



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, March 11, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on
**Friday, March 11, 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

Friday

March 11, 2011

10:00 a.m.

Room 113

State Capitol

Sacramento, California

- I.** Roll Call

- II.** Approval of minutes from the [February 11, 2011](#) meeting

- III.** Consent Items Page 3

- IV.** Action Items Page 25

- V.** Other Business Page 32

- VI.** Reportables Page 32

CONSENT ITEMS

CONSENT ITEM—1

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

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

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 site selection.

Scope Description

This project is within scope. The project provides for the site acquisition of land for the construction of a new 4-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 proposed site consists of two individually owned parcels totaling approximately 3.6 acres and is located on Wake Avenue between Merrill Center Drive and Thomas Drive, in the City of El Centro, Imperial County.

Funding and Cost Verification

This project is within cost. Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(6) provides \$2,683,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

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, 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	June 2011
Approve preliminary plans	July 2011
Complete working drawings	October 2012
Start construction	January 2013
Complete construction	July 2014

Condition of Property

In November 2010, staff from Department of General Services (DGS) visited the proposed site for the proposed courthouse. The proposed consists of approximately 3.6 acres of vacant land. The proposed site, previously farmed with row crops, has been graded and has no structures on the property and has been vacant since 1996. The surrounding area is a part of the El Centro Redevelopment Project Area and improvements have been made to the public infrastructure, such as: flood control, drainage systems, streetscape improvements, widening of roadways, curbs, gutters, and sidewalks. DGS staff finds that the subject property did not contain any apparent hazards to health and safety or any other adverse restrictions for site development.

In accordance with the American Society for Testing and Materials Standard practice for Environmental Site Assessments a Phase 1 Environmental Site Assessment (Phase 1) was completed in February 2010. DGS staff has reviewed the Phase 1 and agrees with its conclusion of no recognized evidence of environmental conditions in connection with the subject property. While the property may have pesticides and fertilizer residue from the farming operations, if present, these are not generally at concentrations that affect worker health and safety. DGS staff recommends that Administrative Office of the Courts consider potential mitigation measures in the environmental document should offsite disposal of excavated soils be necessary. No further investigations appear warranted.

Other

- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in DGS approved appraisal reports.
- There are no historic issues, relocation assistance, or implied dedication associated with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW PLACERVILLE AREA COURTHOUSE (FORNI ROAD SITE)
EL DORADO COUNTY
AOC Facility Number 09-F1, DGS Parcel Number 10702

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Placerville Area Courthouse (Forni Road Site)
Eldorado 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 for the construction of a new 6-courtroom, 88,000 square foot facility with associated improvements in El Dorado County. This project is for use by the Superior Court of California for judicial, administrative, and related purposes and will include secure parking for judicial officers and staff, as well as surface parking. The Forni Road site is located in Placerville adjacent to the existing County jail and is approximately 6 acres of mostly unimproved land that is part of a larger approximately 25-acre parcel owned by El Dorado County. The property will be acquired in exchange for a portion of the state's equity interest in the existing court facility at Building C in Placerville.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code provide \$2,795,000 in funding for the acquisition phase. This property can be acquired with the funds available and in accordance with Legislative intent.

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, 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	November 2011
Approve preliminary plans	June 2012
Complete working drawings	March 2013
Start construction	July 2013
Complete construction	December 2014

Condition of Property

In January 2011, the Department of General Services (DGS) staff visited the proposed site. The property is in an area that consists of commercial, residential and/or undeveloped land. The topography in the surrounding area is hilly with gentle to steep slopes. The parcel is undeveloped, with brush and trees. There were no permanent structures on the property with the exception of a small paved parking area on the southwest corner (used by the jail facility) and a temporary, unmanned trailer building which is being used as an air quality monitoring station by the California Environmental Protection Agency Air Resources Board. DGS staff found no recognized environmental concerns.

In October 2010, a Phase I Environmental Site Assessment was performed in accordance with the American Society of Testing and Materials standards. The Phase I found, based on the information and data obtained during the investigation, only one recognized environmental condition (REC) at the property site. In the early 1930's and until the 1960's, the parcel was used as agricultural land. The land was a former orchard and may have detectable levels of pesticides in the soils. A previous report prepared for the El Dorado County Environmental Management Department for the proposed Justice Center required a Phase II limited soils sampling to determine whether the sampled soils would show concentrations above the Total Threshold Limit Concentration (TTLC) levels. Levels above the TTLC were found in five of the nine samples analyzed. Samples also showed detectable levels of arsenic and lead. Therefore, the Phase 1 recommends a subsurface investigation at the property to further evaluate and delineate potential impacts by agriculturally-related chemicals. DGS staff agrees with this recommendation and no further environmental investigation, beyond the subsurface investigation, appears warranted.

