

APPENDIX 19

Health Care Facility Improvement Program California State Prison System

AVENAL MONTHLY REPORT—JULY 2008



**CALIFORNIA
PRISON HEALTH CARE
RECEIVERSHIP CORP.**



Vanir Construction Management, Inc.

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
RECEIVERSHIP CORP.



Program Statistics

- **Location:**
Avenal State Prison
- **Inmate Population:**
7,525 Inmates
- **Procurement Methods:**
Design-Build
Design and Build
- **Program Stages:**
Design and
Procurement

Project Issues

Additional scope related to medical records expansion, the enlargement of the Modular Health Services Administration building due to custody access space needs, new Pill Canopy structures at all six yards, a new Nurse Call System and the addition of an Inmate Waiting Building has been approved as an addendum to the Master Plan and did require augmentation to the approved budget.

VANIR CONSTRUCTION MANAGEMENT, INC. HEALTH CARE FACILITY IMPROVEMENT PROGRAM

Project Description

The Avenal State Prison Program consists of constructing three Complex Medical Clinics, a new Modular Health Services Administration Building, new Medical Supply Warehouse, procurement and services for Eight 5th Wheel Medical Clinics, procurement and set up of a temporary administration modular, renovation to areas within the Infirmary Building 390, conversion of existing medical building 395 into a Pharmacy, expansion of pill rooms and the addition of an Administration Segregation Clinic.



Avenal State Prison

Schedule Narrative

The Modular Health Services Administration Building, three (3) Medical Clinics and the Ad. Seg. Medical Clinic will be out to bid in August 08.

Completed Projects:

ASP-01a, 5th Wheel Medical Clinics—Core

BUDGET STATUS

Original Program Budget	\$27,439,000.00
Projected Program Cost	\$33,429,830.00
Current Program Budget Adjustments	\$5,990,830.00
Encumbrances To-Date	\$1,005,368.34
Expended To-Date	\$1,441,564.74

SCHEDULE STATUS

Date of Authorization to Proceed:	September 2007
Planned Program Completion Date:	May 2009
Projected Program Completion Date:	May 2009

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
RECEIVERSHIP CORP.



Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-01a: 5th Wheel Medical Clinics, Core
- **Vanir CM Representative**
Kimberly Bobic
- **Supplier**
K&D
- **Procurement Method**
Bid-Build
- **Project Stage**
Complete

Project Issues

Both 5th wheel medical clinics located in front of building #395 are complete and are fully operational.

Awaiting final trailer connection costs from ASP Plant Operations.

Approval was given to provide a shade canopy between the trailers and over the deck. Design for the canopy was included in the MP Addendum.

VANIR CONSTRUCTION MANAGEMENT, INC. 5TH WHEEL MEDICAL CLINICS, CORE ASP-01A

Project Description

Provide and install two (2) 5th wheel Medical trailer clinics located in front of Building #395 and across from Building #390, the Central Health Services Building. The two trailers provide (4) new clinical exam rooms and (2) rest-rooms for use by the institution for both general clinic and specialty exam. The two trailers shall have a connecting deck and ramp for access and inmate waiting.



West view of fully operational 5th Wheel Medical clinic

Schedule Narrative

Procurement:

July 9, 2007 -
October 19, 2007

Delivery:

October 31, 2007

Hook-up & Occupancy

October 31 —
November 13, 2007

Duration:

Four (4) months

BUDGET STATUS

Original Project Budget	\$470,000.00
Original Construction Budget	\$400,000.00
Actual Contract Amount:	\$374,860.00
Change Orders Approved to Date:	\$0.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$30,000.00
Projected Construction Contract Cost:	\$404,860.00
Projected Project Budget:	\$470,000.00
Paid to Date:	\$374,860.00

SCHEDULE STATUS

Project is Complete

Date of Procurement:	July 9, 2007
Current Project Completion Date:	November 13, 2007
Projected Project Completion Date:	November 13, 2007
Project Occupancy:	November 13, 2007

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
RECEIVERSHIP CORP.



Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-01b: 5th Wheel
Medical Clinics, Facility
- **Vanir CM Representative**
Scott Murphy
- **Supplier**
American Custom
Coach
- **Procurement Method**
Bid-Build
- **Project Stage**
Set-Up & Occupy

Project Issues

All six 5th wheel trailer clinics have been delivered. Four of the six clinics are set-up, ramps installed, fencing completed, and sewage bladders connected.

