



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Thursday, November 10, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on
**Thursday, November 10, 2011 at 10:00 a.m. in
Room 113, 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

Thursday

November 10, 2011

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I.	Roll Call		
II.	Approval of minutes from the October 13, 2011, meeting		
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BOND ITEMS

BOND ITEM—1

**UNIVERSITY OF CALIFORNIA
2011 SERIES G
VARIOUS UNIVERSITY OF CALIFORNIA PROJECTS**

Project: **South Tower Seismic Renovation**

Campus: Los Angeles

Authority: Chapter 712, Statutes of 2010, Item 6610-301-0660 (2), as partially reappropriated by the Budget Act of 2011

Project: **Campbell Hall Seismic Replacement Building**

Campus: Berkeley

Authority: Chapters 712, Statutes of 2010, Item 6610-301-0660 (1), as partially reappropriated by the Budget Act of 2011

Project: **Science and Engineering 2 Building**

Campus: Merced

Authority: Chapters 712, Statutes of 2010, Item 6610-301-0660 (4), as partially reappropriated by the Budget Act of 2011

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Regents of the University of California, 2011 Series G Various University of California Projects.
2. Approve the form of and authorize the execution of a 107th Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease and Space Leases between the Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease and Facility Space Leases between the State Public Works Board and the Regents of the University of California.
5. Approve the form of an authorize execution of Project Delivery Agreements between the State Public Works Board and the Regents of the University of California
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
7. Approve the form of and authorize the delivery of a Preliminary Official Statement.
8. Approve and authorize the delivery of an Official Statement.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed	\$268,380,000
Estimated Par Value of Bonds to be Issued	\$303,860,000
"To Not Exceed" Par Amount	\$380,945,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

University of California (6440)
2011 Series G
Various University of California Projects

Action Requested

The requested action would authorize the sale of the 2011 Series G lease revenue bonds, which may include one or more sub-series, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, space leases, facility lease, facility space leases, project delivery agreements, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

The projects are within scope. The UCLA **South Tower Project (space lease)** consists of a 443,387 square foot medical tower in the Center for Health Sciences (CHS), a 2.4 million square-foot complex of 12 buildings housing health sciences research, educational and administrative programs, and the UCLA Medical Center. The existing 10-story building, with two basement levels, was constructed between 1951 and 1965 and was significantly damaged in the 1994 Northridge earthquake. Structurally independent of the adjacent buildings, it will undergo a full seismic renovation, exterior shell upgrades, building infrastructure improvements and interior renovations to house research laboratories, laboratory support space, and academic and administrative offices. The South Tower Project is configured in a double-cross shape, with a steel and reinforced-concrete structural system and brick masonry cladding, consistent with the character and materials used in buildings throughout the campus.

Of the 443,387 square feet (sf), the Board space is estimated to be 179,800 sf, consisting of research laboratory, laboratory support, and offices space on levels two through six and a portion of level one. In addition, the Board space includes a share of approximately 36,900 sf of common areas.

Design of the South Tower Project is expected to be completed in November 2011 and will be released to bid in December 2011. Construction is expected to start in April 2012, is scheduled to last 32 months, and is estimated to be ready for occupancy in December 2014. The total cost of the South Tower Project is \$219,902,000, of which \$125,596,000 will be funded with proceeds of the 2011G Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash and/or other financings provided by The Regents.

The UC Berkeley **Campbell Hall Replacement Building Project** (the “Campbell Hall Project”) **(space lease)** is located in the classical core of the Berkeley campus adjacent to the historic Hearst Mining Circle and provides research laboratory, instructional, academic, and administrative office and support space for the Departments of Astronomy and Physics. The newly constructed building will be approximately 81,000 sf with six stories above grade and one basement level. The construction is Type IB fully-sprinklered with a reinforced concrete frame, a pitched tile roof, a skin of pre-cast concrete, and punched inset rectangular windows.

Of the 81,000 sf, the Board space is estimated to be 59,000 sf, consisting of a research laboratory, laboratory support, instructional, and office space on the first through sixth floor and roof level. In addition, the Board space includes a share of approximately 9,000 sf of common areas.

Design of the Campbell Hall Project is complete and will be released to bid in December 2011. Construction of this project is expected to start in April 2012, is scheduled to last 31 months, and is estimated to be ready for occupancy in November 2014. The total cost of the project is expected to be approximately \$87,372,000, of which \$65,205,000 will be funded with proceeds from the 2011 G Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash and a grant from the National Institute of Standards and Technology (the "NIST"). The NIST grant will substantially fund the Center for Integrated Precision and Quantum Measurement located on the basement level.

The UC Merced ***Science and Engineering 2 Building Project*** provides approximately 101,800 square feet of new construction for teaching and research activities in the Schools of Engineering and Natural Sciences. Located adjacent to the first Science and Engineering Building in the campus academic core, the project consists of two three-story structures linked by a bridge at the second and third levels, with a fully contiguous basement level. The construction is Type IIA steel braced-frame construction with pre-cast concrete columns along a perimeter covered arcade. Consistent with the architectural vocabulary of the first Science and Engineering Building, the exterior cladding consists of architectural pre-cast concrete, cement plaster, and an aluminum window system. The design also incorporates metal sun shading and screening systems, as well as a canopy feature to support photovoltaic panels.

The design of the Science and Engineering 2 Building Project is complete and will be released to bid in December 2011. Construction of this project is expected to start in April 2012, is scheduled to last 30 months, and is estimated to be ready for occupancy in October 2014. The total cost of this project is \$88,819,000, of which \$77,583,000 will be funded with proceeds of the 2011 G Bonds. The costs of the project not being financed by bond proceeds have been or will be paid for from cash.