Other

- The Forni Road site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal report.
- A subsurface investigation will be completed prior to bringing this site forward for acquisition.
- The Forni Road site is one of two sites to be submitted for site selection for the New Placerville Area Courthouse.
- There are no historic, relocation assistance, or implied dedication issues associated with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW MADERA COURTHOUSE
MADERA COUNTY
AOC Facility Number 20-F1

*Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (2)
Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (2),
as reappropriated by the Budget Act of 2009
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session
Item 0250-301-3037 (5)
Chapter 712, Statutes of 2010, Item 0250-301-0660 (2)*

Consider:

- | | |
|-------------------------------------|-----------------------------|
| a) approving preliminary plans | |
| b) approving a reversion | \$2,971,000 |
| c) recognize an anticipated deficit | \$2,900,000 |
| | (2.9 percent total project) |

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Madera Courthouse
Madera County

Action Requested

If approved, the requested action would approve preliminary plans and a reversion, and recognize an anticipated deficit.

Scope Description

This project is within scope. The authorized scope for this project is to construct a new 10-courtroom, 110,700 square foot facility on approximately 5.7 acres in Madera County. This project also includes a 250-space parking structure. This project will consolidate two court locations with seven existing courtrooms and will address the security and overcrowding issues currently facing the court. The new courthouse will be situated proximate to the Madera Courthouse Park, the County Administrative Center, and the County public parking garage.

Funding and Cost Verification

This project is not within cost. Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (2) authorized the acquisition phase. Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (2), as reappropriated by the Budget Act of 2009, authorized the preliminary plans phase. Chapter 1, Third Extraordinary Session, Statutes of 2009, Item 0250-301-3037 (5), as amended by Chapter 1, Fourth Extraordinary Session, Statutes of 2009, authorized the working drawings phase. Chapter 712, Statutes of 2010, authorized the construction phase.

The original scope of this project included the construction of a new courthouse as well as surface parking for the court. The approved construction costs included \$2,000,000 for the parking. As part of an agreement with the Madera Redevelopment Agency (Madera RDA), the Administrative Office of the Courts received an additional parcel of land in which to build a 250-space parking structure, instead of surface parking. A scope change to include the parking structure was approved by the Board at the July 12, 2010 meeting. The total cost of the new parking structure is approximately \$4,900,000. To offset the cost of the parking structure, the Madera RDA discounted the acquisition price of the land for the new courthouse by \$2,900,000. The recognized anticipated deficit of \$2,900,000 will be added to the construction phase and will not increase overall project costs as there is a corresponding reduction to the acquisition phase. There is also an additional \$71,000 in acquisition savings which is reflected in the reversion request. The construction cost estimate at the end of preliminary plans (100 percent design development) indicates that estimated construction cost reflects the anticipated construction bids. The estimated construction costs include the construction of the parking structure.

\$100,208,000	total authorized project costs
\$100,137,000	total estimated project costs
\$ 7,026,000	project costs previously allocated: \$469,000 acquisition and \$3,657,000 preliminary plans
\$ 93,111,000	projects costs to be allocated: \$4,863,000 working drawings and \$88,248,000 construction (\$81,738,000 contract, \$3,942,000 contingency, \$1,260,000 A&E, and \$1,308,000 other project costs
\$ 2,971,000	reversion: acquisition
\$ 2,900,000	recognized anticipated deficit: construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 2, 2008, and the 35-day statutes of limitation period expired on November 7, 2008, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project and no significant issues were identified.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	October 2011
Start construction	December 2011
Complete construction	October 2013

Staff Recommendation: Approve preliminary plans and a reversion, and recognize an anticipated deficit.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW PORTERVILLE COURTHOUSE
TULARE COUNTY
AOC Facility Number 54-I1, DGS Parcel Number 10670

*Authority: Chapters 171 and 172, Budget Act of 2007, Item 0250-301-3037 (8), as
reappropriated by the Budget Act of 2010*

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
New Porterville Courthouse
Tulare 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 three parcels, totaling approximately 0.4 acre, as additions to the property authorized by Board at its September 14, 2009 meeting. The additional property will be used for parking, landscaping, and secondary access from Garden Avenue to the New Porterville Courthouse site. The project will construct a new 9-courtroom, 90,000 square foot facility with secure parking for judicial officers and staff and surface parking in the City of Porterville, Tulare County.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Budget Act of 2007, Item 0250-301-3037 (8), as reappropriated by the Budget Act of 2010, provided \$4,426,000 million for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

\$93,364,000	total authorized project cost
\$93,364,000	total estimated project cost
\$12,240,000	project costs previously allocated: \$4,357,000 acquisition, \$3,264,000 preliminary plans, and \$4,619,000 working drawings
\$81,124,000	project costs to be allocated: \$69,000 acquisition and \$81,055,000 construction (\$71,984,000 contract, \$3,599,000 contingency, \$1,163,000 A&E, and \$4,309,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2010, and the 30-day statutes of limitation period expired on September 3, 2010, without challenge.

