

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-7

Urgent

Routine

AGENDA DATE October 2, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Select HOK and WLC Architects for the three Stanislaus County Public Safety Center Expansion Projects: for the AB 900 Phase II Projects (Public Safety and Offender Rehabilitation Services Act) for Maximum Security Housing/Day Reporting Facility and the County Funded Intake/Release/Transportation Support Facilities and Related Actions to Initiate Design and Budget Adjustments

STAFF RECOMMENDATIONS:

1. Approve the selection of two design teams for the Stanislaus County Public Safety Center Expansion Projects as follows:
 - Award the contract for professional architectural design services for Project One (Maximum Security Housing Units) pursuant to the State Award of AB 900 Phase II Lease Revenue Bonds funding and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Jail Expansion Project to HOK of San Francisco, California for the lump sum amount not to exceed \$2,934,500;

(Continued on Page 2)

FISCAL IMPACT:

On December 13, 2012, the Board of Supervisors approved the Financing Plan including the use of County funds to match State Lease Revenue Bonds and other local funding for a major expansion of the County's Public Safety Center and Detention Facilities.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-512

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None


1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

- Award the contract for professional architectural design services for Project Two (Programs/Day Reporting Facility) pursuant to the State Award of AB 900 Phase II Lease Revenue Bond funding and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Construction Project to WLC Architects, Inc. of Folsom, California for the lump sum amount not to exceed \$287,950; with a provision under the contract whereby the County may, at its sole discretion, elect to utilize the design-bid-build delivery system methodology at the end of schematic design, in an amount not to exceed \$517,000;
 - Award the contract for professional architectural design services for Project Three (Intake, Release and Transportation Facilities) funded by County Public Facility Fees and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Jail Construction Project to HOK of San Francisco, California for the lump sum amount not to exceed \$1,155,500.
2. Authorize the Project Manager to issue the Notices to Proceed to HOK and WLC, Architects, Inc. contingent upon proper receipt of executed contracts and certificates of insurance.
 3. Authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support the design phase as long as it is within the approved project budget.
 4. Direct the Auditor-Controller to adjust the existing Project Budget as outlined on the attached Budget Journal by \$2,001,000 for the next phase of work through Schematic Design for Projects One and Two pursuant to the Board of Supervisors and State Public Works Board's previous approval of the Project Financing Plans.
 5. Direct the Auditor-Controller to establish a new Capital Project Fund for Project Three-Expanded Support Facilities Companion Project, and to increase revenue and appropriations in the amount of \$735,090 for the next phase of work through Schematic Design as outlined in the attached budget journal form, pursuant to the Board of Supervisors previous approval of the Project Financing Plan.

Approval to Select HOK and WLC Architects for the three Stanislaus County Public Safety Center Expansion Projects: for the AB 900 Phase II Projects (Public Safety and Offender Rehabilitation Services Act) for Maximum Security Housing/Day Reporting Facility and the County Funded Intake/Release/Transportation Support Facilities and Related Actions to Initiate Design and Budget Adjustments

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FISCAL IMPACT: (Continued)

On June 5, 2012, the Board of Supervisors accepted the conditional award of \$80 million from the State of California Corrections and Standards Authority under Assembly Bill 900 (AB 900) Phase II Jail Financing Program for the construction of portions of the Stanislaus County Public Safety Center Expansion/Jail Construction Project.

The total estimated project budget for the AB 900 Phase II projects remains unchanged at \$89.5 million to fund the construction of 384 maximum security beds, 72 medical/mental health beds, a security control facility, and a program/day reporting facility at the Public Safety Center site. The funding sources remain unchanged with State funding of \$80 million (90%), and a County cash match contribution totaling \$9.5 million (10%).

The primary sources of the match the County has committed to the project include \$1.5 million in existing appropriations previously approved by the Board of Supervisors for Jail Expansion and Master Planning, \$1.0 million from the Criminal Justice Facilities Fund, and \$7.0 million from an internal borrowing from the 2006 Tobacco Endowment Fund, for a total cash match of \$9.5 million. In addition, the sources include a non-cash match from land valued at \$500,000 at the site where the facility will be constructed, as outlined in the sources chart below:

AB 900 Phase II Funding Sources	
	<i>Amount</i>
AB 900 Phase II State Funding	\$80,000,000
2006 Tobacco Endowment Fund Borrowing	\$7,000,000
AB 900 Phase I Public Facility Fees Cash	\$1,500,000
Criminal Justice Facility Fund Cash	\$1,000,000
Subtotal	\$89,500,000
Non Cash Value of Land	\$500,000
Total Project Sources	\$90,000,000

The AB 900 Phase II Public Safety Center Jail Expansion Project will be financed on an interim basis using funds from the State's pooled money investment account and ultimately using long-term lease revenue bond financing.

Concurrent with the AB 900 Phase II construction project proceeding, the Board of Supervisors previously approved a companion project using existing/unencumbered and available funding of \$24,044,509 in Detention Public Facilities Fees (PFF) to construct the public lobby, jail administration, intake/release/transportation facility, staff

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support areas, and Public Safety Center jail expansion project-related site improvements.

State Public Works Board approval of Project Scope, Schedule and Costs

On September 11, 2012, the State Public Works Board (SPWB) approved Stanislaus County's project scope, project schedule and project costs, which is a significant milestone that allows Stanislaus County to be the first county awarded under AB 900 Phase II Jail Construction funding to initiate the project and begin the design phase of construction. (Attachment 1-Agenda) With the SPWB approval of the project scope, cost, and schedule, the Project Manager will initiate several key actions outlined in the Discussion section of this staff report, including the recommendation to award three separate professional architectural design services contracts to two design firms for the programming and design of each of the projects.

Consistent with the State's funding guidelines, after the SPWB's approval of the project scope, cost, and schedule, the County may begin to incur expenses for specified activities which are reimbursable including architectural programming and design. The State will reimburse the County for costs attributable to identified eligible state project costs, and only after the County awards the construction contract. Therefore, the County will use the cash match previously approved for use by the Board of Supervisors to fund these State eligible costs during the design phase of the construction project and will seek reimbursement following the award of the construction contract.

Additionally, the Board of Supervisors is requested to authorize the Project Manager to establish revenue and appropriations for the next phase of work for all three Projects as outlined on the two attached Budget Journals. The two journals reflect an adjustment through the Schematic Design Phase only for Projects 1 and 2, and the establishment of a new Support Facilities Capital Project Budget for Project 3, to establish both appropriations and revenue for the next phase of work, through Schematic Design. Projects 1 and 2 are funded through the AB 900 Phase II Project, and Project 3 is funded by locally collected Public Facility Fees.

As expenditures occur in the AB 900 Phase II Stanislaus County Public Safety Center Jail Expansion Project Capital Project Fund, staff will incrementally transfer the cash for actual expenditures from the 2006 Tobacco Endowment Fund to the Capital Project fund. Staff anticipates that once the construction contract is awarded, and during the course of construction, that delays between reimbursement between the State and the County will require the Treasury Pool to temporarily advance cash flow expenditures during the course of construction until the County is reimbursed for all eligible expenses.

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As the project progresses, all major project decisions will be brought back to the Board of Supervisors at each phase of the project for consideration, review, and approval.

DISCUSSION:

Background

Stanislaus County is partnering with the State of California to fund construction of 384 maximum security beds, 72 medical/mental health beds, a security control facility, and a programs/day reporting facility at the Public Safety Center site at 200 East Hackett Road. This construction project is the largest undertaking in the County's history to construct needed jail beds and the ancillary support facilities at the Public Safety Center site.

On December 13, 2012, the Board of Supervisors authorized the submission of an application for AB 900 Phase II (Public Safety and Offender Rehabilitation Services Act of 2007) funding for urgently needed jail facilities. Stanislaus County competed on a state-wide basis and the State selected the Stanislaus County Proposal for full funding, as the number one ranked medium size County in California.

On March 9, 2012, the County was notified by the Corrections Standards Authority that it was awarded \$80 million in State Local Jail Construction funding (AB 900 Phase II), which requires a \$9.5 million local cash match, for a proposed project totaling \$89.5 million.

Subsequent to this significant State award, on April 11, 2012, the County Team including the Project Manager and the Sheriff attended a meeting at the California Department of Corrections and Rehabilitation (CDCR) with key stakeholders from the Corrections Standards Authority (CSA), Department of Finance, Department of General Services, and CDCR's Facility Planning, Construction & Management, and the Office of Legal Affairs to plan proceeding with the Jail Construction Financing Process presenting the County's Project in detail and initiating the required State Due Diligence Process.

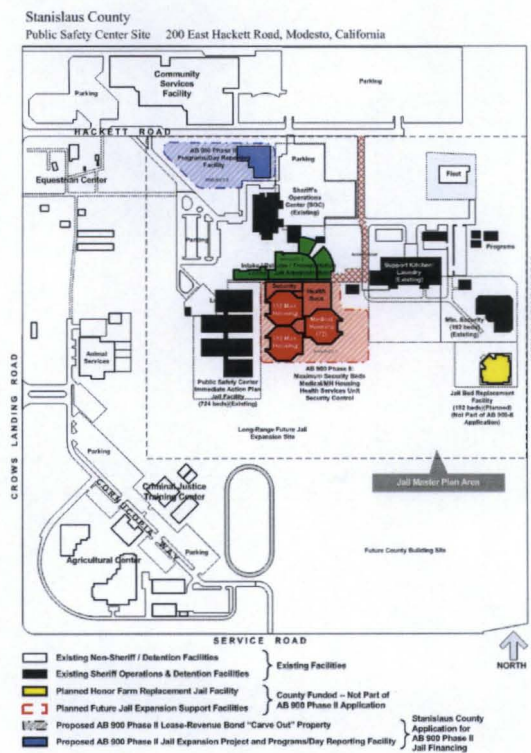
On April 19, 2012, the County Team including the Project Manager and the Sheriff hosted an onsite visit at the Public Safety Center with key stakeholders from the Corrections Standards Authority (CSA), Department of Finance, Department of General Services, and CDCR's Facility Planning, Construction & Management, and the Office of Legal Affairs. The purpose of the site visit was to provide the key stakeholders a walking tour of the proposed construction site and project description.

