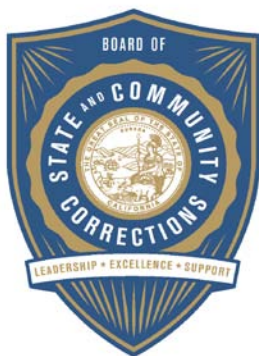


CAPITAL OUTLAY AND STATE PUBLIC WORKS BOARD GUIDELINES

For Lease-Revenue Bond Construction Financing Programs

Revised by: Board of State and Community Corrections
Facility Standards and Operations Division
March 2014



BOARD OF STATE AND COMMUNITY CORRECTIONS

Facilities Standards and Operations
600 Bercut Drive, Sacramento, CA 95811
916.445.5073 **PHONE**
916.327.3317 **FAX**
bscc.ca.gov

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BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

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INTRODUCTION



BOARD OF STATE AND COMMUNITY CORRECTIONS

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INTRODUCTION

In order to use the State Public Works Board's (SPWB) lease-revenue bond construction financing program county projects are considered state projects and are subject to the same oversight as other state capital outlay projects. This oversight is largely in place to ensure that the project ultimately completed is the same project initially authorized.

The following guidelines are designed to provide a better understanding of the tasks necessary for projects financed through the lease-revenue bond construction financing program to proceed through the state capital outlay/SPWB process. The specific approvals the Board of State and Community Corrections (BSCC) is required to seek on behalf of each county project from the SPWB and/or Department of Finance (Finance) have been broken down by task. This process has been outlined with the type of documents that will be required and a brief description of each document, including samples of those documents.

This booklet is largely focused on the first step in the SPWB process of establishing the project's scope, cost, and schedule at the SPWB. Prior to establishment of the project, the state will review the county project in some detail to ensure the project is compatible with lease-revenue financing. Subsequent steps in the state capital outlay process largely refine or build upon the information developed at the initial stage.

Listed below are the tasks required to proceed with financing a **design-bid-build** project:

- Establish Project Scope, Cost, and Schedule (*SPWB Agenda Item*)
- Project Delivery and Construction Agreement (PDCA), and the BSCC Construction Agreement are executed. (SPWB Agenda Item with Finance Action Authority)
 - o At this stage the certificate of Matching Funds is executed.
- Approve Preliminary Plans (*SPWB Agenda Item*)
 - o This step is to ensure the scope of the project after design development is consistent with the scope initially established.
- Approve Resolution Authorizing Interim Financing and Consent to Ground Lease/Right of Entry (*SPWB Agenda Item*)
 - o This resolution is required to allow BSCC and SPWB staff to request an interim financing loan for the project.
 - o At this stage the legal metes and bounds of the project site are established and leased to the state. Concurrently, the state provides the county the right to enter the site to construct the facility. The Ground Lease is recorded to title and is the foundation for the lease-revenue financing arrangement.
- Approve Working Drawings (*Finance action*)
 - o This step ensures the final construction documents are consistent with the scope approved when preliminary plans were approved.
- Proceed to Bid (*Finance action*)
 - o This step is generally concurrent with the approval of working drawings. Any bid alternates must be approved as well.



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- Pooled Money Investment Board Loan Request (*signed by BSCC and SPWB*)
 - o The Pooled Money Investment Board (PMIB) is the primary source of interim financing for lease-revenue financed projects.
- Award Construction Contract (*Finance action*)
 - o Finance approves the award of the construction contract. If bids are received greater than the pre-bid estimate, a further review of the Cash Match will be necessary prior to approval to award. The SPWB may take an action to recognize the as-bid cost of the project, but this SPWB action would occur after the contract is awarded.

Listed below are the tasks required to proceed with financing a **design-build** project:

- Establish Project Scope, Cost, and Schedule (*SPWB Agenda Item*)
- Project Delivery and Construction Agreement (PDCA), and the BSCC Construction Agreement are executed. (SPWB Agenda Item with Finance Action Authority)
 - o At this stage the certificate of Matching Funds is executed.
- Approve Performance Criteria or Performance Criteria and Concept Drawings (*SPWB Agenda Item*)
 - o This step is to ensure the performance criteria or performance criteria and concept drawings for the project are consistent with the scope initially established.
- Approve Resolution Authorizing Interim Financing and Consent to Ground Lease/Right of Entry (*SPWB Agenda Item*)
 - o This resolution is required to allow BSCC and SPWB staff to request an interim financing loan for the project.
 - o At this stage the legal metes and bounds of the project site are established and leased to the state. Concurrently, the state provides the county the right to enter the site to construct the facility. The Ground Lease is recorded to title and is the foundation for the lease-revenue financing arrangement.
- Request for Proposal/Proceed to Bid (*Finance action*)
 - o This step generally occurs within a week or two of the approval of performance criteria or performance criteria and concept drawings.
- Pooled Money Investment Board Loan Request (*signed by BSCC and SPWB*)
 - o The Pooled Money Investment Board is the primary source of interim financing for lease-revenue financed projects.
- Award Design-Build Contract (*Finance action*)
 - o Finance approves the award of the design-build contract. If bids are received greater than the pre-bid estimate, a further review of the Cash Match will be necessary prior to approval to award. The SPWB may take an action to recognize the as-bid cost of the project, but this. SPWB action would occur after the contract is awarded.



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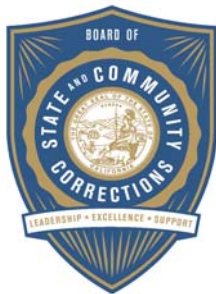
The first SPWB task/action is the Establishment of Project Scope, Cost, and Schedule. The major milestones for Establishment of Project Scope, Cost, and Schedule are listed below:

- Real Estate Due Diligence Memo from the Department of General Services (DGS) to Finance
- Review and approval of Cash and In-Kind Match
- Development of SPWB Project Scope
- Development of Project Cost Summary (3-page estimate)
- Development of Project Schedule

Throughout this booklet reference is made to timeframes (*e.g. 2 weeks*) following a specific task the state will perform. This is intended as a guide to let counties know that, at the point a document is received by a specified state entity, performance of the task will take up to that amount of time.

Counties should recognize that the SPWB process was created for the financing and control of the state's capital outlay projects, and includes recognition of and reporting on a broad range of project components and events. In no way does the SPWB process negate the requirements, stipulations or commitments contained in the BSCC process from Request for Proposal (RFP) through construction and operation of the facility. This includes the county's project proposal upon which the BSCC Board granted a conditional award, BSCC's Title 15 regulations for the construction award process, and any other regulatory, legal or guiding document provided by the BSCC. This includes eligible versus ineligible project costs (for claiming state dollars and documenting specified match) and the scope of work which was in the county's project proposal to BSCC and which subsequently was the basis for the conditional award of state financing for the construction of the facility.

REAL ESTATE
DUE DILIGENCE



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

REAL ESTATE DUE DILIGENCE

Real Estate Due Diligence is required for every state capital outlay project. Because the county projects are financed as state capital outlay projects, they are subject to this same requirement. This process is intended to ensure that the project site is free from liens, encumbrances, or other rights that would interfere with development and financing of the project.

The BSCC will coordinate with each county the submission of the due diligence package for the county parcel. Assistance can be provided by DGS at the request of the county.

The county is responsible for submitting 2 sets of Due Diligence documents in separate 3-ring white binders with tabs separating each section according to the Due Diligence Package Submission Checklist (*Attachment 1*). This information is submitted to:

Department of General Services
RESD/PSB/RPSS
707 3rd Street, 5th Floor
West Sacramento, CA 95605
Attn: Transaction Review Unit

After DGS receives a complete package of Due Diligence documents, DGS will review the package and send a memo to SPWB summarizing the Due Diligence review. The DGS will directly bill the county for these services.

The DGS will review the binders according to the Due Diligence Package Submission Checklist and will notify the county of any deficiencies (*approximately 2 weeks*). After this review and when all documents have been received, DGS will accept the package for review.

The DGS will review the county's Due Diligence Package and submit a written report to SPWB staff and the county summarizing its findings and identifying any outstanding issues (*approximately 6-8 weeks*).

The DGS will attempt to clear minor property rights and other real estate Due Diligence issues during its review process. Clearing substantial issues such as those requiring abandonment or relocation of existing road/utility rights-of-way, recordation of correction deeds to perfect title, establishment of the property's boundary line, quit claiming surface or mineral rights, quit claiming interests held by outside parties, and condemnation actions is the county's responsibility. The DGS is available on a fee for service basis to provide issue mitigation support.

Depending upon the nature of the issue, it may be possible under certain conditions, to proceed with the project while mitigating an outstanding issue. This will be as directed by SPWB staff on a case-by-case basis. However, all outstanding issues will need mitigation prior to the submission of the Ground Lease for SPWB approval.

COUNTY REAL ESTATE DUE DILIGENCE

PACKAGE SUBMISSION CHECKLIST

This checklist is intended for use as a guide when researching for and preparing real estate due diligence review submission packages in support of the Board of State and Community Corrections (BSCC) SB 1022 Request for Proposals (RFP), Construction of Adult Local Criminal Justice Facilities, issued July 2013. (A separate and distinct checklist is to be used by counties that are seeking funding preference under the real estate due diligence criterion for their proposal submittal. See the Real Estate Due Diligence Preference Criterion checklist on the BSCC website.)

This checklist corresponds to the real estate due diligence review and the land-only appraisal review components of the Real Estate Due Diligence review addressed within the RFP and required in order for a county to be considered eligible to participate in the Adult Local Criminal Justice Facilities Construction Financing Program. The real estate due diligence review and the land-only appraisal review will be performed by the California Department of General Services (DGS) on behalf of the State Public Works Board (SPWB).

Additional documentation, documentation updates, and assurances may be requested by the State in support of its review requirements.

PACKAGE SUBMITTAL INSTRUCTIONS

Within 120-days of the BSCC conditional award, two (2) complete sets of documentation packaged in 3-ring binders are required for each proposed project submitted to DGS. Binder tabs should separate each section according to the Package Submission Checklist. Completed packages should be mailed to:

Department of General Services
RES/PSB/RPSS
707 3rd Street, 5th Floor
West Sacramento, CA 95605

Attn: Transaction Review Unit
(916) 375-4010

INITIAL COUNTY PACKAGE SUBMISSION DOCUMENTS

Preliminary Report

- ☐ Preliminary Report Provide a preliminary report prepared by a title company authorized to issue title insurance within the State of California. The preliminary report should be dated within three (3) months of the RFP package submission.

The area covered by the preliminary report, i.e., its legal description, should be that of the proposed project site. However, if the proposed project site is only a portion of a greater county campus (i.e., the proposed project site is not an existing stand-alone legal parcel fronting a public road and public utilities) then the area covered by the preliminary report should be that of the greater county campus.

Additionally, if vehicular access and/or all public utility access, to the proposed project site or greater county campus, are not by way of direct frontage on a public road and/or public utility easement(s), then the area and interests covered by the preliminary report

should also include any additional adjacent parcels and/or appurtenant easements that facilitate the vehicular and or public utility access.

Fulfilling these requirements provides for a preliminary report covering the, "Greater Parcel Area".

- ☐ Title Documents When ordering the preliminary report require the title company to provide copies of all Greater Parcel Area vesting documents and vesting reference documents. They should also provide copies of all preliminary report exceptions to coverage documents including reference documents and maps of record.
- ☐ Updated Preliminary Report Request(s) Provision of preliminary report updates in support of the State's review process may be necessary (e.g., upon mitigation of an issue, to correct an error, etc.).

The county is required to provide an updated preliminary report prior to the actual bond sale. Timing for the update will be as directed by SPWB staff.

Appraisal of the Proposed Project Site

- ☐ Appraisal Report Provide an independent real estate appraisal identifying land-only value for the proposed project site. The appraisal must be completed by an appraiser with a valid Certified General License issued by the State of California Office of Real Estate Appraisers.

Submit a copy of the proposed project site appraisal prepared for the county's RFP response. If an independent real estate appraisal was not prepared for the county's RFP response, submit a new appraisal that provides an effective date of value for the proposed project site that is within one year prior to, and including, October 24, 2013.

The appraisal will be reviewed by DGS and should conform to DGS Appraisal Specifications (revised 01/01/2008). The DGS Appraisal Specifications are available online at <http://www.dgs.ca.gov/resd/AboutUs/AppraisalReview.aspx>.

A DGS approved appraisal is required to maintain eligibility in the Adult Local Criminal Justice Facilities Construction Financing Program.

Records Search

- ☐ Documents Provide copies of all recorded or unrecorded vesting documents, mineral interests, deeds, easements, quit claims, purchase contracts, real estate agreements, title insurance policies, maps, legal descriptions, leases, memorandums of lease, lease termination statements, contracts, Uniform Commercial Code filings, and other legal documents affecting the Greater Parcel Area from sources such as:
 - ☐ The title company for documents filed with the County Recorder's Office;
 - ☐ County files (search all potential areas where files may be stored such as county facility headquarters, local jail facility offices, county archives, pending/active/closed project files, etc.).

Additionally, provide copies of all Greater Parcel Area recorded documents found, outside of and in addition to, those recorded documents provided by the title company (e.g., these could be documents that were not identified by or are not considered as exceptions to coverage by the title company).
- ☐ Assessor's Map Provide copies of Greater Parcel Area Assessor's Parcel Maps (these are typically included with the preliminary report).

Unrecorded Rights Certification Letters

- ☐ Letters from County Provide Unrecorded Rights Certification letters identifying the existence, or lack thereof, of any and all unrecorded rights that potentially impact the Greater Parcel Area.

Two (2) Unrecorded Rights Certification letters are required for each Greater Parcel Area. One (1) letter is to be prepared and signed by the local facility property manager and one (1) letter is to be prepared and signed by the county property manager.

A site-inspection of the Greater Parcel Area must be personally performed by each county staff member authorized to prepare and sign the certification letters.

When preparing the local facility and headquarters letters, if unrecorded rights are not identified, state so. If unrecorded rights do exist, identify them and supply any applicable documentation.

Some examples of “unrecorded rights” that encumber or may otherwise affect the property interests of the Greater Parcel Area are: contracts, leases, licenses, agreements, memorandums of understanding with public or private entities or persons that affect the use and/or occupancy of the Greater Parcel Area. We are looking for any potentially enforceable right another entity or person may claim allows them to use, occupy, or cross the Greater Parcel Area.

Sometimes conditions exist in real property that one assumes are recorded legal uses, i.e., roadways, irrigation/flood control facilities, ditches, encroachments, or utility lines. However, a visually identified or known periodic use may not appear in the property’s preliminary report. Compare your records and knowledge of site conditions with the preliminary report and identify any conflicting property uses.

Title Exceptions Map

- ☐ Map

The title exceptions map of the Greater Parcel Area shall reflect the following information found in the preliminary report, discovered during the county’s unrecorded rights on-site inspection, and real property encumbrances discovered during the county’s search of its files:

- Plot and label all Greater Parcel Area geographically locatable exceptions reflected on the preliminary report, encumbrances discovered during the on-site inspection, and real property encumbrances discovered during the county’s search of its files;
- Locate the proposed project site within the Greater Parcel Area;
- Prepare on 8 ½” x 11” white bond;
- Stamped by a Land Surveyor licensed in the State of California and wet signed;
- Electronic copy in .pdf format.

ADDITIONAL COUNTY DELIVERABLES AFTER THE DGS’s INITIAL REVIEW

Legal Descriptions and Plat Map

- ☐ Additional Deliverables

Upon completion of DGS’s initial review of recorded and unrecorded rights affecting the Greater Parcel Area, the county will need to provide the deliverables described below.