Real Estate Due Diligence

The Department of General (DGS) Services completed a Summary of Conditions Letter for this project and no significant issues were identified.

Project Schedule

Close of escrow	March 2011
Approve preliminary plans	July 2011
Complete working drawings	June 2012
Start construction	September 2012
Complete construction	March 2013

Condition of Property

In October 2010, DGS staff visited the proposed New Porterville Courthouse Garden Avenue Lots to assess the general condition of the property. The property is situated on the north side of the Porterville Fairgrounds, south of East Garden Avenue between North Fig Street and North Murry Street in Porterville, Tulare County. The property is secured by perimeter fencing and locked gate. The restroom is a permanent structure and made of cement blocks and steel corrugated roof. The ticket sales booth is a wooden structure set upon concrete slab. The topography of the property is relatively flat and covered with pea gravel. The limited vegetation observed on the property includes three landscaped trees and one large oak tree. DGS staff finds that the subject property did not contain any apparent hazards to health and safety or any adverse restrictions for site development.

Phase I

In accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments, a Phase I Environmental Site Assessment was completed in July 2010. The Phase I did not reveal any evidence of recognized environmental conditions in connection with the subject property and, therefore, concluded no further investigations.

Other

- Site selection for these additional parcels was authorized by the Board on December 13, 2010.
- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal report.
- Structural improvements will be demolished during the construction phase.
- There are no historic issues, relocation assistance, or implied dedication associated with this project.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, CORCORAN
ADMINISTRATIVE SEGREGATION UNIT/ENHANCED OUTPATIENT PROGRAM
TREATMENT AND OFFICE SPACE
KINGS COUNTY

Authority: Sections 15819.40(c) and (d) and 15819.401 – 15819.404 of the Government Code

Consider:

- a. approving preliminary plans
- b. recognizing revised project costs

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation
California State Prison, Corcoran
Administrative Segregation Unit/Enhanced Outpatient Program Treatment and Office Space
Kings County

Action Requested

If approved, the requested action would approve preliminary plans and recognize revised project costs.

Scope Description

This project is within scope. This project will design and construct a new approximately 14,932 square foot, two-story mental health building adjacent to the existing Administrative Segregation Unit (ASU)/Enhanced Outpatient Program (EOP) housing. This new mental health building will provide adequate treatment and office space to support the existing ASU/EOP population, approximately 99 inmate-patients. As part of this project, two group exercise yards will be relocated and downsized to make room for the new mental health building. In addition, the existing yard guard tower will be modified and the existing catwalk between this guard tower and the roof of the adjacent housing unit will be reconfigured. Approximately 14 additional staff parking spaces will also be provided as part of this project. Consistent with the court-ordered activation schedule for this project, it is anticipated construction will begin in November 2011, and be completed in February 2013.

The first floor of the new mental health building will be the inmate-patient treatment area. This portion of the building will contain one-on-one noncontact treatment rooms, group treatment rooms, a recreation therapy room, a classroom, a treatment team meeting room, a charting area, an inmate-patient waiting area, a storage room, inmate and staff restrooms, and a janitor's closet. The second floor will be a staff-only area that provides appropriate office and administrative space for program staff and clinicians. This portion of the building will include private offices, semi-private offices and work stations, a conference room, a file room, a copy/work room, a staff break room, restrooms, and a janitor's closet.

Funding and Cost Verification

This project is within cost. On February 16, 2010, the Board took an action allocating \$17,670,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. A new project cost estimate was prepared in association with completion of preliminary plans. Based on this new estimate, the current total estimated project cost is \$16,502,000, which is a decrease of \$1,168,000. This action will recognize these revised project costs as detailed below.

