



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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MEETING AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday
January 14, 2008

The **STATE PUBLIC WORKS BOARD** will meet on **Monday January 14, 2008, at 10:00 a.m. in Room 113 in the State Capitol, Sacramento, California.** In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Monday
January 14, 2008
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, Controller, State Controller's Office
Bill Lockyer, Treasurer, State Treasurer's Office

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

**II. Approval of minutes from the [December 14, 2007](#) meeting
Report on conditional approvals of last meeting.**

III. Bond Items	Page 3
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VI. Other Business	Page 41
VII. Reportables	Page 41

BOND ITEMS

None.

CONSENT ITEMS

CONSENT ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PFEIFFER BIG SUR STATE PARK – POST CREEK
MONTEREY COUNTY
DPR Parcel No. 013471; DGS Parcel No. 10506/AR DPR 557

Authority: Chapter 157/03, 3790-301-6029(10), as re-appropriated by Chapter 47/06, 3790-491-6029(10)

Authorize site selection.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services
Department of Parks and Recreation
Pfeiffer Big Sur State Park – Post Creek
Monterey County

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (DPR) to acquire approximately 72.65 acres of land as an addition to Pfeiffer Big Sur State Park. This acquisition helps DPR fulfill two important missions: preserving California's unique natural resource areas and acquiring in-holdings and adjacent parcels when they become available. In addition, this transfer will further protect Post Creek and the viewshed of Highway One and will also contribute to the long-term preservation of sustainable redwood forest ecosystems.

Funding and Cost Verification

This project is within cost. Chapter 157/03, 3790-301-6029 (10), as re-appropriated by Chapter 47/06, 3790-491-6029(10) provides the funding for this acquisition and the property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 5, 2007, and the 35-day statute of limitations period expired on January 9, 2008.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is February 2008.

Condition of Property

Department of General Services, Environmental Services Section staff conducted a site visit to the Pfeiffer Big Sur State Park – Post Creek property, Monterey County assessor parcel number 419-311-021, on October 3, 2007. The 72.65 acre parcel is located along Highway One across from the Big Sur town center. Pfeiffer Big Sur State Park is directly north of this parcel. The property is undeveloped with the exception of one road and a water system that is reserved for the exclusive use of a prior owner that has adjoining property. Vegetation consists largely of mature second growth redwood forest. Post Creek, a tributary to the Big Sur River, runs through the property.

A Phase 1 Environmental Site Assessment is not recommended due to the undeveloped nature of the parcel. It is recommended that prior to transfer of ownership, security fencing be installed around the water tank, water valves, exposed PVC pipe, and the electrical service panel next to the tank, and the exposed PVC pipe along the surface should be covered with soil and locks should also be attached to the spring boxes.

Other

- The property will be subject to the reservation of an easement to the Save-the-Redwoods League (SRL) to construct and install a recycling center drop station on approximately 0.03 acres of land along State Highway One, with the intention that these rights will be transferred to the County of Monterey to construct and install the recycling center, if at all, within five years of the transfer to the state; the responsibility for maintenance will remain with SRL or its assignee; should the recycling center not be constructed within five years, the easement will terminate and the easement holder will quitclaim the rights back to the state per the easement reservation.
- The property is subject to a deed restriction that restricts the development of the property to one single family residence, no more than 10 wilderness campsites, and one recycling drop off station. Additionally, the property's former owner will, through a water agreement, retain all rights, title and interest in a water system that obtains water from a shallow spring well on the property. The appraiser took into account the existence of these deed restrictions and water agreement in determining value and DPR will have the ability to drill its own well as long as it does not affect the prior owner's present or future water use. Based on a recent site visit to the property in October 2007 and viewing of abundance of surface water, there appears to be a sufficient water supply to satisfy the needs of DPR for its use of the property for a hiking trail.

- A Department of General Services-reviewed appraisal indicated the property's fair market value to be \$1.3 million. The SRL will sell the property to DPR for a discounted price of approximately \$500,000 with the use restriction that the property be used for state park purposes.
- The property is vacant and unimproved (aside from one road and water system that is reserved for the exclusive use of a prior owner).
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property with the exception of a pedestrian trail which was a condition imposed by the Coastal Commission and contemplated as part of the DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL
LOS ANGELES COUNTY
Building 303, Lease Number L-1796

Authority: Government Code Section 14671.2

Authorize an amendment to a long-term lease of state-owned property.

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CONSENT ITEMS

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, OLD ADMINISTRATION BUILDING, LEASE NUMBER L-1971
LOS ANGELES COUNTY

Authority: Government Code Section 14671.2

Authorize an amendment to a long-term lease of state-owned property.

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CONSENT ITEMS

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SIERRA CONSERVATION CENTER, JAMESTOWN, BUILDINGS E AND F, STRUCTURAL
RETROFIT
TUOLUMNE COUNTY

Authority: Chapters 47 and 48/06, Item 1760-301-0001(1)

a. Approve preliminary plans.

b. Recognize anticipated deficit.

\$327,000
(18.7 percent total project)

CONSENT ITEMS

STAFF ANALYSIS ITEM – 4

Department of General Services
Department Of Corrections and Rehabilitation
Sierra Conservation Camp, Buildings E and F, Structural Retrofit
Tuolumne County

Action Requested

The requested action will approve preliminary plans and recognize an anticipated deficit for the construction phase of this project.

