



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, April 12, 2010

The **STATE PUBLIC WORKS BOARD** will meet on **Monday, April 12, 2010, 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

Monday
April 12, 2010
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

Ana J. Matosantos Director, Department of Finance
Ronald Diedrich, Acting Director, Department of General Services
Randell Iwasaki, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Ms. Pam Harris, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Mike Eng, Legislative Advisor
Assembly Member, Mary Hayashi, Legislative Advisor
Assembly Member, Sandre Swanson, Legislative Advisor
Senator, Mark J. DeSaulnier, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Abel Maldonado, Legislative Advisor

II. Approval of minutes from the [March 15, 2010](#) meeting

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CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
WEST LOS ANGELES COURTHOUSE
LOS ANGELES COUNTY
AOC Facility Number 19-AR1, DGS Parcel Number 10628

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
West Los Angeles Courthouse
Los Angeles 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 County of Los Angeles (County) is transferring fee title in and to the West Los Angeles Courthouse located at 1633 Purdue Avenue, Los Angeles, California (Court Facility), to the State of California (State) acting by and through the Judicial Council of the California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement Between the Council, AOC, and the County the Transfer of Responsibility for Court Facility, dated December 16, 2008 (Transfer Agreement). The Court Facility, constructed 1958, consists of approximately 2.7 acres of real property improved with a two-story courthouse building, three modular units, associated landscaping and parking. The Superior Court occupies the entire facility. Following the no-cost of transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Funding and Cost Verification

This transaction is within cost. The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to the Trial Court Facilities Act of 2002 (the Act). The only costs associated with acceptance of this no-cost acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 24, 2009. The 35-day statutes of limitation period expired on March 31, 2009, without challenge.

Project Schedule

The estimated of close of escrow is May 2010.

Condition of Property

A Phase I Environmental Site Assessment and Seismic Evaluation were completed on the Court Facility. The following findings were made.

Phase I

In January 2008, a Phase I report found no recognized environmental concerns but did identify the presence of asbestos containing materials (ACM) in the tiles and mastic of the Court Facility. The report also recommended additional investigation and sampling on the subject property to determine if a prior gas station and dry cleaner previously located at the northeastern corner of the property had negatively impacted the environment.

Phase II

The Phase II determined that while levels of benzene, tetrachloroethene, and arsenic existed, they were within normal ranges. The existence of these substances has not affected the indoor air of the building. The presence of a prior gas station and dry cleaner did pose any significant risks to human health. Prior to any structural changes or renovations, all appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of these materials.

Building Assessment

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted a site visit of the Court Facility on October 15, 2007, to assess the general condition of the property. Staff has been made subsequent visits to the Court Facility. OCCM concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

Seismic Safety Assessment

Licensed structural engineers performed a Tier I seismic safety assessment of the building in September of 2007 and inspected and evaluated the Court Facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division.

The AOC determined that the building has a seismic safety rating of Level V, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994. The building is transferring to the state pursuant to the provisions of Government Code section 70324 (SB10), which provides that the county shall be responsible for any seismic-related damage and injury, the county shall indemnify, defend, and hold the state harmless from those claims.

Other

- The County adopted a Resolution on December 16, 2008, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State.
- The Transfer Agreement requires that delivery of title to the property to be free and clear of any mortgages or liens.
- The AOC is not aware of any pending lawsuits concerning the property.
- A Memorandum of Transfer Agreement has been recorded in the County's Official Records to memorialize the existence of the terms of the Transfer Agreement.
- The County has agreed to indemnify the AOC for any liability imposed on the AOC pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property.
- Prior to any structural changes or renovations, all appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of ACMs. The AOC will also seek all available information from the County for the ACMs at the site. In absence of such data availability, the AOC will conduct survey of possible hazards prior to any modification, or demolition.
- The terms of the Transfer Agreement state that the County will continue to offer its information technology and telecommunication services to the State. Effective as of the closing, the AOC grants the County rights of ingress, egress and access to all parts of real property to which any component, subcomponent, or connection to the building software or telecommunications system is located.
- It should be noted that the seismic evaluation has determined that in the event of seismic disturbance the facility may pose significant risk to persons and property which could create substantial liability to the State of California. However, the Transfer Agreement provides indemnification to the State for seismic related damage and injury per Government Code Section 70324.
- In accordance with the Act, the Transfer Agreement provides for the transfer of parking spaces in the number and type as was made available for Court use as of October 1, 2001.
- There are no historic issues, relocation assistance, or implied dedication associated with the Court Facility.

