



FOR INFORMATIONAL PURPOSES
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AB 900 CONSTRUCTION UPDATE

On May 3, 2007, a historic and comprehensive corrections overhaul bill, Assembly Bill 900 (Solorio), was signed into law. AB 900 addresses health care space deficiencies and overcrowding in California's prisons and provides resources to improve public safety by reducing the rates at which inmates re-victimize communities and return to prison. AB 900 authorized more than \$7 billion in bond funding for state prison projects, reentry facilities, and local jail beds to ease the overcrowding in California's prisons and local jails. It provides resources to improve public safety by reducing recidivism rates. The California Department of Corrections and Rehabilitation (CDCR) started construction on seven state healthcare facilities, with many more in the planning and design phase. Additionally, AB 900 authorizes \$2.6 billion of the total amount to site, design and construct new secure reentry facilities, and \$2.4 billion to construct expansions at several existing prison sites. This combined funding could construct between 10,000 and 20,000 additional prison beds. The Department is currently validating the need to provide all of the additional bed capacity in light of the passage of Assembly Bill 109 (AB 109), also known as Realignment, which will serve to reduce CDCR's in-prison population by approximately 30,000 inmates in the next several years.

Finally, three local jail projects funded by AB 900's first funding allocation to relieve jail overcrowding have broken ground with others in the planning and approval stages. Phase II of the funding allocated to expand local jails in the amount of \$603 million is now ready for release to eligible counties. These additional funds will help to relieve capacity shortfalls in existing jails.

State Prison Projects: AB 900 authorized \$3.5 billion in lease revenue bonds to build new beds and additional treatment and programming space at existing prisons. These facilities would address severe shortages in medical beds and treatment space, and housing for maximum-security reception center inmates, in addition to necessary programming space to support this expanded capacity. All of these projects are being designed to achieve Leadership in Energy and Environmental Design (LEED) silver certification. Each of the projects will generate significant temporary and permanent jobs in the community, as well as an indeterminate amount of jobs that are generated indirectly as a result of increased patronage of local services. Several of these projects have broken ground, with others to follow as indicated below:

California Medical Facility (Vacaville)

On June 15, 2010, CDCR broke ground on its first AB 900 construction project, a 64-bed intermediate-care mental health facility at California Medical Facility in Vacaville.

<http://cdcrtoday.blogspot.com/2010/06/cdcr-breaks-ground-on-first-ab-900.html>

Construction Quick Facts

- Architectural firm: Nacht and Lewis
- Construction management firm: Vanir
- Contractor: Brown Construction Inc., of West Sacramento
- Total revised estimated project cost: \$33,671,000
- Construction timeline: April 2010 -December 2011 completion
- Estimated temporary construction jobs: 200 to 300 temporary jobs
- Facility occupancy: February/March 2012
- Permanent (on-site) jobs: Approximately 160
- Contract #: FAC.09014.
- Link to video: <http://www.youtube.com/watch?v=M3g12VjKYuo>

California Institution for Women (Chino)

On June 17, 2010, CDCR broke ground on the second mental health facility in a week. The project, a 45-bed acute/intermediate-care mental health facility, will serve female inmates at California Institution for Women in Corona, and was authorized by AB 900. This project bid significantly under the State's estimate due to extremely favorable market conditions emanating from a weakened economy.

http://cdcrtoday.blogspot.com/2010/06/cdcr-breaks-ground-on-second-ab-900_17.html

Construction Quick Facts

- Architectural firm: Nacht and Lewis
- Construction management firm: Gilbane Building Company
- Contractor: Soltek Pacific Construction, San Diego
- Total revised estimated project cost: \$34,358,000
- Construction timeline: May 2010 start, December 2011 completion
- Estimated temporary construction jobs: 200 to 300 temporary jobs
- Facility occupancy: March 2012
- Permanent (on-site) jobs: Approximately 135
- Contract #: FAC.09018.

