California Department of Corrections and Rehabilitation

-Facility Planning, Construction and Management

• Deborah Hysen, FPCM Director
• Dean Borg, FPCM Deputy Director
• Keith Beland, FPCM/PMB Associate Director
CDCR At a Glance

- Total Square Feet: 43,000,000 Sq. Ft.+
- Total Facilities:
  - 33 Adult Prisons
  - 1 New Prison Health Care Facility
  - 3 Juvenile Facilities
  - 43 Adult Fire Camps
  - 1 Juvenile Fire Camp
- Total Acreage: 24,000 Acres+
- Total Inmates as of Dec. 2014: 134,000+
- Total Employees as of Dec. 2014: 66,000+
CDCR’s Facility Planning, Construction and Management Division

- Full-Service Departmental Real Estate Firm.
- Oversees all leasing, architectural/engineering work, new construction, renovation, regulatory/code compliance, and maintenance.
- 330+ Employees
- Director / Deputy Director: Deborah Hysen / Dean Borg
- Project Management Branch
  - Associate Director: Keith Beland
Why Work With CDCR?
Why CDCR?

• All projects are pre-planned with the institutions.
• All projects have approved phasing and sequencing agreements.
• We are a responsive Owner.
• We promote partnering.
• We pay promptly.
• We pay on PCOs.
• We process COs in a timely manner.
• We have many challenging projects.
CDCR Construction Program
Current CDCR Design and Construction Efforts

Current Projects in Design: $972 Million

Current Projects in Construction: $984 Million

Five Year Forecast of New Projects: $500 Million (identified)
Current CDCR Project Delivery Models

- Design-Bid-Build
- Design-Build
- Inmate/Ward Labor Construction
Design-Build Authority

• SBX2-4 (2009).
• SB 785 (2014).

• To date, CDCR has completed or is in process of completing 5 Design-Build projects.
Constructing to LEED Standard

8 LEED Gold Certified Projects
5 LEED Silver Certified Projects

CMF 64-Bed

CIW 45-bed

SQ Central Health Services Building

SVSP 64-bed
Recent Projects
California Health Care Facility, Stockton

- Cost: $1.1 billion
- Size: 1.1 million square feet
- Acreage: 144 acres
- Contractors: 3 Design-Build Teams (Granite/Hensel Phelps, Clark/McCarthy, Hensel Phelps)
- CM Firm: URS/Lend Lease Joint Venture
Kern Valley State Prison, Delano
Arsenic Removal Water Treatment Plant

- Cost: $4.4 million
- Contractor: Preston Pipelines
- CM Firm: ARCADIS
California Medical Facility, Vacaville
Enhanced Outpatient Program
Treatment and Office Space

- Cost: $23.7 million
- Contractor: Roebbelen Contracting, Inc.
- CM Firm: gkkworks
R.J. Donovan Correctional Facility, Level II Dorm Facility

- Cost: $168.7 million
- Contractor: Sundt Layton
- CM Firm: Jacobs
Mule Creek State Prison, Level II Dorm Complex

- Cost: $332.3 million
- Contractor: Hensel Phelps
- CM Firm: Gilbane/Kitchell
Health Care Facility Improvement Program

(HCFIP)
HCFIP Improvements

- Physical Plant Upgrades
- Renovation of Existing Space
- New Additions and Buildings
- Site Infrastructure Upgrades
- ADA Improvements
- Approximately 750,000 Sq. Ft. of Improvements
HCFIP Design Concepts

- Use Shared Support Spaces when Feasible
- Accommodate Accessibility requirements
- Standardize Medical Spaces
  - Exam Rooms
  - TTA Bays
  - LVN Alcoves
  - Nurse Stations
- Standardize Medical Equipment
HCFIP Design Concepts

- Health Care Environment
- Improved Work Flow
- Privacy Compliance with HIPAA
- Cleanable Surfaces
- Proper Hand Washing Facilities
- Proper Storage Facilities
- Information Technology – Telemedicine and Electronic Health Records

TTA – Urgent Bay
New Buildings

Types of new building construction include:

• Clinics
• Pharmacies and Laboratories
• Clinical Administration Space
• Approx. 55% New Construction
• Approx. 45% Renovation
Facility Wide Construction

- Bulk of the work is inside the secure perimeter
- Concurrent activities in multiple yards
- General Conditions allow for 45 minutes to process through secure perimeter (30/15)
- Inside and outside lay down areas
- Custody escorts assigned at each prison
- Statewide memo to address security clearances, communications, equipment, debris and tools
Logistics and Sequencing

- Phasing and sequencing of work is critical
- Ensure safe prison operations and medical continuity of care
- Built in activation and deactivation timeframes
- IWL delivery is phased and coordinated with GC work
Capital Outlay & Infrastructure Projects
Capital Outlay & Infrastructure Projects

- Physical Plant Upgrades
- Electrical Upgrades
- Site Infrastructure Upgrades
- ADA Upgrades
Capital Outlay & Infrastructure Projects

WWTP Upgrades
Capital Outlay Projects

HVAC Upgrades
Upcoming Opportunities
Upcoming Opportunities
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