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 RED BLUFF COURTHOUSE (VISTA WAY AND SOUTH JACKSON ROAD SITE)
TEHAMA COUNTY
AOC Facility Number 52-E1, DGS Parcel Number 10638**

*Authority: Chapter 311, Statutes of 2008
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 0250-301-3138 (11)*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Red Bluff Courthouse (Vista Way and South Jackson Road Site)
Tehama 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 7 acres in the City of Red Bluff for the construction of a new 5-courtroom, 55,000 square foot facility and associated improvements for use by the Superior Court of California (Court) for judicial, administrative, and related purposes. The project will provide secure parking for judicial officers and staff as well as surface parking. This privately owned, unimproved property is located approximately one mile south of downtown Red Bluff and the Interstate Route 5 interchange.

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 (11) provides \$16,289,000 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 (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

Estimated close of escrow	January 2011
Approve preliminary plans	May 2012
Complete working drawings	March 2013
Complete construction	January 2015

Condition of Property

On February 17, 2010, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject property described as approximately 7 acres of undeveloped land situated at the intersection of Vista Way and South Jackson Street, Red Bluff, Tehama County. The topography of the property is relatively flat with depressions filled with seasonal water. Vegetation consists primarily of grasses and ground cover weeds. Water-filled depressions are a concern because vernal pools and fairy shrimp are known to occur in the vicinity of site. DGS recommends a biological survey to determine whether or not the water-filled depressions are vernal pools and/or features that contain elements necessary for suitable habitat for fairy shrimp. The presence of either resource may have adverse restrictions for site development.

A Phase I Environmental Site Assessment (ESA) published in December 2009 was completed in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The report does not cite any recognized environmental conditions in connection with the subject property. Other than the biological survey, no additional environmental investigations are recommended at this time.

Other:

- The proposed site meets the 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.
- DGS staff recommends a biological survey because of potential wetlands and sensitive species habitat which may impact the development capability of the property. A biological survey including a wetlands delineation will be required during the post-site selection due diligence period. Depending on the findings, a new analysis by the appraiser and a new appraisal review may be required.
- There are no historic issues, implied dedication, or relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SOUTHEAST LOS ANGELES COURTHOUSE (HUNTINGTON PARK/HENRY SITE)
LOS ANGELES COUNTY
AOC Facility Number 19-BC1, DGS Parcel Number 10635

*Authority: Chapter 311, Statutes of 2008
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 0250-301-3138(4)*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Southeast Los Angeles Courthouse
(Huntington Park/Henry Site)
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 5.5 acres in the City of Huntington Park for the construction of a new 9-courtroom, 90,000 square foot facility and associated improvements for use by the Superior Court of California (Court) for judicial, administrative, and related purposes. The project will include surface parking as well as secure parking for judicial officers and staff. This privately owned site is presently improved with industrial buildings and a surface parking lot which improvements will be demolished for the new court facility.

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(4) provides \$22,726,000 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 (CEQA) (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. The CEQA documentation will be submitted with a future request for acquisition authorization.

Project Schedule

Estimated close of escrow	June 2011
Approve preliminary plans	May 2012
Complete working drawings	March 2013
Complete construction	January 2015

Condition of Property

On February 16, 2010, the Department of General Services (DGS) staff conducted a site visit to assess the general condition of the subject property described as approximately 5.5 acres located in the City of Huntington Park, Los Angeles County. The property is referred to as the "Henry Site." It is a former manufacturing operation, which ceased in 1996, and is now used for warehousing and distribution. Former manufacturing equipment, process piping, and above ground storage tanks (ASTs) have been removed from the property with the exception of a few ASTs that store bulk finished product manufactured at other Henry Company facilities.

