



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Tuesday, November 6, 2012**

The **STATE PUBLIC WORKS BOARD** will meet on
**Tuesday, November 6, 2012 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

Tuesday

November 6, 2012

10:00 a.m.

Room 113

State Capitol

Sacramento, California

I.	Roll Call		
II.	Approval of minutes from the October 10, 2012 meeting		
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BOND ITEM

BOND ITEM—1

**UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS
DAVIDSON LIBRARY ADDITION AND RENEWAL
SANTA BARBARA COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 6440-301-6048 (12), as reappropriated by the Budget Act of 2009;
Chapters 171 and 172, Statutes of 2007, Item 6440-301-6048 (13), as reappropriated by the Budget Acts of 2008 and 2009;
Chapter 712, Statutes of 2010, Item 6440-301-0660 (3), as reappropriated by the Budget Acts of 2011 and 2012*

Consider adoption of a resolution to:

- 1. Declare the official intent of the Board to reimburse the obligations issued or entered into by The Regents as interim financing from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2. Authorize the sale of lease revenue bonds.**
- 3. Approve the form of and authorize the execution of a Project Delivery Agreement between the Regents of the University of California and the Board.**

BOND ITEM

STAFF ANALYSIS ITEM—1

University of California
Santa Barbara Campus
Davidson Library Addition and Renewal
Santa Barbara County

Action Requested

The requested action would consider authorizing actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds, authorize the sale of lease revenue bonds, approve the form of and authorize the execution of Project Delivery Agreements between the Regents of the University of California and the Board, and approve other related actions in connection with the

authorization, issuance, sale, and delivery of said revenue bonds related to the construction and financing of the Davidson Library Addition and Renewal project on the Santa Barbara campus.

Scope Description

The project is within scope and cost. The University of California Santa Barbara (UCSB) Davidson Library Addition and Renewal project will expand and update the existing campus library located at the heart of the UCSB campus. A three-story addition, linked by connectors to the north of the existing building, will provide 44,646 asf (assignable square feet) for 24-hour access, information areas, instruction and group study areas, seminar and reading rooms, special collections, and staff offices and workspaces. The project also will complete renovations to 114,679 asf of existing library space and improve the safety, function and operations of the library through the correction of existing structural shear wall deficiencies in the two-story wing and eight-story tower. Improvements include the creation of a new entry and building pass-through; reconfigured floor layouts to provide additional seating capacity and space efficiencies; the replacement of mechanical, electrical and plumbing infrastructure, and the recladding of the north wing as part of the seismic retrofit. New fire sprinkler and alarm systems will be installed throughout the entire library complex in accordance with the latest fire- and life-safety code requirements.

Funding and Project Cost Verification

The project is within cost.

- \$ 75,165,000 total authorized project costs (state funds)
- \$ 76,240,000 total estimated project costs
- \$ 3,763,000 project costs previously allocated: \$1,353,000 preliminary plans (state); \$2,410,000 working drawings (state)
- \$ 72,447,000 project costs to be allocated: \$71,402,000 construction (state lease revenue bonds) (\$62,065,000 contracts, \$3,707,000 contingency, \$5,630,000 project administration); \$1,075,000 equipment (future State request)

CEQA

The Notice of Determination was filed with the State Clearinghouse on March 20, 2009, and the 30-day waiting period expired on April 19, 2009, without challenge.

Real Estate Due Diligence

A Title Evaluation Report, dated June 6, 2011, concluded that there are no exceptions identified during the course of their investigation that would adversely affect the quiet use and enjoyment of the project area.

Project Schedule

Approve preliminary plans	June 2010
Complete working drawings	November 2012
Start construction	March 2013
Complete construction	August 2015

Other

- The Regents of the University of California (Regents) will provide financing for the Project and will be repaid with the bond proceeds.
- The Regents approved the use of interim financing in September 2012.

Staff Recommendation: Adopt the Resolution.

BOND ITEM

BOND ITEM—2

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS
SCRIPPS INSTITUTE OF OCEANOGRAPHY RESEARCH SUPPORT FACILITIES
SAN DIEGO COUNTY

Authority: Chapters 33, Statutes of 2011, Item 6440-301-0668 (1), as reappropriated by the Budget Act of 2012

Consider adoption of a resolution to:

1. Declare the official intent of the Board to reimburse the obligations issued or entered into by The Regents as interim financing from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve the form of and authorize the execution of a Project Delivery Agreement between the Regents of the University of California and the Board.