To more efficiently manage project costs, it is recommended that counties coordinate with BSCC and DGS staff prior to preparing or contracting for deliverables identified within this section.

The legal description and accompanying legal description plat map (as described below) of the proposed project site are intended to be utilized as exhibits within multiple lease-revenue bond documents and are subject to specific production standards. The final

determination as to the sufficiency of the legal description and legal description plat map will be made by SPWB staff.

The following general requirements apply to each legal description and legal description plat map:

- ☐ Submit one (1) electronic copy in .pdf format each individually for the legal description, legal description plat map, and title exceptions map (as described below);
- ☐ Prepare on 8 ½" x 11" white bond;
- ☐ **Do not include company logos, title blocks, shrubbery, trees, contour lines, or "Exhibit" labels on any of the documents;**
- ☐ Labeling format:
 - Legal description – labeled simply, "Legal Description";
 - Legal description plat map – labeled simply, "Plat Map to Accompany Legal Description";
- ☐ Provide wet signed and stamped documents for the legal description (newly written legal descriptions for the proposed project site), and legal description plat map.

- Legal Description Existing previously recorded legal descriptions of the proposed project site may be utilized without being wet signed and stamped.

When developing a newly written legal description for a proposed project site consider the following guidelines:

- The property boundary being described should generally include at least a 5-to-15 foot buffer between the actual facility being constructed and other buildings on the site (not part of the proposed project). This rule is unrelated to any building code requirement. It is a general rule and may be altered given particular site conditions and/or upon the direction of SPWB staff;
- The basis of bearings shall be established along a record line or between monuments of record either on or directly tied to the property lines of the facility where the property being encumbered is located;
- Establish a legal reference point that can be identified, and label it (ex. Point of Commencement (POC), Point of Beginning (POB), or similar.);
- Horizontal control shall be tied to the California Coordinate System of 1983 (CCS83), unless, otherwise directed by the State. In the event that CCS83 cannot be obtained, Consultant shall request a waiver from the State in writing stating the reasons and documenting a coordinate system that will be used;
- Include any pertinent parcel information of record (ex: book and page numbers, assessor parcel numbers, lot numbers, etc.) in addition to the necessary information to get from the POC or POB to the True Point of Beginning (TPOB);
- The calls for bearing and distance necessary to go from TPOB around the perimeter of the agreed property being encumbered back to the TPOB;
- The square footage and acreage of the property being encumbered;
- Typed on 8 ½" x 11" white bond;

- Stamped by a Land Surveyor licensed in the State of California and wet signed;
 - Electronic copy in .pdf format;
 - **Do not include company logos, title blocks, page numbers or other labeling, including “Exhibit” references on the legal description.**
- Legal Desc. Plat Map The legal description plat map of the proposed project site shall contain the following information:
 - A vicinity map shall roughly locate the proposed project site relative to the overall facility boundary of record, or recorded roads;
 - Show relationship of the property being encumbered to adjacent buildings and/or features;
 - Either be to scale, with scale stated, or have geometric relationship to relationship above;
 - Outline the proposed project structure within the property being encumbered;
 - Detail graphically the TPOB, and all bearings and calls around the perimeter of the property being encumbered;
 - Detail graphically the POC (POB), and all bearings and calls from it to the TPOB;
 - Prepare on 8 ½” x 11” white bond;
 - Stamped by a Land Surveyor licensed in the State of California and wet signed;
 - Electronic copy in .pdf format;
 - **Do not include company logos, title blocks, page numbers, shrubbery, trees, contour lines or “Exhibit” labels on the plat map. All type must be of a size and quality to be clearly readable.**

FUTURE COUNTY DELIVERABLES PRIOR TO THE BOND SALE

Update at Time of Bond Sale

- ☐ **Future Deliverables** Prior to the bond sale and generally on or around the time of completion of construction, an update of the real estate due diligence review is required.
- The update is necessary to identify and analyze newly disclosed Greater Parcel Area burdens that impact the proposed project site. Confirmation that the project was built within the property being encumbered is also obtained.
- Timing for the update will be as directed by SPWB staff.
- The following county deliverables are required at the time of the real estate due diligence update:
- ☐ An updated preliminary report covering the Greater Parcel Area. The report should be prepared by the title company providing the original preliminary report;
 - ☐ Updated Unrecorded Rights letters addressing any changes from the letters originally submitted;
 - ☐ A letter certifying that the construction project was built within the proposed (or final) project site. The letter should be signed by the county staff responsible for project management.

PACKAGE SUBMISSION NOTES AND RELATED REVIEW PROCESSES

Site Inspections by State

- **Site Visits** The State will conduct site inspections of the Greater Parcel Area prior to completion of its real estate due diligence review. The site visits will be coordinated by BSCC staff.

Findings and Mitigation

- **Real Estate Due Diligence Reports** The DGS will submit a written report to SPWB staff outlining all findings of the real estate due diligence review and will identify any outstanding issues.

The report will include recommendations for the mitigation of any known condition on the Greater Parcel Area that may affect the value, desirability or utility of the proposed project site. Copies of the report will also be provided to BSCC, California Department of Corrections and Rehabilitation (CDCR) and the county.

The DGS will submit a written report to SPWB staff of its analysis and conclusions of its proposed project site land-only value appraisal review. Copies of the report will also be provided to BSCC, CDCR, and the county.

The DGS will also submit the real estate due diligence review update summary report to SPWB staff with copies going to BSCC, CDCR, and the county.
- **Issue Mitigation** The DGS will attempt to clear minor property rights and other real estate due diligence issues during its review process. Clearing substantial issues such as those requiring abandonment or relocation of existing road/utility rights-of-way, recordation of correction deeds to perfect title, establishment of the property's boundary lines, quit claiming surface or mineral rights, quit claiming interests held by outside parties, and condemnation actions is the county's responsibility. The DGS is available on a fee for service basis to provide issue mitigation support.

Depending upon the nature of the issue, it is possible under certain conditions, to proceed with the project while mitigating an outstanding issue. This will be as directed by SPWB staff on a case-by-case basis.

REVIEW OF CASH AND
IN-KIND MATCH



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REVIEW OF CASH AND IN-KIND MATCH

The matching funds are reviewed to determine that the county's contribution is compatible with lease-revenue financing and reasonable for the work to be performed.

Cash Match Review

Both the BSCC Facilities Standards and Operations (FSO) Division and Department of Finance will review the Cash Match information provided by the county to ensure that the source of matching funds is compatible with lease-revenue bond financing (Attachment 2). The BSCC FSO Division will review information and notify the county of any deficiencies (*approximately 2 weeks*). Once review has been completed, the BSCC FSO Division will present Finance with a package that summarizes the findings, references source documents, and identifies any known outstanding issues (*approximately 1 week*).

Finance will use this information to make a determination on whether the matching funds are compatible with the lease-revenue bond financing program, engaging outside bond counsel as appropriate. Finance will notify the BSCC FSO Division of any questions and/or deficiencies (*approximately 2 weeks*). Once questions are answered and information is complete, Finance will notify the BSCC FSO Division that matching funds are acceptable (*approximately 2 weeks*). The BSCC FSO Division will notify county that Cash Match funds are compatible with lease-revenue funding. Additionally, this information will be used by the BSCC FSO Division to develop language for the Certificate of Matching Funds (to be signed by county) and Exhibit E-1 of the PDCA. If the county changes its source or amount of Cash Match, or the project costs increase, a review will need to be performed again and a new certificate executed. The Cash Match information will be verified again at the time of the bond sale.

In-Kind Match Review

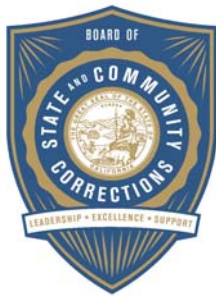
The BSCC FSO Division will review the county In-Kind Match as defined by the county's project proposal to ensure that the costs are reasonable for the work to be performed and will then notify the county of any questions and/or deficiencies (*approximately 2 weeks*). Review of the costs related to land value will be evaluated with assistance of DGS staff, primarily using the appraisal provided by the county during the Due Diligence review. For construction and design related activities this will be reviewed by the BSCC FSO Division to ensure the costs for each item are reasonable. BSCC FSO Division will send a memo to Finance which will summarize each component of the In-Kind Match and the findings, and provide a copy of this memo to the county (*approximately 1 week*). This information will be used by the BSCC FSO Division to develop Exhibit E-2 of the PDCA. If the county changes the categories and/or amounts of In-Kind Match funding, this information must be submitted to BSCC FSO Division for review in the manner specified herein. This information will be verified again at the time of the bond sale.

Cash Match Fund Review checklist

This checklist is intended to aid in the initial review of match (cash) funds identified by a county for a county project. BSCC will resolve information needs identified by this checklist with the county and present DOF with a package that summarizes the findings, references source documents, and identifies any known outstanding issues. DOF will use this information to make a determination on whether the matching funds are compatible with the lease revenue program, engaging outside bond counsel as appropriate.

- What is the project matching fund requirement?
- Has the county identified a source for entire matching funds amount?
- Has the county appropriated/reserved/set aside these funds? How?
- What is the source of funds?
- If special fund:
 - o Identify authority to use the funds for construction;
 - o Identify source of collection of funds (e.g., development impact fees, or other type of special assessment);
 - o Obtain current fund condition statement, and fund balance forecast over the project timeline.
- If General Obligation Bond fund:
 - o Obtain the ballot measure, authorizing resolution/indenture, and Official Statement;
 - o Identify how much of the GO Bond was identified for use in the bond offering;
 - o Identify source of repayment.
- If other type of debt:
 - o Identify type (e.g., Certificate of Participation financing);
 - o Identify legal authority relied upon to issue the debt;
 - o Obtain authorizing resolution/indenture, and Official Statement;
 - o Identify how repayment is secured;
 - o If secured by an asset or pool of assets, describe the assets and identify whether all or part of jail project area is affected by or included in the assets.

DEVELOPMENT OF
STATE PUBLIC WORKS BOARD
PROJECT SCOPE



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FACILITIES STANDARDS AND OPERATIONS

DEVELOPMENT OF SPWB PROJECT SCOPE

The SPWB project scope defines the project that is to be constructed and that will ultimately secure the lease-revenue bonds. It is used in the PDCA, BSCC Construction Agreement and in SPWB agenda items.

Lease-revenue bonds will be issued to provide the state financing for the construction of county projects. A typical state project involves the state department leasing the site for a nominal fee to the SPWB, or the SPWB may acquire the site directly. The state department will construct the project as SPWB's agent. The SPWB holds title to the parcel and will lease the *completed facility* to the state department for a rental fee equal to the amount needed to provide for the debt service on the revenue bonds and associated administrative expenses. The lease term cannot exceed the useful life of the capital asset and are typically 25 years or less.

A capital asset is a completed tangible physical property that has beneficial use and occupancy with an "expected useful life of 10 to 15 years" (Government Code Section 16727) or for the life of the bonds.

The county's project proposal submitted to the BSCC, describing the proposed project, was not intended to fully describe the entire "capital asset" for lease-revenue bond purposes. The development of the SPWB project scope will be more detailed but concise (*see example below of a "conceptual level" SPWB project scope*).

For the SPWB's purposes, one to three paragraphs are generally sufficient to describe the scope of the project.

The SPWB project scope describes the project to be constructed and why the project is necessary. The SPWB project scope will include both the physical characteristics of the project and the intended program use.

For **design-build** projects the performance criteria or performance criteria and concept drawings are used to further refine the SPWB project scope in terms of the physical characteristics of the project.

The SPWB project scope description should include as much detail as possible including items such as total square footage, type of building, space usage (i.e. program space, treatment space, office space, housing space, etc.), number of beds, and approximate number of staff. The BSCC FSO Division will develop the initial SPWB project scope description based on the scope of work defined in the county's project proposal submitted and approved by the BSCC Board. The initial description will then be reviewed by the DGS and Finance for accuracy and For **design-bid-build** projects the design development drawings (preliminary plans), and later construction documents (working drawings), are used to refine the SPWB project scope in terms of the physical characteristics of the project.



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sufficiency. The BSCC FSO Division will then send the scope to the county for review and approval.

Once the SPWB project scope is finalized, the BSCC FSO Division will use the SPWB project scope to create Exhibit A of the PDCA and develop the initial SPWB agenda item.

Example of a "conceptual level" SPWB project scope:

This project will design and construct renovations to and of existing county jail located on county owned land. The expansion will provide approximately 42,600 square feet (sf) of additional new housing and support services space.

The new housing addition will be approximately 27,100 sf and will include a celled housing pod with 32 double occupancy cells (approximately 64 beds) and a housing pod with eight dormitories, each including five sets of double bunks (approximately 80 beds), to house a total of approximately 144 inmates. Each housing pod will also include a dayroom; program space for education, religious, counseling, and recidivism reduction services; and an interview room.

This project will also include an approximately 12,200 sf, one-story Visitation and Training building to be located adjacent to the existing facility. This building will provide space for staff briefing and training, new locker rooms to accommodate increased staff, staff support, facility support, and internal affairs. In addition, this building will provide for public visiting and attorney interviews in a new video visitation center. Moreover, public areas will be expanded to accommodate the anticipated increase in visitors, including a complete entry control package and locked storage for visitors.

A portion of the existing jail will also be renovated to expand, reconfigure, and upgrade existing office, treatment, and program space, which will add approximately 3,300 sf of new support services space. These renovations will provide additional space for administrative and custody staff offices as well as inmate property and clothing storage. The current infirmary will be relocated and expanded. Program space will be added to accommodate additional medical, dental and mental health services. The intake/release processing areas will include holding cells, toilet facilities for staff and inmates, medical triage rooms, processing area, administrative office area, and interview rooms. Modifications will be made to the existing Control Room to monitor and operate the security perimeter and housing pods.

The project will include, but not limited to: electrical, mechanical, and HVAC systems; a building to contain chillers and boilers; and security and fire protection systems. Limited site work will be included such as curbs, gutters and parking areas.

PROJECT COST SUMMARY

(3-PAGE ESTIMATE)



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PROJECT COST SUMMARY (3-page estimate)

The project cost summary (3-page estimate) presents the cost of the project in a specified format. The project cost is updated each time the project is brought to the SPWB or Finance for an approval. The participating county is responsible for developing the 3-page estimate in coordination with BSCC to ensure it is consistent with the county's project proposal.

The 3-page estimate will be submitted to BSCC FSO Division for review. The county's current project cost estimate that is used to create the 3-page estimate should also be forwarded to BSCC FSO Division for review every time the 3-page estimate is updated.

Although the SPWB process requires the development of a 3-page estimate, this requirement does not change the stipulations set forth in BSCC's Construction of Adult Local Criminal Justice Facilities RFP and regulations pertaining to eligible vs. ineligible costs for purposes of claiming state dollars or documenting Cash and In-Kind Match. If the county has any questions, they should contact BSCC. The 3-page estimate will include all costs for the fully-scoped project (as determined collaboratively with the state in the previous exercise) as defined by the project legal description. Please note that the costs reflected on the 3-page estimate may differ from the costs identified in the project proposal submitted to BSCC. The 3-page estimate costs will correspond to the SPWB defined project scope.