Scope Description

This project is within scope. The scope consists of a seismic retrofit and access compliance work of the hospital housing building E and the kitchen/dining building F. Seismic retrofit work includes the addition of new concrete collector-struts on the exterior longitudinal walls of building F, the addition of new shear wall buttress elements on the south elevation of building E, and the addition of new shear wall-parapet-extension elements on the east and west elevations of building E. Building E and F are assigned a risk level V and after the seismic retrofit work is complete, the buildings will be reduced to risk level III.

Funding and Cost Verification

This project is not within cost. The project cost has an anticipated deficit in the construction phase of \$326,500 (18.7 percent increase). Therefore the Department of General Services is seeking a recognized anticipated deficit for the construction phase with this PWB action.

On November 21, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize the anticipated deficit not less than 20 days from the above date.

\$1,744,000	total authorized project cost
\$2,071,000	total estimated project cost
\$ 182,000	project cost previously allocated: study \$80,000 and preliminary plans \$102,000
\$1,889,000	project cost to be allocated: working drawings \$168,000 and construction \$1,721,000 (contract \$922,000, contingency \$65,000, A&E \$341,000 and agency retained \$393,000)
\$ 327,000	anticipated deficit

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 31, 2007, and the 35-day statute of limitations expired on October 5, 2007.

Real Estate Due Diligence

Due diligence was conducted by the Department of General Services on January 10, 2007, confirming ownership, jurisdiction and concluding title to the property is clear of defects for buildings E and F at the Sierra Conservation Camp at Jamestown.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	January 2008
Complete working drawings:	August 2008
Complete construction:	December 2009

Staff Recommendation: **Approve preliminary plans and recognize anticipated deficit.**

CONSENT ITEMS

CONSENT ITEM – 5

**DEPARTMENT OF GENERAL SERVICES (1760)
MARYSVILLE OFFICE BUILDING REPLACEMENT
YUBA COUNTY**

*Authority: Chapter 379/02, Item 2660-311-0042(1)(b)
Chapter 157/03, Item 1760-301-0660(2) as reappropriated
by Chapter 208/04, Item 1760-490(1) and Chapters
38 and 39/05, Item 1760-490(3)
Chapters 38 & 39/05, Item 1760-301-0660(3)*

Approve augmentation.

\$2,470,000
(4.2 percent total construction)
(12.2 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM – 5

Department of General Services
Marysville Office Building Replacement
Marysville, Yuba County

Action requested

The requested action will approve augmentation of construction funds for this project.

Scope Description

This project is within scope. The Marysville Office Building Replacement Project (Project) for the Department of Transportation (DOT) Area 3 consists of a new approximately 230,000 gross square feet office building with 440 parking spaces, (with a portion of the parking to be located on an acquired parcel), located in downtown Marysville.

The 2004 Budget Act authorized the design-build delivery method indicated in clause (i) of subparagraph (A) of paragraph (3) of subdivision (d) of Government Code Section 14661 to be used. PWB approval of the Performance Criteria and Concept Drawings on January 13, 2006 allowed the design-build competition to commence.

Funding and Cost Verification

This project is not within cost. The Legislature appropriated \$67,421,000 for the acquisition, design, and construction of the Marysville Office Building. Subsequently, the construction phase was augmented by Executive Order #C 05/06-105 in the amount of \$5,764,000 (8.5 percent) of the total project cost in May, 2006 because of increased costs associated with rising construction costs and the implementation of Leadership in Energy and Environmental Design (LEED) accreditation requirements.

In the course of on-going demolition, construction, inspection and evaluation of existing conditions on this project unforeseen utilities relocation issues (underground and overhead routing and utility company costs); unforeseen site conditions (buried refuse and leaking fuel tanks); the need for increased state inspection services; and construction phasing needs have combined to require additional funding for increased utility work/fees by the contractor; hazardous materials remediation costs; inspection fees; and schedule extension with corresponding service fees for the Department of General Services, Real Estate Services Division, Project Management Branch, the Master Architect and the Construction Management consultant. The additional costs for the construction contractor and state building inspections have been covered by the project contingency, prematurely depleting it to near zero with only approximately 40 percent of the construction contractor billings being paid thus far. This augmentation request is for \$2,470,000. The total cumulative augmentation would thus be 12.2 percent of the total budget act appropriated project funding.

On November 21, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve augmentation of construction funds not less than 20 days from the above date.

\$67,421,000 total authorized project cost

\$75,655,000 total estimated project cost

\$73,185,000 project cost previously allocated: acquisition \$775,000, design \$1,489,000 and construction \$70,921,000.

\$ 2,470,000 requested augmentation: construction

CEQA

The project requires an Environmental Impact Report (EIR). The 30-day litigation period for the Final EIR ended on November 2, 2005.

Real Estate Due Diligence

DGS Real Estate Services has completed the required real estate due diligence.