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On May 30, 2012, as previously authorized by the Board of Supervisors, the Project Manager issued a Request for Qualifications/Proposals (RFQP) for professional architectural design services for the Stanislaus County Public Safety Center Jail Expansion Projects, and set a proposal due date of June 28, 2012 at 2:00 p.m. Because the County's Jail Expansion Project is being financed through multiple funding sources, in order to include as many architectural proposers as possible in the Project, the County separated the Master Jail Expansion Project (Attachment 2-Site Map) into *three separate Projects* as outlined below:

- **Project One (Housing Units)** - will include two 192-bed maximum security housing units, one 72-bed medical housing unit, health services, and security administration, and will be funded in part by Assembly Bill/AB 900 Phase II and in part by County funds.
- **Project Two (Programs/Day Reporting Facility)** - will be the Programs / Day Reporting Facility and will be funded in part by Assembly Bill/AB 900 Phase II and in part by County funds.
- **Project Three (Intake, Release, and Transportation)** - will include various support facilities and will be funded entirely by the County through money set aside from Public Facility Fees.



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Each responding Design Team was eligible to propose on any combination of the three projects.

On June 12, 2012, a Mandatory Pre-Proposal Conference was held and approximately 40 potential Respondents attended the mandatory conference. On June 28, 2012, ten proposals were received and opened from the following Respondents as indicated by project:

Respondent	City and State	Project 1 Housing Units	Project 2 Day Reporting Center	Project 3 Intake, Release and Transportation
Dewberry	Sacramento, California	X	X	X
DLR Group	Sacramento, California	X	X	X
HDR Architecture, Inc.	Pasadena, California	X	X	X
HOK	San Francisco,	X	X	X
Kitchell CEM, Inc.	Sacramento, California	X	X	X
KMD Justice	Sacramento, California	X		X
Lionakis	Sacramento, California	X	X	X
Nacht & Lewis	Sacramento, California	X	X	X
WLC Architects, Inc.	Folsom, California		X	X

In addition, one more proposal was received; however it did not conform to the RFP requirements so it was not eligible for further consideration. On June 29, 2012, an evaluation team comprised of staff from the Chief Executive Office, Capital Projects and the Sheriff's Detention staff conducted an extensive and thorough review of all submitted proposals. Proposals were evaluated on a comparative, competitive, qualification basis, based upon the RFQP's submittal requirements, including the experience, organization and qualifications of the firm and individuals proposed, and the proposal that appears most advantageous to Stanislaus County. Specific evaluation criteria included:

- The ability, capacity, and skill of the Respondent to perform the contract and effectuate the work;

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- The type of work needed by the County in light of the nature of the project and budgetary issues;
- The ability of the Respondent to effectuate the work within the time specified, without delay;
- The character, integrity, reputation, judgment, experience, and efficiency of the Respondent;
- Claims experience;
- Whether the Respondent has satisfactorily performed similar work on similar projects; and
- Any other factor deemed to be relevant, in the County's sole discretion.

After review of all firms' qualifications, the following seven firms were requested to interview with the County. Interviews were scheduled between July 18, 2012 and August 9, 2012 for the following Design Teams:

Respondent	City and State	Project 1 Housing Units	Project 2 Day Reporting Center	Project 3 Intake,Release and Transportation
DLR Group	Sacramento, California	X		X
HOK	San Francisco, California	X	X	X
Kitchell CEM, Inc.	Sacramento, California	X	X	X
KMD Justice	Sacramento, California	X		X
Lionakis	Sacramento, California	X	X	X
Nacht & Lewis	Sacramento, California	X	X	X
WLC Architects, Inc.	Folsom, California		X	

An Interview Team comprised of Chief Executive Office Capital Projects, and Sheriff's Detention staff conducted a two-part interview process. In the morning session, the Respondent presented their Proposal(s) to the Interview Team. At the conclusion of the morning interview, the team was given a unique architectural design problem to analyze and present in the afternoon session. Each team returned approximately four hours later to an afternoon interview, on the same day, to discuss their solution to the task. This process was uniquely intended to best match the County's needs and the design

teams' ability to perform. This exhaustive level of engagement was a key factor in the future success of the projects. All seven design teams presented for the interview process are top rated in the Nation and the State of California for this type of design work and as a result Stanislaus County was provided with an extraordinary range of choice of design teams for these important projects.

At the completion of the interviews, the Project Team ranked four firms for a final interview to be conducted at the on-site location of each of the four finalist design teams.

- DLR Group of Sacramento, California
- HOK of San Francisco, California
- Lionakis of Sacramento, California
- WLC Architects, Inc. of Folsom, California

Beyond the initial proposal review, the Interview Team spent over 70 hours on the interview and final evaluation process. Based on the results of the comprehensive and exhaustive evaluation process, reference checks, and further analysis, the Project Team makes the following recommendations for the selection of the Design Teams for the Public Safety Center Expansion Projects:

Next Recommended Actions:

- 1. Approval to award a contract for professional architectural design services for Project One (Housing Units) and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Jail Expansion Project to HOK of San Francisco, California for the lump sum amount not to exceed \$2,934,500.***

This action will authorize the Project Manager to award a contract for professional architectural bridging design services for Project One (Housing Units) and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Jail Expansion Project to HOK. This architectural design services contract is one of two contracts funded under the AB 900 Phase II Jail Financing Program. HOK is a leader in the Country and particularly in the State of California in the business of successful Justice Architecture. The HOK team is comprised of recognized design professionals who enjoy a rich history of successful justice projects. The team brings a unique blend of California and national experience, with an excellent focus on quality and cost effective jail projects, with particular emphasis on the operating efficiency of jails. This focus on the operating cost impact of design decisions, medical and mental health incarceration expertise, and a range of expertise and experience are essential to a

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successful project and the Project Team believes the HOK proposal best meets the needs of Stanislaus County.

The Bridging Architect will be required to prepare the design criteria, performance specifications and other project-specific material sufficient to provide the basis to procure services for the design-build construction for Project One (Housing Units) of the Stanislaus County Public Safety Center Jail Expansion Project.

Based on the program and budget requirements, the Bridging Architect will prepare Bridging Documents. If the Bridging Documents and budget are approved, the Bridging Architect will assist the County in reviewing and evaluating bids from design build teams. The Bridging Documents shall be of sufficient detail to show design intent, to correlate the program to new facilities, and to allow design build teams to prepare a bid.

The HOK team is joined by Mr. Eric Wohle from LDA Partners from Stockton, California to bring a focused Central Valley perspective to this large project. Mr. Wohle was the Architect of Record for the Thomas W. Mayfield Regional Animal Services Facility and has good knowledge and experience on the needs of the Public Safety Center site. Additionally, the HOK team will partner with the second firm (recommended below) to ensure overall project coordination, collaboration and successful delivery.

Today's action recommends approval to authorize the next phase of work through the completion of the Schematic Design phase.

- 2. Approval to award a contract for professional architectural design services for Project Two (Programs/Day Reporting Facility) and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Construction Project to WLC Architects, Inc. of Folsom, California for the lump sum amount not to exceed \$287,950; with a provision under the contract whereby the County may, at its sole discretion, elect to utilize the design-bid-build delivery system methodology at the end of schematic design, for a revised total not to exceed \$517,000, should this option be exercised at the end of the Schematic Design Phase.***

This action will authorize the Project Manager to award a contract for professional architectural bridging design services for Project Two (Programs/Day Reporting Center) and to initiate design for the construction of the Stanislaus County Public Safety Center Jail Expansion Project to WLC Architects, Inc. Project Two is the second project funded by the AB 900 Phase II Jail Financing program.

The Project team found the WLC proposal for the Project 2: Day Reporting Facility the best suited for this unique facility within the Public Safety Center Expansion effort. As

the Board of Supervisors is well aware, the passage last year of AB 109, Criminal Justice Realignment, presents an enormous challenge to the Sheriff's Office and the Probation Department, who are now responsible for individuals who were previously sentenced to State Prison and State Parole. That realignment or shift from State to County responsibility was effective October 1, 2011, but local facilities are not available in most Counties to house and program these individuals who were previously the State's responsibility. It is essential to deliver the AB 900 Projects in an appropriate and timely manner. The Day Reporting Facility will be adjacent to the jail facilities and provide alternative opportunities to incarceration for these individual offenders. The Project Team found the focus that the WLC design team proposed to create both an identity and efficiency for this 14,000 sq. ft. non-secure facility best suited for the County's needs. The WLC team will collaborate directly with the HOK team to ensure project coordination, collaboration and success.

Staff has evaluated multiple construction delivery methodologies for the project. The AB 900 Phase II Jail Construction financing program has a significant performance requirement on Counties who are awarded this type of funding, and pursuant to the Federal Tax Code requirements, all projects within a single AB 900 Phase II – State Lease Revenue Bond financing must begin and end construction within a 36-month period. Jail facilities are difficult to construct and the goal in Stanislaus County is to build all facilities as quickly as possible, but to also bring the Day Reporting Center on line first. This will require a critical balancing for successful project delivery. As such, the County, in its contract with WLC Architects, Inc. includes a provision whereby the County, in its sole discretion, may elect to use the design-bid-build delivery methodology at the completion of schematic design. The possible use of the design-bid-build methodology, could result in better coordination and delivery within the 36-month construction duration, and will ensure both Project 1 and Project 2 are completed in compliance with federal tax laws that govern lease revenue bond financing.