Set-up, utility connections and fencing are underway for the remaining two Medical Clinic trailers. Occupancy on the two remaining trailers will conclude by August 2008.

Medical Clinics in Yards 1, 2, 4 and 5 have begun medical services.

VANIR CONSTRUCTION MANAGEMENT, INC. 5TH WHEEL MEDICAL CLINICS, FACILITY- ASP -01B

Project Description

Provide and install six (6) 5th wheel Medical trailer clinics, installing one (1) trailer clinic at each of the six facility yard clinics. Each trailer consists of two (2) exam rooms, work-space, and one restroom that will temporarily supplement the existing medical space within the existing clinic until which time the new complex facility clinic can be constructed and occupied. Each trailer has ADA compliant ramping and perimeter fencing with two man-gates.

Schedule Narrative

Procurement:

December 1, 2007 -
January 30, 2008

Delivery:

February 22, 2008 -
July 31, 2008

Hook-up & Occupancy

April 9 - August, 2008

Duration:

Eight (8) months



North View of Facility One 5th Wheel Medical Clinic

BUDGET STATUS

Original Project Budget	\$1,410,000.00
Original Construction Budget	\$1,200,000.00
Actual Contract Amount:	\$1,196,994.80
Change Orders Approved to Date:	\$5,910.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$1,202,904.80
Projected Project Budget:	\$1,410,000.00
Paid to Date:	\$952,203.87

SCHEDULE STATUS

Project is beyond the scheduled completion date due to continuous manufacturer delays.

Date of Notice to Proceed:	December 1, 2007
Current Project Completion Date:	August 31, 2008
Projected Project Completion Date:	August 31, 2008
Project Occupancy:	August 31, 2008

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
RECEIVERSHIP CORP.



Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-02: Temporary Administration Modular
- **Vanir CM Representative**
Scott Murphy
- **Supplier**
Pacific Mobile
- **Procurement Method**
Bid-Build
- **Project Stage**
Complete

Project Issues

Temporary Admin. Modular is complete.

Additional work added to the project includes the 24'x60' Custody Access Trailer with all utility tie-ins and the addition of phone, data and new lighting in the existing transportation office/future Dental Administration

Site requested change order to add locks on all offices has been denied.

VANIR CONSTRUCTION MANAGEMENT, INC. TEMPORARY ADMINISTRATION MODULAR – ASP -02

Project Description

Lease and install a double-wide modular building for temporary location of administration staff from Building #390 to allow re-assignment as specialty exam rooms and clinical support functions and Building #395 to facilitate its renovation for Pharmacy. Space to accommodate six (6) supervising RNs and three (3) scheduling staff consisting of seven (7) offices, two rest-rooms and a meeting area. The modular unit shall be located next to Building 495.

Schedule Narrative

Procurement:

January 22, 2008 -
March 28, 2008

Delivery:

April 21, 2008

Hook-up & Occupancy

April 22 - June 18, 2008

Duration:

Six (6) months



East View of the new Temporary Administration Modular

BUDGET STATUS

Original Project Budget	\$190,000.00
Original Construction Budget	\$45,000.00
Actual Contract Amount:	\$94,533.62
Change Orders Approved to Date:	\$120,810.77
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$215,344.39
Projected Project Budget:	\$190,000.00
Paid to Date:	\$15,926.98

SCHEDULE STATUS

Project is on Schedule

Date of Procurement:	March 28, 2008
Current Project Completion Date:	June 17, 2008
Projected Project Completion Date:	June 17, 2008
Project Occupancy:	June 18, 2008

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
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Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-03: Infirmary Conversion and Pharmacy
- **Vanir CM Representative**
Stuart Buck
- **Contractor**
To Be Determined
- **Procurement Method**
Design-Bid-Build
- **Project Stage**
Award of Contract

Project Issues

JTS Construction was awarded the project on July 31, 2008. The notice to proceed is scheduled for August 11, 2008.

VANIR CONSTRUCTION MANAGEMENT, INC. INFIRMARY CONVERSION AND PHARMACY- ASP -03

Project Description

The areas to receive modification under this project are located within the existing 16,200 sf Central Health Services Building #390 and the 1,500 sf Building #395.