Construction cost adjustments are used to indicate the potential impact of inflation upon project costs from the date of the estimate until the construction period. More information regarding these adjustments can be found in Budget Letter BL 10-15, dated July 12, 2010 (Attachment 3). Instructions for construction cost adjustments are updated regularly, and the most recent budget letter on this topic can be found at the following link:

http://www.dof.ca.gov/budgeting/budget_letters/

BUDGET LETTER

	NUMBER: BL 10-15
SUBJECT: ESCALATION OF CONSTRUCTION COSTS FOR STATE FUNDED CAPITAL OUTLAY PROJECTS	DATE ISSUED: July 12, 2010
REFERENCES: SAM SECTION 6818	SUPERSEDES: BL 09-26

TO: Agency Secretaries
 Department Directors
 Department Budget Officers
 Department Accounting Officers
 Department of Finance Budget Staff

FROM: DEPARTMENT OF FINANCE

Project Cost Estimates and CCCI Escalation Procedures

Consistent with BL 09-26, the Department of General Services (DGS) will continue to publish each month the current California Construction Cost Index (CCCI) data at:

<http://www.documents.dgs.ca.gov/resd/pmb/ccci/cccitale.pdf>

Departments must apply the most recently published CCCI when preparing budget packages, preliminary plans, working drawings, or any other required estimates for a given project. These costs shall represent the estimated hard (direct) costs at the time each estimate is prepared. Older estimates may also be updated to reflect actual changes in the CCCI since the previous estimate was prepared.

The CCCI update is calculated by subtracting the published CCCI at the time the last estimate was prepared from the published CCCI at the time the estimate is updated, with the difference divided by the previous CCCI. This calculation will yield a fraction that is then multiplied by the total hard costs to find the CCCI adjustment. Any such CCCI adjustments shall be identified on the project estimate as a distinct line item, immediately following the total direct costs. The CCCI adjusted total direct costs are hereinafter referred to as the Total Current Costs.

Example: An estimate with direct costs of \$10 million is completed in October 2009 at a CCCI of 5400. The estimate was subsequently updated in May 2010 at a CCCI of 5292, a decrease of 108 points or 2.0 percent (0.02). Based on the new CCCI, the direct costs would be reduced by \$200,000, for a revised Total Current Costs of \$9,800,000. This amount would then be escalated to the start and midpoint of construction pursuant to the instructions below (See Attachment).

Note: Updating estimates for actual CCCI changes is only allowed if a new estimate is not available. The above CCCI references are used for example only.

Escalation Procedures

For projects with an estimated contract award date before January 2012, the Total Current Costs for each project shall be escalated on a monthly basis starting from the date the construction estimate was last updated to the projected start and mid-point of construction at a rate of **0.25** percent. This escalation represents a projected annual increase of approximately 3.0 percent and is intended to help offset anticipated near-term CCCI increases.

For projects with an estimated contract award date after **December 2011**, the Total Current Costs for each project shall be escalated on a monthly basis starting from the date the construction estimate was last updated to the projected start and midpoint of construction at a rate of **0.42** percent. This escalation represents a projected annual increase of approximately 5.0 percent and is intended to help offset anticipated longer-term CCCI increases.

Regardless of which escalation rate is used, the monthly escalation rate is not to be compounded monthly; instead the escalation to the start of construction is to be calculated by multiplying the number of months estimated between the date the estimate was last updated and the start of construction by the appropriate escalation rate, as specified above. The escalation to the mid-point of construction is calculated in the same manner by dividing the construction period (in months) by two and multiplying that number by the Total Current Costs (not including the escalation to the start of construction).

Example: The same project used in the previous example, with Total Current Costs of \$9,800,000 as of May 2010, is projected to start construction in May 2012, a total of 24 months, and end construction in May 2013, twelve-months later. Therefore, to calculate the escalation to the start of construction, the Total Current Costs are multiplied by 24 (number of months to start of construction) and 0.0042 (the escalation rate for projects starting construction after December 2011), for a total escalation to the start of construction of \$988,000.

The same process would then be used for calculating the escalation to the midpoint of construction. Using the same project as an example, the Total Current Costs of \$9,800,000 would be multiplied by 6 (number of months to the midpoint of construction) and by 0.0042, for an additional escalation of \$247,000, with the product from the escalation to the start of construction (\$988,000) and escalation to the mid-point of construction added to the Total Current Costs, for a Total Contracts amount of \$11,035,000 (See Attachment).

Note: Departments are required to base their 2011-12 Capital Outlay Budget Change Proposals (COBCPs) on the published CCCI as described above. Any COBCPs revised per this BL must be submitted to Finance no later than **September 1, 2010** (per BL 10-05). Any COBCPs submitted after this deadline will generally not be accepted unless approved by the Department of Finance (Finance) **prior** to this deadline.

Instructions for Projects Not Managed by DGS

The escalation procedures and reporting requirements for projects not managed by DGS are the same as described above, except that alternative fiscal reporting documents may be used, which differ slightly from those used by DGS. However, any alternative fiscal reporting documents must contain substantially the same information as required for DGS managed projects and must be approved by Finance.

For any questions, contact your Capital Outlay budget analyst at (916) 445-9694.

/s/ Greg Rogers

Greg Rogers
Assistant Program Budget Manager

Attachment

DEPARTMENT OF _____
PROJECT COST SUMMARY

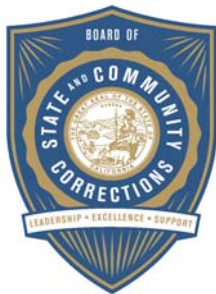
PROJECT:	DOF Example Project	PRELIMINARY EST.:	P9XYZ123AP
LOCATION:	Sacramento	DATE ISSUED:	10/1/2009
DEPARTMENT:	XYZ	PREPARED BY:	JBE
DESIGN BY:	PSB	PROJ. I.D.:	30.20.050
PROJECT MGR:	BKD	START OF CONSTR:	May-12
DELIVERY:	Design/Bid/Build	CONSTR. COMPLETE:	May-13

DESCRIPTION

Example project: This project will construct new buildings A, B and C located on state-owned property in Sacramento. In addition, scope includes demolish and remove existing buildings. Site work includes clearing, site engineering, grading, drainage, paving, walkways, curbs, all utilities including public water and sewer connections, electrical, telephone, irrigation, lighting, fencing and landscaping.

Site Work	\$3,000,000
Building A	\$5,000,000
Building B	\$1,500,000
Building C	\$500,000

ESTIMATED TOTAL DIRECT COSTS AS OF :	October-09	\$10,000,000
Adjust CCCI From 5400 to 5292		(\$200,000)
ESTIMATED TOTAL CURRENT COSTS AS OF :	May-10	\$9,800,000
Escalation to Start of Const. 24 Months @ .42%/mo.		\$988,000
Escalation to Midpoint 6 Months @ .42%/mo.		\$247,000
ESTIMATED TOTAL CONTRACTS		\$11,035,000
Contingency At: 5%		\$552,000
ESTIMATED TOTAL CONSTRUCTION COST		\$11,587,000



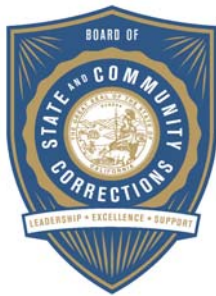
DEVELOPMENT OF PROJECT COST SUMMARY (3-page estimate) Design-Bid-Build

The 3-page estimate for design-bid-build projects includes both the costs for the physical construction of the project and the costs associated with the project design, construction management and equipment. Project costs are broken out by project phase (study/acquisition, preliminary plans/design development, working drawings/construction documents, and construction) and by category. A sample 3-page estimate for a design-bid-build project is attached (*Attachment 4*).

Page 1 - Project Cost Summary (design-bid-build)

The first page of the 3-page estimate includes project description (matching the SPWB project scope), an estimated summary of labor and materials, and an estimated total cost of construction with adjustments and contingency.

- The contract cost is the estimated mean construction bid if the project was to be released for bidding at the time the estimate is prepared. For state construction projects, this is commonly referred to as the "state's estimate." The document is broken down by major project components or by construction divisions.
- California Construction Cost Index (CCCI): This calculation is only used if a new Project Cost Summary is prepared at a stage of the project where a new construction cost estimate is not available. For example, during the working drawings phase, a SPWB action is prepared for approval of the Ground Lease. The Contract Cost will not have changed since the estimate prepared at the completion of preliminary plans. The CCCI from the date of the preliminary plan estimate to the current date is used to estimate the impact of inflation.
- Escalation to Start of Construction: This is calculated by determining the number of months from the current estimate until the awarding of the construction contract. This amount is multiplied by the per-month inflation factor identified in BL 10-15.
- Escalation to Mid-Point: This is calculated by dividing the construction duration in months by two, and then multiplying the quotient by the per-month inflation factor identified in BL 10-15.
- Contingency: This is a construction contingency and not a design contingency. The BSCC's Construction of Adult Local Criminal Justice Facilities RFP states that contingency can be up to a maximum of 10 percent of state funding applied to the contract costs for the resolution of change orders derived from unknowns inherent in every construction project. Contract costs and contingency are allocated in the



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construction phase of each project. Contingency can be used to cover all costs associated with construction change orders.

Page 2 - Summary of Costs by Phase (design-bid-build)

The second page of the 3-page estimate includes project costs identified by project phase (Study/acquisition, preliminary plans, working drawings and construction) and by category. The various categories are defined below.

The architecture and engineering (A&E) services section includes costs for the following components:

- A&E design costs associated with design development and documentation of preliminary plans and working drawings, as well as construction support. Costs include all design disciplines (architecture, civil, structural, mechanical and electrical engineering, and cost estimating).
- Construction inspection and travel: Costs associated with construction supervision and inspection, including travel time (but not travel expense).
- Construction guarantee inspection costs associated with post-construction warranty review and inspection.
- Advertising, printing, and mailing costs associated with reproduction and distribution of plans and specifications.

The other project costs section includes cost categories that may be unique to the project.

Examples of other project costs could include:

- Special consultants as determined by project requirements. Special consultants may include hazardous materials abatement (survey, abatement documents and monitoring), topographic survey, and/or soils reports.
- Materials testing, as determined by project requirements. This category includes all testing for specification compliance during the construction phase of a project, including soil compacting tests and concrete test cylinders.
- Project management for contract and in-house activities through each phase of the project.
- Contract construction management includes funds to retain private construction management firms or for in-house construction management personnel assigned to the project.
- Site acquisition costs and fees associated with site acquisition and appraised land value (In-Kind Match item). This line item is only used if land was purchased specifically for this project.
- Agency retained items are items required for the project and provided by the county, not included in the construction contract. This item may include materials and installation, and services. Historically, this has included telecommunications, owner furnished equipment, and utility costs during the construction of the project.



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- DVBE Assessment: This line item will not pertain to the county, leave blank.
- Plan Checking may include school checking, essential services checking, and/or handicap checking.
- Environmental documents include the cost for preparation of California Environmental Quality Act (CEQA) documents and fees associated with any required mitigations or permits.

Page 3 - Funding Data and Estimate Notes (design-bid-build)

The third page of the 3-page estimate includes funding information and estimate notes.

- In the "Estimate Notes" area include a break-down of agency retained items, such as telecommunications, security, furniture, fixtures and equipment, etc.

The BSCC FSO Division will review the 3-page estimate developed by the county (as well as the county's project cost estimate provided as back-up) and notify the county of any questions and/or need for additional information (*approximately 2 weeks*). The county will provide a revised 3-page estimate, if necessary. This 3-page estimate will be used by the BSCC FSO Division to develop Exhibit A of the PDCA. Additionally, a 3-page estimate will need to be updated at future stages of the project (i.e. preliminary plans, working drawings, award of contract, etc.).

COUNTY OF

PROJECT COST SUMMARY

PROJECT:	Example Design-Bid-Build Project	PRELIMINARY EST.: 5896/5896
LOCATION:		DATE ISSUED: 2/21/2014
DEPARTMENT:		PREPARED BY: BPL
DESIGN BY:		PROJ. I.D.: TBD
PROJECT MGR:	Name of PM	START OF CONSTR: 9/1/2014
DELIVERY:	Design/Bid/Build	CONSTR. COMPLETE: 8/31/2016

DESCRIPTION

This project will construct new buildings A, B,C and D located on county-owned property. In addition, scope includes demolish and remove existing building. Site work includes clearing, site engineering, grading, drainage, paving, walkways, curbs, all utilities including public water and sewer connections, electrical, telephone, irrigation, lighting, fencing and landscaping.

ESTIMATE SUMMARY

Site Work	\$3,500,000
New Building A	\$15,500,000
New Building B	\$9,500,000
New Building C	\$19,600,000
New Building D	\$22,200,000

ESTIMATED TOTAL DIRECT COSTS AS OF February 2014:	\$70,300,000
Adjust CCCI from 5896 to 5896	\$0
ESTIMATED TOTAL CURRENT COSTS AS OF February 2014:	\$70,300,000
Escalation to Start of Construction - 7 Months @ .42%/Mo.:	\$2,952,600
Escalation to Mid Point - 12 Months @ .42%/Mo.:	\$4,428,900
ESTIMATED TOTAL CONTRACTS:	\$147,981,500
Contingency At: 10%	\$14,798,150
ESTIMATED TOTAL CONSTRUCTION COST:	\$162,779,650

SUMMARY OF COSTS BY PHASE

PROJECT: Example Design-Bid-Build Project
 LOCATION:

PRELIMINARY EST: =G6
 DATE ESTIMATED: 2/21/2014

CONSTRUCTION DURATION:	24 Months	
ESTIMATED CONTRACT:	\$147,981,500	\$147,981,500
CONSTRUCTION CONTINGENCY:	\$14,798,150	\$14,798,150
TOTAL:	\$162,779,650	\$162,779,650

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 3	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design		\$2,500,000	\$3,700,000	\$2,300,000	\$8,500,000
Project Scheduling & Cost Analysis					\$0
Advertising, Printing & Mailing			\$4,500		\$4,500
Construction Guarantee Inspection					\$0
SUBTOTAL A&E SERVICES	\$0	\$2,500,000	\$3,704,500	\$2,300,000	\$8,504,500

OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)					\$0
Contract Insp/Materials Testing					\$0
County Insp. & Proj/Const Mgmt.			\$180,000	\$1,300,000	\$1,480,000
Contract Const. Mgmt.		\$230,000	\$280,000	\$3,700,000	\$4,210,000
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$2,900,000	\$2,900,000
3rd Party Peer Review			\$55,000		\$55,000
Utility Connection Fee				\$44,000	\$44,000
Environmental (Neg Dec)		\$370,000			\$370,000
Real Estate Due Diligence		\$16,000			\$16,000
Other Costs - (SFM)		\$5,000	\$10,000	\$25,000	\$40,000
Other Costs - (Transition Planning)				\$1,800,000	\$1,800,000
Other Costs -					\$0
SUBTOTAL OTHER PROJ COSTS	\$0	\$621,000	\$525,000	\$9,769,000	\$10,915,000

TOTAL ESTIMATED PROJECT COST	\$0	\$3,121,000	\$4,229,500	\$174,848,650	\$182,199,150
LESS FUNDS AUTHORIZED	\$0	\$3,121,000	\$0	\$0	\$3,121,000
LESS FUNDS ALLOCATED NOT AUTHORIZED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$0	\$0	\$0	\$0
BALANCE OF FUNDS REQUIRED	\$0	\$0	\$4,229,500	\$174,848,650	\$179,078,150

FUNDING DATA & ESTIMATE NOTES

PROJECT: Example Design-Bid-Build Project
 LOCATION:

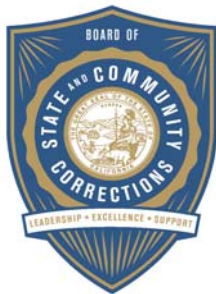
PRELIMINARY EST: 5896/5896
 DATE ESTIMATED: 2/21/2014

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Funds Authorized			
Total Funds Authorized			\$ -
Funds Allocated Not Authorized			
Total Funds Allocated Not Authorized			\$ -
Total Funds Authorized and Allocated			\$ -

ESTIMATE NOTES

1. Estimated costs in this estimate are indexed from the CCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with Budget Letter BL 09-26.