3. Approval to award a contract for professional architectural design services for Project Three (Intake, Release and Transportation) and initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Jail Construction Project to HOK of San Francisco, California for the lump sum amount not to exceed \$1,155,500.

This action will authorize the Project Manager to award a contract for professional architectural bridging design services for Project Three (Intake, Release and Transportation) and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Jail Expansion Project to HOK.

The Bridging Architect will be required to prepare the design criteria, performance specifications and other project-specific material sufficient to provide the basis to

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procure services for the design-build construction for Project Three (Intake, Release and Transportation) of the Stanislaus County Public Safety Center Jail Expansion Project. Again, the Project Team found the Design Team and Proposal of HOK to best suit the County's needs. For this component of the overall project, coordination with the existing jail facilities at the Public Safety Center is critical. The movement of staff and inmates and the long range operating costs, which far exceed the capital investment in the construction of these facilities, are key factors to the County's success to not only build the new facilities but be able to operate them at the lowest cost possible. The team presented by HOK for this effort, and the overall coordination plan and delivery approach, are all focused on ensuring the County's success.

Based on the program and budget requirements, the Bridging Architect will prepare Bridging Documents. If the Bridging Documents and budget are approved, the Bridging Architect will assist the County in reviewing and evaluating bids from design build teams. The Bridging Documents shall be of sufficient detail to show design intent, to correlate the program to new facilities, and to allow design-build teams to prepare a bid.

It is important to note that the State Requirements for the AB 900 Phase II funding are strict, comprehensive and regulatory in nature. The County must seek various levels of approvals for many project actions in addition to the approval of the Board of Supervisors. The level of knowledge and experience for the recommended design teams will greatly assist Stanislaus County in a successful partnership with the State of California. . Fortunately, Stanislaus County gained tremendous experience with the relatively similar funding of the SB 81, Juvenile Commitment Center project which is nearly 70% complete and for which State reimbursement is flowing.

Finally, it is also important to note that the Project Manager has personally and in writing shared the recommendations of the two design teams with all the respondents to the Request for Proposals Process and expressed the County's appreciation for their interest and proposals. All notices pursuant to the Protest period in the RFP have passed with no protests filed.

4. Authorize the Project Manager to issue the Notices to Proceed to HOK and WLC Architects, Inc. contingent upon proper receipt of executed contracts and certificates of insurance.

This action will authorize the Project Manager to issue a Notice to Proceed to HOK and WLC Architects, Inc. contingent upon receipt by the County of executed contracts and certificates of proper insurance.

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5. Authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support the design phase as the costs are within the approved project budget.

This action will authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support design phase as long as the costs are within the approved project budget.

On-Going Due Diligence

On June 5, 2012, the Board of Supervisors authorized the Project Manager in collaboration with County Counsel, and outside legal counsel to negotiate the terms of the Construction Agreement, the Project Delivery and Construction Agreement, and Site Access Agreements between Stanislaus County, the State Public Works Board, the Department of Corrections and Rehabilitation, and Corrections Standards Authority of the State of California for the design-build construction of new jail beds.

Staff continues to make progress on negotiating the terms of the Agreements with the various State Agencies. All of these Agreements will be brought back to the Board of Supervisors for consideration and approval prior to submittal to the State for final approval prior to proceeding to the State Public Works Board for approval in December 2012.

Schedule

The Project Team anticipates completing its final Real Estate Due Diligence and negotiating the form of all Agreements with the State in December 2012. Staff will return to the Board of Supervisors to conditionally, subject to State Public Works Board approval, award the design-build construction contracts in Winter of 2014. Construction completion is anticipated in the Summer of 2016.

Finally, the infusion of over \$70 million construction dollars into our economy will have a positive and welcomed economic benefit locally.

POLICY ISSUES:

All of the actions in this item will advance the Board of Supervisors' priority to strive for A Safe Community by increasing detention capacity to meet projected needs and minimize use of alternatives to incarceration for potentially dangerous criminals.

These actions also support the Board's priority to provide Efficient Delivery of Public Services in pursuing State funds by leveraging limited County resources effectively.

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STAFFING IMPACTS:

As previously reported, the cost to operate and staff the additional 456 beds and the associated facilities is considerable. AB 900 Phase II funding includes the provision that the County is not obligated to fully staff the new facilities upon opening; staff believes it will implement a flexible strategy to maximize all available tools and resources that will allow the County to house inmates given available funding.

Upon construction completion, the staffing and transition to the new jail facilities will be phased based on the County's economic recovery. The inclusion of a Programs/Day Reporting Center is intentionally in the Project Scope to provide alternatives to incarceration and allow the transition from existing facility beds to the new beds, in addition to the new beds that will be constructed and minimize additional operating costs. The Community Corrections funding will be a key resource in meeting the increased cost to operate these new facilities.

Now that the County has been awarded \$80 million for new jail construction, and when the plan is fully implemented to include those components funded by AB 900 Phase II, if fully staffed, consistent with the Crout and Sida Criminal Justice Consultants staffing plan recommendations, 72.38 additional positions may be needed at an increased General Fund obligation of approximately \$7.7 million.

The Companion Facility and corresponding functions constructed by Public Facilities Fees, if fully staffed, consistent with the Crout and Sida Criminal Justice Consultants staffing plan recommendations, 21.95 additional positions may be needed at an increased General Fund obligation of approximately \$2.3 million

It is anticipated this staffing pattern will provide the supervision necessary to maintain the span of control and to ensure that transportation and administrative services required outside the new 456 beds and beyond the management required if simply monitored by Public Safety Center staff.

The County's long-range financial model will forecast the additional costs starting in Fiscal Year 2016-2017.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: 209-525-6333

**ATTACHMENTS AVAILABLE
FROM CLERK**

Database FMSDBPRD.CO.STANISLAUS.CA.US.PROD
 Balance Type Budget
 Data Access Set County of Stanislaus

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 Budget List - Text LEGAL BUDGET
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 Currency * List - Text USD
 Period List - Text SEP-12
 Batch Name Text
 Journal Name Text JV CEO CP000144
 Journal Description Text AB 900 Phase II Design Phase
 Journal Reference Text
 Organization List - Text Stanislaus Budget Org
 Chart Of Accounts Accounting Flexfield

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F	179C	0016156	85850	0000000	000000	000000	00000	2001000		TOBACCO FUND
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Explanation:
 Increase revenue through an operating transfer out from the 2006 Tobacco Endowment Fund to the PSC Jail Expansion Fund 2027 Project
 Increase appropriations for the schematic design phase of the project

Requesting Department NORMA BAKER			CEO <i>Patricia N</i>		Data Entry	Auditors Office Only	
Prepared by 9/28/2012		Supervisor's Approval <i>Patricia N</i> 9/28/12			Keyed by	Prepared By <i>[Signature]</i> Approved By 9/28/2012	
Date		Date	Date	Date	Date	Date	Date

Database FMSDBPRD.CO.STANISLAUS.CA.US.PROD
Balance Type Budget
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Ledger * List - Text County of Stanislaus
Budget List - Text LEGAL BUDGET
Category * List - Text Budget - Upload
Source * List - Text CEO NJB
Currency * List - Text USD
Period List - Text SEP-12
Batch Name Text
Journal Name Text JV CEO CP000145
Journal Description Text INTAKE AND RELEASE
Journal Reference Text
Organization List - Text Stanislaus Budget Org
Chart Of Accounts Accounting Flexfield

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Table with columns: Upl, Fund (4 char), Org (7 char), Account (5 char), GL Project (7 char), Location (6 char), Misc. (6 char), Other (5 char), Debit (incr appropriations, decr est revenue, * Number), Credit (decr appropriations, incr est revenue, * Number), Line Description

Totals: 1470180 735090

Tip: This is not the end of the Template. Unprotect the sheet and insert as many rows as needed.

Explanation: Increase revenue through an operating transfer out from Detention PFF to the Intake and Release Capital Project Fund; Increase appropriations for the schematic design phase

Requesting Department: NORMA BAKER
Prepared by: 9/28/2012
Date: 9/28/12

Supervisor's Approval: [Signature]
Date: 9/28/12

Data Entry: [Signature]
Keyed by: [Signature]
Date: [Signature]

Auditors Office Only: [Signature]
Prepared By: [Signature]
Date: [Signature]

Attachment #1

27 Pages



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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

AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Tuesday, September 11, 2012**

**The STATE PUBLIC WORKS BOARD will meet on
Tuesday, September 11, 2012 at 10:00 a.m. in
Room 113, State Capitol, Sacramento, California.
In accordance with provisions of section 11125 of the
Government Code, a copy of the Agenda is attached.**

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD
Tuesday
September 11, 2012
10:00 a.m.
Room 113
State Capitol
Sacramento, California

- I.** Roll Call

- II.** Approval of minutes from the August 10, 2012 meeting

- III.** Bond Items Page 3

- IV.** Consent Items Page 5

- V.** Other Business Page 27

- VI.** Reportables Page 27

BOND ITEM

BOND ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MULE CREEK STATE PRISON AND RICHARD J. DONOVAN CORRECTIONAL FACILITY
THREE LEVEL II DORM FACILITIES
AMADOR AND SAN DIEGO COUNTIES

Authority: Section 14 of Chapter 42, Statutes of 2012

Adopt a resolution to:

- a) 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.
- b) authorize the sale of lease revenue bonds.
- c) approve the form of and authorize the execution of a Project Delivery Agreement between the Department of Corrections and Rehabilitation and the Board.
- d) approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$810,000,000

BOND ITEM

STAFF ANALYSIS—1

Department of Corrections and Rehabilitation
Mule Creek State Prison and Richard J. Donovan Correctional Facility
Three Level II Dorm Facilities
Amador and San Diego Counties

Action Requested

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

Scope Description

This project is within scope. This project consists of the siting, design, and construction of three new level II dorm facilities. The California Department of Corrections and Rehabilitation (CDCR) has identified Mule Creek State Prison (MCSP) and Richard J. Donovan Correctional Facility (RJD) as the proposed sites for the new level II dorm facilities because these locations offer potential advantages in terms of future staff recruitment and retention, their proximity to other CDCR facilities, their suitable land availability, and their existing infrastructure capacity. The CDCR proposes to construct two new semi-autonomous level II dorm facilities adjacent to MCSP and a single new level II dorm facility adjacent to RJD. Each new level II dorm facility will provide flexible housing for inmate subpopulations such as inmates with disabilities, intermediate medical needs, or mental health treatment needs. Each facility will house approximately 800 inmates and provide all necessary support, program and health care facilities for those inmates.