- \$ 17,670,000 total authorized project cost
- \$ 16,502,000 total estimated project cost
- \$ 17,670,000 project costs previously allocated: \$1,086,000 preliminary plans, \$1,031,000 working drawings, and \$15,553,000 construction (\$11,505,000 contract, \$575,000 contingency, \$685,000 A&E, \$888,000 other project costs, and \$1,900,000 agency retained items)
- \$ 1,168,000 project cost decrease: \$291,000 preliminary plans, \$149,000 working drawings, and \$728,000 construction (\$708,000 contract, \$35,000 contingency, \$43,000 A&E, \$1,000 agency retained items, and an increase of \$59,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 22, 2010, and the statutes of limitation period expired on March 28, 2010, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on March 10, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	September 2011
Start construction	November 2011
Complete construction	February 2013

Staff Recommendation: Approve preliminary plans and recognize revised project costs.

CONSENT ITEMS

CONSENT ITEM—6

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS
CENTER FOR HEALTH SCIENCES SOUTH TOWER SEISMIC RENOVATION
LOS ANGELES COUNTY

Authority: Chapter 712, Statutes of 2010, Item 6440-301-0660 (2)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

University of California, Los Angeles Campus
Center for Health Sciences (CHS) South Tower Seismic Renovation
Los Angeles County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. As part of a major reconstruction plan for the Center for Health Sciences (CHS) complex, the CHS South Tower project will renovate the 443,387 gross square foot seismically “poor” (DGS Level V) 10-story building. The scope of the project includes 1) demolition and hazardous materials abatement, 2) seismic retrofit, building shell upgrades and correction of accessibility code deficiencies, 3) installation of new mechanical, electrical, plumbing and fire and life safety building systems, and 4) interior improvements.

Funding and Project Cost Verification

This project is within cost.

\$219,902,000	total estimated project costs
\$128,953,000	total authorized project costs (state lease revenue bonds)
\$ 0	state funds previously allocated

\$ 1,700,000 non-state funds previously allocated: preliminary plans

\$128,953,000 state funds to be allocated: \$3,357,000 working drawings and \$125,596,000 construction (\$110,702,000 contracts; \$7,726,000 contingency; \$7,168,000 project administration)

\$ 89,249,000 non-State funds to be allocated: \$3,881,000 working drawings and \$85,368,000 construction (\$75,245,000 contracts; \$5,251,000 contingency; \$4,872,000 project administration)

CEQA

A Notice of Exemption was filed with the State Clearing House on September 7, 2010. The 35-day statute of limitations expired on October 12, 2010, without challenge.

Real Estate Due Diligence

A Title Evaluation Letter for this project was received on September 20, 2010, and no significant issues were identified.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	June 2011
Start construction	October 2011
Complete construction	May 2014

Other

- This project would include space leases involving project and common area space divided among the UC Regents and the Board to ensure that the state's investment in the project would be secured by leasable space in an amount comparable to the state's financial commitment.
- It is expected that the Board would own a portion of the space on level 1 and all of levels 2 through 6, with the UC Regents owning a portion of level 1 and all of levels A, B, and 7-10.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—7

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS
HELIOS EAST FACILITY (SOLAR ENERGY RESEARCH CENTER)
ALAMEDA COUNTY

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6440-301-0660 (2), as
reappropriated by the Budget Act of 2009*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

University of California, Berkeley Campus
Helios East Facility (Solar Energy Research Center)
Alameda County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Helios East Facility (Solar Energy Research Center) will provide a 22,507 assignable square foot building housing research devoted to nanoscale photovoltaic and electrochemical solar energy systems, located within the Lawrence Berkeley National Laboratory campus on a site proximate to other facilities critical to nanoscale research. It will house wet and analytical research laboratories, research support space, conference and scholarly activity areas, and administrative offices and support space.

Funding and Project Cost Verification

This project is within cost.

\$54,400,000	total estimated project costs
\$30,000,000	total authorized project costs (state funds)
\$ 0	state funds previously allocated
\$ 7,400,000	non-state funds previously allocated: preliminary plans
\$30,000,000	state funds to be allocated: \$30,000,000 construction (\$26,920,000 contracts, \$1,346,000 contingency, and \$1,734,000 project administration)
\$17,000,000	non-state funds to be allocated: \$2,400,000 working drawings, \$14,600,000 construction (\$13,080,000 contracts, \$654,000 contingency, and \$866,000 project administration)

CEQA

A Notice of Determination was filed with the State Clearing House on January 20, 2011, and the 30-day statutes of limitation period expired on February 19, 2011, without challenge.