BOND ITEM

STAFF ANALYSIS ITEM—2

University of California
San Diego Campus
Scripps Institute of Oceanography Research Support Facilities
San Diego County

Action Requested

The requested action would consider authorizing actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds, authorize the sale of lease revenue bonds, approve the form of and authorize the execution of Project Delivery Agreements between the Regents of the University of California and the Board, and approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds related to the

construction and financing of the Scripps Institute of Oceanography (SIO) Research Support Facilities on the San Diego campus.

Scope Description

The project is within scope and cost. The SIO Research Support Facilities project will provide 21,300 assignable square feet of new construction to support sea-going programs in the SIO. The new construction consists of three pre-fabricated buildings that are similar in size and scale to the existing pre-engineered buildings that are to remain on the site. The project also includes construction of exterior research support areas and improvements to the existing access road.

Funding and Project Cost Verification

The project is within cost.

\$ 6,348,000 total authorized project costs (state funds)

\$ 6,348,000 total estimated project cost

\$ 613,000 project costs previously allocated: \$276,000 preliminary plans; \$337,000 working drawings

\$ 5,735,000 project costs to be allocated: \$5,735,000 construction (state lease revenue bonds) (\$5,300,000 contracts, \$237,000 contingency, \$198,000 project administration)

CEQA

The Notice of Determination was filed with the State Clearinghouse on January 10, 2012, and the 30-day waiting period expired on February 9, 2012, without challenge.

Real Estate Due Diligence

A Title Evaluation Report, dated May 16, 2012, concluded that there are no exceptions identified during the course of their investigation that would adversely affect the quiet use and enjoyment of the project area.

Project Schedule

Approve preliminary plans	February 2012
Complete working drawings	August 2012
Start construction	October 2012
Complete construction	December 2013

Other

- The Regents of the University of California (Regents) will provide financing for the Project and will be repaid with the bond proceeds.
- The Regents approved the use of interim financing in October 2012 for this facility.

Staff Recommendation: Adopt the Resolution.

CONSENT ITEMS

CONSENT ITEM—1

**CALIFORNIA SCIENCE CENTER (3100)
PHASE I STRUCTURAL CHANGES
LOS ANGELES COUNTY**

Authority: Food and Agricultural Code Sections 4101-4108

Consider consenting to structural changes to be made to the Phase I Facility of the California Science Center for improvements to food services facilities to be paid with private payments

CONSENT ITEMS

STAFF ANALYSIS—ITEM 1

California Science Center
Phase I Structural Changes
Los Angeles County

Item Pulled

CONSENT ITEMS

CONSENT ITEM—2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SOUTH OPERATIONS AREA HEADQUARTERS: RELOCATE FACILITY
RIVERSIDE COUNTY**

*Authority: Chapter 106, Statutes of 2001, Item 3540-301-0001 (23)
Chapter 106, Statutes of 2001, Item 3540-304-0042 (20)
Chapter 379, Statutes of 2002, Item 3540-301-0660 (13)
Chapter 208, Statutes of 2004, Item 3540-301-0660 (3.8)
Chapter 47, Statutes of 2006, Item 3540-301-0660 (3) as reappropriated
by the Budget Act 2009
Chapter 171, Statutes of 2007, Item 3540-301-0660 (7.7) as reappropriated
by the Budget Act 2009
Chapter 268, Statutes of 2008, Item 3540-301-0660 (8) as reappropriated
by the Budget Acts 2009 and 2011*

Consider recognizing a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of Forestry and Fire Protection
South Operations Area Headquarters: Relocate Facility
Riverside County

Action Requested

If approved, the requested action would recognize a scope change.

Scope Description

This project is not within scope. The approved project scope consists of a 12,351 square foot (sf) office/command center, a 31,354 sf administration building, a 3,511sf construction and engineering office building, a 1,581 sf electrical shop building, a 2,601 sf mechanical shop building, a 2,982 sf auto shop building, a 3,240 sf warehouse building, a 7,119 sf training center building, a 607 sf groundskeeper/hazardous materials building, a 638 sf generator building, an emergency generator, and a communications tower. Site work includes utilities, paving, curbs and gutters, landscaping, fencing and a fueling facility.

The California Department of Forestry and Fire Protection (Cal Fire) has requested a scope change for the South Operations Area Headquarters Relocation project to reduce the size of the project by a total of 6,543 sf or 9.6 percent to remove space associated with the United States Forest Service (USFS) (4,047 sf) and the Bureau of Land Management (BLM) (200 sf), as well as incorporate design efficiencies and building code updates (2,296 sf).