The scope of work includes the construction of perimeter guard towers, an electrified perimeter fence, water/wastewater and storm drainage improvements, electrical, site grading, road/access improvements including parking, and utility connections from the new facilities to the existing infrastructure systems.

Site specific work for MCSP includes new potable water tanks to address back-up storage requirements, and relocation of a portion of the existing wastewater spray fields. At RJD the site specific work includes the relocation of an existing water transmission main. Additionally, CDCR will complete this project using design-build project delivery.

Funding and Cost Verification

This project is within cost. The total estimated project cost for this project is \$810,000,000. Chapter 42, Statutes of 2012 appropriated \$810,000,000 to finance the design, construction, and construction related costs necessary to complete this project.

\$810,000,000 total authorized project costs

\$810,000,000 total estimated project costs

\$810,000,000 project costs to be allocated (design-build): \$21,570,000 performance criteria and concept drawings, \$788,430,000 design construction, (\$605,328,000 contracts \$30,270,000 contingency \$21,489,000 A&E, \$78,207,000 other costs, \$53,136,000 agency retained).

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of performance criteria and concept drawings phase.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of performance criteria and concept drawings.

Project Schedule

Approve performance criteria and concept drawings	July 2013
Start construction	December 2013
Complete construction	March 2016

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
MULE CREEK STATE PRISON AND RICHARD J. DONOVAN CORRECTIONAL FACILITY
THREE LEVEL II DORM FACILITIES
AMADOR AND SAN DIEGO COUNTIES

Authority: Section 14 of Chapter 42, Statutes of 2012

Consider authorizing site locations

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Mule Creek State Prison and Richard J. Donovan Correctional Facility
Three Level II Dorm Facilities
Amador and San Diego Counties

Action Requested

If approved, the requested action would authorize site locations.

Scope Description

The project is within scope. This project consists of the siting, design, and construction of three new level II dorm facilities. Section 14 of Chapter 42, Statutes of 2012 authorized California Department of Corrections and Rehabilitation (CDCR) to design and construct three Level II dorm facilities adjacent to one or more of seven select institutions. It also requires CDCR to notify the Board of proposed site locations and the Board is required to authorize the final siting of the facilities. CDCR has identified Mule Creek State Prison (MCSP) and Richard J. Donovan Correctional Facility (RJD) as the proposed sites for the new level II dorm facilities because these locations offer potential advantages in terms of future staff recruitment and retention, their proximity to other CDCR facilities, their suitable land availability, and their existing infrastructure capacity.

CDCR proposes to construct two new semi-autonomous level II dorm facilities adjacent to MCSP and a single new level II dorm facility adjacent to RJD. Each new level II dorm facility will provide flexible housing for inmate subpopulations such as inmates with disabilities, intermediate medical needs, or mental health treatment needs. Each facility will house approximately 800 inmates and provide all necessary support, program and health care facilities for those inmates.

The scope of work includes the construction of perimeter guard towers, an electrified perimeter fence, water/wastewater and storm drainage improvements, electrical, site grading, road/access improvements including parking, and utility connections from the new facilities to the existing infrastructure systems.

Site specific work for MCSP includes new potable water tanks to address back-up storage requirements, and relocation of a portion of the existing wastewater spray fields. At RJD the site specific work includes the relocation of an existing water transmission main. Additionally, CDCR will complete this project using design-build project delivery.

Funding and Cost Verification

This project is within cost. The total estimated project cost for this project is \$810,000,000. Chapter 42, Statutes of 2012 appropriated \$810,000,000 to finance the design, construction, and construction related costs necessary to complete this project.

\$810,000,000 total authorized project costs

\$810,000,000 total estimated project costs

\$810,000,000 project costs to be allocated (design-build): \$21,570,000 performance criteria and concept drawings, \$788,430,000 design construction, (\$605,328,000 contracts \$30,270,000 contingency \$21,489,000 A&E, \$78,207,000 other costs, \$53,136,000 agency retained).

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of performance criteria and concept drawings.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of performance criteria and concept drawings.

Project Schedule

Approve performance criteria and concept drawings	July 2013
Start construction	December 2013
Complete construction	March 2016

Staff Recommendation: Authorize site locations.

CONSENT ITEMS

CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTRAL CALIFORNIA WOMEN'S FACILITY
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE
MADERA COUNTY

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

Consider recognizing:

- a) scope change
- b) revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Central California Women's Facility
Enhanced Outpatient Program Treatment and Office Space
Madera County

Action Requested

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

Scope Description

This project is not within scope. The Board established the scope, cost, and schedule of the Central California Women's Facility: Facility A General Population/Enhanced Outpatient Program Treatment and Office Space project on November 15, 2010. As established, this project would design and construct a new two-story stand alone building, approximately 18,100 square feet, located in the Facility A yard at the Central California Women's Facility (CCWF). This new mental health building would not include any new housing, but would provide adequate treatment and office space to support up to 124 General Population (GP) Enhanced Outpatient Program (EOP) inmates in existing housing units. In addition, this project would include new walkways and upgrades to existing walkways that would bring building paths into compliance with current disabled access regulations. Additional fencing would also be installed. The first floor would be a secure inmate-patient treatment space including interview rooms, group therapy rooms,

recreational therapy rooms, an inmate-patient waiting/holding area, an interdisciplinary treatment team room, a classroom/multipurpose room, a custody station, inmate and staff restrooms, and necessary support space. The second floor would contain administrative offices and support space and will be restricted to staff only.

The CDCR is currently requesting a scope change for this project in response to analysis completed in April 2012 regarding the impact of the 2011 criminal justice realignment on the female mental health population. Based on new EOP population estimates, CDCR is proposing to adjust the project's scope to provide adequate treatment and office space to support approximately 54 GP EOP and 10 Administrative Segregation Unit EOP inmate-patients in existing housing units. This request is consistent with the Blueprint document CDCR released in April 2012.

The revised scope will design and construct a new single-story stand alone building, approximately 7,100 square feet, to be sited at the same location on the Facility A yard at CCWF. The new mental health building will not include any new housing. The building will include group therapy rooms, an interview room, an inmate-patient waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. One of the group therapy rooms will also be used as an interdisciplinary treatment team room. This project also includes the installation of separation yard fencing to control inmate movement at the building, an approximately 750-square-foot group yard, and two new small management yards. In addition, the project still includes new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled access regulations.

On August 21, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. On November 15, 2010, the Board took an action allocating \$17,743,000 of the \$1,046,579,000 lease revenue bond financing authority appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. This action would recognize a new project cost estimate prepared in association with the revised project scope. Based on this new estimate, the total estimated project cost is \$10,475,000, which is a decrease of \$7,268,000.

\$17,743,000	total authorized project cost
\$10,475,000	total estimated project cost
\$17,743,000	project costs previously allocated: \$1,007,000 preliminary plans, \$972,000 working drawings, \$15,764,000 construction (\$12,009,000 contract, \$600,000 contingency, \$929,000 A&E, \$925,000 other project costs, and \$1,301,000 agency retained items)
\$7,268,000	project cost decrease: an increase of \$310,000 preliminary plans and \$360,000 construction (other project costs) and a decrease of \$67,000 working drawings and \$7,871,000 construction (\$7,035,000 contract, \$351,000 contingency, \$232,000 A&E, and \$253,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010 and the 35-day statutes of limitations expired on November 24, 2010, without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	March 2013
Complete working drawings	September 2013
Start construction	December 2013
Complete construction	March 2015

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

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEDICAL FACILITY
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SOLANO COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
California Medical Facility
Health Care Facility Improvement Project
Solano County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Health Care Facility Improvement Program project at California Medical Facility (CMF) will support CMF's operation as an Intermediate institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CMF is to remedy deficiencies in medication distribution, primary care clinics, specialty care, medical records, pharmacy, and health care administration.

CMF is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses. CMF is a medium security medical facility housing General Population and Administrative Segregation Unit inmate-patients, including elderly inmate-patients, terminally ill inmate-patients, inmate-patients identified with Acquired Immune Deficiency Syndrome, and inmate-patients with psychiatric disorders.