DEVELOPMENT OF PROJECT COST SUMMARY (3-page estimate) Design-Build

The 3-page estimate for design-build projects includes both the costs for the physical construction of the project and the costs associated with the project design, construction management and equipment. Project costs are broken out by project phase (study/acquisition, performance criteria or performance criteria and concept drawings development, and design-build) and by category. A sample 3-page estimate for a design-build project is attached (*Attachment 5*).

Page 1 - Project Cost Summary (design-build)

The first page of the 3-page estimate includes project description (matching the SPWB project scope), an estimated summary of labor and materials, and an estimated total cost of the design-build contract with adjustments and contingency.

- The direct cost is the estimated mean construction bid if the project was to be released for bidding at the time the estimate is prepared. For state construction projects, this is commonly referred to as the "state's estimate." The document is broken down by major project components or by construction divisions.
- California Construction Cost Index (CCCI): This calculation is only used if a new Project Cost Summary is prepared at a stage of the project where a new construction cost estimate is not available. For example, during the development of performance criteria or performance criteria and concept drawings, a SPWB action is prepared for approval of the Ground Lease. The Contract Cost will not have changed since the estimate prepared at establishment of scope, schedule and cost. However, the estimate is updated to reflect the impact of inflation. The CCCI from the date of the project establishment to the current date is used to estimate this impact.
- Escalation to Start of Construction: This is calculated by determining the number of months from the current estimate until the awarding of the design-build contract. This amount is multiplied by the per-month inflation factor identified in BL 10-15.
- Escalation to Mid-Point: This is calculated by dividing the design-build contract duration in months by two, and then multiplying the quotient by the per-month inflation factor identified in BL 10-15.

Indirect costs include the design portion of the design-build contract. For most state design-build projects, this is approximately six percent of the construction costs.



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Contingency: This is a construction contingency and not a design contingency. The BSCC's Construction of Adult Local Criminal Justice Facilities RFP states that contingency can be up to a maximum of 10 percent of state/funding/applied to the contract costs for the resolution of change orders derived from unknowns inherent in every construction project. Contract costs and contingency are allocated in the construction phase of each project. Contingency can be used to cover all costs associated with construction change orders.

Page 2 - Summary of Costs by Phase (design-build)

The second page of the 3-page estimate includes project costs identified by project phase (study/acquisition, performance criteria or performance criteria and concept drawings, and design-build) and by category. The various categories are defined below:

The architecture and engineering (A&E) services section includes costs for the following components:

- A&E design costs associated with development of performance criteria or performance criteria and concept drawings, documentation of the RFP, and construction support. Costs include all design disciplines (architecture, civil, structural, mechanical and electrical engineering, and cost estimating).
- Construction inspection and travel: Costs associated with construction supervision and inspection, including travel time (but not travel expense).
- Construction guarantee inspection costs associated with post-construction warranty review and inspection.
- Advertising, printing, and mailing costs associated with reproduction and distribution of plans and specifications.

The other project costs section includes cost categories that may be unique to the project. Examples of other project costs could include:

- Special consultants as determined by project requirements: Special consultants may include hazardous materials abatement (survey, abatement documents and monitoring), topographic survey, and/or soils reports.
- Materials testing, as determined by project requirements. This category includes all testing for specification compliance during the construction phase of a project, including soil compaction tests and concrete test cylinders.
- Project management for contract and in-house activities through each phase of the project.
- Contract construction management includes funds to retain private construction management firms or for in-house construction management personnel assigned to the project.
- Site acquisition costs and fees' associated with site acquisition and appraised value (In-Kind Match item). This line item is only used if land was purchased specifically for this project.



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- Agency retained items are items required for the project and provided by the county, not included in the construction contract. This item may include materials and installation and services. Historically, this has included telecommunications, owner furnished equipment, and utility costs during the construction of the project.
- DVBE Assessment: This line item will not pertain to the county, leave blank.
- Plan checking may include school checking, essential services checking, and/or handicap checking.
- Environmental documents include the cost for preparation of CEQA documents and fees associated with any required mitigation or permits.

Page 3 - Funding Data and Estimate Notes (design-build)

The third page of the 3-page estimate includes funding information and estimate notes.

- In the "Estimate Notes" area include a break-down of agency retained items, such as telecommunications, security, furniture, fixtures and equipment, etc.

The BSCC FSO Division will review the 3-page estimate developed by the county (as well as the county's project cost estimate provided as back-up) and notify the county of any questions and/or need for additional information (approximately 2 weeks). The county will provide a revised 3-page estimate, if necessary. This 3-page estimate will be used by the BSCC FSO Division to develop Exhibit A of the PDCA. Additionally, a 3-page estimate will need to be updated at future stages of the project (e.g. approval of performance criteria or performance criteria and concept drawings, contract award, etc.).

COUNTY OF

PROJECT COST SUMMARY

PROJECT:	Example Design-Build Project	PRELIMINARY EST.: 5896/5896
LOCATION:		DATE ISSUED: 2/21/2014
DEPARTMENT:		PREPARED BY: BPL
DESIGN BY:		PROJ. I.D.; TBD
PROJECT MGR:	Name of PM	START OF CONSTR: 7/15/2014
DELIVERY:	Design/Build	CONSTR. COMPLETE: 7/14/2016

DESCRIPTION

This project will construct new buildings A, B,C and D located on county-owned property. In addition, scope includes demolish and remove existing building. Site work includes clearing, site engineering, grading, drainage, paving, walkways, curbs, all utilities including public water and sewer connections, electrical, telephone, irrigation, lighting, fencing and landscaping.

ESTIMATE SUMMARY

Site Work	\$3,210,000
New Building A	\$12,150,000
New Building B	\$8,750,000
New Building C	\$9,500,000
New Building D	\$15,500,000

ESTIMATED TOTAL CURRENT COSTS ON February 2014:	\$49,110,000
Adjust CCCI from 5896 to 5896	\$0

ESTIMATED TOTAL CURRENT COSTS AS OF February 2014:	<u>\$49,110,000</u>
Escalation to Start of Construction - 5 Months @ .42%/Mo.:	\$1,031,310
Escalation to Mid Point - 12 Months @ .42%/Mo.:	\$2,475,144

ESTIMATED TOTAL CONTRACT:	<u>\$101,726,454</u>
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Architectural & Engineering Fees @ 6%	\$6,103,587
Contingency At: 10%	\$10,172,645

ESTIMATED TOTAL CONSTRUCTION COST:	<u>\$118,002,687</u>
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SUMMARY OF COSTS BY PHASE

PROJECT: Example Design-Build Project
 LOCATION:

PRELIMINARY EST: 5896/5896
 DATE ESTIMATED: 2/21/2014

CONSTRUCTION DURATION:		24 Months
ESTIMATED CONTRACT:	\$101,726,454	\$101,726,454
CONSTRUCTION CONTINGENCY:	\$10,172,645	\$10,172,645
TOTAL:	\$111,899,099	\$111,899,099

CATEGORY	ACQUISITION STUDY 00	Performance Criteria 01		WD/C DB 03	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design		\$2,630,000		\$1,753,000	\$4,383,000
Project Scheduling & Cost Analysis					\$0
Advertising, Printing & Mailing					\$0
Construction Guarantee Inspection					\$0
SUBTOTAL A&E SERVICES	\$0	\$2,630,000		\$1,753,000	\$4,383,000

OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)					\$0
Contract Insp/Materials Testing				\$974,000	\$974,000
County Insp. & Proj/Const Mgmt.		\$246,000		\$984,000	\$1,230,000
Contract Const. Mgmt.				\$3,896,000	\$3,896,000
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$2,200,000	\$2,200,000
3rd Party Peer Review		\$30,000			\$30,000
Utility Connection Fee				\$25,000	\$25,000
Environmental (Neg Dec)		\$465,000			\$465,000
Real Estate Due Diligence		\$16,000			\$16,000
Other Costs - (SFM)		\$15,000		\$25,000	\$40,000
Other Costs - (Transition Planning)				\$1,300,000	\$1,300,000
Other Costs -					\$0
SUBTOTAL OTHER PROJ COSTS	\$0	\$772,000		\$9,404,000	\$10,176,000

TOTAL ESTIMATED PROJECT COST	\$0	\$3,402,000		\$123,056,099	\$126,458,099
LESS FUNDS AUTHORIZED		\$3,402,000		\$20,000,000	\$23,402,000
LESS FUNDS ALLOCATED, NOT AUTHORIZED	\$0	\$0			\$0
CARRY OVER	\$0	\$0		\$0	\$0
BALANCE OF FUNDS REQUIRED	\$0	\$0		\$103,056,099	\$103,056,099

FUNDING DATA & ESTIMATE NOTES

PROJECT: Example Design-Build Project
LOCATION:

PRELIMINARY EST: 5896/5896
DATE ESTIMATED: 2/21/2014

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Funds Authorized			
Total Funds Authorized			\$ -
Funds Allocated Not Authorized			
Total Funds Allocated Not Authorized			\$ -
Total Funds Authorized and Allocated			\$ -

ESTIMATE NOTES

1. Estimated costs in this estimate are indexed from the CCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with Budget Letter BL 09-26.

DEVELOPMENT OF
PROJECT MILESTONE SCHEDULE



DEVELOPMENT OF PROJECT MILESTONE SCHEDULE

The project schedule is presented each time the project goes to the SPWB. The dates of the major milestones are presented (i.e. expected date of preliminary plan approval, completion of working drawings and completion of construction).

To develop this information, the BSCC FSO Division will review the project schedule information provided by the county and will notify the county of any questions and/or additional information required (*approximately 2 weeks*). The dates needed are listed below:

Design-Bid-Build

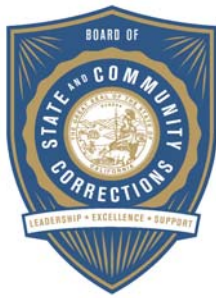
- Complete preliminary plans and submit to BSCC
- Completion date of CEQA
- Complete working drawings and submit to BSCC
- Proceed to bid date
- Bids due to county
- Construction Contract award date (Board of Supervisors)
- Notice to proceed
- Construction completion date
- Occupancy

Design-Build

- Completion date of CEQA
- Complete performance criteria or performance criteria and concept drawings and submit to BSCC
- Complete Request for Proposals (RFP) and Submit to BSCC
- Date for issuance of RFP
- Proposals due to county
- Design-build contract award date (Board of Supervisors)
- Notice to proceed
- Construction completion date
- Occupancy

STATE PUBLIC WORKS BOARD

AGENDA ITEMS



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

STATE PUBLIC WORKS BOARD AGENDA ITEMS

On behalf of each county project, the BSCC acts as the requestor of any required SPWB action. The BSCC FSO Division will prepare a SPWB agenda item for each action that is presented to the SPWB. The agenda item describes the action to be taken and supporting information, as well as general information about the project's scope, cost, and schedule.

The following items are required to be submitted to the BSCC FSO Division to prepare the various SPWB and/or Finance actions. These tasks have been broken out for design-bid-build and design-build projects below.

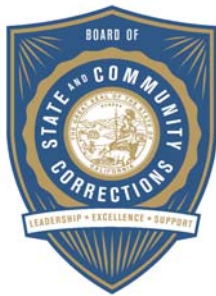
BSCC FSO Division will prepare the SPWB agenda item and forward to Finance. SPWB agenda items are generally due to Finance approximately 5-6 weeks prior to the scheduled SPWB Meeting (the SPWB Meeting Calendar can be found at the following link: <http://www.spwb.ca.gov/>). As indicated on that calendar, BSCC must submit the agenda item to Finance during the first week of the prior month to the SPWB meeting. Therefore, the county must submit requested information to the BSCC FSO Division no later than the 15th of each month. For example, in order to make the December SPWB meeting, the county needs to provide the BSCC FSO Division information by October 15 so the agenda item can be prepared and submitted to Finance by the first week of November.

Design-Bid-Build Tasks

Task 1a

SPWB Agenda Item to Establish Project Scope, Cost, and Schedule

SPWB Project Scope	One to three paragraphs describing the project. See section on SPWB project scope for more information.
Project Schedule	Schedule for each phase of the project (acquisition completion, preliminary plans, working drawings, and construction). See section on Project Schedule for more information.
Detailed Cost Estimate	See section on Project Cost Summary (3-page estimate) for more by Phase information.
CEQA	Statement that describes the current status of CEQA and status of any litigation regarding CEQA
Real Estate Due Diligence	Due Diligence approval letter from DGS.



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

Task 1b

SPWB Agenda to execute PDCA

PDCA	The county signs PDCA, Certificate of Matching Funds and related exhibits. Additionally, the BSCC agreement must be signed prior to the PDCA being signed by Finance and presented to the SPWB.
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Task 2

SPWB Agenda to Approve Preliminary Plans and Proceed to Working Drawings

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Preliminary Plan Estimate	Detailed construction cost estimate (Attachment 6).
CEQA	Documentation that CEQA is completed.
Preliminary Plans	1 set of preliminary plans.

Task 3

SPWB Agenda Item to Approve Resolution Authorizing Interim Financing and Consent to Ground Lease/Right of Entry

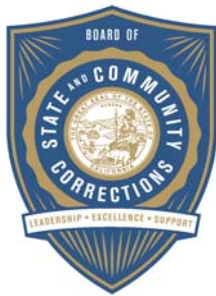
SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Consent to Ground Lease/Right of Entry	The county signs Ground Lease/Right of Entry/Easement Agreement.

A meeting with Finance, SPWB Counsel, BSCC, DGS, and the county will be scheduled to discuss legal descriptions and exhibit sketches for both the county project site, and the Easement Agreement for access, utilities, and repairs, prior to finalizing the Consent to Ground Lease/Right of Entry Agreements.

Task 4

Pooled Money Investment Board (PMIB) Loan Request

Cash Flow	Twelve month cash flow projection for state financing. This is needed when a PMIB loan request is being submitted. See attached sample (Attachment 7).
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BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

Task 5

Finance Action to Approve Working Drawings and Proceed to Bid

Scope of Bid Package	Description of the work to be performed.
Working Drawing Estimate Reconciliation	Reconciliation of changes from preliminary plan estimate See attached sample (<i>Attachment 8</i>).
Project Milestone Schedule	
Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Working Drawings and Specifications	1 set of working drawings and specifications.

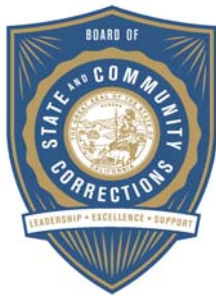
BSCC will certify that the County has satisfied all of the requirements set forth in statute for the financing of the county project. This certification, along with all other applicable information listed above, must be submitted by BSCC to Finance either prior to or within 7-10 days after the PMIB Loan Request.