Staff Recommendation: Adopt the resolution.

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
BARCLAY JUSTICE CENTER
MODOC COUNTY**

AOC Facility Number 25-A1, DGS Parcel Number 10617

Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with Section 70301 of the Government Code, as amended

Consider accepting real property through a transfer of title

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
Barclay Justice Center
Modoc County

Action Requested

If approved, the requested action would authorize the acceptance of real property through a transfer of title.

Scope Description

This transaction is within scope. The requested action would authorize the acceptance of a transfer of title to the Barclay Justice Center (Court Facility) pursuant to that certain Transfer Agreement between the Judicial Council of California, Administrative Office of the Courts (AOC) and the County of Modoc (County) for the Transfer of Responsibility and Title for Court Facility dated December 22, 2009 (Transfer Agreement). The Court Facility is located at 205 South East Street in Alturas, California and consists of approximately 0.5 acres improved with a one-story building, parking area, and associated landscaping. The original building was built in 1967, and the one-story addition was constructed in 1990. A two-inch seismic joint is located between the two buildings. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Other

- The County approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the state on December 22, 2009, and authorized the Chairman of the County Board of Supervisors to execute the Transfer Agreement, Grant Deed and any other documents necessary for the transfer of responsibility and title to the Court Facility to the state.
- The Transfer Agreement requires that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the AOC will purchase an owner's policy of title insurance for the Court Facility from the title company.
- The County has agreed to indemnify the state against any known conditions that existed in, on, or under the real property during the period of County ownership.
- The AOC is not aware of any lawsuits pending concerning the property.
- The Superior Court occupies the entire facility; therefore, the County is not entitled to any compensation.
- In accordance with the Act, the transfer includes the same amount of parking that served the Court Facility in October 2001.
- There is no relocation assistance, historic issues, or implied dedication associated with this transfer of title.

Staff Recommendation: **Authorize the acceptance of real property through a transfer of title.**

CONSENT ITEMS

CONSENT ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW EL CENTRO COURTHOUSE (DUGGINS)
IMPERIAL COUNTY**

AOC Facility Number 13-G1, DGS Parcel Number 10688

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 0250-301-3138(2)
Sections 70371.5 and 70371.7 of the Government Code*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New El Centro Courthouse (Duggins)
Imperial County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize acquisition of approximately 3.6 unimproved acres situated at Wake Avenue and Thomas Drive in the City of El Centro, Imperial County. The project provides for construction of a new four-courtroom, 54,000 square foot facility with associated improvements for use by the Superior Court of California (Court) for judicial, administrative, and related purposes. The project will provide surface parking and secure parking for judicial officers and staff. The property is comprised of two privately owned, contiguous parcels.

Funding and Cost Verification

This project is within cost. A total of \$2,683,000 has been appropriated for acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

\$59,484,000	total authorized project costs
\$59,484,000	total estimated project costs
\$ 1,049,000	project costs previously allocated: acquisition
\$58,435,000	project costs to be allocated: \$1,634,000 acquisition, \$2,717,000 preliminary plans, \$3,496,000 working drawings, and \$50,588,000 construction (\$44,658,000 contract, \$2,233,000 contingency, \$892,000 A&E, and \$2,805,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 12, 2011, and the 35-day statutes of limitation expired on September 20, 2011, without challenge.

Project Schedule

Close of escrow	December 2011
Approve preliminary plans	August 2012
Complete working drawings	May 2013
Start construction	July 2013
Complete construction	January 2014

Condition of Property

In November 2010, Department of General Services (DGS) staff conducted a visit to the subject property. A Phase I Environmental Site Assessment (ESA) was completed in February 2010. Because of prior or surrounding uses, the report identified potential for pesticides and fertilizer residuals as well as possible Volatile Organic Compounds. However, a follow-up Phase II ESA completed in January 2011 detected no significant environmental impacts in the soil or groundwater samples.

Based on the Phase II ESA and the DGS site visit, there are no identified Recognized Environmental Conditions associated with the subject property. No further investigations appear warranted.

Other:

- Site selection was authorized by the Board on March 11, 2011.
- The purchase prices shall not exceed the estimated market values as indicated in DGS' approved appraisals.
- There are no historic issues, implied dedication, or relocation assistance associated with this project.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SANTA CLARITA COURTHOUSE (CASTAIC JUNCTION)
LOS ANGELES COUNTY
AOC Facility Number 19-AD3, DGS Parcel Number 10718

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Santa Clarita Courthouse (Castaic Junction)
Los Angeles County

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of approximately 6.0 acres situated along The Old Road east of Henry Mayo Drive in Castaic Junction, unincorporated Los Angeles County. The project consists of the construction of a new four-courtroom, 55,000 square foot facility for use by the Superior Court of California for judicial, administrative, and related purposes. The project includes secure parking for judicial officers and staff and surface parking for visitors.

Funding and Cost Verification

This project is within cost. A total of \$2,412,000 has been appropriated for acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

\$58,131,000	total authorized project costs
\$58,131,000	total estimated project costs
\$ 1,246,000	project costs previously allocated: acquisition
\$56,885,000	project costs to be allocated: \$1,166,000 acquisition, \$2,656,000 preliminary plans, \$3,542,000 working drawings, and \$49,521,000 construction (\$44,553,000 contract, \$2,228,000 contingency, \$87,000 A&E, and \$2,653,000 other project costs)

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California (Council), acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

Close of escrow	May 2012
Approve preliminary plans	January 2013
Complete working drawings	October 2013
Start construction	January 2014
Complete construction	August 2015

Condition of Property

In March 2011, the Department of General Services (DGS) staff conducted a site visit to the proposed site. A Phase I Environmental Site Assessment (ESA) completed in January 2011. If this property is acquired by the Administrative Office of the Court (AOC), the plans for the site are to demolish the existing buildings and construct new court buildings, parking, and landscaping.