Real Estate Due Diligence

A Title Evaluation Letter for this project was received on February 23, 2011, and no significant issues were identified.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	May 2011
Start construction	August 2011
Complete construction	July 2013

Other

- This project would include space leases involving project and common area space divided among the UC Regents and the State Public Works Board (SPWB) to ensure that the state's investment in the project would be secured by leasable space in an amount comparable to the State's financial commitment.
- It is expected that the SPWB would own the majority of space on level one and all of level 2, with the UC Regents owning a portion of level 1 and all of level 3.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—8

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS
SITE AND INFRASTRUCTURE PHASE 4
MERCED COUNTY

Authority: Chapter 712, Statutes of 2010, Item 6440-301-0658 (1)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

University of California, Merced campus
Site and Infrastructure Phase 4
Merced County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Site and Infrastructure Phase 4 project will extend underground utilities to support future building sites in the core campus; improve the functionality of the central plant and telecommunications building; provide additional erosion control and storm water management systems; provide a permanent corporation yard with vehicular access; complete perimeter and interior road improvements; and provide limited renovations to two existing classrooms in the classroom and office building.

Funding and Project Cost Verification

This project is within cost.

\$ 4,500,000	total estimated project costs
\$ 4,500,000	total authorized project costs
\$ 225,000	state funds previously allocated: preliminary plans
\$ 4,275,000	state funds to be allocated: \$225,000 working drawings, \$4,025,000 construction (\$3,700,000 contracts, \$185,000 contingency, and \$115,000 project administration), and \$25,000 equipment

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 24, 2011. The 30-day statute of limitations will expire on March 28, 2011.

Real Estate Due Diligence

The University has completed its due diligence review and concluded that there are no exceptions identified during the course of their investigation that would adversely impact the quiet enjoyment of the project area.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	June 2011
Start construction	August 2011
Complete construction	January 2013

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—9

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS
SITE AND INFRASTRUCTURE PHASE 6
MERCED COUNTY

Authority: Chapter 712, Statutes of 2010, Item 6440-301-6048 (2)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

University of California, Merced Campus
Site and Infrastructure Phase 6
Merced County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The Site and Infrastructure Phase 6 project will complete key phases of the work related to the federal section 404 permit conditions (i.e., a federal section 404 permit regulates the discharge of fill materials into the waters of the United States, including wetlands, for such things as infrastructure development and water resource projects). It will provide initial site preparation, including grading and leveling, for the non-developed 711 acres of the campus that are outside the initial 104-acre campus core, as well as for the northern portion of the university community. The project will also construct site access roads, with railcar bridges over canals to allow the passage of heavy grading equipment; install campus perimeter fencing; install erosion control; salvage impacted wetland soils; and construct a required canal crossing for the endangered local kit fox population.

Funding and Project Cost Verification

This project is within cost.

\$ 2,000,000 total estimated project costs
\$ 2,000,000 total authorized project costs
\$ 90,000 state funds previously allocated: preliminary plans
\$ 1,910,000 state funds to be allocated: \$110,000 working drawings and \$1,800,000 construction (\$1,650,000 contracts, \$83,000 contingency, and \$67,000 project administration)

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 24, 2011. The 30-day statute of limitations will expire on March 28, 2011.

Real Estate Due Diligence

The University has completed its due diligence review and concluded that there are no exceptions identified during the course of their investigation that would adversely impact the quiet enjoyment of the project area.

Project Schedule

Approve preliminary plans	March 2011
Complete working drawings	April 2011
Start construction	July 2011
Complete construction	October 2011

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF VETERANS AFFAIRS (8955)
YOUNTVILLE VETERANS HOME
CHILLED WATER DISTRIBUTION SYSTEM RENOVATION
NAPA COUNTY

Authority: Section 1104.2 of the Military and Veterans Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Veterans Affairs
Yountville Veterans Home
Chilled Water Distribution System Renovation
Napa County

Action Requested

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

Scope Description

This project is within scope. The project will provide a replacement of the chilled water system located at Yountville, Veterans Home of California. Project includes: additional chiller capacity, cooling towers, chilled water pumps, condenser water pumps, automatic flow control valves, automatic water isolation valves, bypass circuit and automatic valves, additional chiller plant, temperature control system, new 3-way control valves, upgrade to 4" line at Holderman Hospital, and upgrade to 5 HP pumps with added air vents at T. Roosevelt Hall.

Funding and Cost Verification

This project is within cost. The total project cost is \$6,398,000. Of this total, \$497,000 GO bonds is provided through section 1104.2 of the Military and Veterans Code, \$2,236,000 lease revenue bonds is proposed in the 2011-12 Governor's Budget, and \$3,665,000 will come from federal funds. While there are adequate GO bonds from the Veterans Home Fund for preliminary plans, it is unclear if the GO bonds will be available for future phases and therefore the remaining state share is proposed to be funded through lease revenue bonds.