This project includes the construction of a Central Health Services (CHS) Specialty Clinic, a Stand-by Emergency Room, a Dialysis Unit, a Medication Distribution Building, and renovation to the B-wing, X-wing, and Unit IV, as well as utility improvements. The new CHS will provide specialty medical assessment, evaluation, and treatment. The new Stand-by Emergency Room is located to efficiently receive, release, and transport emergency cases while improving the emergency treatment area with an additional treatment bay and observation room. The new Dialysis Unit will provide dialysis treatment in an appropriate setting with space for water treatment and equipment maintenance. A new stand-alone Medication Distribution Building will be constructed to serve inmate-patients at C and D dorms. Renovations at B-wing will provide triage/exam space, nurse sick call, lab and pharmacy space, and radiology. Renovations at X-wing will consolidate medical records space. Renovations at Unit IV, containing U- and V-wings, will provide two additional medical distribution rooms, one per wing.

Funding and Cost Verification

This action would allocate \$28,100,000 of the \$1,046,579,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$28,100,000 total estimated project costs

\$28,100,000 project costs to be allocated: \$1,421,000 preliminary plans, \$1,646,000 working drawings, \$25,033,000 construction (\$19,076,000 contract, \$1,145,000 contingency, \$954,000 A&E, \$1,481,000 other project costs, and \$2,377,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	September 2013
Complete working drawings	March 2014
Start construction	July 2014
Complete construction	January 2016

Staff Recommendation: Establish project scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, SOLANO
HEALTH CARE FACILITY IMPROVEMENT PROJECT
SOLANO COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
California State Prison, Solano
Health Care Facility Improvement Project
Solano County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Health Care Facility Improvement Program project at California State Prison, Solano (SOL) will support SOL's operation as an Intermediate institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at SOL is to remedy deficiencies in primary care clinics, specialty care, medical records, pharmacy, medication distribution, and disabled accessibility.

SOL is one of 11 institutions designated as an Intermediate institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses. SOL is a medium security facility housing General Population and Administrative Segregation Unit Inmates.

This project includes the construction of a Complex Facility Clinic, renovations to Central Health Services (CHS) and Receiving and Release (R&R), construction of new Medication Distribution Rooms, and disabled accessibility improvements to housing units and Path-of-Travel accessibility. The new Complex Facility Clinic will provide for sick call, medical assessment and evaluation, and medical treatment. The CHS renovation will provide improved space for emergency services, radiology services, pharmacy, laboratory, and medical records space. The R&R renovation will provide initial inmate health screening when entering and leaving the facility. The new Medication Distribution Rooms will provide appropriate pill distribution and security. The disabled accessibility improvements to the housing units and Paths-of-Travel Accessibility will allow SOL to be designated as a Disability Placement Program institution.

Funding and Cost Verification

This action would allocate \$34,034,000 of the \$1,046,579,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction for this project.

\$34,034,000 total estimated project costs

\$34,034,000 project costs to be allocated: \$1,712,000 preliminary plans, \$2,102,000 working drawings, \$30,220,000 construction (\$23,439,000 contract, \$1,406,000 contingency, \$1,172,000 A&E, \$1,940,000 other project costs, and \$2,263,000 agency retained items)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	September 2013
Complete working drawings	March 2014
Start construction	July 2014
Complete construction	March 2016

Staff Recommendation: Establish project scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STANISLAUS COUNTY PUBLIC SAFETY CENTER
JAIL PROJECT
STANISLAUS COUNTY

Authority: Sections 15820.91 – 15820.917 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
Stanislaus County Public Safety Center
Jail Project
Stanislaus County

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

This project will design and construct approximately 149,000 square feet (sf) of housing, treatment, and program space on approximately 9 acres of the greater 127± acres of county owned land on which the county's existing public safety center is located. The project includes two new buildings constructed primarily of steel and concrete for security and long-term durability. One building will be a jail expansion, approximately 135,000 sf, that includes two maximum security adult detention housing units, one medical/mental health housing unit, a health services unit, a security administration (control) center, and all necessary circulation and common space. The second building will be a day reporting center, approximately 14,000 sf. Both of these buildings will be dependent on the existing, adjacent facilities for several core operational components, including, kitchen and laundry services; offender intake, release, and transportation; and staff support space.

The two maximum security housing units will each provide approximately 192 beds and the medical/mental health housing unit will provide approximately 72 beds, for a total of approximately 456 beds. Each of the three housing units will include secure sally port entry, a unit security control room, video visitation cubicles, showers, secure dayrooms and outdoor recreation space, a retherm kitchen, and multipurpose and interview rooms. All three housing units will also include program services space for adult education, religious services, counseling, self-help classes, mental health evaluations/classes, and other life-skills and job/career preparatory programs to help reduce recidivism and assist with rehabilitation.

The health services unit will include health care staff office space, secure records space, holding cells, dental services space, an equipment room and workstation, a pharmacy, a conference room, a laboratory, exam rooms, sheltered housing space, an anteroom, and officer and nurse workstations. The security administration (control) center will include central control, sally port entry, armory and key control, staff briefing space, facility commander and other shift/watch command office space, and multipurpose and interview rooms.

The day reporting center will provide services to the offender population on probation under the county's jurisdiction. This building will include a public lobby and reception area, administration space, a processing area, classrooms, a multipurpose room, and counseling rooms.

This project will include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 200 parking spaces will be provided as part of this project for both staff and visitor parking. This project will also include all necessary and appropriate security fencing.

Funding and Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 Public Buildings Construction Fund (lease revenue bond 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 \$80,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study costs and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$80,000,000 of the \$774,229,000 appropriated in Section 15820.913 of the Government Code to complete design and construction for this project.

\$89,000,000	total estimated project costs
\$80,000,000	state funds to be allocated: \$3,518,000 performance criteria, \$76,482,000 construction (\$68,265,000 contract, \$6,375,000 contingency, \$392,000 A&E, \$1,450,000 other project costs)
\$ 9,000,000	local funds previously allocated: \$832,000 acquisition/study, \$1,938,000 performance criteria, \$6,230,000 construction (\$6,230,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2012, and the 30-day statutes of limitation expired on July 6, 2012, without challenge.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve performance criteria and concept drawings	September 2013
Start construction	April 2014
Complete construction	March 2016

Staff Recommendation: **Establish project scope, cost, and schedule.**

CONSENT ITEMS

CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE
DENTAL FACILITY IMPROVEMENTS, PHASE II
VARIOUS COUNTIES

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider:

- a) recognizing a scope change
- b) recognizing revised project costs
- c) approving preliminary plans
- d) approving the use of Inmate/Ward Labor

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation
Statewide
Dental Facility Improvements, Phase II
Various Counties

Action Requested

If approved, the requested action will recognize a scope change, approve preliminary plans, recognize revised project costs, and approve the use of Inmate/Ward Labor.

Scope Description

This project is not within scope. This is phase two of a three-phase statewide project to complete physical plant modifications necessary to ensure Department of Corrections and Rehabilitation's (CDCR's) compliance with the Stipulated Agreement in the *Perez vs. Cate* class action lawsuit regarding dental care for inmates. The statewide dental facility improvements project will provide modifications necessary to address infection control situations, efficiency and

safety/security issues, and the availability of timely and adequate dental services in prison dental clinics. A sampling of the physical plant improvement modifications to meet the court requirements include: converting office space into sterilization areas; increasing electrical capacity to operate the existing equipment; increasing counter space and storage areas; and removing or constructing walls and reconfiguring dental chairs to meet industry standards.

Phase II of this project (established October 13, 2011) includes improvements to the existing dental facilities at the following ten institutions: Calipatria State Prison (Imperial County), California Correctional Center (Lassen County), California Correctional Institution (Kern County), Centinela State Prison (Imperial County), Chuckawalla Valley State Prison (Riverside County), Deuel Vocational Institution (San Joaquin County), Ironwood State Prison (Riverside County), North Kern State Prison (Kern County), Pleasant Valley State Prison (Kings County), and Sierra Conservation Center (Tuolumne County).

CDCR is currently requesting a scope change to remove the dental clinic improvements at Pleasant Valley State Prison (PVSP) from Phase II of this project. In June 2010, it was determined the dental improvements necessary at PVSP could be adequately completed by institution staff using support budget funds pursuant to Section 6.00 of the Budget Act of 2011. Unfortunately, because of a miscommunication within CDCR, the scope of work at PVSP was also unnecessarily included in the October 2011 establishment of Phase II of this project. CDCR has since corrected internal communication channels to avoid similar errors in the future, and is requesting that the improvements at PVSP be removed to correct the project's scope. The new project cost estimate prepared in association with the completion of preliminary plans reflects the removal of the PVSP improvements from the scope of the project.

Phase I of this project (established December 13, 2010) includes improvements to the existing dental facilities at the following seven institutions: California Institution for Women (San Bernardino County); California Medical Facility (Solano County); Correctional Training Facility (Monterey County); California State Prison, Los Angeles County; Mule Creek State Prison (Amador County); California State Prison, Solano (Solano County); and Folsom State Prison (Sacramento County). (Note: Improvements to the California Rehabilitation Center (CRC) were removed from the scope of this project on January 19, 2012. The Administration and Legislature have since determined CRC will be deactivated and close no later than December 31, 2016. Therefore, this institution will be remain omitted from the project scope.)

Phase III of this project (established July 16, 2012) includes improvements to the existing dental facilities at the following seven institutions: Avenal State Prison (Kings County); Central California Women's Facility (Madera County); California Institution for Men (San Bernardino County); California State Prison, Corcoran (Kings County); Pelican Bay State Prison (Del Norte County); R.J. Donovan Correctional Facility at Mountain Rock (San Diego County); and Valley State Prison for Women (Madera County).