Task 6

Finance Action to Award Construction Contract (Bids within Construction Contract Authority)

Detailed Cost by Phase	Updated project cost summary. Including the contract award amount
Bid Tabulations	List of Contract Bidders. This includes bidder's name and address; bid amount; small business preference (if required by the county); bidder's security information. See attached sample (<i>Attachment 9</i>). If construction contract is not awarded to the lowest bidder, the county must identify the statute that provides authority to award the contract to another bidder.
Project Schedule	Updated project schedule.
Board of Supervisors Approval	If Board of Supervisors approval is required to award the construction contract, then the county shall provide documentation of Board approval.

Please note that if construction bids come in higher than estimated and the project costs increase, a review of the county's cash match will need to be performed again and a new certificate executed prior to the approval to award the construction contract.



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

Design-Build Tasks

Task 1a

SPWB Agenda Item to Establish Project Scope, Cost, and Schedule

SPWB Project Scope	One to three paragraphs describing the project. See section on SPWB project scope for more information.
Project Schedule	Schedule for each phase of the project (acquisition completion, preliminary plans, working drawings, and construction). See section on Project Schedule for more information.
Detailed Cost Estimate	See section on Project Cost Summary (3-page estimate) for more by Phase information.
CEQA	Statement that describes the current status of CEQA and status of any litigation regarding CEQA
Real Estate Due Diligence	Due Diligence approval letter from DGS.

Task 1b

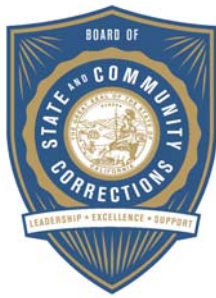
SPWB Agenda to execute PDCA

PDCA	The county signs PDCA, Certificate of Matching Funds and related exhibits. Additionally, the BSCC agreement must be signed prior to the PDCA being signed by Finance and presented to the SPWB.
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Task 2

SPWB Agenda to Approve Performance Criteria or Performance Criteria and Concept Drawings

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Preliminary Estimate	Detailed construction cost estimate (Attachment 6).
CEQA	Documentation that CEQA is completed.
Performance Criteria/ Concept Drawings	1 set of performance criteria or performance criteria and concept drawings



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

Task 3

SPWB Agenda Item to Approve Resolution Authorizing Interim Financing and Consent to Ground Lease/Right of Entry

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Consent to Ground Lease/Right of Entry	The county signs Ground Lease/Right of Entry/Easement Agreement.

A meeting with Finance, SPWB Counsel, BSCC, DGS, and the county will be scheduled to discuss legal descriptions and exhibit sketches for both the county project site, and the Easement Agreement for access, utilities, and repairs, prior to finalizing the Consent to Ground Lease/Right of Entry Agreements.

Task 4

Pooled Money Investment Board (PMIB) Loan Request

Cash Flow	Twelve month cash flow projection for state financing. This is needed when a PMIB loan request is being submitted. See attached sample (<i>Attachment 7</i>).
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Task 5

Finance Action to Approve Request for Proposals

Scope of Request for Proposals	Description of the work to be performed.
Project Milestone Schedule	
Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost
Request for Proposals	1 set of Request for Proposal Documents.

BSCC will certify that the County has satisfied all of the requirements set forth in statute for the financing of the county project. This certification, along with all other applicable information listed above, must be submitted by BSCC to Finance either prior to or within 7-10 days after the PMIB Loan Request.



BOARD OF STATE AND COMMUNITY CORRECTIONS

FACILITIES STANDARDS AND OPERATIONS

Task 6

Finance Action to Award Design-Build Contract (Bids within Design-Build Contract Authority)

Detailed Cost by Phase	Updated project cost summary. Including the design-build award amount
RFP Results	List of Proposers. This includes the proposed contractor to whom the award will be made, along with a written decision supporting the proposed contract award and stating the basis of the award. In addition, the list should include the county's second and third ranked design-build entity.
Project Schedule	Updated project schedule.
Board of Supervisors Approval	If Board of Supervisors approval is required to award the design-build contract, then the county shall provide documentation of Board approval.

Please note that if the project costs increase, a review of the county's cash match will need to be performed again and a new certificate executed prior to the approval to award the design - build contract.

Title: Schematic Design Budget Estimate

Trade/ CSI	Description	Base Cost
2	Existing Conditions	\$52,000
3	Concrete	\$1,797,350
4	Masonry	\$1,138,500
5	Metals	\$1,440,860
6	Wood, Plastics & Composites	\$246,646
7	Thermal & Moisture Protection	\$463,294
8	Openings	\$687,120
9	Finishes	\$1,167,207
10	Specialties	\$171,938
11	Equipment	\$64,650
12	Furnishings	\$231,100
13	Special Construction	\$4,975,455
14	Conveying Systems	\$75,000
21	Fire Suppression	\$357,250
22	Plumbing	\$872,635
23	HVAC	\$1,376,375
25	Integrated Automation	\$217,246
26	Electrical	\$1,814,163
27	Communications	\$800,550
28	Electronic Safety and Security	\$175,175
31	Earthwork	\$246,768
32	Exterior Improvements	\$865,101
33	Utilites	\$233,600
	Subtotal	\$19,469,981
	General Contractor Job Overhead 8.00%	\$1,557,598
	General Contractor Markup 4.00%	\$841,103
	General Contractor Bond 2.25%	\$492,045
	Design Contingency & DB Construction Contin 12.00%	\$2,683,287
	Market Factor 0.00%	\$0
	Construction Cost -- December 2012	\$25,044,014
	Escalation to July 2014 7.98%	\$1,999,000
	Escalation to Mid Point 2.94%	\$795,000
	Total Construction Cost	\$27,838,014
	Building Gross Area	66,845 sf
	Site Area	102,420 sf
	Start of Construction: 7/9/2014, Construction Duration: 14 Months	

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	DEMOLITION				
02 41 00	ASBESTOS CONSULTANT	66,845	GSF	\$0.00	\$0
02 80 00	FACILITY REMEDIATION	66,845	GSF	\$0.00	\$0
02 08 20	ASBESTOS ABATEMENT	66,845	GSF	\$0.00	\$0
31 20 00	STRUCTURAL EARTHWORK	66,845	GSF	\$0.00	\$0
33 46 00	FOUNDATION DRAINAGE SYSTEMS	66,845	GSF	\$0.00	\$0
03 30 00	FOUNDATION CONCRETE				
03 30 00	Concrete Foundation Exterior Walls	806	lf	\$140.00	\$112,840
03 30 00				\$0.00	\$0
03 30 00	FOUNDATION CONCRETE	66,845	GSF	\$1.69	\$112,840
03 30 00	SLAB ON GRADE CONCRETE				
03 30 00	Slab on Grade Concrete w/ interior foundations	27,000	sf	\$24.00	\$648,000
03 30 00	Add for Thickened Slab and Imbeds	27,000	sf	\$3.00	\$81,000
03 30 00					
03 30 00	SLAB ON GRADE CONCRETE		FLSF	\$10.91	\$729,000
03 30 00	CONCRETE EXTERIOR WALLS				
03 30 00	Concrete Exterior Wall, Tilt Up	22,580	sf	\$14.00	\$316,120
03 30 00					
03 30 00	CONCRETE EXTERIOR WALLS		WLSF	\$4.73	\$316,120
03 30 00	CONCRETE INTERIOR WALLS		WLSF	\$0.00	\$0
03 30 00	MISC. CONCRETE	66,845	GSF	\$0.00	\$0
03 30 00	TOPPING CONCRETE - FLOORS				
03 30 00	Concrete floor, structural, formed	9,435	sf	\$42.00	\$396,270
03 30 00	Concrete over metal deck, floor	13,520		\$6.00	\$81,120
03 30 00					
03 30 00	TOPPING CONCRETE - FLOORS		SF	\$7.14	\$477,390
03 30 00	TOPPING CONCRETE - ROOFS				
03 30 00	Concrete over metal deck, roof	27,000	sf	\$6.00	\$162,000
03 30 00				\$0.00	\$0
03 30 00	TOPPING CONCRETE - ROOFS		SF	\$2.42	\$162,000
03 40 00	PRECAST FLOOR PLANKS / BEAMS		SF	\$0.00	\$0
03 40 00	PRECAST COLUMNS		SF	\$0.00	\$0
03 40 00	PRECAST ROOF PLANKS / BEAMS		SF	\$0.00	\$0
03 40 00	PRECAST CONCRETE - EXT. WALLS		WLSF	\$0.00	\$0
03 40 00	PRECAST CONCRETE - INT. WALLS		WLSF	\$0.00	\$0
03 40 00	PRECAST CONCRETE - MISC.	66,845	GSF	\$0.00	\$0
04 20 00	MASONRY - EXT. WALLS		WLSF	\$0.00	\$0
04 20 00	MASONRY - INT. WALLS				
04 20 00	CMU Interior walls	30,360	sf	\$37.50	\$1,138,500
04 20 00				\$0.00	\$0
04 20 00	MASONRY - INT. WALLS		WLSF	\$17.03	\$1,138,500
05 12 00	STRUCTURAL STEEL - NON GRADE FLOORS				
05 12 00	Structural Steel Beams, floor	13,520	sf	\$18.00	\$243,360
05 12 00				\$0.00	\$0
05 12 00	STRUCTURAL STEEL - NON GRADE FLOORS		LBS	\$3.64	\$243,360
05 12 00	STRUCTURAL STEEL - COLUMNS				
05 12 00	Struct. Steel, Col.	50,050	sf	\$6.00	\$300,300
05 12 00				\$0.00	\$0
05 12 00	STRUCTURAL STEEL - COLUMNS		LBS	\$4.49	\$300,300
05 12 00	STRUCTURAL STEEL - ROOF				

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
05 12 00	Structural Steel Beams	27,000	sf	\$13.00	\$351,000
05 12 00				\$0.00	\$0
05 12 00	STRUCTURAL STEEL - ROOF		LBS	\$5.25	\$351,000
05 21 00	STEEL JOISTS - NON GRADE FLOORS				
05 21 00	Steel Joists between steele beams, Floor	13,520	sf	\$12.50	\$169,000
05 21 00				\$0.00	\$0
05 21 00	STEEL JOISTS - NON GRADE FLOORS		LBS	\$2.53	\$169,000
05 21 00	STEEL JOISTS - ROOF		LBS	\$0.00	\$0
05 30 00	METAL DECK - FLOORS				
05 30 00	Metal Deck floor	13,520		\$5.50	\$74,360
05 30 00				\$0.00	\$0
05 30 00	METAL DECK - FLOORS		SF	\$1.11	\$74,360
05 30 00	METAL DECK - ROOF				
05 30 00	Metal Deck Roof	27,000		\$5.00	\$135,000
05 30 00				\$0.00	\$0
05 30 00	METAL DECK - ROOF		SF	\$2.02	\$135,000
05 50 00	MISC. METALS				
05 50 00	Fence enclosure, 12'	33	lf	\$150.00	\$4,950
05 50 00	Metal wall, Central Guard	90	lf	\$125.00	\$11,250
05 50 00	Guard Rail	208	lf	\$80.00	\$16,640
05 50 00	Allowance for structural upgrade at file room for rolling file syst	200	sf	\$15.00	\$3,000
05 50 00					
05 50 00	MISC. METALS		GSF	\$0.54	\$35,840
05 51 00	STEEL STAIRS				
05 51 00	Stairs, metal pan filled	6	flt	\$22,000.00	\$132,000
05 51 00				\$0.00	\$0
05 51 00	STEEL STAIRS		FLT	\$1.97	\$132,000
06 10 00	ROUGH CARPENTRY NON GRADE FLOORS				
06 10 00	Rough carpentry allowance	66,845	sf	\$0.35	\$23,396
06 10 00				\$0.00	\$0
06 10 00	ROUGH CARPENTRY NON GRADE FLOORS		FLSF	\$0.35	\$23,396
06 10 00	ROUGH CARPENTRY ROOF		RFSF	\$0.00	\$0
06 10 00	ROUGH CARPENTRY EXT. WALLS		WLSF	\$0.00	\$0
06 10 00	ROUGH CARPENTRY INT. WALLS		WLSF	\$0.00	\$0
06 10 00	ROUGH CARPENTRY MISCELLANEOUS		GSF	\$0.00	\$0
06 20 00	FINISH CARPENTRY		GSF	\$0.00	\$0
06 41 00	CASEWORK				
06 41 00	Work Counter	146	lf	\$250.00	\$36,500
06 41 00	Cabinetry, Lower	139	lf	\$0.00	\$59,075
06 41 00	Cabinetry, Upper	55	lf	\$275.00	\$15,125
06 41 00	Storage Shelving	128	lf	\$250.00	\$32,000
06 41 00	Lockers, full height	135	ea	\$360.00	\$48,600
06 41 00	Locker room bench	8	ea	\$400.00	\$3,200
06 41 00	Allowance for various casework (nurse station, control room, et	7	ls	\$1,750.00	\$12,250
06 41 00	Allowance for mailroom cubby, armory shelves	2	ls	\$4,500.00	\$9,000
06 41 00	Allowance for book shelves in Inmate Program	1	ls	\$7,500.00	\$7,500
06 41 00				\$0.00	\$0
06 41 00	CASEWORK		GSF	\$3.34	\$223,250
06 42 00	WOOD PANELING		SF	\$0.00	\$0
07 10 00	EXTERIOR WALL MEMBRANE		SF	\$0.00	\$0

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
07 10 00	EXTERIOR DECK MEMBRANE		SF	\$0.00	\$0
07 21 00	INSULATION EXTERIOR WALLS				
07 21 00	Insulation, Batt, 6" furred walls	22,580	sf	\$1.20	\$27,096
07 21 00	Insulation, Batt, 4" interior walls	23,160	sf	\$1.00	\$23,160
07 21 00				\$0.00	\$0
07 21 00	INSULATION EXTERIOR WALLS		SF	\$0.75	\$50,256
07 22 00	INSULATION ROOFS				
07 22 00	Insulation, Rigid, 3"	27,000	sf	\$4.00	\$108,000
07 22 00				\$0.00	\$0
07 22 00	INSULATION ROOFS		RFSF	\$1.62	\$108,000
07 21 00	INSULATION INTERIOR WALLS		SF	\$0.00	\$0
07 21 00	INSULATION MISCELLANEOUS		GSF	\$0.00	\$0
07 24 00	EXTERIOR INSULATION & FINISH SYSTEM		SF	\$0.00	\$0
07 81 00	FIRE PROOFING -NON GRADE FLOORS				
07 81 00	Fireproofing, Steel Structures	50,050	sf	\$2.25	\$112,613
07 81 00				\$0.00	\$0
07 81 00	FIRE PROOFING -NON GRADE FLOORS		SF	\$1.68	\$112,613
07 81 00	FIRE PROOFING -COLUMNS		SF	\$0.00	\$0
07 81 00	FIRE PROOFING -ROOFS		SF	\$0.00	\$0
07 81 23	INTUMESCENT FIRE PROOFING		SF	\$0.00	\$0
07 84 00	FIRESTOPPING		SF	\$0.00	\$0
07 31 00	SHINGLE ROOFING		SF	\$0.00	\$0
07 32 00	TILE ROOFING		SF	\$0.00	\$0
07 42 00	WALL PANELS		SF	\$0.00	\$0
07 50 00	MEMBRANE ROOFING				
07 50 00	Single Ply Membrane	27,000	sf	\$5.50	\$148,500
07 50 00				\$0.00	\$0
07 50 00	MEMBRANE ROOFING		RFSF	\$2.22	\$148,500
07 60 00	SHEET METAL - ROOF ASSOCIATED				
07 60 00	Sheet Metal	27,000	sf	\$0.70	\$18,900
07 60 00				\$0.00	\$0
07 60 00	SHEET METAL - ROOF ASSOCIATED		GSF	\$0.28	\$18,900
07 41 00	METAL ROOFING		RFSF	\$0.00	\$0
07 41 00	NATURAL ROOF COVERINGS		RFSF	\$0.00	\$0
07 72 00	ROOF ACCESSORIES		RFSF	\$0.00	\$0
07 72 00	ROOF PAVERS		RFSF	\$0.00	\$0
07 92 00	SEALANTS				
07 92 00	Sealants and caulk	50,050	sf	\$0.50	\$25,025
07 92 00				\$0.00	\$0
07 92 00	SEALANTS		GSF	\$0.37	\$25,025
08 12 00	HM WINDOW FRAMES - EXTERIOR				
08 12 00	Windows, Exterior Admin area, 30 ea	720	sf	\$65.00	\$46,800
08 12 00				\$0.00	\$0
08 12 00	HM WINDOW FRAMES - EXTERIOR		SF	\$0.70	\$46,800
08 12 00	HM WINDOW FRAMES - INTERIOR				
08 12 00	Windows, Interior, standard	150	sf	\$55.00	\$8,250
08 12 00	Windows, Interior, secure	450	sf	\$95.00	\$42,750
08 12 00	Windows, Relites	546	sf	\$70.00	\$38,220
08 12 00	Window Pass-Thru, secure	3	ea	\$3,500.00	\$10,500
08 12 00					