\$ 497,000	total authorized project cost
\$6,398,000	total estimated project costs
\$6,398,000	project costs to be allocated: \$497,000 preliminary plans, \$421,000 working drawings, and \$5,480,000 construction (\$4,471,700 contract, \$310,900 contingency, \$328,700 A&E, and \$398,700 other project costs)

CEQA

An environmental document will be prepared and filed in accordance with all applicable laws during the preliminary plans phase of this project.

Real Estate Due Diligence

The Department of General Services will update a Summary of Conditions letter developed in August 2003, for the whole Yountville campus to ensure that there are no title exceptions or new issues that have arisen that could affect this project.

Project Schedule

Approve preliminary plans	February 2012
Complete working drawings	October 2012
Start construction	February 2013
Complete construction	August 2014

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

ACTION ITEMS

ACTION ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW WOODLAND COURTHOUSE
YOLO COUNTY

AOC Facility Number 57-A10, DGS Parcel Number 10587

*Authority Sections 70371.5 and 70371.7 of the Government Code
Chapter 1, Statutes of 2009, Third Extraordinary Session as amended by,
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(12)*

Consider authorizing acquisition

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Woodland Courthouse

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 3.75 acres for the construction of a new courthouse and associated improvements 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 in the downtown area of the City of Woodland (City) in Yolo County. Additional parking may be provided on 2.3 acres located nearby. The Board has authorized site selection for this property and negotiations are underway.

This matter is being brought as an Action item due to the necessity for the City to remove and relocate a City well in order for the proposed site to be useable for its intended purpose. The environmental condition of the proposed site and deviation from the state's standard environmental indemnity language.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code, Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(12) provides \$9,094,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

\$165,337,000 total authorized project cost

\$165,337,000 total estimated project cost

\$ 1,996,000 project costs previously allocated: acquisition

\$163,341,000 project costs to be allocated: \$7,098,000 acquisition, \$7,371,000 preliminary plans, \$9,639,000 working drawings, and \$139,233,000 construction (\$122,710,000 contract, \$6,136,000 contingency, \$2,505,000 A&E, and \$7,882,000 other project costs)

CEQA

A Mitigated Negative Declaration was filed with the State Clearinghouse on April 20, 2010, and the 30-day statutes of limitation period expired on May 20, 2010.

Project Schedule

Close of escrow	April 2011
Approve preliminary plans	January 2012
Complete working drawings	December 2012
Start construction	April 2013
Complete construction	March 2015

Condition of Property Statement

In June, 2009 staff from Department of General Services (DGS) visited the proposed site located between Main Street and Lincoln Avenue and Fifth and Sixth Streets in Woodland. The proposed site consists of six separate parcels. The proposed site is partially vacant and partially developed with structures for commercial uses. Some vacant portions of the proposed site are used for parking. A park, commercial and light industrial development, and government administration buildings surround the proposed site. The topography of the proposed site is flat and includes gravel groundcover with some weeds and seasonal grasses, and areas covered by cement slab. One parcel is improved with three buildings which are currently vacant. The three other parcels are also vacant and include remnant improvements, e.g. small structures and paving, from prior uses which include gas stations, a bulk storage facility for petroleum products, and a City maintenance yard and water well.

Phase I

A Phase I Environmental Site Assessment (ESA) was prepared in June 2009 in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The Phase I site information appears consistent with observations noted by DGS during their site visit. The Phase I identified no data gaps in connection with the proposed site. However, the report recommended that a Phase II ESA be performed because of the proposed site's historic and current presence of suspected potential environmental concerns.

Phase II

In May, 2010, a Phase II report was prepared that included the assessment of the geophysical survey and representative number of soil and groundwater samples for determination of potential presence of contaminants. Results of the geophysical survey indicated no large geophysical anomalies such as, underground storage tanks or other subsurface equipment.

The Phase II report noted that the motor oil petroleum hydrocarbons (TPH-m) encountered in the soil appear to be limited to soil less than 5 feet deep on the eastern portion of the 1000 Main Street parcel and the central portion of the 445 Fifth Street parcel. According to the report, the presence of TPH-m in soil did not represent a *significant* threat to the health of site occupants. The Phase II report concluded that further investigation into the extent of TPH-m impacts in soil does not appear to be warranted. However, the Phase II recommended that during construction, grading, trenching, and excavation activities, that soil be observed for visual indications of impacts (staining). Stained soil should be excavated and stockpiled separately then characterized for appropriate disposal.