The physical modifications identified in this three-phase plan will allow CDCR to provide the services needed to comply with the *Perez* Stipulated Agreement. If these actions are approved and the construction of all three phases of the project are completed, the Inmate Dental Services Program already has sufficient staffing and operations resources to provide the dental treatment required to become compliant with the Stipulated Agreement.

On August 21, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the Department of Corrections and Rehabilitation (CDCR) for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(3) of the Penal Code further provides this appropriation may be used for the design and construction of dental infrastructure improvements at state prison facilities.

On October 13, 2011 the Board took an action establishing Phase II of this project and allocating \$4,820,000 of the AB 900 General Fund appropriation to complete design and construction. A new Phase II project cost estimate was prepared in association with the completion of preliminary plans. Based on this new estimate, the current total estimated Phase II project cost is \$7,541,000, which is an increase of \$2,721,000. A summary of the Phase II project costs is below. Estimated construction cost increases are primarily the result of:

- the development of more detailed construction information for compliance with accessibility code requirements and the addition of previously excluded equipment, floor and wall finishes, cabinetry, and casework (\$757,000);
- greater network connectivity needs for information technology equipment (\$1,004,000);
- labor cost increases (\$626,000).

The Board has also taken actions on January 14, 2011 and July 16, 2012 recognizing total estimate Phase I project costs of \$4,846,000 and total estimated Phase III project costs of \$8,100,000, respectively. Taking these actions into account, the total estimated project cost for all three phases is \$20,487,000.

\$4,820,000	total authorized project cost
\$7,541,000	total estimated project cost
\$4,820,000	project costs previously allocated: \$450,000 preliminary plans, \$340,000 working drawings, \$4,030,000 construction (\$3,103,000 contract, \$217,000 contingency, \$554,000 other project costs, and \$156,000 agency retained items)
\$2,721,000	project cost increase: a decrease of \$50,000 preliminary plans and an increase of \$2,771,000 construction (\$775,000 contract, \$163,000 contingency, \$521,000 other project costs, and \$1,312,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2012 and the 35-day statutes of limitation expired on March 2, 2012, without challenge.

Real Estate Due Diligence

A Summary of Conditions letter for this project was completed on April 9, 2012 and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2012
Complete working drawings	December 2012
Start construction	December 2012
Complete construction	December 2013

Staff Recommendation: **Recognize a scope change, approve preliminary plans, recognize revised project costs, and approve the use of Inmate/Ward Labor.**

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STATEWIDE
MEDICATION DISTRIBUTION IMPROVEMENTS
VARIOUS COUNTIES

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code*

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation
Statewide
Medication Distribution Improvements
Various Counties

Action Requested

If approved, the requested action would establish the project scope, cost, and schedule.

Scope Description

The Medication Distribution Improvements project will remedy existing deficiencies in medication distribution space and services at 22 prison facilities as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. CDCR currently has insufficient space to accommodate effective and efficient medication distribution to inmate-patients. Proper, efficient, and timely medication distribution is one of the core components for treatment of medical ailments. In order to provide safe, efficient, and effective medication distribution, physical plant modifications and improvements must be completed at all CDCR prisons.

Site assessments were performed at existing institutions to identify the conceptual scope of work necessary to provide the required improvements to address the existing deficiencies. The scope of work at each facility may include a combination of renovation and construction to provide medication distribution workspace, as needed. Additionally, improvements may include security upgrades to ensure safe storage of medications; heating, ventilation, and air conditioning components; electrical improvements; casework, lighting and sinks for medication preparation; injection rooms and windows, medication distribution windows, data and telecommunications

connectivity, and inmate drinking fountains.

Impacted institutions with cost estimates are as follows: San Quentin State Prison, Marin County (\$1,791,000); Deuel Vocational Institution, San Joaquin County (\$853,000); North Kern State Prison, Kern County (\$254,000); Wasco State Prison, Kern County (\$462,000); Central California Women's Facility, Madera County (\$1,932,000); Avenal State Prison, Kings County (\$1,606,000); Calipatria State Prison, Imperial County (\$913,000); California Correctional Center, Lassen County (\$670,000); California Correctional Institution, Kern County (\$1,331,000); California State Prison Corcoran, Kings County (\$2,149,000); Centinela State Prison, Imperial County (\$913,000); Correctional Training Facility, Monterey County (\$688,000); Chuckawalla Valley State Prison, Riverside County (\$878,000); High Desert State Prison, Lassen County (\$698,000); Ironwood State Prison, Riverside County (\$878,000); Kern Valley State Prison, Kern County (\$1,119,000); Pelican Bay State Prison, Del Norte County (\$949,000); Pleasant Valley State Prison, Kings County (\$913,000); Substance Abuse Treatment Facility, Kings County (\$1,817,000); Sierra Conservation Center, Tuolumne County (\$1,206,000); Salinas Valley State Prison, Monterey County (\$1,809,000); and Valley State Prison for Women, Madera County (\$1,509,000).

The prison facilities not listed above are designated receive medication distribution improvements separately when HCFIP improvements are established at each of those facilities. This approach will expedite the rollout of medication distribution improvements statewide.

Funding and Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(4) of the Penal Code further provides this appropriation may be used for the design and construction of medication distribution infrastructure improvements at state prison facilities. This action would allocate \$25,338,000 of the AB 900 General Fund to complete the design and construction of this project.

\$25,338,000 total estimated project costs

\$25,338,000 project costs to be allocated: \$1,511,000 preliminary plans, \$1,306,000 working drawings, \$22,521,000 construction (\$12,634,000 contract, \$834,000 contingency, \$274,000 A&E, \$738,000 other project costs, \$8,041,000 agency retained)

CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	July 2013
Complete working drawings	November 2013
Start construction	November 2013
Complete construction	May 2015

Staff Recommendation: Establish project scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—8

CALIFORNIA STATE UNIVERSITY (6610)
CHANNEL ISLANDS
WEST HALL
VENTURA COUNTY

*Authority: Chapter 712, Statutes of 2010, Item 6610-301-0658 (3), as reappropriated by the Budget Act of 2011
Chapter 33, Statutes of 2011, Item 6610-301-0668 (4)*

Consider approving scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

California State University
Channel Islands
West Hall
Ventura County

Action Requested

If approved, the requested action would authorize a scope change.

Scope Description

This project is not within scope. This project originally proposed to renovate a former Camarillo hospital building and construct a building addition with lecture, laboratories, faculty offices, administrative offices, and instructional support spaces. The approved West Hall project included renovation of approximately 6,600 assignable square feet (asf)/16,500 gross square feet (gsf) in the existing West Hall (#8) and a new addition of approximately 28,800 asf/48,000 gsf, resulting in an overall project total of 35,400 asf/64,500 gsf and 555 full time equivalent (FTE) students.

The California State University (CSU) is requesting a scope change to demolish, rather than renovate, the West Hall facility and replace the program space entirely within a new three-story lecture, laboratory and office building. The CSU is requesting this scope change to keep the project on schedule and avoid significant structural constraints affecting the renovation of the existing structure. The university's recent experience during construction of the Channel Islands' Classroom and Faculty Office Renovation/Addition project has demonstrated that the repurposing

of the existing buildings for instructional lecture, lab and support space would not be an effective and efficient use of state funds. Due to the high cost of retrofitting the existing West Hall building systems, the inefficient space layouts that limit building efficiency to 40 percent, and the need for significant structural reinforcement of the existing West Hall building, the renovation of the West Hall structure is no longer considered cost effective compared to the cost and efficiencies of a new building.

The West Hall project scope change would provide the entire approved building program for laboratory space and faculty offices within a single, newly constructed and efficient structure. The scope change would reduce the number of faculty offices by 28 offices (from 38 to 10) and instead use the space to provide a net increase of 5,612 asf for lecture and laboratories to serve an additional 593 students. In addition, the faculty offices and administrative space in West Hall would be redirected to other existing renovated office suites on campus. The new facility will provide a total of 38,800 asf/66,500 gsf.

A 20-day notification letter was sent to the Legislature on August 21, 2012, and the 20-day review period has expired with no adverse comments.

Funding and Cost Verification

This project is within cost. The proposed scope change will be within the authorized project budget due to lower than expected construction costs.

\$ 42,184,000 total authorized costs

\$ 42,184,000 total estimated project costs

\$ 999,000 project cost previously allocated: \$999,000 preliminary plans

\$ 41,185,000 project costs to be allocated: \$1,431,000 working drawings;
\$38,021,000 construction (\$32,640,000 construction cost, \$1,136,000 contingency,
\$3,001,000 other project costs) and \$1,733,000 equipment (future state funds)

CEQA

The project was fully evaluated for environmental impacts at the project level as incorporated in the major master plan revision EIR certified by the CSU Trustees in March 2004. The university certifies that the project is in compliance with the requirements of CEQA.

Real Estate Due Diligence

A Title Evaluation Report on the property is pending. It is expected to be completed and submitted to the Board by October 2012.

Project Schedule

Approve preliminary plans	September 2012
Complete working drawings	November 2012
Start construction	February 2013
Complete construction	June 2015

Staff Recommendation: Approve scope change.

CONSENT ITEMS

CONSENT ITEM—9

CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE UNIVERSITY, CHICO
TAYLOR II REPLACEMENT BUILDING
BUTTE COUNTY

Authority: Chapter 712, Statutes of 2010, Item 6610-301-0658 (1), as reappropriated by the Budget Act of 2011
Chapter 33, Statutes of 2011, Item 6610-301-0668 (1), as reappropriated by the Budget Act of 2012

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

California State University
California State University, Chico
Taylor II Replacement Building
Butte County

Action Requested

If approved, the requested action would consider approving preliminary plans.