The Phase I ESA noted that portions of the property have been utilized for agriculture since at least 1947, which use is a Recognized Environmental Condition (REC). Additionally, because portions of the property were developed with railroad tracks which are known to include application of chemicals and oil along the right of ways, this finding is a REC. The storage structure and storage yard were observed to hold empty drums, gasoline and paint drums, and various equipment associated with agricultural use. The storage building is pre-1968; therefore, it is possible that asbestos containing construction materials were used during its construction and lead-based paint applied to the surfaces of the onsite storage building. If the site proceeds for acquisition, it is recommended that a Phase II soil investigation be conducted prior to site acquisition.

Other:

- The subject acreage is a portion of a larger parcel. The preliminary title report covers the larger parcel rather than only the subject proposed acreage. This report cites 44 title exceptions, some of which may or may not impact the subject acreage. If this site proceeds to the acquisition phase, a stamped and signed surveyor's legal description and map as well as a preliminary title report revised to cover only the proposed acreage are required. If any of the title exceptions affecting the subject property are found to be value-impacting, a new analysis by the appraiser and a new appraisal review may be required.
- The Phase I ESA reports RECs. If this site proceeds to the acquisition phase, a Phase II ESA and any other applicable environmental studies will be required.

- This private owner is willing to sell the property to the County of Los Angeles; the County of Los Angeles will exchange this land for some of the state's equity in the existing courthouse located in the City of Santa Clarita.
- The proposed site meets the Council's size, location, and compatibility requirements.
- The acquisition price shall not exceed the estimated market value as indicated in a DGS approved appraisal. The site will be exchanged for the state's imputed equity interest in the existing courthouse.
- There are no historic issues, relocation assistance, or implied dedication associated with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW HEMET COURTHOUSE (REGENT MENIFEE SITE)
RIVERSIDE COUNTY
AOC Facility Number 33-F2, DGS Parcel Number 10747

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
New Hemet Courthouse (Regent Meniffee Site)
Riverside County

Action Requested

If approved, the requested action would authorize site selection.

Scope Description

This project is within scope. The requested action would authorize site selection of approximately 5.1 acres within the Meniffee Town Center, a retail center under development near Interstate 215 in the City of Meniffee, Riverside County. The proposed acquisition would provide for the construction of a new nine-courtroom, 116,300 square foot courthouse for use by the Superior Court of California for judicial, administrative, and related purposes. The project includes secure parking for judicial officers and staff and surface parking for visitors. The undeveloped site is located across the street from the planned City Hall for the City of Meniffee.

Funding and Cost Verification

This project is within cost. A total of \$8,563,000 has been appropriated for acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

\$118,413,000	total authorized project costs
\$118,413,000	total estimated project costs
\$ 5,149,000	project costs previously allocated: acquisition
\$113,264,000	project costs to be allocated: \$3,414,000 acquisition, \$4,974,000 preliminary plans, \$6,659,000 working drawings, and \$98,217,000 construction (\$87,256,000 contract, \$4,363,000 contingency, \$1,633,000 A&E, and \$4,965,000 other project costs)

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California (Council), acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

Close of escrow	October 2013
Approve preliminary plans	April 2014
Complete working drawings	April 2015
Start construction	September 2015
Complete construction	July 2017

Condition of Property

In October 2011, the Department of General Services (DGS) conducted a site visit to the proposed site. The site consists of vacant land covered with sparse vegetations.

In March 2011, a Phase I Environmental Site Assessment (ESA) was conducted on the proposed site. The Phase I ESA identified no Recognized Environmental Concerns or potential issues of concerns with the subject property, except that the Federal Emergency Management Agency maps the subject property in a 100-year flood zone and dam failure inundation area. The closest body of water is Canyon Lake located about three miles west of the subject property

Other:

- The subject site is located within a 100-year flood zone. Costs for grading the building pad and raising the foundation will be considered as part of the acquisition analysis.
- The proposed site meets the size, location, and compatibility requirements of the Council.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- There are no relocation or historic issues or implied dedication associated with this site.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW NORTH BUTTE COUNTY COURTHOUSE
BUTTE COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session,
Item 0250-301-3138 (1), as amended by Chapter 1, Statutes of 2009, Fourth
Extraordinary Session
Sections 70371.5 and 70371.7 of the Government Code*

Consider:

- a) approving preliminary plans
- b) approving a reversion of project savings \$4,625,000

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Judicial Council of California
Administrative Office of the Courts
New North Butte County Courthouse
Butte County

Action Requested

If approved, the requested action will approve preliminary plans and revert project savings.

Scope Description

This project is within scope. This project will construct a new five-courtroom, 68,000 square foot facility on approximately 4.0 acres in Chico, California. The project will provide secure parking for judicial officers and staff, as well as surface parking. The project will consolidate court operations by replacing two existing facilities in Butte County and provide increased security.

Funding and Cost Verification

This project is within cost. A total of \$15,847,000 has been appropriated for the acquisition, preliminary plan, and working drawing phases of this project.

The construction estimate at the end of preliminary plans (100 percent design development) indicates that the estimated construction cost reflects the anticipated construction bids.