TPH-m and TPH-d (-diesel) were detected in groundwater samples at concentrations exceeding environmental screening levels. The report concluded that prior to finalizing the purchase of the property, the concentrations of TPH-m and TPH-d in groundwater beneath the northeastern portion of the site warrant further investigation to accurately delineate the lateral and vertical extent of contamination. A July 27, 2010 Additional Groundwater Assessment Report described the activities conducted to further assess the extent and possible sources of oil-range organics identified in the groundwater beneath the northeastern portion of the site during the Phase II investigation. While the Phase II reported detection of TPH-m and TPH-d in concentrations that exceed the regulatory screening criteria (drinking water criteria), the laboratory subsequently reported that the TPH detection was actually entirely composed of motor oil (TPH-m), but they were required to report some portion as TPH-d because of the overlap of the chromatogram into the TPH-d range. The results suggested the presence of TPH-m in groundwater appear to be limited to the northeastern area and that the impact to groundwater does not represent a *significant* threat to the health of site occupants. The Phase II recommended no further assessment of groundwater was warranted at this time.

Other

- The Board authorized site selection on August 17, 2009, as amended on December 13, 2010.
- The RDA adopted a Resolution on March 1, 2011, approving the sale and conveyance of the property to the State.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California (Council).
- The purchase price for each of the six separate parcels will not exceed the estimated fair market value as indicated in a DGS approved appraisal report.
- The property is situated within the Redevelopment Agency of the City of Woodland (RDA) Plan Area. The Property Acquisition Agreement (PAA) includes a clause wherein the RDA agrees that it will not exercise any rights it may have under its redevelopment plan to restrict or control the Council's development or use of the property.
- The PAA does *not include* the state's standard environmental indemnification language for five of the six parcels. However, based on review of the Phase I and Phase II Environmental Site Assessments, and additional ground water assessment results, DGS and the Council are of the opinion the identified environmental condition of the proposed site would not present *exceptional* risk to the State. It should be noted that the lack of standard indemnification language does not relieve the seller or prior owners of liability under existing law.
- At the time negotiations had commenced between the RDA (Seller) and the state, a portion of the property was improved and occupied by commercial businesses and required relocation assistance. The RDA and the Administrative Office of the Courts (AOC) agreed that the RDA would carry out all necessary actions mandated by applicable law and the

state would reimburse the RDA for such relocation activities in an amount not to exceed \$265,250.

- The PAA will require delivery of title to the property free and clear of any mortgages or liens.
- There are no historic issues or implied dedication involved with this project.
- The City currently operates a water well which is located on one of the parcels that comprise the proposed site. If the Item is approved, the state and the City will enter into an agreement which will require the removal and relocation of the water well by the City (Water Well Project). A form of this agreement is included as an exhibit to the PAA. Pursuant to this agreement, the City will ensure that all work related to the Water Well Project will be in accordance with applicable laws and regulations. The City Council has approved the Water Well Project at a cost of \$2.3 million. In consideration of the City causing the completion of the Water Well Project for the State's courthouse project, the AOC has agreed to reimburse the City in an amount *not to exceed* \$750,000 during the construction phase, subject to and payable solely out of construction funds to be appropriated by the Legislature.
- The City has assured the Council that the Water Well Project will be completed prior to the Council commencing construction of the new courthouse. Prior to release of Working Drawing funds, the Water Well Project will need to be substantially complete. The Council realizes that if the City does not complete the Water Well Project within the specified timeline, the construction of the new courthouse will be delayed. Any additional costs of construction due to escalation must be absorbed within the existing construction appropriation.

Staff Recommendation: Authorize acquisition.

ACTION ITEMS

ACTION ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)
SAN DIEGO COAST DISTRICT STATE BEACHES
VEHICLE DAY USE FEE COLLECTION
SAN DIEGO COUNTY

Authority: Section 5080.20 of the Public Resources Code

Consider approving one or more concession after 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 2010-11 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 2011-12 Budget Bill.

ACTION ITEMS

STAFF ANALYSIS ITEM—2

Department of Parks and Recreation
San Diego Coast District State Beaches
Vehicle Day Use Fee Collection

Action Requested

If approved, the requested action would authorize one or more concession, after finding and determining that (1) The concession(s) could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2010-11 Budget Bill and (2) it would be adverse to the interests of the public to defer action on the concession(s) until the Legislature considers the 2011-12 Budget Bill.