Project Schedule

The project schedule is as follows:

Approve acquisition:	May 2006
Approve performance criteria and concept drawings:	January 2006
Complete design:	June 2006
Complete construction:	December 2008

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT ITEM – 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HARTS MILL FOREST FIRE STATION, RELOCATE FACILITY
BUTTE COUNTY

Authority: Chapter 324/98, Item 3540-301-0001 (10)
Chapter 50/99, Item 3540-301-0001 (12)
Chapter 52/00, Item 3540-301-0001 (10)
Chapter 106/01, Item 3540-301-0001 (2)
Chapter 379/02, Item 3540-301-0660 (5)
Chapter 38/05, Item 3540-301-0660 (3.1)

Approve augmentation.

\$146,000
(5.4 percent total project)
(11.0 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection
Harts Mill Forest Fire Station, Relocate Facility
Butte County

Action requested

The requested action will provide an augmentation for the construction phase of this project.

Scope Description

This project is within scope. The project includes the acquisition of the existing site and construction of a one-engine forest fire station, which consists of an eight-bed barracks building [2,330 square feet (sf)], a two-bay apparatus building (1,697 sf), a flammable storage building (150 sf), and site work. A scope change was approved on May 23, 2007, to include a generator building and related equipment.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provide \$2,702,000, including \$310,000 General Fund and \$2,392,000 Public Buildings Construction Fund (lease-revenue bonds), for acquisition, preliminary plans, working drawings, and construction. An augmentation of \$146,000 (5.4 percent total project) is requested to add an emergency generator to the project and to build a generator building adjoining an existing storage building. Also included in the augmentation are additional unanticipated State Fire Marshall fees. This augmentation, combined with a previous augmentation of \$152,000 (which was needed for facility improvements and project fees) will result in a cumulative augmentation of \$298,000 (11.0 percent total active appropriation).

This project was part of the December 2007 bond sale of PWB Lease Revenue Bonds-2007 Series E (Various Forestry Projects). This augmentation will be using the construction reserve fund from the bond sale proceeds.

On December 21, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the Public Works Board will approve this augmentation at the January 11, 2008.

\$3,000,000 total estimated project costs

\$2,854,000 total authorized project costs

\$2,854,000 project costs previously allocated: \$172,000 acquisition, \$46,000 preliminary plans, \$92,000 working drawings, and \$2,544,000 construction (\$1,954,000 contract, \$161,000 contingency, \$230,000 A&E, \$150,000 other project cost, and \$49,000 agency retained)

\$ 146,000 project costs to be allocated: construction (\$11,000 other project costs and \$135,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 1999 and the waiting period expired on May 28, 1999.

Real Estate Due Diligence

The Department of General Services prepared an Update of Conditions of Title Memo on August 29, 2007, and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2001
Complete working drawings:	July 2005
Complete construction:	March 2008

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT ITEM – 7

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
INDEPENDENCE FOREST FIRE STATION, RELOCATE FACILITY
INYO COUNTY

Authority: Chapter 50/99, Item 3540-301-0001 (20)
Chapter 106/01, Item 3540-301-0001 (15)
Chapter 38/05, Item 3540-301-0660 (3.2)

Approve augmentation.

\$113,000
(3.5 percent total project)
(14.0 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM - 7

Department of Forestry and Fire Protection
Independence Forest Fire Station, Relocate Facility
Inyo County

Action Requested

The requested action will provide an augmentation for the construction phase of this project.

Scope Description

This project is within scope. This project relocates a standard one-engine forest fire station consisting of 8-bed barracks/messhall (2,330 sf), 2-bay apparatus building (1,697 sf), flammable storage building (150 sf), sitework, utilities, and all other appurtenances. A scope change was approved on May 23, 2007 to include a generator building and related equipment.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provided \$3,197,000, including \$156,000 General Fund and \$3,041,000 Public Buildings Construction Fund (lease-revenue bond funds) for preliminary plans, working drawings, and construction. This action requests an augmentation of \$113,000 to add a generator building and related equipment to the project, using the PWB Lease Revenue Bonds-2007 Series E construction reserve fund. This augmentation, combined with a previous augmentation of \$283,000 (which was necessary to award the construction contract) will result in a cumulative augmentation of \$384,000.

This project was part of the December 2007 bond sale of the PWB Lease Revenue Bonds-2007 Series E (Various Forestry Projects). This augmentation will be using the construction reserve fund from the bond sale proceeds.

On December 21, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the Public Works Board will approve this augmentation at the January 11, 2008.

\$3,310,000 total estimated project costs

\$3,197,000 total authorized project costs

\$3,197,000 project costs previously allocated: \$45,000 preliminary plans, \$131,000 working drawings, and \$3,021,000 construction (\$2,566,000 contract, \$128,000 contingency, \$178,000 for A&E, \$149,000 other project costs)

\$ 113,000 requested augmentation: construction (agency-retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 10, 1998 and the waiting period has expired.

Real Estate Due Diligence Status

The Department of General Services prepared an Update of Conditions of Title Memo on August 30, 2007, and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2001
Complete working drawings:	July 2005
Complete Construction:	September 2007 (core facilities)

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT ITEM – 8

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MIRAMONTE CONSERVATION CAMP, REPLACE FACILITY
FRESNO COUNTY

Authority: Chapter 47/06, Item 3540-301-0660 (4)

Recognize scope change.

CONSENT ITEMS

STAFF ANALYSIS ITEM – 8

Department of Forestry and Fire Protection
Miramonte Conservation Camp, Replace Facility
Fresno County

Action requested

The requested action will recognize scope change for this project.