\$76,947,000	total authorized project costs
\$72,322,000	total estimated project costs
\$ 6,864,000	project costs previously allocated: \$3,525,000 acquisition and \$3,339,000 preliminary plans
\$65,458,000	project costs to be allocated: \$4,358,000 working drawings and \$61,100,000 construction (\$53,863,000 contract, \$2,693,000 contingency, \$1,096,000 A&E, and \$3,448,000 other project costs)
\$ 4,625,000	amount to be reverted: acquisition

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 5, 2010, and the 30-day statutes of limitation expired on May 4, 2010, without challenge.

Project Schedule

Approve preliminary plans	November 2011
Complete working drawings	August 2012
Start construction	December 2012
Complete construction	June 2014

Staff Recommendation: Approve preliminary plans and revert project savings.

CONSENT ITEMS

CONSENT ITEM—6

**DEPARTMENT OF PARKS AND RECREATION (3790)
MARSHALL GOLD DISCOVERY STATE HISTORIC PARK
PARK IMPROVEMENTS
EL DORADO COUNTY**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3790-301-6051 (1), as reappropriated by the Budget Act of 2010
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 3790-301-6051 (3), as reappropriated by the Budget Act of 2011
Chapter 712, Statutes of 2010, Item 3790-301-6051 (2), as reappropriated by the Budget Act of 2011
Chapter 33, Statutes of 2011, Item 3790-301-6051 (5)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of Parks and Recreation
Marshall Gold Discovery State Historic Park
Park Improvements
El Dorado County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project will make various improvements to Marshall Gold Discovery State Historic Park to enhance visitor education and interpretive experience. This project will replace the existing historic sawmill replica with a heavy new timber structure that is more historically accurate, make improvements to the museum building, and develop and install exhibits and media in the upgraded building that reflect current day approaches to gold discovery and interpretation.

Funding and Cost Verification

This project is within cost. A total of \$5,594,000 has been authorized for the project. Funding for preliminary plans was authorized in the 2008 Budget Act, working drawings in the 2009 Budget Act, construction in the 2010 Budget Act, and for working drawings and construction in the 2011 Budget Act.

\$5,594,000	total authorized project cost
\$5,594,000	total estimated project cost
\$ 340,000	project costs previously allocated: preliminary plans
\$5,254,000	project costs to be allocated: \$1,099,000 working drawings, \$4,155,000 construction (\$2,555,000 contract, \$179,000 contingency, \$521,000 A&E costs, and \$900,000 agency-retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 13, 2010, and the 30-day statutes of limitation expired on May 11, 2010, without challenge.

Project Schedule

Approve preliminary plans	November 2011
Complete working drawings	June 2012
Start construction	December 2012
Complete construction	December 2013

Real Estate Due Diligence

Marshall Gold Discovery State Historic Park consists of several parcels that were acquired from 1942 to 1957 by the state. Parks has indicated that there are utility easements within the project site, but that these will not interfere with the project. Parks has clear title to the land in question.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—7

DEPARTMENT OF PARKS AND RECREATION (3790)
CUYAMACA RANCHO STATE PARK (HEMPEL ACQUISITION)
SAN DIEGO COUNTY

DPR Parcel Number 016457 DGS Parcel Number 10739

Authority: Chapters 268 and 269, Statutes of 2008, Item 3790-301-0742(1)

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Department of Parks and Recreation
Cuyamaca Rancho State Park (Hempel Acquisition)

ITEM PULLED

ACTION ITEMS

ACTION ITEM—1

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)
SOUTH VALLEY ANIMAL HEALTH LABORATORY, TULARE COUNTY**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 8570-301-0660(1), as
reappropriated by the Budget Act of 2010*

Consider:

- a) recognizing a scope change
- b) approval of preliminary plans

ACTION ITEMS

STAFF ANALYSIS ITEM—1

California Department of Food and Agriculture
South Valley Animal Health Laboratory
Tulare County

Action Requested

If approved, the requested action would recognize a scope change and approve preliminary plans.

Scope Description

This project is not within scope. The South Valley Animal Health Laboratory Project (Project) consists of a 37,431 gross square feet (gsf) single-story building consisting of a necropsy suite, laboratory space, offices, support spaces, and animal holding areas. The project will provide laboratory and administration facilities for California Department of Food and Agriculture (CDFA) veterinary diagnostic testing to support ongoing food production, food safety and animal welfare programs.

The CDFA has requested a project scope change to increase the project size by 10,130 gsf by adding interstitial space above the necropsy suite (4,580 gsf) and a partial basement (5,550 gsf), for a revised total of 47,562 gsf. These changes are needed to meet current laboratory protocols and safety standards for this type of facility. It should be noted that contrary to the state's administrative policy, the additional space has already been incorporated into the project's preliminary plans, but the Department of Finance (Finance) was only recently informed of these changes after this error had been discovered by the University of California (UC) and the CDFA. Approval of the requested scope change will enable the project to continue as currently designed, thereby resolving several health and safety concerns, as well as other design deficiencies.

On September 29, 2011, Finance notified the chairs of the Joint Legislative Budget Committee of its intent to recommend approval of this scope change no sooner than 20 days after the date of notification. The 20-day waiting period for this project has expired without adverse comments.

Funding and Project Cost Verification

This project is within cost. The Budget Act of 2007 provides \$2,515,000 in General Fund for the preliminary plans for the laboratory. The Budget Act of 2008 provides an additional \$44,937,000 in lease revenue bond funding for the working drawings, construction, and equipment phases of the project. The Project is within budget as currently designed with additional low-cost unfinished space.