California Health Care Facility (Stockton)

On November 4, 2010, CDCR broke ground for a 1.2 million square-foot prison medical facility on 400 acres of state-owned land south of Stockton. The facility will provide medical and mental health treatment with up to 1,722 beds for patient-inmates and the project will be constructed in multiple phases. The Site Preparation contract and the Hazardous Materials Removal contract are underway. Two design-build packages contracts have been awarded. Project website: <http://www.chcfstockton.com/>

Construction Quick Facts

- Construction management firm: URS Corp., San Francisco
- Architectural firm: Kitchell CEM, Sacramento
- Site Preparation contract: CDCR Inmate Ward Labor Program
- Hazardous Materials Removal contract: OC Jones

- Selected design build contractor for bid packages #1 and #2: Granite and Hensel Phelps construction companies (Bid Package #1) and Clark and McCarthy construction companies (Bid Package #2)
- Total estimated project cost: \$906 million
- Construction timeline: November 2010 start, July 2013 completion
- Estimated temporary construction jobs created: 5,500 (1,200 onsite)
- Facility occupancy: December 2013
- Permanent (on-site) jobs: Approximately 2,400.

California Men's Colony (San Luis Obispo)

CDCR began construction activities at the California Men's Colony in January 2011 for a 50-bed mental health crisis unit. The estimated cost of construction has been significantly reduced due to continued favorable bid climate conditions. This project is critical to CDCR to meet its significant shortage of mental health crisis beds.

Construction Quick Facts

- Architectural firm: Nacht and Lewis
- Construction management firm: Arcadis
- Contractor: Soltek Pacific Construction, San Diego
- Total revised estimated project cost: \$38,655,000
- Construction timeline: February 2011 start, September 2012 completion. The completion date will be delayed due to unforeseen conditions at the site that will require further excavation
- Estimated temporary construction jobs: 200 to 300 temporary jobs
- Facility occupancy: Originally estimated November 2012. The facility occupancy will be revised contingent upon revised construction completion date
- Total permanent (on-site) jobs: Approximately 196.


California Medical Facility (Vacaville)

CDCR began construction activities in March 2011 on a 44,000 square foot building on the grounds of the prison to provide additional treatment and office space for mental health patients. CDCR has just awarded this contract to Roebbelen Construction, El Dorado Hills, and expects to complete the project by February 2013.

Construction Quick Facts

- Architectural firm: Nacht and Lewis
- Construction management firm: Gkkworks
- Contractor: Roebbelen Construction
- Total estimated project cost: \$24,207,000
- Construction timeline: March 2011 start, February 2013 completion
- Estimated temporary construction jobs: 200 to 300 temporary jobs
- Facility occupancy: Estimated April 2013
- Total permanent (on-site) jobs: Approximately 40.

California State Prison – Sacramento, Enhanced Outpatient Program (Represa)



This \$12,177,000 project provides for treatment and office space to serve 192 inmates requiring mental health services. CDCR's Inmate Ward Labor (IWL) crew comprised of inmates housed at CSP SAC, along with skilled tradesman from the local community who are teaching and supervising this work, are performing this construction. The project started in October 2010 and will be complete in January 2012.

Lancaster State Prison, LAC (Lancaster)

This \$11,490,000 project provides for treatment and office space to serve 150 inmates requiring mental health services. CDCR's Inmate Ward labor (IWL) crew, comprised of inmates housed at LAC, along with skilled tradesman from the local community teaching and supervising this work, are performing this construction. The project started in February 2011 and will be completed by July 2012.

DeWitt-Nelson YCF Conversion (Stockton)

Approved December 30, 2010. The State Public Works Board (PWB) issued a conditional approval for the RFP design criteria at the August 2011 PWB in order to proceed with its design. This is consistent with concerns raised by JLBC regarding AB 109 and mental health bed need. A revised construction schedule will be submitted upon control agency approval of the construction contract. The current estimated cost of this project is \$188 million. This project is a renovation and reuse of the former Dewitt-Nelson Youth Correctional Facility in San Joaquin County (closed in 2008) as a 1,133-bed adult correctional facility with a mental health treatment mission. This project will also be designed and built using Design-Build authority.