The site has been impacted by several different chemicals, including gasoline, diesel, heavy oils and volatile organic compounds associated with former uses of hazardous materials onsite and underground storage tanks (USTs). The USTs have been removed and/or abandoned in place. The Regional Water Quality Control Board (RWQCB), Los Angeles Region is overseeing assessment and remediation of the contamination. A remediation system is in operation and ground water monitoring wells are located on the northern and southern parcels. The remediation system on the southern parcel has been deactivated since June 2007 due to low inlet gas concentrations. The remediation system on the northern parcel is ongoing and is expected to last approximately one year. Contamination may be an area wide issue as contamination has been identified at nearby sites. While the soil and groundwater are considered to represent a recognized environmental condition (REC) at this time, the City of Huntington Park provides potable water to the property area.

The DGS site visit of the property including a review for apparent conditions that could adversely affect the safety of the property and to identify any apparent hazards to health and safety or any adverse restrictions for site development. In addition, DGS staff reviewed a Phase I Environmental Site Assessment (ESA) completed on December 3, 2009. DGS finds that the ESA was completed in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The environmental assessment company has also prepared numerous subsurface investigation reports on the continuing remediation efforts at the property and this effort continues to be overseen by the RWQCB. DGS staff finds that the subject property does not contain any apparent hazards to health and safety or any adverse restrictions for the proposed site development. The plans for the site are

to demolish existing buildings and construct new court buildings, parking, and associated landscaping.

The ESA recommended the following: (1) the former USTs that were abandoned in place should be removed; (2) mold in the vacant office building should be investigated; and (3) lead and asbestos planning/survey due to the age of the buildings. DGS agrees with these recommendations; however, since these buildings are to be demolished, investigation of mold is not applicable. Additionally, the asbestos and the lead based paint do not pose an immediate threat to the occupants. As these materials are regulated by local, State, and federal agencies, the material will be removed, handled, and disposed of in conformance with such rules and regulations that protect the general public from exposure during the demolition of the buildings.

If the site proceeds for acquisition, AOC will prepare an Initial Study of environmental impacts of the proposed project pursuant to the CEQA. As the AOC prepares the CEQA document, DGS recommends that AOC consider the potential impacts of project development and specify mitigation measures to reduce or mitigate any potential health and safety concerns in accordance with Health and Safety Code requirements.

Other:

- The proposed site meets the Council's size, location, and compatibility requirements.
- The acquisition price shall not exceed the estimated fair market value as indicated in a DGS approved appraisal.
- The property is improved with industrial buildings which would require demolition for the proposed courthouse project. Buyer or seller responsibility for the demolition activities and cost will be determined in the post-site selection due diligence and negotiation period.
- If this property proceeds to the acquisition phase, based on the December 3, 2009, ESA and DGS recommendation, the former underground storage tanks that were abandoned in place are to be removed.
- The property is located within a redevelopment agency (RDA) plan area. If the proposed site proceeds to the acquisition phase, the RDA will be requested to enter into a Memorandum of Understanding or adopt a Resolution wherein the RDA waives for the state courthouse project any restriction and control rights it may have under its current or future redevelopment plans or other implementing documents.
- The property is improved with industrial buildings which are currently advertised for lease. If this property proceeds to the acquisition phase and is rented or leased in the interim, a relocation benefits analysis may be required.
- There are no historic issues or implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW MARKLEEVILLE COURTHOUSE
ALPINE COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Judicial Council of California
Administrative Office of the Courts
New Markleeville Courthouse
Alpine County