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
08 12 00	HM WINDOW FRAMES - INTERIOR		SF	\$1.49	\$99,720
08 10 00	HM/WD DOORS / FRAMES / HRDWR - EXT				
08 10 00	Door, Exterior w/Hrdwr	13	ea	\$3,250.00	\$42,250
08 10 00	Door, Exterior w/Hrdwr @ Future Expansion	2	ea	\$3,250.00	\$6,500
08 10 00	Rolling door at Commissary	1	ea	\$15,000.00	\$15,000
08 10 00					
08 10 00	HM/WD DOORS / FRAMES / HRDWR - EXT		LFS	\$0.95	\$63,750
08 10 00	HM/WD DOORS / FRAMES / HRDWR - INT				
08 10 00	Door, Chase	6	ea	\$2,700.00	\$16,200
08 10 00	Door, Standard	101	ea	\$2,850.00	\$287,850
08 10 00	Add for lead lined door	1	ea	\$1,200.00	\$1,200
08 10 00					
08 10 00	HM/WD DOORS / FRAMES / HRDWR - INT		LFS	\$4.57	\$305,250
08 34 53	SECURITY DOORS / FRAMES / HRDWR				
08 10 00	Door, Interior, Secure	34	ea	\$4,200.00	\$142,800
08 34 53				\$0.00	\$0
08 34 53	SECURITY DOORS / FRAMES / HRDWR		DRS	\$2.14	\$142,800
08 33 00	ROLL-UP DOORS		DRS	\$0.00	\$0
08 60 00	ROOF WINDOWS AND SKYLIGHTS				
08 60 00	Skylights, secure	240	sf	\$80.00	\$19,200
08 60 00	Skylights, standard	192	sf	\$50.00	\$9,600
08 60 00				\$0.00	\$0
07 72 00	ROOF WINDOWS AND SKYLIGHTS		RFSF	\$0.43	\$28,800
08 51 13	ALUMINUM WINDOWS - INTERIOR		SF	\$0.00	\$0
08 41 13	ALUMINUM DOORS - INTERIOR		SF	\$0.00	\$0
00 88 00	GLASS & GLAZING - EXTERIOR		SF	\$0.00	\$0
08 80 00	GLASS & GLAZING - INTERIOR		SF	\$0.00	\$0
08 51 13	ALUMINUM WINDOWS - EXTERIOR		SF	\$0.00	\$0
08 41 13	ALUMINUM DOORS - EXTERIOR		SF	\$0.00	\$0
08 90 00	LOUVERS AND VENTS		DRS	\$0.00	\$0
09 20 00	MTL STUDS / DRYWALL - EXTERIOR WALL				
09 20 00	Furred wall exterior, 6" stud	22,580	sf	\$9.50	\$214,510
09 20 00				\$0.00	\$0
09 20 00	MTL STUDS / DRYWALL - EXTERIOR WALL		SF	\$3.21	\$214,510
09 20 00	MTL STUDS / DRYWALL - INTERIOR WALL				
09 20 00	Stud wall, with GWB ea side	23,160	sf	\$12.50	\$289,500
09 20 00	Add for Lead lined wall	256	sf	\$12.00	\$3,072
09 20 00				\$0.00	\$0
09 20 00	MTL STUDS / DRYWALL - INTERIOR WALL		SF	\$4.38	\$292,572
09 20 00	MTL FRAMING / DRYWALL - CEILINGS		SF	\$0.42	\$27,912
09 20 00	MTL STUDS / DRYWALL - MISCELLANEOUS				
09 20 00				\$0.00	\$0
09 20 00	MTL STUDS / DRYWALL - MISCELLANEOUS		GSF	\$0.00	\$0
09 20 00	PLASTER - EXTERIOR WALLS		SF	\$0.00	\$0
09 20 00	PLASTER - INTERIOR WALLS		SF	\$0.00	\$0
09 20 00	PLASTER - CEILINGS		SF	\$0.00	\$0
09 30 00	TILE & STONE FLOORS				
09 30 00	Ceramic Tile Floor	1,755	sf	\$15.00	\$26,325
09 30 00				\$0.00	\$0
09 30 00	TILE & STONE FLOORS		FLSF	\$0.39	\$26,325

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
09 30 00	TILE & STONE WALLS				
09 30 00	Ceramic Tile Wall	3,956	sf	\$12.00	\$47,472
09 30 00				\$0.00	\$0
09 30 00	TILE & STONE WALLS		WLSF	\$0.71	\$47,472
09 66 00	TERRAZZO		SF	\$0.00	\$0
09 51 00	ACOUSTICAL CEILING				
09 51 00	ACT	24,600	sf	\$5.50	\$135,300
09 51 00				\$0.00	\$0
09 51 00	ACOUSTICAL CEILING		SF	\$2.02	\$135,300
09 83 00	ACOUSTICAL WALL PANELS				
09 83 00	Acoustic panels glued on walls	1,152	sf	\$7.50	\$8,640
09 83 00				\$0.00	\$0
09 83 00	ACOUSTICAL WALL PANELS		SF	\$0.13	\$8,640
09 64 00	WOOD FLOORING		SF	\$0.00	\$0
09 65 00	RESILIENT FLOORING				
09 65 00	VCT	18,000	sf	\$3.00	\$54,000
09 65 00	Rubber flooring at fitness rm	410	sf	\$12.00	\$4,920
09 65 00				\$0.00	\$0
09 65 00	RESILIENT FLOORING		SF	\$0.88	\$58,920
09 68 00	CARPET				
09 68 00	Carpet	11,000	sf	\$4.50	\$49,500
09 68 00				\$0.00	\$0
09 68 00	CARPET		YDS	\$0.74	\$49,500
09 62 00	SPECIAL FLOORING		SF	\$0.00	\$0
09 69 00	ACCESS FLOORING		SF	\$0.00	\$0
09 90 00	PAINT - EXTERIOR				
09 90 00	Paint Exterior	23,500	sf	\$1.50	\$35,250
09 90 00				\$0.00	\$0
09 90 00	PAINT - EXTERIOR		GSF	\$0.53	\$35,250
09 90 00	PAINT - INTERIOR				
09 90 00	Door and Frame	154	ea	\$125.00	\$19,250
09 90 00	CMU Paint	61,000	sf	\$1.50	\$91,500
09 90 00	Guardrail	208	lf	\$12.00	\$2,496
09 90 00	Window Frame	88	ea	\$45.00	\$3,960
09 90 00	GWB ceiling	1,800	sf	\$1.50	\$2,700
09 90 00	GWB wall	68,900	sf	\$1.00	\$68,900
09 90 00				\$0.00	\$0
09 90 00	PAINT - INTERIOR		GSF	\$2.82	\$188,806
09 70 00	WALL COVERING		SF	\$0.00	\$0
09 97 00	MISC FLOOR FINISHES				
09 97 00	Concrete stain	16,000	sf	\$4.50	\$72,000
09 97 00	Sealed Concrete	5,000	sf	\$2.00	\$10,000
09 97 00				\$0.00	\$0
09 97 00	MISC FLOOR FINISHES		SF	\$1.23	\$82,000
09 97 00	MISC CEILING FINISHES		SF	\$0.00	\$0
09 97 00	MISC WALL FINISHES		SF	\$0.00	\$0
09 97 00	MISC FINISHES		SF	\$0.00	\$0
10 10 00	INFORMATION SPECIALTIES				
10 10 00	Signage	50,050	sf	\$0.75	\$37,538
10 10 00				\$0.00	\$0

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
10 10 00	INFORMATION SPECIALTIES		SF	\$0.56	\$37,538
10 20 00	INTERIOR SPECIALTIES				
10 20 00	Restroom Parttions, secure area, low height	33	ea	\$750.00	\$24,750
10 20 00	Restroom Parttions, Admin area & locker rooms	11	ea	\$450.00	\$4,950
10 20 00	Restroom Specialties.	17	ea	\$800.00	\$13,600
10 20 00	Under counter refrigerator	4	ea	\$400.00	\$1,600
10 20 00	Commercial grade washers & dryers	8	ea	\$2,750.00	\$22,000
10 20 00	Allowance for roller type filing system in file room	1	ls	\$50,000.00	\$50,000
10 20 00	Loading dock lift & bumper	1	ls	\$17,500.00	\$17,500
10 20 00				\$0.00	\$0
10 20 00	INTERIOR SPECIALTIES		SF	\$2.01	\$134,400
10 50 00	STORAGE SPECIALTIES		SF	\$0.00	\$0
10 70 00	EXTERIOR SPECIALTIES		SF	\$0.00	\$0
11 50 00	EDUCATIONAL AND SCIENTIFIC EQUIPMENT		SF	\$0.00	\$0
11 65 00	ATHLETIC AND RECREATIONAL EQUIPMENT				
11 65 00	Allowance including program / teaching kitchen	1	ls	\$40,000.00	\$40,000
11 65 00				\$0.00	\$0
11 65 00	ATHLETIC AND RECREATIONAL EQUIPMENT		SF	\$0.60	\$40,000
11 19 00	DETENTION EQUIPMENT				
11 19 00	SS Table and stool - FF & E	0	ea	\$0.00	\$0
11 19 00	Safety pads at Safety cells (wall & floor) and Sober cells (floor & wall)	494		\$15.00	\$7,410
11 19 00	Safety pads at doors	4	ea	\$435.00	\$1,740
11 19 00	Body Scanner - FF & E	0	LS	\$0.00	\$0
11 19 00	Gun safe & security upgrade at CERT room	1	LS	\$10,000.00	\$10,000
11 19 00				\$0.00	\$0
11 19 00	DETENTION EQUIPMENT		SF	\$0.29	\$19,150
11 70 00	FOOD SERVICE & MISC. EQUIPMENT				
11 70 00	Residential Stove, Microwave, ice machin & garbage disposal -	1	ls	\$2,750.00	\$2,750
11 70 00	Same for Teaching Kitchen	1	ls	\$2,750.00	\$2,750
11 70 00				\$0.00	\$0
11 70 00					
11 70 00	FOOD SERVICE & MISC. EQUIPMENT		SF	\$0.08	\$5,500
12 40 00	FURNISHINGS AND ACCESSORIES				
12 40 00	Inmate Bench	57	lf	\$300.00	\$17,100
12 40 00	Video visiting pedestals	32	ea	\$750.00	\$24,000
12 40 00				\$0.00	\$0
12 40 00	FURNISHINGS AND ACCESSORIES		GSF	\$0.61	\$41,100
12 21 00	WINDOW TREATMENTS				
12 21 00	Blinds - FF & E	0	sf	\$0.00	\$0
12 21 00	Allowance for Dark-out blinds in Training / Briefing - FF & E	0	sf	\$0.00	\$0
12 21 00				\$0.00	\$0
12 21 00	WINDOW TREATMENTS		SF	\$0.00	\$0
12 21 00	MULTIPLE SEATING		SF	\$0.00	\$0
13 30 00	SPECIAL STRUCTURES				
13 30 00	Add for new housing units	8,105	sf	\$338.25	\$2,741,516
13 30 00	Add for visiting & printing	8,690	sf	\$257.07	\$2,233,938
13 30 00				\$0.00	\$0
13 30 00	SPECIAL STRUCTURES	66,845	GSF	\$74.43	\$4,975,455
14 20 22	ELEVATORS				
14 20 22	ELEVATOR Two Stop	1	ea	\$75,000.00	\$75,000

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
14 20 22				\$0.00	\$0
14 20 22				\$0.00	\$0
14 20 22					
14 20 22	ELEVATORS		STOP	\$1.12	\$75,000
21 10 00	WATER-BASED FIRE SUPPRESSION SYSTEMS				
21 10 00	Sprinklers	50,050	sf	\$7.00	\$350,350
21 10 00				\$0.00	\$0
21 10 00	WATER-BASED FIRE SUPPRESSION SYSTEMS	66,845	GSF	\$5.24	\$350,350
21 20 00	FIRE-EXTINGUISHING SYSTEMS				
21 20 00	Fire Extinguishers	12	ea	\$575.00	\$6,900
21 20 00				\$0.00	\$0
21 10 00	FIRE-EXTINGUISHING SYSTEMS	66,845	GSF	\$0.10	\$6,900
02 41 00	ASBESTOS CONSULTANT	66,845	GSF	\$0.00	\$0
22 10 00	PLUMBING PIPING AND PUMPS		SF	\$0.00	\$0
22 30 00	PLUMBING EQUIPMENT		GSF	\$0.00	\$0
22 40 00	PLUMBING FIXTURES				
22 40 00	Plumbing Fixtures, piping - Complete	171	ea	\$3,985.00	\$681,435
22 40 00	Add for Combo units	11	ea	\$2,700.00	\$29,700
22 40 00	Allowance for R.I. at lanudry/kitchen/solar Water Heater/ Misc.	1	ls	\$40,000.00	\$40,000
22 40 00					
22 40 00	PLUMBING FIXTURES		FIXT	\$11.24	\$751,135
22 60 00	GAS AND VACUUM SYSTEMS	66,845	GSF	\$0.00	\$0
22 70 00	PLUMBING - ROOF DRAINAGE				
22 70 00	Roof Drainage	27,000	sf	\$4.50	\$121,500
22 70 00				\$0.00	\$0
22 70 00	PLUMBING - ROOF DRAINAGE		DRAIN	\$1.82	\$121,500
02 41 00	HVAC - DEMOLITION	66,845	GSF	\$0.00	\$0
01 55 00	HVAC				
01 55 00	HVAC System.	50,050	sf	\$27.50	\$1,376,375
01 55 00				\$0.00	\$0
01 55 00	HVAC	50,050	GSF	\$20.59	\$1,376,375
23 30 00	HVAC - AIR DISTRIBUTION		LBS	\$0.00	\$0
23 20 00	HVAC - PIPING AND PUMPS		LF	\$0.00	\$0
22 10 00	HVAC - GAS PIPING		LF	\$0.00	\$0
23 70 00	HVAC - CENTRAL PLANT EQUIPMENT		CFM	\$0.00	\$0
23 80 00	DECENTRALIZED HVAC EQUIPMENT		GSF	\$0.00	\$0
23 09 00	HVAC - CONTROLS		GSF	\$0.00	\$0
23 08 00	HVAC -BALANCING AND COMMISION		GSF	\$0.00	\$0
25 00 00	INTEGRATED AUTOMATION				
25 00 00	Allowance	66,845		\$3.25	\$217,246
25 00 00				\$0.00	\$0
25 00 00	INTEGRATED AUTOMATION		GSF	\$3.25	\$217,246
02 41 00	ELECTRICAL - DEMOLITION		GSF	\$0.00	\$0
26 32 00	EMERGENCY GENERATOR				
26 32 00	Emergency Generator, allow	1	ls	\$50,000.00	\$50,000
26 32 00				\$0.00	\$0
26 32 00	EMERGENCY GENERATOR		KW	\$0.75	\$50,000
26 00 00	MAIN SWITCHGEAR		AMPS	\$0.00	\$0
26 00 00	BUILDING DISTRIBUTION EQUIPMENT		AMPS	\$0.00	\$0
26 00 00	BUILDING POWER FEEDERS		LF	\$0.00	\$0