Scope Description

The project is within scope. This request will authorize the Department of Parks and Recreation (Parks) to advertise for bid one or more concession contract for the operation of vehicle day use fee collection at up to six state beaches within the San Diego Coast District located in the San Diego County.

Public Resources Code section 5080.20 authorizes the Board to approve certain concessions in lieu of the Legislature when it is determined that the concessions could not have been reviewed

and approved by the Legislature during the annual budget process and waiting until the subsequent budget period would not be in the state's best interest.

On February 17, 2011, Finance notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 20 days after the date of notification. The 20-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This project is within cost. Advertising and bidding costs for the proposed concession will be approximately \$7,500, payable from the State Parks and Recreation Fund (SPRF). The costs will be absorbed within Parks' existing budget. Parks also estimates that the proposed concession(s) would generate approximately \$2.6 million annually to the state. The revenues would be deposited into the SPRF to support the state park system.

CEQA

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

Project Schedule

Release of the Request for Proposals (RFP) – April 2011
Contract award – June 2011

Concession(s)

The proposed concession(s) include: (1) a contract term of up to ten years, (2) rent estimated to be at least \$2.6 million annually or a minimum percentage rate of 80 percent, whichever is greater, and (3) capital investment of at least \$300,000 for the installation of fee collection machines.

The proposed concession(s) could not have been submitted to the Legislature for consideration during the 2010-11 annual budget process because Parks did not have sufficient information to evaluate outcomes of a vehicle entrance fee collection pilot project at Carlsbad State Beach implemented March 2010.

Deferring the review and approval of the proposed concession(s) to the 2011-12 budget process would result in a loss of revenue of approximately \$500,000 to Parks because the RFP would not be released in time to award a new contract(s) before the high-use season, from June through September 2011.

Consequently, staff is confident that the criteria included in Public Resources Code Section 5080.20 have been met for Board review and approval.

Other

- The proposed concession(s) would cover six state beaches (Carlsbad, South Carlsbad, San Elijo, Cardiff, Torrey Pines, and Silver Strand), located in the San Diego County. Visitation to these state beaches was approximately 7.1 million in 2009-10.
- The current day use fee collection system was installed by Parks in 2007 at these state beaches except Carlsbad. The system requires visitors to pay a fee and collect a ticket at the entrance station through pay machines.
- Due to budget reductions, Parks does not have sufficient resources to repair the machines or to staff entrance stations at these state beaches to collect fees. Consequently, many visitors fail to pay the required fee, thereby, reducing park revenues.

- Insufficient staffing to monitor entrance stations during peak seasons also causes traffic congestion extending to the highway.
- In 2010, Parks negotiated a one-year concession contract for vehicle entrance fee collection at Carlsbad State Beach as a pilot project. The contract required the concessionaire to install and maintain equipment to provide daily as well as hourly parking lot uses and pay up to 60 percent of the collected fees as rent to Parks. Parks anticipates that this one-year contract will generate over \$95,000 in additional revenues to Parks.
- Parks plans to continue the short-term concession contract, expiring in February 2011, at Carlsbad State Beach on a month-to-month basis with a 30-day notice for either party to terminate the contract until the new long-term contract is executed.
- The proposed concession(s) will require one or more concessionaires to provide a fee collection system similar to the existing operation at Carlsbad State Beach. In addition, the competitively bid contract will increase the minimum percent of collected fee revenue dedicated to Parks from 60 percent to 80 percent. The actual concession contract terms will be finalized after the completion of the RFP process.
- The actual number of concession contracts to be awarded is unknown at this point in time; however, we anticipate that it will not be more than six contracts, i.e. one contract for each state beach.
- The 2011-12 Governor's Budget proposes to partially or fully close a certain number of state parks. Although the list of parks closure list has not been released by Parks, it is unlikely that these six state beaches will be included in the parks closure plan for the following reasons: (1) these parks generate revenue for the state park system and, therefore, closure of these parks would not provide any budgetary benefit; (2) these types of parks, i.e. state beaches, are generally difficult and costly to fully-close because of the nature and large number of public access points; and (3) Parks has indicated that attendance will likely be one of the criterion for deciding which parks to close, as to avoid closing popular and well-attended parks, such as these six popular beaches.

Staff Recommendation: **Approve up to six concessions, after finding and determining that (1) The concession(s) could not have been submitted to the Legislature for review and approval in the course of its consideration of the 2010-11 Budget Bill and (2) it would be adverse to the interests of the public to defer action on the concession(s) until the Legislature considers the 2011-12 Budget Bill.**

Require Parks to report the final terms of the concession contract(s) to the Board staff upon the completion of the award process.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.