\$ 47,452,000	total authorized project costs
\$ 47,452,000	total estimated project costs
\$ 2,515,000	project costs previously allocated: preliminary plans
\$ 44,937,000	project costs to be allocated: \$2,587,000 working drawings, \$41,515,000 construction (\$37,258,000 contracts, \$1,863,000 contingency, \$2,394,000 project administration), and \$835,000 equipment

CEQA

A Notice of Determination was filed with the State Clearing House on March 18, 2011, and the 30-day statutes of limitation expired on April 18, 2011, without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on May 19, 2011, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	September 2011
Complete working drawings	March 2012
Start construction	June 2012
Complete construction	February 2014

Staff Recommendation: Approve preliminary plans and recognize a scope change.

ACTION ITEMS

ACTION ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW RED BLUFF COURTHOUSE (WALNUT STREET SITE)
TEHAMA COUNTY

AOC Facility Number 52-E1, DGS Parcel Number 10667

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing acquisition

ACTION ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Red Bluff Courthouse (Walnut Street Site)
Tehama County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize acquisition of two parcels of both improved and unimproved land totaling approximately 4.4 acres (2.8 acres for the main courthouse parcel and 1.6 acres for the parking parcel) for the construction of a new five-courtroom, 55,000 square foot facility for use by the Superior Court of California for judicial, administrative, and related purposes. The project will provide surface parking as well as secure parking for judicial officers and staff. The proposed site is located within a larger 26-acre parcel owned by Tehama County on Walnut Street, west of Hook Road in the city of Red Bluff.

Funding and Cost Verification

This project is within cost. A total of \$7,791,000 has been appropriated for acquisition. This property can be acquired with the funds available and in accordance with legislative intent.

\$71,479,000	total authorized project costs
\$71,479,000	total estimated project costs
\$ 681,000	project costs previously allocated: acquisition
\$70,798,000	project costs to be allocated: \$7,110,000 acquisition, \$3,106,000 preliminary plans, \$3,982,000 working drawings, and \$56,600,000 construction (\$49,879,000 contract, \$2,494,000 contingency, \$ 1,019,000 A&E, and \$3,208 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 3, 2011, and the 35-day statutes of limitation expired on March 7, 2011, without challenge.

Project Schedule

Close of escrow	December 2011
Approve preliminary plans	September 2011
Complete working drawings	July 2012
Start construction	July 2013
Complete construction	April 2014

Condition of Property

In July 2010, the Department of General Services (DGS) staff conducted a site visit to the proposed site. Both parcels are owned and occupied by Tehama County (County). The site is largely developed with 17 buildings with addresses and storage structures. The proposed site includes five buildings, which the Administrative Office of the Courts (AOC) plans to demolish during construction. The age of the buildings is less than 50 years (the threshold for determining historical resource eligibility), but constructed prior to 1980; therefore, the potential exists for the presence of asbestos containing materials (ACM) and lead based paints (LBP).

A Phase I Environmental Site Assessment (ESA) was completed in August 2010. The Phase I ESA revealed four recognized environmental concerns (RECs) in connection with the larger 26-acre County parcel; however, based on the location of the RECs and the land for AOC's acquisition, only two RECs are of concern:

- Evaluate for Polychlorinated Biphenyls (PCB) Containing Transformers and Capacitors

One of more of the electrical transformers on site were likely manufactured prior to July 1979, and therefore it is presumed that the coolant oil within them contains PCBs. In addition, it is possible that the capacitors and fluorescent light ballasts within the buildings contain PCBs. The Phase I recommends prior to transfer of any property, evaluate all transformers, capacitors, and fluorescent light ballasts to determine whether PCBs are present, and replace or flush equipment if PCBs are present.

- Evaluate for ACM and LBP Presence

As noted, buildings are planned for demolition. The Phase I recommends an evaluation for presence of ACMs and LBPs prior to any construction that includes alteration, modification, and demolishing to structures. AOC should have disturbed materials tested for ACM and LBP presence for proper handling and disposal.

A subsurface investigation was completed for the 26-acre parcel on March 16, 2011, and the Phase II ESA report was completed in April 2011. Based on the analytical data collected at the southeast portion of the parcel (proposed site), no further investigation was recommended.

Parking Easement

The AOC and the County of Tehama will enter into a parking agreement wherein the County and state will make available to each other a minimum of 123 parking spaces within the courthouse property and the county parking property open to the public on a first come, first serve basis. If either party determines that there are not a minimum of 123 spaces regularly available for its purposes within the designated shared areas, either may terminate the agreement upon written notice to the other party. The shared parking will be provided in perpetuity, subject to the termination provision.

Other

- Relocation assistance will be provided to the county entities relocating from the existing buildings on-site, as negotiated in the Property Acquisition Agreement. The state will reimburse the County a fixed payment of \$130,000 for relocation expenses.
- An Agreement and Grant of Easement will be executed at close of escrow between the state and the City of Red Bluff granting the city access, for maintenance purposes, to a water well located on the site.
- Following the state's acquisition of the site, the County of Tehama will lease back existing improvements on approximately 2.8 acres from the state through March 1, 2013, unless extended by mutual agreement of the parties.
- The property is encumbered by an aviation easement, used to protect the air-space above the property for use by aircraft, naming the County of Tehama as Grantor and the City of Red Bluff as Grantee, that limits the height of any structures on the property to under 100 feet. The AOC states that the 100-foot height requirement will not affect the design and construction of the new courthouse.
- Since the proposed site is located within two miles of the Red Bluff Municipal Airport, pursuant to Section 21655 of the Public Utilities Code of California, the Department of Transportation (DOT) inspected the site. Based upon their evaluation of existing conditions and planned development, the DOT concluded that the site is considered to provide the level of safety suitable for a state building site.
- The Property Acquisition Agreement includes environmental indemnification language but does not include the state's standard indemnification language, potentially exposing the state to additional fiscal liability; however, a DGS site visit of the property did not identify conditions that would likely pose an exceptional risk to the state. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- Site selection was approved by the Board on September 20, 2010.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- Existing improvements on the site will be demolished by the AOC during the construction phase.
- There are no historic issues and no implied dedication associated with this project.