Scope Description

This project is not within scope. The project authorizes the construction of new a conservation camp at the current site. The project will include: a 100-bed inmate barracks with laundry facility (13,543 sf); an inmate kitchen/messhall (7,238 sf); a warehouse (8,341 sf); welding and auto repair shop buildings (12,001 sf); a carpentry shop (5,000 sf); a Crew Carrying Vehicle storage building (4,250 sf), a utility vehicle storage building (4,510 sf); an administration building (5,343 sf); Department of Forestry and Fire Protection (CAL FIRE) and Department of Corrections and Rehabilitation (CDCR) bachelor officers' quarters (7,417 sf); a recreation hall and hobby shop building (3,802 sf); and a generator/pump/flammable storage building (1,052 sf); and site work, which includes the demolition of the existing facility.

The department is requesting a scope change to decrease the size of the facility by a net of 3,700 square feet (sf) consisting of two changes: (1) increase the kitchen/messhall building by 1,281 sf (from 5,957 sf to 7,238 sf) and (2) reduce the carpentry shop by approximately 5,000 sf (from 10,000 sf to 5,000 sf).

During the development of the preliminary plans for this project CAL FIRE discovered that the amount of food storage in the current scope of the project is not sufficient to meet the minimum requirements for this type of facility (8-day supply). While the initial design was intended to replace all existing food storage space, which meets the above standard, a number of free-standing food storage containers, such as outside freezers and refrigerators, were overlooked when calculating the size requirement of the new facility. This oversight resulted in an unintended reduction of food storage space in the design of the replacement facility, below the minimum requirement. Therefore, CAL FIRE is requesting that the kitchen/messhall building be increased by 2,300 sf, consistent with what is currently available on-site.

In addition, when this project was originally proposed, a total of two crews were planned to use the carpentry shop at one time. However, CDCR indicated that with such a high demand for off-site community service work, the crews would be better utilized outside the camp. Therefore, it was determined that only one crew at a time would use the in-camp carpentry shop, which reduces the amount of space required for this program by half.

On December 20, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the Public Works Board will approve this scope change at the January 11, 2008 meeting.

Funding and Cost Verification

This project is within cost. A total of \$41,770,000 Public Buildings Construction Fund (lease revenue bond fund) has been appropriated for preliminary plans, working drawings, and construction for this project.

The increased size of the kitchen/messhall will cost approximately \$356,000 and the reduced size of the carpentry shop will result in about \$1 million in project savings. Combined, the proposed scope changes will result in a net savings of \$644,000 (1.5 percent total project) and a reduction of 3,700 sf. These estimates are based on unit prices for each structure (\$278/sf for the kitchen/messhall building and \$200/sf for the carpentry shop) as estimated in the final budget package. While more refined costs will not be available until preliminary plans are completed early next year, the magnitude of the savings is not expected to change significantly.

\$41,126,000	total estimated project costs
\$41,770,000	total authorized project costs
\$ 2,196,000	project costs previously allocated: preliminary plans
\$39,574,000	project costs to be allocated: \$10,000 preliminary plans, \$2,980,000 working drawings, and \$36,584,000 construction (\$29,735,000 contract, \$1,487,000 contingency, \$5,325,000 A&E, and \$38,000 agency retained)
\$ 644,000	estimated savings

CEQA

An environmental document will be prepared and filed in accordance with all applicable laws.

Real Estate Due Diligence

The Department of General Services will issue a Summary of Conditions Memo during the preliminary plans phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	February 2008
Complete working drawings:	January 2009
Complete construction:	April 2011

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT ITEM – 9

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RANCHERIA FOREST FIRE STATION, RELOCATE FACILITY
MADERA COUNTY

*Authority: Chapter 50/99, Item 3540-301-0001(35)
Chapter 106/01, Item 3540-301-0001(30)
Chapter 379/02, Item 3540-301-0660(16)
Chapter 38/05, Item 3540-301-0660(3.55)*

Approve augmentation.

\$250,000
(7.4 percent of total project)
(16.9 percent cumulative)

CONSENT ITEMS

STAFF ANALYSIS ITEM – 9

Department of Forestry and Fire Protection
Rancheria Forest Fire Station, Relocate Facility
Madera County

Action Requested

The requested action will provide an augmentation for the construction phase of this project.

Scope Description

This project is within scope. The project includes the construction of a standard two-engine forest fire station, which consists of a 3-bay apparatus building (1,984 sf), 12-bed barracks/messhall (2,929 sf), flammable storage building (300 sf), utilities, paving, all appurtenances, and sitework, including demolition. A scope change was approved on May 23, 2007, to include a generator building and related equipment to this project.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provide \$3,819,000, including \$3,606,000 Public Buildings Construction Fund (lease-revenue bonds), for preliminary plans, working drawings, and construction. An augmentation of \$250,000 (7.4 percent total project) is requested for additional costs related to extensive site rock removal and to add a generator to the project. This augmentation, combined with previous augmentations (\$241,000 to award the contract, and \$93,000 to address the unforeseen rocky soil condition and increased project management costs), will result in a cumulative augmentation of \$548,000 (16.9 percent total active appropriation).