Title: Schematic Design Budget Estimate -- Building

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
26 50 00	LIGHTING & LIGHTING DISTRIBUTION				
26 50 00	Lighting & lighting distribution	50,050	sf	\$18.00	\$900,900
26 50 00				\$0.00	\$0
26 50 00	LIGHTING & LIGHTING DISTRIBUTION		FIXT	\$13.48	\$900,900
26 00 00	POWER DISTRIBUTION / RECEPTACLES				
26 00 00	Power and Distribution	50,050	sf	\$15.25	\$763,263
26 00 00				\$0.00	\$0
26 00 00	POWER DISTRIBUTION / RECEPTACLES		OPNG	\$11.42	\$763,263
26 00 00	MISC. ELECTRICAL		GSF	\$0.00	\$0
27 30 00	VOICE COMMUNICATIONS		OPNG	\$0.00	\$0
27 00 00	CLOCK & BELL SYSTEM		OPNG	\$0.00	\$0
27 20 00	DATA		OPNG	\$0.00	\$0
27 40 00	AUDIO-VIDEO COMMUNICATIONS		OPNG	\$0.00	\$0
27 00 00	MISC. LOW VOLTAGE SYSTEMS				
27 00 00	Low Voltage & allowance for R.I. of video visiting	50,050	sf	\$7.85	\$392,893
27 00 00	Video visiting equipment - allowance	1	ls	\$250,000.00	\$250,000
27 00 00	WIFI RI, card readers at selected doors, PA system at selcted area, white board and AV system in inmate program & training/briefing	50,050	sf	\$3.15	\$157,658
27 00 00	AV systems RI, WIFI RI			\$0.00	\$0
27 00 00					
28 30 00	MISC. LOW VOLTAGE SYSTEMS	66,845	GSF	\$11.98	\$800,550
28 00 00	ELECTRONIC SAFETY AND SECURITY				
28 00 00	NIC	0	sf	\$0.00	\$0
28 00 00				\$0.00	\$0
28 00 00	ELECTRONIC SAFETY AND SECURITY		DEVICE	\$0.00	\$0
28 30 00	FIRE ALARM SYSTEM				
28 30 00	FIRE ALARM SYSTEM	50,050	sf	\$3.50	\$175,175
28 30 00				\$0.00	\$0
28 30 00	FIRE ALARM SYSTEM	66,845	GSF	\$2.62	\$175,175
Grand Total	Subtotal subcontractor cost			\$266.03	\$17,782,512
	General contractor job overhead	8.00%		\$21.28	\$1,422,601
	General contractor markup	4.00%		\$11.49	\$768,205
	General contractor bond	2.25%		\$6.72	\$449,400
	Design Contingency & DB Construction Contingency	12.00%		\$36.66	\$2,450,726
	Market Factor	0.00%		\$0.00	\$0
	Current Construction Cost			\$342.19	\$22,873,444

Title: **Schematic Design Budget Estimate -- Building**

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
2	Existing Conditions			\$0.00	\$0
3	Concrete			\$26.89	\$1,797,350
4	Masonry			\$17.03	\$1,138,500
5	Metals			\$21.56	\$1,440,860
6	Wood, Plastics & Composites			\$3.69	\$246,646
7	Thermal & Moisture Protection			\$6.93	\$463,294
8	Openings			\$10.28	\$687,120
9	Finishes			\$17.46	\$1,167,207
10	Specialties			\$2.57	\$171,938
11	Equipment			\$0.97	\$64,650
12	Furnishings			\$0.61	\$41,100
13	Special Construction			\$74.43	\$4,975,455
14	Conveying Systems			\$1.12	\$75,000
21	Fire Suppression			\$5.34	\$357,250
22	Plumbing			\$13.05	\$872,635
23	HVAC			\$20.59	\$1,376,375
25	Integrated Automation			\$3.25	\$217,246
26	Electrical			\$25.64	\$1,714,163
27	Communications			\$11.98	\$800,550
28	Electronic Safety and Security			\$2.62	\$175,175
31	Earthwork			\$0.00	\$0
32	Exterior Improvements			\$0.00	\$0
33	Utilites			\$0.00	\$0
34	Transportation			\$0.00	\$0
Subtotal				\$266.03	\$17,782,512
	General Contractor Job Overhead	8.0%		\$21.28	\$1,422,601
	General Contractor Markup	4.0%		\$11.49	\$768,205
	General Contractor Bond	2.3%		\$6.72	\$449,400
	Design Contingency & DB Construction Contingency	12.0%		\$36.66	\$2,450,726
	Market Factor	0.0%		\$0.00	\$0
Current Construction Cost				\$342.19	\$22,873,444

Title: Schematic Design Budget Estimate -- Site

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	DEMOLITION				
02 41 00	Remove structure	3,000	sf	\$9.00	\$27,000
02 41 00					
02 41 00	DEMOLITION		SF	\$0.40	\$27,000
02 60 00	CONTAMINATED SITE MATERIAL REMOVAL				
02 60 00	Allowance to remove (E) oil seperator & minimal soil around	1	ls	\$25,000.00	\$25,000
02 60 00					
02 60 00	CONTAMINATED SITE MATERIAL REMOVAL		SF	\$0.37	\$25,000
02 70 00	FACILITY REMEDIATION		SF	\$0.00	\$0
31 00 00	EARTHWORK				
31 00 00	Prep Area for New Work, Pad	61,692	sf	\$4.00	\$246,768
31 00 00					
31 00 00	EARTHWORK		SF	\$3.69	\$246,768
31 60 00	SPECIAL FOUNDATIONS		CY	\$0.00	\$0
32 12 00	ASPHALT PAVING				
32 12 00	Paving, 3" AC over 6" AB - see concrete	0	sf	\$0.00	\$0
32 12 00	Striping	1	ls	\$2,000.00	\$2,000
32 12 00					
32 12 00	ASPHALT PAVING		SF	\$0.03	\$2,000
32 13 00	CONCRETE PAVING				
32 13 00	Sidewalk and exit pads. (allow)	2,500	sf	\$6.00	\$15,000
32 13 00	Concrete paving over AB - sally poet	10,000	sf	\$12.00	\$120,000
32 13 00					
32 13 00	CONCRETE PAVING		SF	\$2.02	\$135,000
32 14 00	BRICK PAVERS - EXTERIOR		SF	\$0.00	\$0
32 16 00	CONCRETE CURBS AND GUTTERS				
32 16 00	Concrete Curbs & Gutters along Sperber Rd	365	LF	\$25.00	\$9,125
32 16 00	Add for traffic control	1	LS	\$2,500.00	\$2,500
32 16 00					
32 16 00	CONCRETE CURBS AND GUTTERS		LF	\$0.17	\$11,625
32 30 00	CONCRETE RAMPS AND RETAINING WALLS				
32 30 00	CMU wall at sallyport - 10' H & pilasters	3,000	sf	\$26.00	\$78,000
32 30 00	Footing for CMU wall	300	lf	\$80.00	\$24,000
32 30 00	Add for cap on CMU wall + rasor ribbon & connection	300	lf	\$32.00	\$9,600
32 30 00	Hydraulic metal auto gate, secure	2	ea	\$14,350.00	\$28,700
32 30 00	Sdolid metal man gate - secure	2	ea	\$3,500.00	\$7,000
32 30 00					
32 30 00	CONCRETE RAMPS AND RETAINING WALLS		SF	\$2.20	\$147,300
32 20 00	MISC. SITE PAVING SYSTEMS				
32 20 00	Allowance for new site including all utilities	32,039	sf	\$17.50	\$560,676
32 20 00					
32 20 00	MISC. SITE PAVING SYSTEMS		SF	\$8.39	\$560,676
32 80 00	IRRIGATION		SF	\$0.00	\$0
32 31 00	FENCES & GATES				
32 31 00	Fence CL Secure @ Future Expansion Area - NOT REQUIREE	0	lf	\$0.00	\$0
32 31 00	Fence @ Laundry Secure	28	lf	\$250.00	\$7,000
32 31 00	Sliding Auto Gate, Secure	0	ea	\$0.00	\$0
32 31 00	Man Gate, Secure	1	ea	\$1,500.00	\$1,500
32 31 00	See building Electrical			\$0.00	\$0
32 31 00					

Title: Schematic Design Budget Estimate -- Site

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
32 31 00	FENCES & GATES		LF	\$0.13	\$8,500
12 93 00	SITE FURNISHINGS				
12 93 00	Shade structure over sallyport parking area	3,000	sf	\$30.00	\$90,000
12 93 00	Canopies	2,500	sf	\$40.00	\$100,000
12 93 00					
12 93 00	SITE FURNISHINGS		SF	\$2.84	\$190,000
32 92 00	TURF		SF	\$0.00	\$0
32 93 00	PLANTS & TREES		SF	\$0.00	\$0
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	Fire Water Line	230	lf	\$60.00	\$13,800
33 10 00	Fire Hydrants	2	ea	\$3,200.00	\$6,400
33 10 00	Domestic Water	90	lf	\$60.00	\$5,400
33 10 00	Allowance for Misc Fire / Water	1	LS	\$100,000.00	\$100,000
33 10 00					
33 10 00	DOMESTIC & FIRE WATER		LF	\$1.88	\$125,600
33 51 00	NATURAL GAS DISTRIBUTION		LF	\$0.00	\$0
33 30 00	SANITARY SEWER				
33 30 00	Abandon Sewer Line	90	LF	\$20.00	\$1,800
33 30 00	Install Sewer Line	160	LF	\$70.00	\$11,200
33 30 00	Allowance for sewer grinder system	1	LS	\$50,000.00	\$50,000
33 30 00					
33 30 00	SANITARY SEWER		LF	\$0.94	\$63,000
33 40 00	STORM SEWER		LF	\$0.00	\$0
33 60 00	HYDRONIC AND STEAM ENERGY UTILITIES		LF	\$0.00	\$0
26 30 00	EMERGENCY GENERATOR				
26 30 00	See building Electrical			\$0.00	\$0
26 30 00					
26 30 00	EMERGENCY GENERATOR		KW	\$0.00	\$0
33 71 00	UTILITY CO CONDUCTORS		LF	\$0.00	\$0
33 73 00	UTILITY CO TRANSFORMERS		KVA	\$0.00	\$0
26 10 00	MAIN SERVICE EQUIPMENT				
26 10 00	Relocate Power Line and Equipment	1	ls	\$60,000.00	\$60,000
26 10 00					
26 10 00	MAIN SERVICE EQUIPMENT		AMPS	\$0.90	\$60,000
26 10 00	DISTRIBUTION EQUIPMENT		SITESF	\$0.00	\$0
26 10 00	SITE ELECTRICAL DISTRIBUTION				
26 10 00	Allowance for minimal work	1	ls	\$25,000.00	\$25,000
26 10 00					
26 10 00	SITE ELECTRICAL DISTRIBUTION	102,420	SITESF	\$0.37	\$25,000
26 56 00	SITE LIGHTING				
26 56 00	Allowance for minimal work	1	ls	\$15,000.00	\$15,000
26 56 00				\$0.00	\$0
26 56 00	SITE LIGHTING	102,420	SITESF	\$0.22	\$15,000
33 79 00	SITE GROUNDING	102,420	SITESF	\$0.00	\$0
33 82 00	LOW VOLTAGE DISTRIBUTION				
33 82 00	Allowance for minimal work	1	ls	\$15,000.00	\$15,000
33 82 00				\$0.00	\$0
33 82 00	LOW VOLTAGE DISTRIBUTION	102,420	SITESF	\$0.22	\$15,000
33 82 00	SITE SECURITY SYSTEMS				
33 82 00	Allowance for minimal work	1	ls	\$30,000.00	\$30,000

Title: Schematic Design Budget Estimate -- Site					
TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
33 82 00				\$0.00	\$0
33 82 00	SITE SECURITY SYSTEMS	102,420	SITESF	\$0.45	\$30,000
Grand Total	Subtotal subcontractor cost			\$25.24	\$1,687,469
	General contractor job overhead	8.00%		\$2.02	\$134,997
	General contractor markup	4.00%		\$1.09	\$72,899
	General contractor bond	2.25%		\$0.64	\$42,646
	Design Contingency & DB Construction Contingency	12.00%		\$3.48	\$232,561
	Market Factor	0.00%		\$0.00	\$0
	Total construction cost			\$32.47	\$2,170,572

PMIA Loan Request for SPWB Bond Programs

Cashflow Statement

Department Name: Corrections and Rehabilitation

Project Name: _____

Year: 2013/14Est. Project Completion Date: 9/17/2013Date: 6/28/2013Est. Phase Completion Date: N/A AcquisitionLoan Amount ⁽¹⁾: \$ 15,095,0009/9/2011 Prelim Plans

Funds Disbursed to

10/20/2011 Work DrawDate: \$8,244,540.23 (incl Prior Interest & Admin)9/17/2013 Constr ⁽²⁾Name of Bond Program: Lease Revenue-N/A EquipDesign-Build

(1)

(2)

(3)

(4)

(5)

(6)

Phase of
Project
(A,P,W,C,E,
D-B)

	Month and Year	Original Projection	Actual Disbursements	Projections for the Next 12 Months	Cumulative Disbursements	Phase of Project (A,P,W,C,E, D-B)
Prior yrs	Jul 2011/Jul 2012		243,864.00		243,864	C
1	Aug-12	2,000,000.00	1,139,373.00		1,383,237	C
2	Sep-12		684,663.00		2,067,900	C
3	Oct-12		980,399.00		3,048,299	C
4	Nov-12		641,719.00		3,690,018	C
5	Dec-12		673,353.00		4,363,371	C
6	Jan-13		1,383,751.00		5,747,122	C
7	Feb-13		515,041.00		6,262,163	C
8	Mar-13		786,897.00		7,049,060	C
9	Apr-13		-		7,049,060	C
10	May-13		1,180,526.00		8,229,586	C
11	Jun-13		-	1,140,230.00	9,369,816	C
12	Jul-13		-	1,363,236.00	10,733,052	C
	Prior Interest		10,104.23		10,743,156	-
	Current Interest		22,256.88		10,765,413	-
	Admin. ⁽³⁾		4,850.00	7,500.00	10,777,763	-
13	Aug-13			1,650,000.00	12,427,763	C
14	Sep-13			1,463,000.00	13,890,763	C
15	Oct-13			879,000.00	14,769,763	C
16	Nov-13			-	14,769,763	C
17	Dec-13			325,000.00	15,094,763	C
18	Jan-14			-	15,094,763	
19	Feb-14			-	15,094,763	
20	Mar-14			-	15,094,763	
21	Apr-14			-	15,094,763	
22	May-14			-	15,094,763	
23	Jun-14			-	15,094,763	
24	Jul-14			-	15,095,000	

(1) Rounded up to nearest thousand;

(2) Any project requesting construction funds for the first time must have a completed due diligence memo submitted with loan application;

(3) Projected Admin. includes estimated fees from STO, SCO and DOF.