Staff Recommendation: Authorize acquisition.

ACTION ITEMS

ACTION ITEM—3

**DEPARTMENT OF PARKS AND RECREATION (3790)
UP TO 70 OPERATING AGREEMENTS – STATE PARK UNITS SUBJECT TO CLOSURE
STATEWIDE**

Authority: Section 5080.40 of the Public Resources Code

Consider:

- a. making the following findings and determinations:
 - 1. The operating agreement(s) could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill.
 - 2. It would be adverse to the interests of the public to defer action on the operating agreement(s) until the Legislature considers the 2012-13 Budget Bill.
- b. establishing operating agreement parameters, as recommended by staff, for individual operating agreements to be considered by the Board in the future.

ACTION ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation
Operating Agreements
70 State Park Units
Statewide

Action Requested

If approved, the requested action would make findings and determinations that any of the operating agreements covered by this item could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill and it would be adverse to the interests of the public to defer action on any of these operating agreements until the Legislature considers the 2012-13 Budget Bill.

The requested action also would establish parameters for negotiating the operating agreements, as recommended by staff, for individual operating agreements to be considered by the Board in future meetings.

Background

In response to the state's on-going budget imbalance, the 2011 Budget Act includes an \$11 million General Fund reduction to the Department of Parks and Recreation (Parks). When fully implemented, the reduction will grow to an ongoing \$22 million General Fund reduction beginning in 2012-13. Because of these reductions, Parks has developed plans to close up to 70 state park units. During the budget deliberations in the spring of 2011, Parks committed to work with stakeholders and local communities to explore partnership opportunities to keep parks open.

Public Resources Code (PRC) 5080.30 authorizes Parks to enter into operating agreements with the federal government, local public agencies, or any combination thereof for the care, maintenance, administration, and control of lands under the jurisdiction of any party to the agreement. Therefore, operating agreement(s) provide a mechanism to implement partnerships with federal and local agencies to continue to provide public access to the 70 state park units covered by this item.

PRC Section 5080.40 requires the Legislature to review operating agreements as part of the annual budget process. However, existing law provides an alternate process for approving certain operating agreements outside the budget process, if certain conditions are met. This alternative process allows the Board to approve certain operating agreements when it determines: (1) that the agreement could not have been reviewed by the Legislature during its consideration of the previous Budget Bill, and (2) deferring review and approval until the Legislature considers the next Budget Bill would be adverse to the interests of the public.

Once the Board has made the required findings and determinations, the Board may subsequently approve a new operating agreement no sooner than 20 days after the appropriate legislative committees are notified of the Board's intent to review and approve the operating agreement. Parks would generally provide detailed information about the operating agreements and proposed terms. However, because of the limited amount of time before the closure plan must be fully-implemented, Parks has requested that the Board consider the high-level facts of this unique situation and allow Parks to pursue potential individual operating agreements for each of the 70 park units listed below. It should be noted that the individual operating agreements would still need to be approved by the Board at a future date and the specific details of those agreements would be available for review prior to final approval.

Scope Description

Parks has requested that the Board find and determine that operating agreements at the following park units, which are subject to closure beginning July 1, 2012, could not have been reviewed by the Legislature during its consideration of the 2011-2012 Budget Bill and deferring review and approval until the Legislature considers the 2012-2013 Budget Bill would be adverse to the interests of the public:

1. Anderson Marsh State Historic Park
2. Annadel State Park
3. Antelope Valley Indian Museum State Historic Park
4. Austin Creek State Recreation Area
5. Bale Grist Mill State Historic Park
6. Benbow Lake State Recreation Area
7. Benicia Capitol State Historic Park

8. Benicia State Recreation Area
9. Bidwell Mansion State Historic Park
10. Bothe-Napa Valley State Park
11. Brannan Island State Recreation Area
12. California State Mining & Mineral Museum
13. Candlestick Point State Recreation Area
14. Castle Crags State Park
15. Castle Rock State Park
16. China Camp State Park
17. Colusa-Sacramento River State Recreation Area
18. Del Norte Coast Redwoods State Park
19. Fort Humboldt State Historic Park
20. Fort Tejon State Historic Park
21. Garrapata State Park
22. George J. Hatfield State Recreation Area
23. Governor's Mansion State Recreation Area
24. Gray Whale Cove State Beach
25. Greenwood State Beach
26. Grizzly Creek Redwoods State Park
27. Hendy Woods State Park
28. Henry W. Coe State Park
29. Jack London State Historic Park
30. Jug Handle State Natural Reserve
31. Leland Stanford Mansion State Historic Park
32. Limekiln State Park
33. Los Encinos State Historic Park
34. Malakoff Diggins State Historic Park
35. Manchester State Park
36. McConnell State Recreation Area
37. McGrath State Beach
38. Mono Lake Tufa State Natural Reserve
39. Morro Strand State Beach
40. Moss Landing State Beach
41. Olompali State Historic Park
42. Palomar Mountain State Park
43. Petaluma Adobe State Historic Park
44. Picacho State Recreation Area
45. Pio Pico State Historic Park
46. Plumas-Eureka State Park
47. Point Cabrillo Light Station State Historic Park
48. Portola Redwoods State Park
49. Providence Mountains State Recreation Area
50. Railtown 1897 State Historic Park
51. Russian Gulch State Park
52. Saddleback Butte State Park
53. Salton Sea State Recreation Area
54. Samuel P. Taylor State Park
55. San Pasqual Battlefield State Historic Park
56. Santa Cruz Mission State Historic Park
57. Santa Susana Pass State Historic Park
58. Shasta State Historic Park
59. South Yuba River State Park
60. Standish-Hickey State Recreation Area
61. Sugarloaf Ridge State Park