Work in Building #390 includes multiple areas of remodel and modification to support effective delivery of specialty health services to the inmate population of ASP.

Building #395 will be renovated for conversion into an adequately sized Pharmacy and organization to support current filling of medication prescriptions and the future use of Maxor's Guardian medication system.



Infirmary Building 390

Schedule Narrative

Construction is scheduled to begin in August 2008.

The construction duration of the project is scheduled for four (4) months.



Building 395; Future Pharmacy

BUDGET STATUS

Original Project Budget	\$760,000.00
Original Construction Budget	\$540,000.00
Actual Contract Amount:	\$397,500.00
Change Orders Approved to Date:	\$0.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$397,500.00
Projected Project Budget:	\$760,000.00
Paid to Date:	\$0.00

SCHEDULE STATUS

Project is in the Contract Award Phase:

Date of Notice to Proceed:	08/11/08
Current Project Completion Date:	12/25/08
Projected Project Completion Date:	12/25/08
Project Occupancy:	Pending

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
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Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-04: Modular Health Services Clinics & Administration Bldg
- **Vanir CM Representative**
Stuart Buck
- **Contractor**
To Be Determined
- **Procurement Method**
Design-Build
- **Project Stage**
Design

Project Issues

Finalizing Specifications and Drawings.

Geotechnical and Survey firms have completed on-site studies of building area and have provided their final report.

VANIR CONSTRUCTION MANAGEMENT, INC. MODULAR HEALTH SERVICES CLINICS & ADMINISTRATION BUILDING- ASP-04

Project Description

The project consists of the development of three (3) new modular complex clinic buildings and a modular administration building.

The three Complex Clinic buildings varies in size between 6,480 and 5,760 sf each. Each shall provide medical and mental health services to each of the separate facilities contained within the complex. The clinics are located at the end of the parallel fenced walkways behind the Security Administration Building, for each complex. Each clinic will include medical exam rooms, M.H. interview rooms and group rooms and clinical staff support space.

The 5,040 sf Administration building will be located within the secure perimeter and provide general office and support space, including a staff training room.

Schedule Narrative

The 30-day bid phase is scheduled to begin in August 2008.

The duration of the manufacturing and construction is scheduled for nine (9) months.



Location of Future Modular Health Services Administration Building



North East View of Future Home to Complex Clinic Between Facilities 3 and 4

BUDGET STATUS

Original Project Budget	\$15,850,000.00
Original Construction Budget	\$11,350,000.00
Actual Contract Amount:	[Pending Award]
Change Orders Approved to Date:	\$0.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$11,350,000.00
Projected Project Budget:	\$15,850,000.00
Paid to Date:	\$0.00

SCHEDULE STATUS

Addendum has been approved for full administration space and inclusion of the custody access team space.

Date of Award:	10/27/08
Current Project Completion Date:	05/22/09
Projected Project Completion Date:	05/22/09
Project Occupancy:	Pending

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
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Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-05: Administrative Segregation Clinic and Clinic Pill Rooms
- **Vanir CM Representative**
Stuart Buck
- **Contractor**
To Be Determined
- **Procurement Method**
Design-Bid-Build
- **Project Stage**
Design

Project Issues

Locations for future Pill Canopies at each yard and new modular Ad Seg Medical Clinic have been identified. Design work has begun.

VANIR CONSTRUCTION MANAGEMENT, INC. ADMINISTRATIVE SEGREGATION CLINIC AND CLINIC PILL ROOMS- ASP-05

Project Description

The Administrative Segregation inmate population is typically the most difficult to provide health services to due to their classification and custody level. To address the clinical needs of the Ad. Seg. population, this project provides medical and mental health treatment directly to the population at their housing block within Facility #1. The project consists of two new Mental Health interview rooms and two new medical exam rooms and the extension of the secure observation platform above. The existing clinic exam room will be converted into a medication storage room.

The project additionally includes the expansion of the Pill Rooms in each of the six (6) Facility Clinics to provide for two separate pill rooms with one pill administration window each to support increased and efficiency of medication distribution to inmates.

Schedule Narrative

The 30-day bid phase is scheduled to begin in August 2008.
The duration of the manufacturing and construction is scheduled for nine (9) months.