This project will replace the existing South Operations Area Headquarters facility, which currently supports a number of cooperating state and federal emergency response agencies, including Cal Fire, the USFS, and the BLM. Cal Fire has decided to continue without the federal agencies because of their inability to secure project funding. This project has already experienced significant delays and because of the worsening condition of Cal Fire's existing facility, Cal Fire cannot wait for the federal partners to resolve their funding issues, which is likely to take several years or more. Specifically, Cal Fire is requesting the following changes:

- Reduce the administration building by 6,170 sf (18.1 percent), from 33,996 sf to 27,826 sf, to remove the USFS and BLM space (3,528 sf) from this building and to incorporate design efficiencies (2,642 sf) associated with the need for less circulation space.
- Reduce the office/command center by a net of 691 sf (5.6 percent), from 12,323 sf to 11,632 sf, to remove the USFS and BLM space from this building (719 sf) and to add space to incorporate some minor building code requirements (28 sf).
- Increase the auto shop by 143 sf (5.0 percent), from 2,839 sf to 2,982 sf, to incorporate code changes, such as expanding the size of the restroom for ADA accessibility.
- Increase the training center building by 169 sf (2.4 percent), from 6,950 sf to 7,119 sf, to incorporate some minor building code changes. With a net increase of 6 sf related to similar changes in two other buildings.

On September 26, 2012, the Department of Finance notified the chairs of the Joint Legislative Budget Committee of its intent to approve the scope change of this project and to recommend the Board recognize it no sooner than 20 days from that date. The 20-day waiting period expired on October 16, 2012, without comments.

Funding and Project Cost Verification

This project is within cost. A total of \$46,140,000 in state funds (\$803,000 General Fund, \$1,104,000 State Highway Account, and \$44,233,000 lease revenue bonds) has been appropriated for this project. In addition, approximately \$2.2 million in federal funding had been budgeted for this project. The Department of General Services estimates total project costs, with the proposed scope reduction, to be \$49,288,000, an increase of approximately \$985,000 above the last legislatively recognized project cost (\$48,302,000). However, with the deletion of the federal space and associated funding, the state's share of this project will increase by a net of \$3,148,000. This increase reflects a savings of \$1,717,000 in acquisition due to reduced land costs, increased design costs of \$935,000, and increased construction costs of \$3,930,000, as detailed below.

Working drawings were nearly complete when this project was stopped by the Pooled Money Investment Board's freeze on interim funding (December 2008). Once restarted, it was ultimately determined that the working drawings needed to be revised significantly to incorporate updated building codes, more stringent Leadership in Energy Efficient Design standards, security enhancements, and other project elements. The majority of the increased construction costs (approximately \$2.9 million) can be attributed to the above requirements, with the balance of the increased construction costs attributed to the loss of federal cost-sharing benefits. Because the federal share of this project previously covered approximately \$1,028,000 of fixed costs, such as site work and other project costs, including parking, data/telecom, and utilities, design, and project

management costs, the loss of federal participation will result in these costs being shifted to the state. It should be noted that the above construction costs also reflect minor net savings associated with the removal of the excess circulation space and other minor space adjustments described above.

\$ 48,302,000	total authorized project costs (\$46,140,000 state funds and \$2,162,000 federal funds)
\$ 49,288,000	total estimated project costs
\$ 3,543,000	state funds previously allocated: \$65,000 acquisition, \$803,000 preliminary plans, and \$2,675,000 working drawings
\$ 42,597,000	state funds to be allocated: \$1,028,000 acquisition, \$539,000 working drawings, and \$41,030,000 construction (\$34,326,000 contract, \$1,716,000 contingency, \$2,589,000 A&E, \$2,457,000 other project costs, \$3,090,000 agency retained, and estimated deficit -\$3,148,000)
\$ 935,000	estimated deficit: (\$3,148,000 state funds and -\$2,162,000 federal funds)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 30, 2002, and the 30-day statutes of limitation expired on December 30, 2002, without challenge.

Real Estate Due Diligence

The Department of General Services is currently in the process of acquiring the property necessary for this project and the related due diligence issues will be resolved prior to construction.