- 62. Tomales Bay State Park
- 63. Tule Elk State Natural Reserve
- 64. Turlock Lake State Recreation Area
- 65. Twin Lakes State Beach
- 66. Weaverville Joss House State Historic Park
- 67. Westport-Union Landing State Beach
- 68. William B. Ide Adobe State Historic Park
- 69. Woodson Bridge State Recreation Area
- 70. Zmudowski State Beach

Timing and Public Benefit Factual Considerations

- The 2011-12 Governor's Budget, released in January 2011, included the General Fund reductions described above that were eventually enacted. During budget deliberations, the Administration noted that the proposed reductions would result in the closure of an unspecified number of state parks, and that Parks would work with stakeholders and local communities to explore partnership opportunities to keep parks open. However, the specific list of state park closures was not finalized until May 2011, after the deadline for submitting budget proposals to the Legislature. Therefore, operating agreements for these 70 state park units could not have been reviewed by the Legislature in the course of its consideration of the 2011-12 Budget Bill.
- Parks is planning to close up to 70 state park units effective July 1, 2012, to meet the scheduled \$22 million General Fund reduction in the 2012-13 fiscal year. To allow for operating agreements to be in place for these 70 park units prior to the planned closure, Parks needs the authority to enter into operating agreements well before July 1, 2012, to avoid having to close those park units that otherwise could have remained open to the public. Preventing the unnecessary closure of state park units would benefit the public by maintaining existing public access to these parks.

Proposed Operating Agreement Parameters

Given that the scope and terms of the potential operating agreements have not been identified in detail at this time, staff recommends the Board consider adopting the following parameters for the types of individual operating agreements Parks may pursue as part of this request. The parameters of the operating agreements shall be consistent with the PRC sections and also include the following:

- The agreement involves no significant increase in the state's risk exposure or legal liability than would otherwise apply to a closed state park.
- Parks provides to the Board a financial projection of the agreement's anticipated operational costs and revenues.
- The operating agreement does not result in a net increase in state funding or staffing levels to support continued public services at the unit(s).
- The agreement request is received by the Board before April 1, 2012.

Finding and Cost Verification

This project is within cost. The cost to solicit and negotiate with prospective entities will be minimal and will be absorbed within Parks' existing budget.

CEQA

Operating agreements do not require a California Environmental Quality Act review.

Project Schedule

Solicit and negotiate with prospective public entities – Beginning November 2011

Request final approval from the Board – Beginning mid December 2011

Sign operating agreements with prospective public entities – Beginning Early 2012

- Staff Recommendation:**
- (1) Find that the proposed operating agreements in the 70 park units identified in this item could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill and it would be adverse to the interests of the public to defer that review and approval until the Legislature considers the 2012-13 Budget Bill.**
 - (2) The terms of the operating agreements to be considered for approval under this action must be consistent with the parameters identified in this item.**

ACTION ITEMS

ACTION ITEM—4

**DEPARTMENT OF PARKS AND RECREATION (3790)
UP TO 29 CONCESSIONS – STATE PARK UNITS SUBJECT TO CLOSURE
STATEWIDE**

Authority: Section 5080.20 of the Public Resources Code

Consider:

- a. making the following findings and determinations:**
 - 1. The concession(s) could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill.**
 - 2. It would be adverse to the interests of the public to defer action on the concession(s) until the Legislature considers the 2012-13 Budget Bill.**
- b. establishing concession parameters, as recommended by staff, for individual concessions to be considered by the Board in the future.**

ACTION ITEMS

STAFF ANALYSIS ITEM—4

Department of Parks and Recreation
Concessions
29 State Park Units
Statewide

Action Requested

If approved, the requested action would make findings and determinations that any of the potential concessions covered by this item could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill and it would be adverse to the interests of the public to defer action on any of these concessions until the Legislature considers the 2012-13 Budget Bill.

The requested action also would establish concession parameters, as recommended by staff, for individual concessions to be considered by the Board in future meetings.

Background

In response to the state's on-going budget imbalance, the 2011-12 Budget Act includes an \$11 million General Fund reduction to the Department of Parks and Recreation's (Parks) operating budget. When fully implemented, Parks' operating budget will be reduced by \$22 million General Fund on an on-going basis beginning in 2012-13. Because of these reductions, Parks has developed plans to close up to 70 state park units. Of the 70 parks on the closure list, 29 of those parks have been identified by Parks as good candidates for supporting viable concessions that could allow portions of the closed park units to remain accessible to the public.

Public Resources Code (PRC) 5080.03(a) authorizes Parks to enter into concession contracts with private entities for the construction, maintenance, and operation of concessions within units of the state park system. Parks has historically entered into concessions for the purpose of improving safety and convenience for the general public in the use, enjoyment, and enhancement of the recreational and educational experiences at units of the state park system, and not solely for their revenue generating potential. Typical concessions include golf courses, restaurants, snack bars, and boating marinas within state parks.