South View of Future Location of New Ad. Seg. Medical Clinic

BUDGET STATUS

Original Project Budget	\$2,300,000.00
Original Construction Budget	\$1,612,000.00
Actual Contract Amount:	[Pending Award]
Change Orders Approved to Date:	\$0.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$1,612,000.00
Projected Project Budget:	\$2,300,000.00
Paid to Date:	\$0.00

SCHEDULE STATUS

Addendum with revised project scope was approved to revise the master plan to a modular clinic.

Date of Award:	10/27/08
Current Project Completion Date:	05/22/09
Projected Project Completion Date:	05/22/09
Project Occupancy:	Pending

Avenal State Prison



CALIFORNIA
PRISON HEALTH CARE
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Project Statistics

- **Location:**
Avenal State Prison
- **Project Name**
ASP-06: Medical Supply Warehouse
- **Vanir CM Representative**
Stuart Buck
- **Contractor**
To Be Determined
- **Procurement Method**
Design-Build
- **Project Stage**
Design

Project Issues

Develop Plans and Specifications for Design-Build Bid Package.

Geotechnical firm and survey crews have completed initial on-site studies and provided final reports.

VANIR CONSTRUCTION MANAGEMENT, INC. MEDICAL SUPPLY WAREHOUSE- ASP-06



Project Description

The Project is located within the secure perimeter approximately 400 feet North of the sallyport gate. The new Medical Supply Warehouse consists of 4,000 s.f. of usable warehouse space for health services supply and equipment inventory and storage. This includes fully caged interior warehouse areas for bulk storage items, "hot" secure medical supplies and death and archive medical records. The warehouse will allow for three tier high pallet stacking of bulk supplies. The building also includes one office, workspace for four staff members, a workroom and a single unisex toilet.

Schedule Narrative

The 35-day bid process begins on August 18, 2008.

The duration of the manufacturing and construction is scheduled for four (4) months.



Future Location of Medical Supply Warehouse

BUDGET STATUS

Original Project Budget	\$2,400,000.00
Original Construction Budget	\$1,700,000.00
Actual Contract Amount:	[Pending Award]
Change Orders Approved to Date:	\$0.00
Change Orders Pending:	\$0.00
Change Orders Projected:	\$0.00
Projected Construction Contract Cost:	\$1,700,000.00
Projected Project Budget:	\$2,400,000.00
Paid to Date:	\$0.00

SCHEDULE STATUS

Date of Award:	10/20/08
Current Project Completion Date:	04/21/09
Projected Project Completion Date:	04/21/09
Project Occupancy:	Pending



HEALTH CARE FACILITY IMPROVEMENT PROGRAM

CALIFORNIA STATE PRISONS - AVENAL

Construction Phase - Planned versus Actual



Task Name	Baseline Start	Baseline Finish	Start	Finish	2007												2008												2009					
					J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J					
1.a. Emergency Clinic Trailers	7/9/07	11/13/07	7/9/07	11/13/07	[Task bar: Blue from Jul to Nov 2007; Grey from Jul to Nov 2007]																													
1.b. Emergency Clinic Trailers	7/10/07	3/13/08	7/10/07	8/31/08	[Task bar: Blue from Jul 2007 to Aug 2008; Grey from Jul 2007 to Mar 2008]																													
2. Temporary Administration Modular	1/22/08	3/25/08	1/22/08	6/18/08													[Task bar: Blue from Feb to Jun 2008; Grey from Feb to Mar 2008]																	
3. Infirmary Conversion & Pharmacy	2/8/08	10/23/08	2/8/08	12/25/08													[Task bar: Blue from Feb 2008 to Oct 2008; Grey from Feb 2008 to Oct 2008]																	
4. Modular Health Services & Admin. Building	2/1/08	1/22/09	2/1/08	5/22/09													[Task bar: Blue from Feb 2008 to May 2009; Grey from Feb 2008 to May 2009]																	
5. Admin. Seg. Clinic & Clinic Pill Rooms	1/29/08	3/18/09	2/1/08	5/22/09													[Task bar: Blue from Feb 2008 to May 2009; Grey from Feb 2008 to May 2009]																	
6. Medical Supply Warehouse	2/15/08	12/8/08	4/14/08	4/21/09													[Task bar: Blue from Apr 2008 to Dec 2008; Grey from Apr 2008 to Dec 2008]																	

Project: Avenal
Date: 8/7/08

Task Progress Baseline