Project Schedule

Acquisition	May 2013
Approve preliminary plans	November 2002
Approve working drawings	March 2013
Start construction	February 2014
Complete construction	October 2015

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT ITEM—3

**DEPARTMENT OF PARKS AND RECREATION (3790)
DONNER MEMORIAL STATE PARK
CADJEW TRUCKEE DONNER LAND TRUST PROPERTY ACQUISITION
NEVADA AND PLACER COUNTIES**

DPR Parcel No. 016119; DGS Parcel No. 10710

Authority: Chapter 379, Statutes of 2002, Item 3790-301-6029 (6), as reappropriated by the Budget Acts of 2005, 2008, and 2011

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation
Donner Memorial State Park
Cadjew Truckee Donner Land Trust Property Acquisition
Nevada and Placer Counties

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. This request will authorize the Department of Parks and Recreation (Parks) to acquire approximately 257 acres of land located adjacent to Donner Memorial State Park in order to protect the lands surrounding existing federal recreational trails and to provide the future opportunity to connect these trails to the existing trail system within the park. The acquisition would provide the public with expanded recreation and interpretive opportunities, as well as habitat and watershed protection for Donner Memorial State Park and Donner Lake.

Funding and Cost Verification

This project is within cost. The 2002 Budget Act provides funding for the acquisition of inholdings and opportunity purchases. The Department of General Services (DGS) has approved an appraisal value of \$3,475,000. The Tahoe Donner Land Trust is offering the land for \$3,000,000. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

that because the pipeline is a permanent fixture, additional releases along this line may occur in the future; however, the release would be limited by the daily pipeline monitoring, and so the associated risk would be minimal, as has been evidenced in past emergency responses.

Potential Natural Hazards—The property is located in a steep, alpine setting. As a result, the property is exposed to natural hazards, such as rock fall, forest fire, debris flows, flooding, and avalanches. Moderate to high avalanche run out zones are located within the property. This is not considered a REC. The Phase I ESA reported that the hazards associated with avalanche risks are minimized as there are no structures identified within the avalanche paths.

Slope Instability—The Phase I ESA reported that the property includes steep slopes, relatively granular soil conditions, and sparse vegetation, which have resulted in areas of erosion, potential slope instability, and sediment transport. This is not considered a REC.

Billy Mack Creek—The Phase I ESA reported that Billy Mack Creek is susceptible to erosion and damming by beavers. Over the years, the prior property owner removed sediment build-up in the creek. About 200 cubic yards of stockpiled sand is located south of the creek. It is possible that seasonal and localized flooding occurs. This is not considered a REC.

Phase II ESA

The November 2010 Phase II ESA reported a small amount of diesel fuel had spilled onto the ground beneath the drums, impacting a small and shallow area of soil. Remediation was conducted pursuant to cleanup procedures, with both the impacted soil and the four waste oil drums disposed of properly. The cleanup addressed what is considered a “de minimis” condition. De minimis conditions are not considered a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Other

- The property is currently owned by the Truckee Donner Land Trust (TDLT). The TDLT has indicated to Parks
- The TDLT are willing to sell the property to the state at below fair market value. The TDLT has also indicated a willingness to donate up to \$100,000 for future public access improvements.
- The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and any remaining personal property will be removed prior to close of escrow.
- There is no relocation assistance involved with this project.
- There is no pending litigation related to this parcel.
- There is no implied dedication applicable to this property.
- The present owner has allowed extensive public use of what appear to be historic trails on their Property. Parks will maintain access to such trails as part of the Donner Memorial State Park when the property. The Emigrant Trail and other historic trails are a major attraction of Donner Memorial State Park, and any such historic trails on the property will be a welcome addition to the Park.

- The property has the potential for natural hazards such as rock falls, forest fires, seasonal flooding, slope instability, and avalanches. These types of hazards are not atypical of other existing units in the State Parks System. Parks manages these types of hazards through appropriate warning signage and temporary closures of trails and public access facilities at such times that the potential for occurrence of these natural hazards is high. The State is provided with relief from liability associated with “any natural condition” (including “land failure”) through Government Code Sections 831.2 and 831.25.
- Parks expects to be able to patrol and maintain the property within existing staff resources as the additional acreage requires no additional maintenance and only marginal patrolling. The property is adjacent to State Park land that is already patrolled. The land is on the main road and has easy access. There are no structures to maintain.
- Any changes to public access, use, management, operations, development, resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
HIGH DESERT STATE PRISON
UPGRADE EMERGENCY CIRCUIT/TRANSFER SWITCH
LASSEN COUNTY

Authority: Section 28 (a) of Chapter 7, Statutes of 2007
Section 7050 of the Penal Code

Consider establishing project scope, cost and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
High Desert State Prison
Upgrade Emergency Circuit/Transfer Switch
Lassen County

Action Requested

If approved, the requested action would establish project scope, cost, and schedule.