A portion of the requested \$250,000 augmentation is for project improvements to be completed by CAL FIRE (\$107,000), including an emergency generator and enclosure. The emergency generator will improve emergency response capabilities by helping ensure that this essential services facility remains operational when needed most. The remaining portion of the augmentation is for additional rock removal (\$89,000) and inspector's costs (\$54,000). Unforeseen rocky soil conditions at the site caused additional costs and delays to the project. These costs include expenses to haul off large quantities of excavated rock off-site and additional fees for inspection services related to the extended project duration.

This project was part of the December 2007 bond sale of the PWB Lease Revenue Bonds-2007 Series E (Various Forestry Projects). This augmentation will be using the construction reserve fund from the bond sale proceeds.

On December 21, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the PWB will approve this augmentation at the January 11, 2008 meeting.

\$4,069,000 total estimated project costs

\$3,819,000 total authorized project costs

\$3,819,000 project costs previously allocated: \$102,000 preliminary plans, \$140,000 working drawings, \$3,577,000 construction (\$3,025,000 contract, \$150,000 contingency, \$372,000 A&E, and \$30,000 agency retained.)

\$ 250,000 requested augmentation

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on July 27, 2000 and the waiting period expired on August 28, 2000.

Real Estate Due Diligence

The Department of General Services prepared an Update of Conditions of Title Memo on August 29, 2007, and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2001
Complete working drawings:	May 2005
Complete Construction:	January 2008

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT ITEM – 10

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SIERRA CONSERVATION CENTER, FILTRATION/SEDIMENTATION STRUCTURE
JAMESTOWN, TUOLUMNE COUNTY**

*Authority: Chapters 47 and 48/06, Item 5225-301-0001(17)
Chapters 171 and 172/07, Item 5225-301-0001(13)*

Approve preliminary plans.

CONSENT ITEMS

STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation
Sierra Conservation Center, Filtration/Sedimentation Structure
Jamestown, Tuolumne County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The approved project will design and construct additional filtration and chlorination capacity for the existing water treatment facility at Sierra Conservation Center. The additional filtration will be accomplished by installation of an Actiflo filtration unit. The unit will be located on a new concrete slab positioned between the existing flocculator/clarifier and the Microfloc gravity filters. New piping and valves will allow filtration components to be taken out or added into the treatment train as needed.

This project also includes construction of a new 100,000 gallon steel storage tank for finished water. The purpose of this tank is to increase the chlorine contact time above what the existing clearwells provide. The Department of Public Health monitors the water treatment process and has recommended contact times that are not consistently met with the existing facility.

In addition, these improvements will require additional power for the new pumps and other components. Consequently, the existing system will be upgraded with a new transformer and panel to provide the necessary additional power.

Funding and Cost Verification

This project is within cost. The Budget Act of 2006 appropriated \$151,000 for preliminary plans and the Budget Act of 2007 appropriated \$162,000 for working drawings.

- \$ 2,180,000 total authorized project costs
- \$ 2,892,000 total estimated project costs
- \$ 313,000 project costs previously allocated: \$151,000 preliminary plans and \$162,000 working drawings
- \$ 2,579,000 project costs to be allocated: construction (\$2,156,000 contracts, \$108,000 contingency, \$195,000 A&E, \$80,000 other project costs, \$40,000 agency retained items)

CEQA

It is anticipated that a Notice of Exemption will be filed with the State Clearinghouse for this project during the working drawings phase and that the 35-day statute of limitations will have expired without legal challenge to the project before the approval of working drawings.

Real Estate Due Diligence

It is anticipated that the Department of General Services will complete a Summary of Conditions Memo for this project in July 2008, before the approval of working drawings.

Project Schedule

The project schedule is as follows:

Complete working drawings:	July 2008
Complete construction:	October 2009

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM – 11

DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)
CALIFORNIA SCHOOL FOR THE DEAF, GYMNASIUM AND POOL CENTER
RIVERSIDE COUNTY

Authority: Chapter 47 and 48/06, Item 6110-301-0660 (2)

Approve preliminary plans.

CONSENT ITEMS

STAFF ANALYSIS ITEM – 11

Department of Education, State Special Schools
California School for the Deaf, Gymnasium and Pool Center
Riverside County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will construct a new 45,000 sf gymnasium building, and new 23,000 sf pool complex. The gymnasium building will consist of standard gymnasium with folding bleachers, locker rooms, weight room, small practice gym, wrestling gym with bleachers, equipment storage facilities, large classroom, and staff offices. The pool complex will include a 25 meter competitive swimming pool, bleachers, restroom facilities, pool equipment building, fencing and night lighting. Site improvements include new roadway, vehicle parking and two tennis courts. Demolition work will include removal of existing main gymnasium, small gym, existing swimming pool and related equipment.

Funding and Cost Verification

This project is not within cost. The Legislature appropriated \$1,077,000 for the preliminary plans phase, \$1,319,000 for the working drawings phase and \$23,276,000 for the construction phase in Item 6110-301-0660 of the 2006 Budget Act. Upon completion of preliminary plans the Department estimates an increase in construction cost of \$585,000 (2.5 percent increase) for a total construction cost of \$23,861,000. The Department will work to reduce construction costs during the working drawings phase.