Side-by-Side to compare the Preliminary Plans to the Working Drawings

TOTAL COST - ALL PHASES		PRELIMINARY PLANS	WORKING DRAWINGS	DIFFERENCE	REMARKS
I. ACQUISITION STUDY		\$3,350,000	\$2,719,122	-\$630,878	
A & E Services		\$83,000	\$82,500	-\$500	Change due to rounding
Site Acquisition		\$2,870,000	\$2,240,000	-\$630,000	Incorrect appraisal value used in prior estimate
County Administration		\$357,000	\$356,622	-\$378	Change due to rounding
Transition Planning		\$40,000	\$40,000	\$0	
II. PRELIMINARY PLANS		\$5,802,000	\$6,109,042	\$307,042	Reflects actual costs and increase in CEQA - changed from IS/MND to full EIR
III. WORKING DRAWINGS		\$5,278,000	\$5,546,707	\$268,707	
Construction Mgmt.		\$77,000	\$500,000	\$423,000	CM firm to provide constructibility reviews of drawings
A & E Services		\$4,343,000	\$4,342,740	-\$260	Change due to unrounding
Plan/Construction Rev. & Estimating		\$121,000	\$0	-\$121,000	Fees included in CM above
Misc. Fees & Permits		\$55,000	\$110,000	\$55,000	Anticipated increase in fees for printing and advertising
CEQA Consultant Fee		\$88,000	\$0	-\$88,000	Reflects actual costs and increase in CEQA - changed from IS/MND to full EIR in Preliminary Plans
County Administration		\$524,000	\$523,967	-\$33	Change due to rounding
Transition Planning		\$70,000	\$70,000	\$0	
IV. CONSTRUCTION		\$225,941,000	\$295,416,242	\$69,475,242	
A. CONTRACT		\$189,566,000	\$260,956,691	\$71,390,691	Increase in beds, design modifications, and site layout
B. CONTINGENCY		\$18,957,000	\$13,047,835	-\$5,909,165	Contingency was at 10% for establishment and was lowered to 5% for Preliminary Plans
C. A&E SERVICES		\$4,727,000	\$4,726,123	-\$877	Change due to rounding
D. OTHER PROJECT COSTS		\$9,572,000	\$13,566,493	\$3,994,493	
Construction Mgmt.		\$2,123,000	\$4,983,053	\$2,860,053	Increase in utilizing external personnel for CM activities rather than county staff.
Inspections		\$2,750,000	\$2,750,000	\$0	
Testing		\$440,000	\$440,000	\$0	
Misc. Fees & Permits		\$45,000	\$2,750,000	\$2,705,000	Utility connection fees were moved from the construction estimate to the line item "Misc. Fees & Permits"; not hard costs
CEQA Consultant Fee		\$0	\$0	\$0	
Auditing Cost		\$135,000	\$135,000	\$0	
Site Acquisition		\$0	\$0	\$0	
County Administration		\$3,703,000	\$2,132,640	-\$1,570,360	Decrease in utilizing county personnel for CM activities
Transition Planning		\$376,000	\$375,800	-\$200	Change due to rounding
E. AGENCY RETAINED		\$3,119,000	\$3,119,100	\$100	Change due to rounding
V. TOTAL PROJECT COSTS		\$240,371,000	\$309,791,113	\$69,420,113	

**SUMMARY OF BIDS OPENED IN PUBLIC MEETING ON
THURSDAY, MAY 16, 2013, AT 3:15 P.M.**

Location of Bid: County Clerk-Recorder, 1055 Monterey Street, Suite #D120 San Luis Obispo, CA 93408

Title of Bid: Library-Atascadero-Library Expansion /General government-North County" One Stop" Service Center

Contract Number: #320030 /320035

County Estimate: \$ 3,082,000

	Name and Address of Bidder	Total Bid Amount	Addendum(s) List # Acknowledged	Bid Guarantee		
				Bond	Check	C
1	T. Simons Co. P.O. Box 2399 Nipomo, CA 93444	\$ 2,780,496-	1,2,3	X		
2	Santa Margarita Construction Corp. P.O. Box 357 Templeton, CA 93465	① \$ 2,717,000-	1,2,3	X		
3	Newton Construction. P.O. Box 3260 San Luis Obispo, CA 93403	③ \$ 2,753,000-	1,2,3	X		
4	AMG & Associates Inc. 28296 Constellation Road Santa Clarita, CA 91355	\$ 3,111,000-	1,2,3	X		
5	Carroll Building Co. 2653 Victoria Ave. San Luis Obispo CA 93401	② \$ 2,745,000-	1,2,3	X		
6	Vernon Edwards P.O. Box 5849 Santa Maria, CA 93456	\$ 2,857,490-	1,2,3	X		
7	Wysong Construction 7025 Morro Road Atascadero, Ca 93422	\$ 2,966,900-	1,2,3	X		
8						
9						
10						

ALTERNATES/ADDITIVES

Bidder	1.	2.	3.
1 T. Simons Co.	\$ 23,407 -	+ 45,665 -	
2 Santa Margarita Construction Corp.	+ 40,000 -	+ 319,000 -	
3 Newton Construction	+ 19,000 -	+ 45,000 -	
4 AMG & Associates Inc.	+ 28,000 -	+ 466,000 -	
5 Carroll Building co.	+ 26,400 -	+ 114,100 -	
6 Vernon Edwards	+ 28,063 -	+ 103,929 -	
7 Wysong Construction	+ 20,000 -	+ 135,000 -	
8			
9			
10			

Bids opened by Annie Bautista, Deputy Clerk-Recorder, in the presence of

General Services
PUBLIC WORKS: *[Signature]*

DEPUTY COUNTY COUNSEL: *[Signature]*

WITNESS: *[Signature]*

Architectural Services Supervisor

All bids are referred to Public Works for checking and to report to the Board of Supervisors on a later date. Original bids attached to Public Works copy of Summary and delivered this date of May 16, 2013.

DEPUTY CLERK-RECORDER: *[Signature]*

SCOPE CHANGES



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SCOPE CHANGES

The SPWB process has a strong focus on ensuring that the project ultimately constructed is the same project that was initially authorized. However, at times it becomes apparent during design or construction that the scope of the project must be changed to successfully complete the project. Substantial scope changes must be reported to the Legislature and recognized by the SPWB.

The county shall first notify BSCC of any potential scope changes. These will be reviewed to determine if they are allowable pursuant to the applicable RFP and BSCC regulations, and whether BSCC Board action is required. Additionally, all changes to the scope established by the SPWB require Finance approval and a SPWB agenda item. The approval must be granted through SPWB before any expenditures can be made to redesign the project or revise the plans. After Finance approves a scope change and 20 days after the Legislature has been notified, SPWB "recognizes" the scope change as a board item at the meeting, incorporating the scope change into the board's official record for the project.

Substantial Scope Change: Finance determines if a proposed change is substantial. A substantial scope change is based on a review of the facts on a case-by-case basis. The State Administrative Manual, Section 6863 provides additional discussion of scope changes, see link: http://www.documents.dgs.ca.gov/sam/SamPrint/new/m423sept13/chap_6000_sam/6863.pdf.

A county is required to report any proposed project change as outlined in the following text to BSCC FSO Division who will assess whether the change meets the definition of *substantial*, in consultation with Finance.

1. Changes to the **approved program use**, as defined by:
 - a. Assigned program space for facilities. Changes which would add space for a new function, increase capacity for a program activity, use space for a function or activity different than originally intended, or alter the ratios in multi-use space, are reportable for evaluation as a *potential* scope change.

In this context, *program* is defined at the *activity* level.

2. Changes to the **physical characteristics of the real asset** as it relates to:
 - a. Facility size, shape, major structural characteristics, and location.
 - i. Size generally may be described in either gross square feet or assignable square feet. For some projects, such as sewer, electrical or HVAC, size may be a function of capacity.



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- ii. Shape is a function of both the *footprint* and elevation of a structure. Footprint includes the interior arrangement as well as the facility perimeter.
 - iii. Major structural characteristics will vary by project, but may include the structural system, architectural style, construction materials, and major mechanical, electrical or utility systems.
 - iv. Location may be as specific as parcel number, or more generally city, county or region, depending upon initial definition.
- b. Any other expectations or restrictions regarding the physical characteristics of the real asset.

Changes which meet the reporting requirements, as described in the preceding text, are not necessarily scope changes requiring SPWB approval unless the BSCC and ultimately Finance so determines. Reasonable judgment is required; however, because the consequences of unapproved scope changes can be severe (including project termination), counties should err on the side of caution.

Generally, the following project changes are not reportable (as potential *scope* changes):

1. **Cost**, although the impact of a scope change on a project and related operational costs must be carefully considered.
2. **Changes** to correct minor errors and omissions in the construction documents or to respond to minor unforeseen site conditions (i.e. substitution of fixtures when products are no longer manufactured, corrections required by code authorities, minor demolition of materials not foreseen during design, addition of electric services to motors, etc.). However, when such changes cannot reasonably be categorized as minor, or if they alter programmatic capability or requirements, the matter must be discussed with BSCC to assess impact on project scope.

ACRONYMS



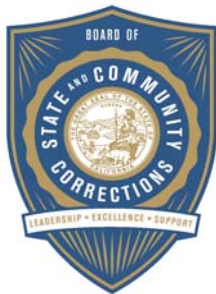
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ACRONYMS

A&E	Architecture and Engineering
BL	Budget Letter
BSCC	Board of State and Community Corrections
CCCI	California Construction Cost Index
CEQA	California Environmental Quality Act
DGS	Department of General Services
DOF	Department of Finance
DVBE	Disabled Veteran Business Enterprises
HVAC	Heating, Ventilation and Air Conditioning
PDCA	Project Delivery and Construction Agreement
PMIB	Pooled Money Investment Board
RFP	Request for Proposal
SPWB	State Public Works Board

GENERAL DEFINITIONS



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GENERAL DEFINITIONS

"Capital Asset" is defined as a completed tangible physical property that has beneficial use and occupancy with an "expected useful life of 10 to 15 years" (Government Code Section 16727) or for the life of the bonds.

"Cash (hard) contribution (match)" means the county's cash contributed to the project by the applicant for eligible expenditures as identified in the Request for Proposals and as listed in the Project Delivery and Construction Agreement and the BSCC Construction Agreement.

"Concept Drawings" means, with respect to a design-build project, any drawings or architectural renderings that may be prepared, in addition to performance criteria, in such detail as the participating county determines necessary to sufficiently describe the participating county's needs.

"Construction" means the building of the BSCC-approved project by the successful bidder/contractor. Construction generally begins with site preparation/excavation and ends with the completion of the project and acceptance by the county.

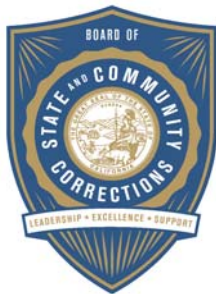
"Construction Bidding" means the county receiving and accepting a bid to complete the project.

"Construction Documents" means architectural plans and specifications that are 100 percent complete and generally include: completed specifications, with bid proposal documents; completed construction drawings; and special interest items (corrections, modifications or additions made to the documents). This term correlates with the SPWB term; see also – "working drawings."

"Construction management" means a specialized, multidisciplinary function provided by a firm or individual acting as the county's representative with the responsibility to guide the county through all phases of delivery of the construction project. Construction management is an eligible project cost for state financing.

"County Project" means a project that has received a conditional award from the BSCC for projects that will be financed through the lease-revenue bond construction financing program.

"County Project Proposal" means the proposal form that was submitted to BSCC in response to the respective RFP released for the lease-revenue bond financing program describing the county's construction project.



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"Design-Build" means a construction procurement process in which both the design and construction of a project are procured from a single entity.

"Design-Build Entity" means a partnership, corporation, or other legal entity that is able to provide, appropriately licensed contracting, architectural, and engineering services as needed.

"Design-Build Phase" means the period following the award of a contract to a design-build entity in which the design-build entity completes the design and construction activities necessary to fully complete the project in compliance with the terms of the contract.

"Design-Build Project" means a capital outlay project using the design-build construction procurement process.

"Design-Build Solicitation Package" means the performance criteria, any concept drawings deemed necessary by the county, the form of contract, and all other documents and information that serve as the basis on which bids or proposals will be solicited from the design-build entities.

"Design Development" means architectural plans and specifications that are 50 percent complete and generally include: outline specifications (detention hardware, equipment and furnishings); floor plans (to scale with dimensions, room designation, references, wall types and ratings); building sections (heights and dimensions); interior elevations; and preliminary structural, mechanical and electrical drawings. This term correlates with the SPWB term "Preliminary Plans".

"Due Diligence Memo" is a memo to Finance from DGS after DGS has reviewed all the documents in the Due Diligence Package and either has found the property with no impediments to future lease-revenue bond financing, or has identified minor impediments that can be resolved by the county prior to approval of the ground lease.

"Due Diligence Package" is a documentation package for the real property which includes preliminary report, appraisal of the proposed project site, records search, unrecorded rights certification letters, title exceptions map, legal descriptions, and plat map.

"In-kind (soft) contribution (match)" means the county contribution in the form of property value or management/administrative services contributed to the project by the applicant for eligible expenditures as identified in the Request for Proposals and as listed in the Project Delivery and Construction Agreement and the BSCC Construction Agreement.

"Performance criteria" means, with respect to a design-build project, the information that fully describes the scope of the proposed project and includes, but is not limited to, the size, type, and design character of the buildings and site, the required form, fit, function, operational requirements, and quality of design, materials, equipment, and workmanship; and any other



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information deemed necessary to sufficiently describe the participating county's needs; including documents prepared pursuant to paragraph (1) of subdivision (d) of Section 20133 of the Public Contract Code.

"Preliminary Plans" (also known as Design Development) means architectural plans and specifications that are 50 percent complete and generally include: outline specifications (detention hardware, equipment and furnishings); floor plans (to scale with dimensions, room designation, references, wall types and ratings); building sections (heights and dimensions); interior elevations; and preliminary structural, mechanical and electrical drawings.

"Project Cost Summary" (3-page estimate) is the document that includes all costs for the fully scoped project (as determined collaboratively with the state) as defined by the project's legal description. Please note that the costs reflected on the 3-page estimate may differ from the costs identified in the project proposal submitted to BSCC, the 3-page estimate costs will correspond to the SPWB defined project scope.

"Schematic Design" means architectural plans and specifications that are 30 percent complete and generally include: a site plan; floor plan with identification of rooms; exterior elevations and cross sections; type of construction; and actual gross floor area.

"SPWB Project Scope" means both the description of the county's project proposal that was approved by the BSCC Board and the more detailed project description approved by the SPWB.

"Working Drawings" (also known as "Construction Documents") means architectural plans and specifications that are 100 percent complete and generally include: completed specifications, with bid proposal documents; completed construction documents; and special interest items (any corrections, modifications or additions made to the documents).