Scope Description

This project is within scope. The California State University, Chico's Taylor II Replacement Building would include the design and construction of a 62,000 assignable square foot (asf)/91,000 gross square foot (gsf) building to replace the existing 1961 Taylor Hall Building. This facility will be a three- and four-story structure that will accommodate 1,223 full time equivalent (FTE) students in lecture space, 103 FTE in lower division laboratory space, 39 FTE in upper division laboratory space, 100 faculty offices including two replacement department suites, and 1 replacement Dean's suite. The plan for this new facility includes a new recital hall/dance/recording arts facility, replacement art galleries, and graduate research studios and offices.

Funding and Cost Verification

This project is within cost.

\$ 58,384,000 total authorized costs

\$ 61,077,000 total estimated project costs

\$ 1,434,000 project cost previously allocated: \$1,434,000 preliminary plans

\$ 56,950,000 project costs to be allocated: \$1,366,000 working drawings; \$52,891,000 construction (\$42,066,000 contract, \$2,057,000 contingency, \$8,768,000 other project costs), and \$2,693,000 equipment (future state funds)

CEQA

A Mitigated Negative Declaration was certified by the Board of Trustees on May 9, 2012, and the 30-day statute of limitation waiting period expired on June 10, 2012, without challenge.

Real Estate Due Diligence

A Title Evaluation Report was completed on August 13, 2012, and no issues were noted.

Project Schedule

Approved preliminary plans	July 2012
Complete working drawings	December 2012
Start construction	April 2013
Complete construction	August 2015

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

OTHER BUSINESS ITEM —1

Consider adopting a Resolution appointing officers to act on the Board's behalf.

This Item has been deferred to the November Board meeting.

REPORTABLES

To be presented at the Board meeting.

Public Safety Center Jail Expansion Plan

Initiating the Project...

Board of Supervisors Meeting
October 2, 2012



Adam Christianson
Sheriff



Patricia Hill Thomas
Chief Operations Officer
Project Manager

*“Plan your work...
... and work your plan”*

Public Safety Center Master Plan

- Updated Plan Approved by Board of Supervisors on December 13, 2011
- Next recommended phases include three jail expansion projects in addition to the Honor Farm Replacement Project (now underway)
 - PROJECT 1: 384 new maximum-security beds
72-Bed Medical/Mental Health Housing Unit
Jail Medical Services Unit
New Central Security Control Unit

Public Safety Center Master Plan

- Updated Plan Approved by Board of Supervisors on December 13, 2011
- Next recommended phases include three jail expansion projects in addition to the Honor Farm Replacement Project (now underway)
 - PROJECT 2: New Day Reporting Center
Monitoring, Counseling, Training
Custody Alternatives
Probation, Sheriff, Behavioral Health

Public Safety Center Master Plan

- Updated Plan Approved by Board of Supervisors on December 13, 2011
- Next recommended phases include three jail expansion projects in addition to the Honor Farm Replacement Project (now underway)
 - PROJECT 3: Inmate Intake/Release/Transportation Jail Administration and Lobby

Public Safety Center Master Plan

- Projects 1 & 2: Max. Security Housing/Medical/MH
Day Reporting Facility
 - \$80,000,000 State AB 900 Phase II
 - \$ 9,500,000 County match
 - \$89,500,000 Subtotal
 - \$ 500,000 Non-Cash Value of Land
 - \$90,000,000 Total Project Funding Sources

Public Safety Center Master Plan

- Project 1 & 2: Housing and Day Reporting Projects
 - \$80,000,000 AB 900 Phase II State Funding
 - \$ 7,000,000 2006 Tobacco Endowment Fund Borrowing
 - \$ 1,500,000 AB 900 Phase I Public Facilities Fees Cash
 - \$ 1,000,000 Criminal Justice Facility Fund Cash
 - \$89,500,000 Subtotal
 - \$ 500,000 Non-cash Value of Land
 - \$90,000,000 Total Project Sources

Public Safety Center Master Plan

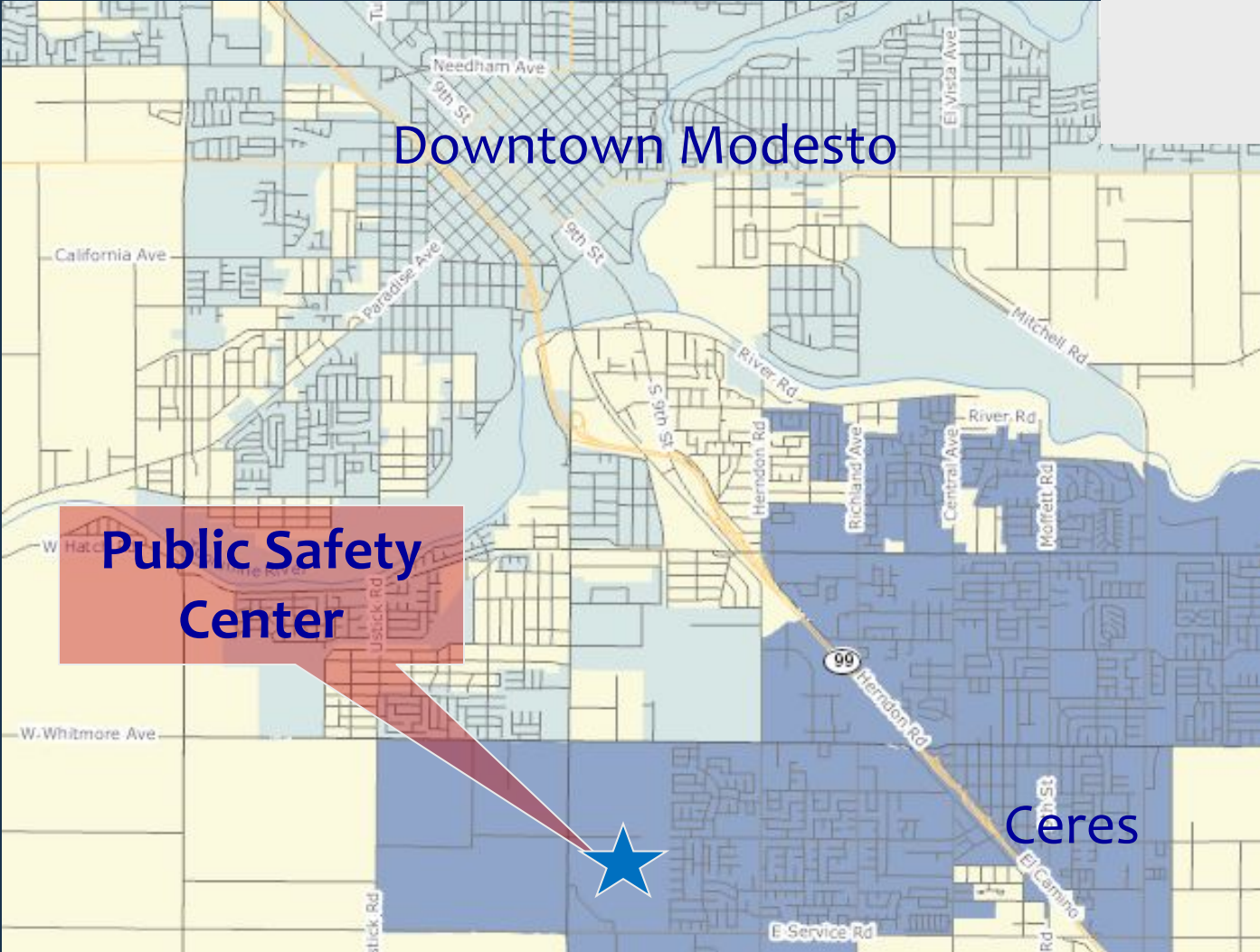
- Project 3: Intake/Release/Transportation

\$24,044,509 Detention Public Facilities
Fees

Public Safety Center Master Plan

\$89,500,000	Project 1 & 2: Housing/Day Reporting
<u>\$24,044,509</u>	<u>Project 3: Intake/Release/Transportation</u>
\$113,544,509	Subtotal
<u>\$11,999,297</u>	<u>Honor Farm Bed Replacement Project</u>
\$125,543,806	Total Public Safety Center Projects