\$ 24,963,000 total authorized project cost

\$ 25,672,000 total estimated project costs

\$ 1,077,000 project costs previously allocated: preliminary plans

\$ 24,595,000 project costs to be allocated: working drawings \$1,319,000, construction \$23,276,000 (construction contract \$18,248,900, construction contingency \$912,400, A&E services \$3,902,700, agency retained items \$212,000)

\$ 585,000 anticipated deficit: construction

CEQA

A Notice of Determination will be filed on or before December 12, 2007 at the State Clearinghouse, and the 30 day waiting period will expire on January 11, 2008.

Real Estate Due Diligence

Due diligence is in process and will be completed prior to completion of Working Drawings.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	January 2008
Complete working drawings:	February 2009
Complete construction:	March 2011

Other

Project is seeking LEED Silver Certification

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM – 12

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, ELECTRICAL DISTRIBUTION IMPROVEMENTS PHASE 2
SAN FRANCISCO COUNTY

*Authority: Chapter 47/06, Item 6440-301-6048 (10)
Chapters 171 and 172/07, Item 6440-301-6048 (12)*

Approve preliminary plans.

CONSENT ITEMS

STAFF ANALYSIS ITEM - 12

University of California, San Francisco
Electrical Distribution Improvements Phase 2
San Francisco County

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Electrical Distribution Improvements, Phase 2 project is the second step in the implementation of the electrical system master plan for the Parnassus campus site. The project will improve emergency and standby power systems to meet more stringent code requirements and will upgrade system management capability to balance loads and respond to power outages.

Funding and Project Cost Verification

This project is within cost.

\$13,813,000 total authorized project costs

\$13,813,000 total estimated project costs

\$ 525,000 project costs previously allocated: preliminary plans

\$13,288,000 project costs to be allocated: working drawings \$892,000 and construction
\$12,396,000

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Real Estate Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	January 2008
Complete working drawings:	October 2008
Complete construction:	September 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM – 13

**CALIFORNIA STATE UNIVERSITY (6610)
SAN FRANCISCO CAMPUS, JOINT LIBRARY: J. PAUL LEONARD LIBRARY AND SUTRO
LIBRARY
SAN FRANCISCO COUNTY**

*Authority: Chapter 33/02, Section 34 (a)(1) and (3)A
Chapter 509/06, Section 34 (a)(1) and (a)(3)(A)*

Approve performance criteria and concept drawings.

CONSENT ITEMS

STAFF ANALYSIS ITEM – 13

California State University, San Francisco
Joint Library: J. Paul Leonard Library and Sutro Library
San Francisco County

Action requested

The requested action will approve performance criteria and concept drawings.

Scope Description

The project is within scope. The Joint Library project will renovate the existing library and provide an adjacent addition for the 25,000 full time equivalent (FTE) San Francisco campus. The project scope will provide a facility with book storage capacity of 2,000,000 volumes (500,000 in open stacks); 2,800 reader stations, computer stations and carrels; and 29,000 assignable square feet (ASF) of technical support, multimedia, and AV services. The Sutro Library component of 20,505 ASF/28,860 gross square feet (GSF) is included in the overall building square footage.

CSU is changing the project delivery method from a design-bid-build to a design-build delivery method, in accordance with Public Contract Code Section 10708. A letter to inform the Legislature of the project status has been sent to the Legislature on December 20, 2007.

Funding and Project Cost Verification

The project is within cost. The Joint Library project was originally funded by Chapter 33, Stats. 2002. Chapter 33/02, Section 34 (a)(3), Item A authorized lease revenue bond funds for the CSU in the amount of \$85,035,000 and \$10,487,000 in Chapter 33, Section 34 (a)(1) for the Sutro Library component. Chapter 509/06, Section 34 (a)(1) and (a)(3)(A), addressed the rise in construction costs associated with this joint project since the initial plan was created by providing an additional \$21 million for the project (\$19,097,000 to the CSU, and \$1,934,000 to Sutro Library). The project design-build performance criteria require responsive bids to be within the construction budget.

CSU – J. Paul Leonard Library

\$ 109,373,000	total estimated project cost
\$ 85,035,000	project costs previously allocated: preliminary plans \$1,992,000; working drawings \$2,480,000; construction \$80,563,000 at CCCI 4019
\$ 19,097,000	project costs to be allocated: construction at CCCI 4019
\$ 5,241,000	future funding required - Equipment

Sutro Library

\$ 2,421,000	total estimated project cost
\$ 10,487,000	project costs previously allocated: preliminary plans \$321,000; working drawings \$427,000; construction \$9,193,000; equipment \$546,000 at CCCI 4019 and EPI 2546
\$ 1,934,000	project costs to be allocated: construction at CCCI 4890

CSU and Sutro Combined

\$ 121,794,000	total estimated project cost
\$ 95,522,000	project costs previously allocated: preliminary plans -- \$2,313,000; working drawings -- \$2,907,000; construction -- \$89,756,000; equipment-- \$546,000 at CCCI 4019 and EPI 2546
\$ 21,031,000	project costs to be allocated: construction at CCCI 4890
\$ 5,241,000	future funding required - Equipment

CEQA

The University certifies that the project is in compliance with the requirements of CEQA. The Notice of Determination was filed with the State Clearinghouse on January 29, 2004 and no challenges were received within the 30 days following the filing.