Scope Description

This project will make improvements to the existing emergency circuit with the installation of an additional transformer and upgraded transfer switch at High Desert State Prison (HDSP) to provide dedicated emergency power to all critical areas of the institution in the event of a power outage at the local utility company. Currently, HDSP lacks dedicated emergency power to power critical areas and equipment, such as heating, cooling, and kitchens. The proposed project would install a new 3.75 Megavolt Amperes transformer on a concrete pad and a new electrical feeder. Modifications would be made to the automatic transfer switch, sequence of operation of the generator control through the existing Programmable Logic Controller, and automatic load shedding. This project will provide sufficient standby power to serve the entire emergency requirements of the facility.

Pursuant to the provisions of Section 7050(b) of the Penal Code, the Department of Corrections and Rehabilitation reported the scope, cost, and schedule information for this project to the Joint Legislative Budget Committee on September 6, 2012, concurrent with submission of its request to the Board to establish the scope, cost, and schedule.

Funding and Project Cost Verification

Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. This action would allocate \$1,042,000 of the AB 900 General Fund to complete design and construction for this project.

\$1,042,000 total estimated project cost

\$1,042,000 project costs to be allocated: \$70,000 preliminary plans, \$101,000 working drawings, \$871,000 construction (\$401,000 contracts, \$28,000 contingency, \$82,000 A&E, \$301,000 other project costs, and \$59,000 agency retained items)

CEQA

Appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

Due Diligence

Real estate due diligence for this project is currently under review and will be complete prior to seeking approval of preliminary plans.

Project Schedule

Approve preliminary plans	June 2013
Complete working drawings	October 2013
Start construction	February 2014
Complete construction	October 2014

Staff Recommendation: Establish project scope, cost, and schedule.

OTHER BUSINESS

OTHER BUSINESS ITEM—1

CALIFORNIA HIGH SPEED RAIL AUTHORITY (2665) VARIOUS COUNTIES

Consider the adoption of a resolution approving a form of acquisition agreement and the delegation of authority to execute certain contracts for the acquisition of property for the California High Speed Rail Authority.

OTHER BUSINESS

STAFF ANALYSIS ITEM—1

California High Speed Rail Authority Various Counties

Action Requested

If approved, the requested action would adopt a resolution approving a form of acquisition agreement and the delegation of authority to execute certain contracts for the acquisition of property for the California High Speed Rail Authority.

Background

The State Public Works Board (Board) is required by law to perform various functions or approvals in relation to its capital outlay oversight responsibilities and bond issuance obligations. In an effort to improve the efficiency of these processes, the Board has approved the delegation of certain functions and approvals to its duly appointed Administrative Secretary or Assistant Administrative Secretaries.

Currently, all acquisition items are brought to the Board for consideration and approval. However, the Authority anticipates needing to acquire approximately 1,100 properties over the next three years and thousands of additional properties as the system extends. To facilitate this process, Board staff and the Authority have prepared a form of acquisition contract that is expected to be suitable for the majority of acquisitions for the project. The form of contract includes standard optional provisions to use as appropriate in different circumstances. In lieu of bringing each acquisition to the Board for approval, it is requested that the Board approve the form of contract and delegate the ability to execute contracts for the acquisition of property for the project when certain conditions are met. The conditions giving rise to the delegation are a) that the contract proposed to be signed is the form of contract approved by the Board, b) that the property in question is one where just compensation has been set, c) the property has previously been included within the Board's site selection approval, and d) the contract has been executed by the Authority, the right of way agent, and approved by the

Department of General Services consistent with Government Code section 11005. Situations not falling within the stated conditions will be brought to the Board for consideration. The form of contract, the optional provisions, and the conditions are all set forth in resolution.

Staff Recommendation: Approve the adoption of a resolution approving a form of acquisition agreement and the delegation of authority to execute certain contracts for the acquisition of property for the California High Speed Rail Authority.

OTHER BUSINESS

OTHER BUSINESS ITEM—2

Consider adopting a Resolution appointing officials to act on the Board's behalf.

OTHER BUSINESS ITEM—3

Adoption of the 2013 State Public Works Board Calendar

OTHER BUSINESS ITEM—4

Annual Report from Gilbert Associates Inc.

- a. Public Buildings Construction Fund
- b. High Technology Education Revenue Bond Fund

Recognize the 2012 State Public Works Board Audited Financial Statements

REPORTABLES

To be presented at the meeting.