Public Safety Center Jail Expansion Project



Downtown Modesto

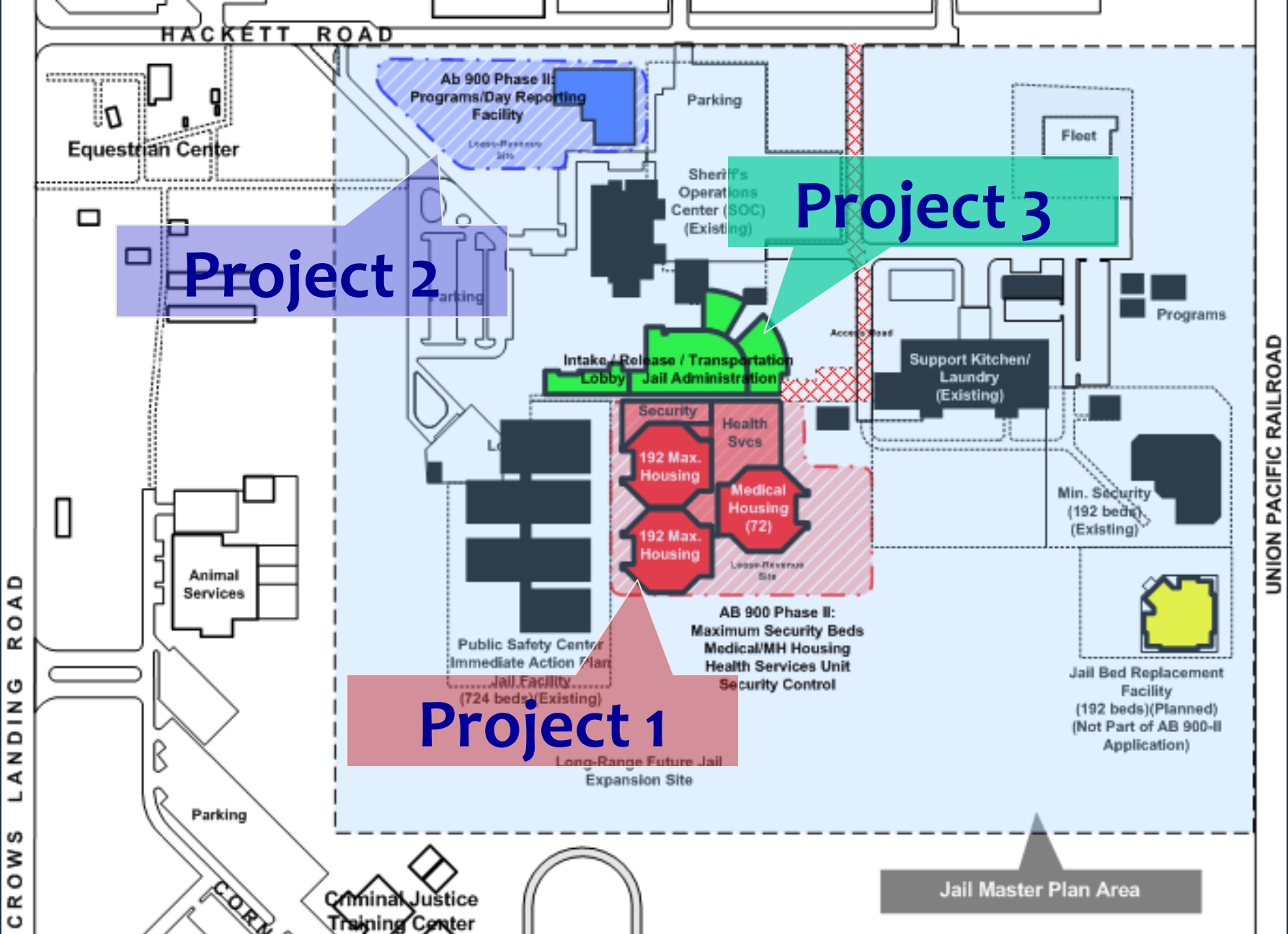
Public Safety Center

Ceres

Public Safety Center Jail Expansion Project



Public Safety Center Jail Expansion Project



Project Task List

- ✓ Update Public Safety Center Master Plan 12/13/2011
- ✓ Develop Implementation Plan and Funding Strategy 12/13/2012
- ✓ Develop Operational and Staffing Strategy 12/13/2012
- ✓ Application to State for AB 900 Phase II Funding 1/10/2012
- ✓ Receive Conditional Award of AB 900 Phase II Funds 3/9/2012
- ✓ Develop Project Delivery (Design-Build) Strategy 5/2012
- ✓ File California Environmental Quality Act Notice of Determination 6/6/2012
- ✓ Pre-Qualify and Select Architectural Firms 9/20/2012
- ✓ State Public Works Board Approval of Project Scope, Cost and Schedule 9/11/2012

Project Task List

- Initiate Architectural Bridging Design for Housing and Intake/Release/Transportation Projects 1 and 3
- Refine Detailed Day Reporting Program (Project 2)
- Refine Site Circulation and Utility Master Plan
- Develop Plan for Interim Day Reporting Facility
- Initiate Design of Day Reporting Facility
- Finalize AB 900 Phase II Due Diligence
- Negotiate and Approve State Agreements:
 - Project Delivery and Construction Agreement
 - Ground Lease
 - Board of State and Community Corrections Agreement
- State Public Works Board Contract Approval (12/14/2012)
- Board of Supervisors and State Review of Bridging Design

Facility Lease

- Facility Sublease

Project Tasks

- Develop Staffing and Transition Plan
- State Fire Marshall Approval of Final Design
- State CDCR and Board of State and Community Corrections Approval of Final Design
- Request Loan from the State Pooled Money Investment Board
- State Department of Finance Approval of Plans
- Issue Notice to Proceed with Construction
- Finalize Video Visitation Expansion for New Jail Capacity
- Complete Construction
- Commissioning and Occupancy of New Facilities

Architect Selection Process

- Board of Supervisors approved issuance of a Request For Qualifications for Architectural Services on December 13, 2011
- A mandatory Pre-Submittal Conference was conducted on June 12, 2012
- Qualified firms were invited to submit proposals on Project 1, Project 2 or Project 3, or in any combination

Architect Selection Process

- On June 28, 2012 ten submittals were received from:
 - Dewberry (Sacramento, CA) [Projects 1, 2 and 3]
 - DLR Group (Sacramento, CA) [Projects 1, 2 and 3]
 - HDR Architecture (Pasadena, CA) [Projects 1, 2 and 3]
 - HOK (San Francisco, CA) [Projects 1, 2 and 3]
 - Kitchell CEM (Sacramento, CA) [Projects 1, 2 and 3]
 - KMD Justice (San Francisco, CA) [Projects 1 and 3]
 - Lionakis (Sacramento, CA) [Projects 1, 2 and 3]
 - Nacht & Lewis (Sacramento, CA) [Projects 1, 2 and 3]
 - WLC Architects, Inc. (Folsom, CA) [Projects 2 and 3]

Architect Selection Process

- Proposals were evaluated on a comparative, competitive qualification basis, including:
 - Experience of the firm
 - Organization and qualifications of the firm and individuals proposed
 - Ability, capacity and skill of the Respondent
 - Experience with the type of work needed by Stanislaus County
 - Ability of firm to effectuate the work within the project schedule time
 - Character, integrity, reputation, judgment, experience and efficiency of the Respondent
 - Any other factor deemed to be relevant in the County's sole discretion

Architect Selection Process

- Seven firms were invited to a two-part interview with a County team comprised of Chief Executive Office/Capital Projects and Sheriff's Detention staff.

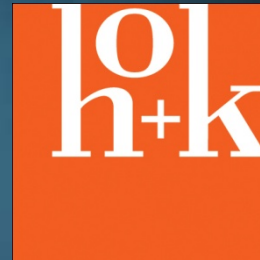
Architect Selection Process

- Final interviews were conducted at the offices of four proposing firms:
 - DLR Group (Sacramento, CA)
 - HOK (San Francisco, CA)
 - Lionakis (Sacramento, CA)
 - WLC Architects (Folsom, CA)

Architect Selection Process

- Two firms are recommended to the Board of Supervisors:

- Projects 1 and 3



Assisted by



- Project 2



Schedule

December 2012

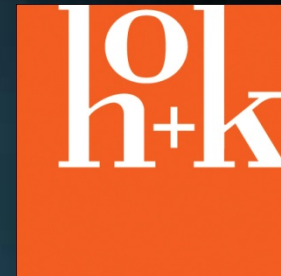
Completion of State Due Diligence and negotiation of the form of all Agreements

Winter 2014

Board of Supervisors' conditional approval to award design-build construction contracts, subject to State Public Works Board approval

Summer 2016

Completion of construction



Assisted by



Jeff Goodale
Principal-in-Charge

HOK



Max Medina
Principal-in-Charge
WLC Architects, Inc.

Recommendations

1. Approve the selection of two design teams for the Stanislaus County Public Safety Center Expansion Projects as follows:
 - Award the contract for professional architectural design services for Project One (Maximum Security Housing Units) pursuant to the State Award of AB 900 Phase II Lease Revenue Bond funding and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Jail Expansion Project to HOK of San Francisco, California for the lump sum amount not to exceed \$2,934,500;

Recommendations

- Award the contract for professional architectural design services for Project Two (Programs/Day Reporting Facility) pursuant to the State Award of AB 900 Phase II Lease Revenue Bond funding and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Construction Project to WLC Architects, Inc. of Folsom, California for the lump sum amount not to exceed \$287,950; with a provision under the contract whereby the County may, at its sole discretion, elect to utilize the design-bid-build delivery system methodology at the end of the schematic design, in an amount not to exceed \$517,000;

Recommendations

- Award the contract for professional architectural design services for Project Three (Intake, Release and Transportation Facilities) funded by County Public Facilities Fees and to initiate design for the design-build construction of the Stanislaus County Public Safety Center Expansion/Jail Construction Project to HOK of San Francisco, California for the lump sum amount not to exceed \$1,155,500.

Recommendations

2. Authorize the Project Manager to issue a Notices to Proceed to HOK and WLC, Architects, Inc. contingent upon proper receipt of executed contracts and certificates of insurance.
3. Authorize the Project Manager to negotiate and sign contracts and work authorizations necessary to support the design phase as long as it is within the approved project budget.
4. Direct the Auditor-Controller to adjust the existing Project Budget as outlined on the attached Budget Journal by \$2,001,000 for the next phase of work through Schematic Design for Projects One and Two pursuant to the Board of Supervisors and State Public Works Board's previous approval of the Project Financing Plans.

Recommendations

5. Direct the Auditor-Controller to establish a new Capital Project Fund for Project Three-Expanded Support Facilities Companion Project, and to increase revenue and appropriations in the amount of \$735,090 for the next phase of work through Schematic Design as outlined in the attached budget form, pursuant to the Board of Supervisors previous approval of the Project Financing Plan.

Public Safety Center Jail Expansion Plan

Initiating the Project...

Comments and Questions