Estrella (Paso Robles)

Approved December 30, 2010. CDCR finalized the Environmental Impact Report on AB 900-funded projects proposed on the grounds of a former juvenile correctional facility in Paso Robles. The project is to convert a former juvenile correctional facility (El Paso de Robles) to house 1,000 adult inmates with medical needs. The estimated cost for this project is \$110 million. This project has been on hold since April 2011, when the Joint Legislative Budget Committee (JLBC) notified CDCR they could not support the project in light of AB 109 and its potential impact to lower lever beds. CDCR will further analyze this project and its needs based on new AB 109 population projections and revised mental health bed need projections stemming from AB 109. *Paso Robles Property Master Reuse Plan:*


http://www.cdcr.ca.gov/Reports_Research/Environmental/Paso_Robles_MRP.html

Heman G. Stark Conversion (Chino)

CDCR submitted a plan for legislative consideration in July 2010 to convert the former juvenile facility into a 2,899 bed facility housing reception center for inmates who require health care services, including medical and mental health treatment. The Legislature did not concur with establishing this project. CDCR is working with court representatives and others to identify alternatives for housing this population as well as alternative uses for the Stark facility.

Central California Women's Facility (Chowchilla)

This project was approved in November 2010. This \$17,743 000 project will provide treatment and office space to serve inmates requiring mental health treatment at the



prison. CDCR has completed preliminary plans as of September 2011. The release of the preliminary plan submittal to the JLBC is pending examination of CDCR population as it will be affected by AB 109 re-alignment.

Corcoran (Kings County)

The preliminary plans for this \$16,502,000 project were approved in March 2011 and design is complete. A new 14,932 square foot building will be built on the grounds of the prison to provide mental health treatment and office space for 99 inmates serving their sentence at this prison. CDCR's Inmate Ward labor (IWL) crew, comprised of inmates housed at COR, along with skilled tradesman from the local community teaching and supervising this work, are performing this construction. The project started in November 2011 and will be completed by February 2013.

California State Prison – Sacramento, Psychiatric Services Unit (Represa)

The preliminary plans for this \$19,337,000 project were approved in March 2011 and design is complete. A new 22,158 square foot building will be built on the grounds of the prison to provide mental health treatment and office space for 152 PSU inmates serving their sentence at this prison. CDCR's Inmate Ward labor (IWL) crew, comprised of inmates housed at SAC, along with skilled tradesman from the local community teaching and supervising this work, are performing this construction. The project will start in November 2011 and will be completed by March 2013.

Salinas Valley State Prison (Soledad)

The preliminary plans for this \$25,399,000 project were approved in January 2011 and design is complete. This project will provide treatment and office space to serve up to 300 inmates requiring mental health treatment at the prison. CDCR anticipates construction completion of this project in July 2013.

AB 900 Statewide Healthcare Facility Improvement Program

CDCR is seeking approval for projects funded in the first phase of this \$700 million program. These improvements are intended to remedy deficiencies in health care space at each prison within CDCR's portfolio. Initially, CDCR will be submitting projects planned at R.J. Donovan (San Diego), California Medical Facility, and Solano Prison (Vacaville), Sacramento and Folsom Prison (Folsom), and the California Institute for Men (CIM).

Secure Reentry Facility Projects – AB 900 authorized \$2.6 billion in Secure Reentry Facilities, small and secure centers that provide offenders with job training, mental health and substance-abuse counseling, housing placement, and other programs in the critical few months just prior to their release. Currently, up to 10,000 beds can be provided using this appropriation. A dozen counties have signed agreements to support a reentry facility. One project has been approved to date to be built in Stockton to provide reentry programs for inmates returning to the counties of San Joaquin, Calaveras, and Amador. Other sites that have community agreements to support a reentry facility are being reviewed in light of Realignment to verify the population that will be served. CDCR continues to work with local cities and counties to identify future potential sites for these facilities.

Northern California Reentry Facility (Stockton): Approved December 30, 2010.