Real Estate Due Diligence

DGS has reported in a February 24, 2004 letter that no title exceptions were identified in the due diligence process that would adversely affect the quiet enjoyment on the proposed bonded property.

Other

This project was initially developed using the design-bid-build delivery method. The PWB approved the preliminary plans at the August 2004 meeting. However, at approximately 60 percent of the working drawing phase, the design architect's cost estimates indicated that bidding the full scope of the library building within the budget would be problematic. CSU worked to value engineer the project and seek additional lease revenue funding, pursuant to Chapter 509, Stats. 2006 (SB 682). At the March 2007 meeting, PWB adopted an amended resolution to authorize the sale of Lease Revenue Bonds and to authorize the use of interim financing. PWB was further informed that CSU had worked to value engineer the project to reduce the gross area by 12 percent and simplify the building while maintaining equivalent book storage and reader station capacity. The Sutro Library component of 20,505 ASF/28,860 GSF was included in the overall building square footage as originally scoped.

CSU subsequently found it necessary to terminate the project architect due to non-performance and an inability to complete the project design within the revised scope and budget. CSU now proposes to use the design-build delivery method as a means of minimizing project costs and maintaining the program scope by streamlining the project delivery schedule and reducing the impact on escalation. CSU has developed a design-build Request for Proposal pursuant to Public Contract Code Section 10708 using performance criteria based on the working drawings for the project. The contract award will be made to the design-build entity whose proposal is judged as providing the best value in meeting the interest of CSU and meeting the objectives of the project.

Project Schedule

The project schedule is as follows:

Approve performance criteria and concept drawings:	January 2008
Complete design:	May 2008
Construction Complete:	September 2011

Staff Recommendation: Approve performance criteria and concept drawings.

CONSENT ITEMS

CONSENT ITEM – 14

CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA POLYTECHNIC UNIVERSITY, CENTER FOR SCIENCE
SAN LUIS OBISPO COUNTY

Authority: Chapter 47 and 48/06 Item 6610-301-6048(7)

Approve preliminary plans.

CONSENT ITEMS

STAFF ANALYSIS ITEM – 14

California Polytechnic University, San Luis Obispo
Center for Science
San Luis Obispo County

Action Requested

The requested action is to approve preliminary plans.

Scope Description

This Project is within scope. The project replaces a 1954 facility with an 86,600 assignable square feet (asf)/146,800 gross square feet (gsf) building that will accommodate current pedagogy and enrollment growth to the master plan enrollment ceiling of 17,500 full time equivalent (FTE) students. This facility will provide for 1,463 FTE in lecture space, 270 FTE in lower division laboratory space, 84 FTE in upper division laboratory space and 41 faculty offices. This project will also provide the physical plant and distribution capacity to resolve campus utility infrastructure deficiencies required to support this project. The plant and infrastructure improvements will serve the heating and cooling loads, as well as additional water, wastewater, storm drain, reclaimed water, natural gas, and electrical capacity needed to address existing deficiencies and meet enrollment growth.

Funding and Cost Verification

This Project is within cost.

\$ 102,187,000 total authorized project costs
\$ 102,187,000 total estimated project costs
\$ 1,866,000 project costs previously allocated: preliminary plans
\$ 100,321,000 project costs to be allocated: working drawings \$2,541,000; construction \$91,608,000 (\$80,364,000 construction cost + \$4,018,000 contingency + \$1,208,000 A&E + \$6,018,000 other project costs) and equipment \$6,172,000

CEQA

A Finding of Consistency has determined that the project is consistent with the Final Environmental Impact Report (FEIR) prepared in conjunction with the campus master plan revision approved by the Board of Trustees in March of 2001 and no new environmental analysis is required because the effects of the project were fully analyzed in the 2001 FEIR.

Real Estate Due Diligence

California State University (CSU), on behalf of the Board of Trustees of the CSU, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans: January 2008
Complete working drawings: May 2008
Complete Construction: February 2011

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA INSTITUTE FOR WOMEN AT FRONTERA, CORONA, WALKER CLINIC,
STRUCTURAL RETROFIT
SAN BERNARDINO COUNTY

Authority: Chapters 47 and 48/06, Item 1760-301-0001(5)

a. Approve preliminary plans.

b. Recognize anticipated deficit.

\$276,000
(9.1 percent total project)

ACTION ITEMS

STAFF ANALYSIS ITEM – 1

Department of General Services
Department Of Corrections and Rehabilitation
California Institute for Women at Frontera, Corona, Walker Clinic, Structural Retrofit
San Bernardino County

Action Requested

The requested action will approve preliminary plans and recognize an anticipated deficit for the construction phase of this project.

Scope Description

This project is within scope. The scope of the project consists of a structural retrofit to reduce the building's seismic risk level from level V to level III. The renovation will include upgrading the buildings structural system to strengthen the building to resist earthquake forces. Between the existing exterior walls and the existing corridor walls, there will be full height concrete shear walls doweled into the existing masonry exterior walls. In addition to the structural upgrades, associated finishes, mechanical, and electrical items disturbed by the structural retrofit work will be returned to their original condition. There is an allowance for hazardous material abatement and for Americans with Disabilities Act compliance upgrades.

