associated site investigations, utility mapping, geotechnical analysis, master schedule development, State Fire Marshal planning and submittals, planning and development of long lead items, and other required work to reach the cost proposal for GMP 1. On March 8, 2024, the Board recognized a project cost decrease in association with GMP 1 in the amount of \$121,551,000, for a total project cost of \$239,000,000. The decrease of \$121,551,000 was reverted in the Budget Act of 2024.

Since the Board meeting on March 8th, project costs totaling \$6,039,000 were shifted from the pre-construction phase and GMP 1 to GMP 2. As a result, the total cost related to GMP 2 is higher than what was previously recognized when GMP 1 was approved. However, the overall project cost remains the same at \$239,000,000. CDCR is requesting the Board recognize these revised project costs.

In addition, CDCR is requesting the approval of GMP 2, which includes the final building design and the physical construction necessary for completion of the Center. These requests are reflected in the table below:

\$239,000,000	Total authorized project costs
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\$239,000,000	Total estimated project costs
\$117,923,000	Project costs previously allocated: \$26,279,000 for pre-construction and \$91,644,000 for progressive design-build for GMP 1: (\$54,354,000 contract, \$2,717,000 contingency, \$3,381,000 A/E, \$17,554,000 other project costs, and \$13,638,000 agency retained)
-\$6,039,000	Project cost adjustments: a decrease of \$1,188,000 for pre-construction and a decrease of \$4,851,000 for progressive design-build for GMP 1: (increase of \$1,933,000 contract, decrease of \$1,933,000 contingency, increase of \$86,000 other, decrease of \$4,937,000 agency retained)
\$127,116,000	Project costs to be allocated for GMP 2 (which includes \$6,039,000 of previously allocated funds): \$127,116,000 for progressive design-build (\$121,350,000 contract and \$5,766,000 contingency)

CEQA

Public Resource Code section 21097 exempts this project from compliance with the CEQA requirements.

Real Estate Due Diligence

Department of General Services, on behalf of CDCR, completed a Summary of Conditions Letter for this project on August 7, 2024, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve pre-construction	September 2023
Start progressive design-build GMP 1	March 2024
Start progressive design-build GMP 2	August 2024
Complete progressive design-build	January 2026

Staff Recommendation: Recognize revised project costs and approve GMP 2.

ACTION ITEMS

NONE

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

NONE