PRC Section 5080.20 requires the Legislature to review and approve proposed concessions as part of the annual budget process. However, existing law provides an alternate process for review and approval of proposed concessions outside the budget process, if certain conditions are met. This alternative process allows the Board to approve certain new concessions when it determines: (1) that the agreements could not have been reviewed by the Legislature during its consideration of the previous Budget Bill, and (2) deferring review and approval until the Legislature considers the next Budget Bill would be adverse to the interests of the public. It should be noted that PRC section 5080.20 (a) requires that the State Parks Commission review proposed concessions and determine that they are compatible with the classification of the unit in which the concessions will be operated.

Once the Board has made the required findings and determinations, the Board may subsequently approve a concession no sooner than 20 days after the appropriate legislative committees are notified of the Board's intent to review and approve the concession. Parks would generally provide detailed information about the type of concession(s) and proposed terms. However, because of the limited amount of time before the closure plan must be fully implemented, Parks has requested that the Board consider the high-level facts of this unique situation and allow Parks to pursue the potential for individual concessions at each of the 29 park units listed below. It should be noted that the individual concessions would still need to be approved by the Board at a future date and the specific details of those concessions would be available for review prior to final approval.

Scope Description

Parks has requested that the Board find and determine that concessions at the following park units, which are subject to closure beginning July 1, 2012, could not have been reviewed by the Legislature during its consideration of the 2011-2012 Budget Bill and deferring review and approval until the Legislature considers the 2012-2013 Budget Bill would be adverse to the interests of the public:

1. Turlock Lake State Recreation Area
2. McConnell State Recreation Area
3. Palomar Mountain State Park
4. Salton Sea State Recreation Area

5. Providence Mountain State Recreation Area
6. Picacho State Recreation Area
7. Bothe-Napa Valley State Park
8. Jack London State Historic Park
9. Sugarloaf Ridge State Park
10. Brannan Island State Recreation Area
11. Samuel P. Taylor State Park
12. China Camp State Park
13. Russian Gulch State Park
14. Hendy Woods State Park
15. Westport-Union Landing State Park
16. Limekiln State Park
17. Moss Landing State Beach
18. Zmudowski State Beach
19. Austin Creek State Recreation Area
20. Castle Crags State Park
21. Grizzly Creek Redwoods State Park
22. Standish-Hickey State Recreation Area
23. Woodson Bridge State Recreation Area
24. Del Norte Coast Redwoods State Park
25. Plumas-Eureka State Park
26. Morro Strand State Beach
27. Castle Rock State Park
28. Portola Redwoods State Park
29. Gray Whale Cove State Beach

Timing and Public Benefit Factual Considerations

- The 2011-12 Governor's Budget was released in January 2011, which included the General Fund reductions described above that were eventually enacted. During budget deliberations, the Administration noted that the proposed reductions would result in the closure of an unspecified number of state parks. However, the specific list of state park closures was not finalized until May 2011, after the deadline for submitting budget proposals to the Legislature. Therefore, concessions within these 29 state parks could not have been reviewed by the Legislature in the course of its consideration of the 2011-12 Budget Bill.
- Parks is planning to close up to 70 state park units effective July 1, 2012, to meet the scheduled \$22 million General Fund reduction in the 2012-13 fiscal year. To allow for concessions to be in place within these 29 park units prior to the planned closure, Parks needs the authority to award concession contracts well before July 1, 2012, to avoid having to close those park facilities that otherwise could have remained open, in part, to the public. Preventing the unnecessary closure of state park facilities would benefit the public by allowing a portion of the park unit to remain accessible to the public.

Proposed Concession Parameters

Given that the nature and type of concession(s) have not been identified in detail at this time, staff recommends the Board consider adopting the following parameters for the types of individual concession(s) Parks may pursue as part of this request. The parameters of the concessions shall be consistent with the PRC sections related to concessions, and also include the following:

- The scope of each concession must cover clearly identifiable and distinct elements of one or more state park units, such as campgrounds, restaurants, day-use areas, or a combination of multiple elements.

- The concession must enhance public access at the park unit that would otherwise not occur without the concession.
- The concession involves no significant increase in the state's risk exposure or legal liability.
- Parks provides to the Board a financial projection of the concession's anticipated operational costs and revenues. The concession operation(s) does not result in a net increase in state funding or staffing levels to support continued public services at the unit(s).
- The concession request is received by the Board before April 1, 2012.

Funding and Cost Verification

This project is within cost. The cost for Request for Proposals (RFP) process for a concession contract is estimated to be \$10,000 for each RFP development, advertisement, award, and contract execution. The cost will be provided within Parks' existing budget. Any revenues generated from these concessions would offset these additional costs.

CEQA

Concessions do not require a California Environmental Quality Act (CEQA) review.

Project Schedule

Request final approval of the concession(s) from the Board – Beginning December 2011

Release of RFPs – Beginning mid-December 2011

Award concession contracts – Beginning Spring 2012

- Staff Recommendation:**
- (1) Find that the proposed concessions in the 29 park units identified in this item could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2011-12 Budget Bill and it would be adverse to the interests of the public to defer that review and approval until the Legislature considers the 2012-13 Budget Bill.**
 - (2) The terms of the concessions to be considered for approval under this action must be consistent with the parameters identified in this item.**

OTHER BUSINESS

1. **Adoption of the 2012 SPWB Calendar.**
2. **The Annual Report from Gilbert Associates Inc.**
 - a. Public Buildings Construction Fund
 - b. High Technology Education Revenue Bond Fund

Recognize the 2011 State Public Works Board Financial Statements

REPORTABLES

To be presented at the meeting.