Groundbreaking date TBD. This project, with a total budget of \$116,811,000, will renovate the former Northern California Women's Facility to provide 500 reentry beds, programming, and treatment and support services to inmates who qualify for CDCR's Reentry Program. The project is in the final stages of preparing its preliminary plans. The Department is currently evaluating the impact of AB 109's Realignment shift on the remaining population of offenders from the three participating counties to determine the number of eligible inmates for this program prior to submitting plans for approval to the Joint Legislative Budget Committee and the State Public Works Board.

<http://cdcrtoday.blogspot.com/2010/12/three-ab-900-correctional-facility.html>

Infill (High-Security) Beds: AB 900 authorized \$2.4 billion to fund new or renovated facilities at existing prison sites. Much of these funds have been earmarked to provide healthcare facilities as described above. A significant portion of these funds may also be used to build at least two new high-security additions to existing prisons. Available land on the grounds of Wasco State Prison may allow for expansion of this site and a similar analysis is underway at other facilities in both Northern and Southern California.

Local Jail Beds: Many local jail facilities are suffering from overcrowding and in some cases, facing court-ordered population caps. AB 900 authorizes \$1.2 billion for county jail construction to increase county jail capacity. In order to receive state financing for a jail project, each participating county must provide a portion of the project costs in matching funds. Each of the 11 counties below currently has a conditional award through the Corrections Standards Authority for CSA Phase I state financing of jail construction. A Request for Application was issued for Phase II funding on October 7.

Corrections Standards Authority Jail Financing Website:

http://www.cdcr.ca.gov/CSA/CFC/AB900_Program.html

Corrections Standard Authority Conditional Awards:

http://www.cdcr.ca.gov/CSA/CFC/Docs/AB_900_Phase_I_Funding_111909.pdf

Outlined below are the active county jail construction projects that are established in the State Public Works Board approval and oversight process for capital outlay projects.

Calaveras County: Adult Detention Facility – San Andreas


This jail project will result in the construction of a new facility with 160 beds, replacing an existing 65-bed facility for a net gain of 95 beds. Of the approximately \$36 million project costs, the State's share is up to \$26,387,591. Construction began in Sept. 2011 and completion is anticipated in May 2013.

Madera County: County Jail – Madera

This jail project consists of renovation and expansion of an existing facility to include the addition of 144 beds at a project cost of approximately \$34 million, of which the state's share is up to \$30 million. Construction began in June 2011 and completion is anticipated in June 2013.

San Bernardino County: Adelanto Detention Center -- Adelanto

This jail project will result in the construction of a 1,368 bed expansion at an approximate cost of \$111 million, of which the State's share is up to \$100



million. Construction began in February 2011 and completion is anticipated in August 2013.

San Diego County: Women's Detention Facility – Santee

This construction project consists of the replacement of the existing women's detention facility, constructing 1,270 beds for a net gain of 842 beds. Project costs are estimated at \$268 million, of which the State's share is up to \$100 million. This design-build project has an estimated construction start date of November 2012 with completion in November 2015.

Solano County: Claybank Facility II – Fairfield

This jail project consists of the construction of a new 362-bed facility. Project costs are estimated at \$93 million, of which the state's share is up to \$61,545,000. There is an estimated construction start date of June 2012 with completion in June 2014.

REMAINING PROJECTS WITH A CONDITIONAL AWARD

The projects outlined below are not yet established in the State Public Works Board approval and oversight process for capital outlay projects.

Amador County: Adult Detention Facility

Award: \$22,712,000

This proposed project consists of constructing a 165-bed replacement facility, for a net gain of 89 beds.

Kern County: Justice Facility

Award: \$100,000,000

This proposed project consists of construction of a new 790-bed facility.

San Benito County: County Jail

Award: \$15,053,000

This proposed project consists of adding 60 beds to the existing facility.

San Joaquin County: John J. Zunino Detention Facility

Award: \$80,000,000

This proposed project consists of adding 1,280 beds to the existing facility.

San Luis Obispo County: Women's Jail and Medical/Mental Health/Program Building

Award: \$25,125,630

This proposed project will construct a replacement women's facility with 198 beds for a net gain of 155 beds, as well as a medical/mental health/program building.

Santa Barbara County: County Jail Northern Branch

Award: \$56,295,000

This proposed project consists of construction of a new 304-bed facility.

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