Government Code Section 13332.11(j) states that the PWB shall defer action with respect to the approval of preliminary plans when it is determined that the estimated cost of the total capital outlay construction project, as approved by the Legislature, is in excess of 20 percent of the amount appropriated. The State Administrative Manual section 6851 clarifies that there is no requirement under statute for the board to defer action on the preliminary plans if construction has not yet been appropriated.

In the 2008 Governor's Budget, the Department proposes to combine this project with the Structural Retrofit at the California Institute for Women, Infirmery for the construction phase and all purposes related to capital outlay oversight. Since the buildings are adjacent combining the project management and construction of the two projects, DGS staff estimates the overall construction duration would decrease, resulting in lower soft costs in the construction phase. DGS estimates that the combined projects would have a total project cost of \$6,163,000. This represents an increase of \$343,000 (7.1 percent) over the original estimated costs for the two projects.

On December 19, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize an anticipated deficit not less than 20 days from the above date.

Funding and Cost Verification

This project is not within cost. The project cost for the project has an anticipated deficit in the construction phase of \$276,100 (9.1 percent increase). DGS is seeking a recognized anticipated deficit for the construction phase with this PWB action.

\$3,050,000	total authorized project cost
\$3,326,100	total estimated project cost
\$ 498,000	project cost previously allocated: study \$40,000, preliminary plans \$203,000 and working drawings \$255,000
\$2,552,000	project cost to be allocated: construction \$2,552,000 (contract \$1,187,000, contingency \$83,000, A&E \$680,000 and agency retained \$602,000)
\$ 276,100	anticipated deficit for construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 31, 2007, and the 35-day statute of limitations expired on October 5, 2007.

Real Estate Due Diligence

Due diligence was conducted by the Department of General Services on January 10, 2008 confirming ownership, jurisdiction and concluding title to the property is clear of defects, for Corona Walker Clinic and Corona Infirmery at the California Institute for Women at Frontera.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 2007
Complete working drawings:	April 2009
Complete construction:	April 2012

Staff Recommendation: **Approve preliminary plans and recognize anticipated deficit.**

ACTION ITEMS

ACTION ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA INSTITUTE FOR WOMEN AT FRONTERA, CORONA, INFIRMARY,
STRUCTURAL RETROFIT
SAN BERNARDINO COUNTY

Authority: Chapters 47 and 48/06, Item 1760-301-0001(9)

a. Approve preliminary plans.

b. Recognize anticipated deficit.

\$628,000
(22.6 percent total project cost)

ACTION ITEMS

STAFF ANALYSIS ITEM – 2

Department of General Services
Department Of Corrections and Rehabilitation
California Institute for Women at Frontera, Corona, Infirmary, Structural Retrofit
San Bernardino County

Action Requested

The requested action will approve preliminary plans and recognize an anticipated deficit for the construction phase of this project.

Scope Description

This project is within scope. The scope of the project consists of a structural retrofit to reduce the building's seismic risk level from level V to level III. The renovation will include upgrading the buildings structural system to strengthen the building to resist earthquake forces. Between the existing exterior walls and the existing corridor walls, there will be full height concrete shear walls doveled into the existing masonry exterior walls. In addition to the structural upgrades, associated finishes, mechanical, and electrical items disturbed by the structural retrofit work will be returned to their original condition. There is an allowance for hazardous material abatement and for Americans with Disabilities Act compliance upgrades.

In the 2008 Governor's Budget, the Department proposes to combine this project with the Structural Retrofit at the California Institute for Women, Walker Clinic for the construction phase and all purposes related to capital outlay oversight. Since the buildings are adjacent combining the project management and construction of the two projects, Department of General Services (DGS) staff estimates the overall construction duration would decrease, resulting in lower soft costs in the construction phase. DGS estimates that the combined projects would have a total project cost of \$6,163,000. This represents an increase of \$343,000 (7.1 percent) over the original estimated costs for the two projects.

On December 19, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize an anticipated deficit not less than 20 days from the above date.

Funding and Cost Verification

This project is not within cost. The project cost for the project has an anticipated deficit in the construction phase of \$627,700 (22.6 percent increase). DGS is seeking a recognized anticipated deficit for the construction phase with this PWB action.

\$2,770,000	total authorized project cost
\$3,397,700	total estimated project cost
\$ 474,000	project cost previously allocated: study \$40,000, preliminary plans \$190,000 and working drawings \$244,000
\$2,296,000	project cost to be allocated: construction \$2,296,000 (contract \$1,000,000, contingency \$70,000, A&E \$658,000 and agency retained \$568,000)
\$ 627,700	anticipated deficit for construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 31, 2007, and the 35-day statute of limitations expired on October 5, 2007.

Real Estate Due Diligence

Due diligence was conducted by the Department of General Services on January 10, 2008 confirming ownership, jurisdiction and concluding title to the property is clear of defects, for Corona Infirmary at the California Institute for Women at Frontera.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 2007
Complete working drawings:	April 2009
Complete construction:	April 2012

Staff Recommendation: **Approve preliminary plans and recognize anticipated deficit.**

OTHER BUSINESS

None.

REPORTABLES

1. Update on PWBs request for a private letter ruling from the IRS in regards to the issuance of tax-exempt lease revenue bonds to finance the acquisition of the Board of Equalization building.
2. Other items to be presented at meeting.