Action Requested

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

Scope Description

This new facility will replace the existing court space in the Alpine County Courthouse and provide adequate space for necessary court services. The new 1-courtroom, 14,800 square foot facility will support all case types; replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Alpine County Courthouse; and create a modern, secure, full-service courthouse. The project will also provide an adequately-sized jury assembly space and a jury deliberation room, a self-help center, family court mediation, a children's waiting room, in-custody holding, attorney/client meeting rooms, and entrance screening. A sallyport, secure circulation and in-custody holding in appropriately-sized space will be provided. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$9,166,000 to purchase an approximately 1.2-acre site. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On February 19, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$26,372,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that preliminary plans and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$26,372,000	total estimated project cost
\$26,372,000	project costs to be allocated: \$9,166,000 acquisition, \$805,000 preliminary plans, \$1,078,000 working drawings, and \$15,323,000 construction (\$13,575,000 contract, \$679,000 contingency, \$264,000 A&E, and \$805,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	March 2012
Approve preliminary plans	September 2012
Complete working drawings	April 2013
Complete construction	November 2014

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW MOJAVE COURTHOUSE
KERN COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Judicial Council of California
Administrative Office of the Courts
New Mojave Courthouse
Kern County

Action Requested

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

Scope Description

This project will construct a new 3-courtroom, 40,600 square foot facility in the City of Mojave and will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Mojave Justice Center. This facility will provide a modern, secure courthouse for all case types and provide adequate space for a self-help center, jury assembly room, attorney/client interview rooms, and a children's waiting room; consolidate court operations from the Mojave Justice Center. In-custody holding in appropriately-sized space and three secure surface parking spaces will be provided for judicial officers. In addition, to acquire a site for the new facility, the Judicial Council of California (council) requests \$1,037,000 to purchase an approximately 2.6-acre site. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services,

Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On February 19, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$42,132,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that preliminary plans and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$42,132,000	total estimated project cost
\$42,132,000	project costs to be allocated: \$1,037,000 acquisition, \$1,899,000 preliminary plans, \$2,543,000 working drawings, and \$36,653,000 construction (\$32,507,000 contract, \$1,625,000 contingency, \$623,000 A&E, and \$1,898,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	April 2012
Approve preliminary plans	November 2012
Complete working drawings	July 2013
Complete construction	April 2015

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW QUINCY COURTHOUSE
PLUMAS COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Judicial Council of California
Administrative Office of the Courts
New Quincy Courthouse
Plumas County

Action Requested

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

Scope Description

This project will provide a new 3-courtroom, 38,200 square foot facility in Plumas County which will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Quincy Courthouse. This project will create a modern, secure, full-service courthouse for all case types; provide in-custody holding, a self-help center, secure public lobby, queuing for entrance screening and public service counters, attorney/client interview rooms, and a children's waiting room. There will be appropriately-sized in-custody holding space and three secure parking spaces for judicial officers. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$10,159,000 to purchase an approximately 2.6-acre site. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On February 19, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$51,767,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of acquisition and preliminary plan funds are subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$51,767,000	total estimated project cost
\$51,767,000	project costs to be allocated: \$10,159,000 acquisition, \$1,922,000 preliminary plans, \$2,574,000 working drawings, and \$37,112,000 construction (\$32,915,000 contract, \$1,646,000 contingency, \$631,000 A&E, and \$1,920,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	April 2010
Approve preliminary plans	October 2012
Complete working drawings	June 2013
Complete construction	March 2015

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—7

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW DOWNIEVILLE COURTHOUSE
SIERRA COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

Judicial Council of California
Administrative Office of the Courts
New Downieville Courthouse
Sierra County

Action Requested

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

Scope Description

This project will provide a new 1-courtroom; 15,000 square foot facility to replace the existing court space in the Sierra County Courthouse in Downieville. The new courthouse will support all case types; replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Sierra County Courthouse; create a modern, secure, full-service courthouse; and provide an adequately-sized jury assembly space and a jury deliberation room, a self-help center, family court mediation, a children's waiting room, adequately sized and securely accessed in-custody holding, attorney/client meeting rooms, and entrance screening. In-custody holding in appropriately-sized space and two secure parking spaces will be provided for judicial officers. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$5,294,000 to purchase an approximately 1.2-acre site. It is the expectation of the State Public Works Board (Board) that the purchase price will not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the

Department of General Services, Real Estate Services Section. Authorization to acquire a site will be subject to the Board's review and approval.

Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On February 19, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$23,145,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans are continuously appropriated per Chapter 10, Statutes of 2009. Release of acquisition and preliminary plan funds are subject to the Board's review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$23,145,000 total estimated project cost

\$23,145,000 project costs to be allocated: \$5,294,000 acquisition, \$835,000 preliminary plans, \$1,119,000 working drawings, and \$15,897,000 construction (\$14,085,000 contract, \$704,000 contingency, \$274,000 A&E, and \$834,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the acquisition phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule

Estimated close of escrow	March 2012
Approve preliminary plans	September 2012
Complete working drawings	April 2013
Complete construction	November 2014

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—8

DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES STATE HISTORIC PARK, SITE DEVELOPMENT/PLANNING AND PHASE I
BUILD-OUT
LOS ANGELES COUNTY

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3790-301-0005 (3.5)
as reappropriated by the Budget Act of 2007
Chapters 171 and 172, Statutes of 2007, Item 3790-301-6051 (3.5)
as reappropriated by the Budget Acts of 2008 and 2009
Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 3790-301-6051 (11)*

Consider recognition of a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Department of Parks and Recreation
Los Angeles State Historic Park,
Site Development/Planning and Phase I Build-Out
Los Angeles County

Action Requested

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

Scope Description

This project is not within scope. The project, as approved by the Legislature, provides for overall studies and preliminary planning for the phased development of permanent facilities for the 32-acre Los Angeles State Historic Park (LASHP), as well as Phase I design and construction. Studies have been completed and preliminary plans are underway, although delayed by bond cash issues. Working drawings and construction of the Phase I development were to include appropriate site access, associated parking, site infrastructure, open space, pedestrian and vehicular circulation systems, an interpretive and administration center, shade structures, and an elevated walkway/pedestrian bridge. The estimated construction cost for Phase I was about \$41.6 million with half of the funds coming from private donations.

The likelihood of any significant timely donations for the Phase I project has diminished. Department of Parks and Recreation (Parks) is proposing to scale back the design and construction of Phase I to stay within the amount of available state funds. Items that will be deferred to later phases include 1) the "Welcome Station" building (approximately 5500 sf) with visitor orientation, café space, observation deck, administrative facilities, 2) interactive water play feature, 3) dedicated children's interpretive play area, 4) cultural gardens, and 5) elevated walkway/pedestrian bridge over adjacent railroad tracks. The amount of formally developed plaza space will also be reduced.

The resulting Phase I project will provide for site work (including shaping of 'future phase' portion of the park for the interim), utility infrastructure (electricity, sewer, water, phone, data), landscaping, irrigation, and drainage improvements throughout the park. It will also include multi-use plazas and flexible space, a great lawn featuring a sloped amphitheater/stage space, interpretive paths and 'portals' for engaging historic themes and content, site lighting, site furnishings, and signage, restrooms, and an operations yard with access road.

A 20-day letter was sent to the Legislature on March 11, 2010, and the review period has expired with no adverse comments.

Funding and Cost Verification

This project is within cost. The project as originally conceived had a total project cost of \$51.6 million, which included \$20.8 million in reimbursements from private donations and \$30.8 million in park bond funds. The proposed scope change would defer private funding to future phases. In addition to the reduction in reimbursements, Parks would also realize a savings of about \$1.5 million in bond funds due to the reduced working drawing effort. The revised project cost would be \$29.3 million.

\$51,632,000	total authorized project cost
\$29,345,000	total estimated project costs
\$ 6,619,000	project costs previously allocated for entire site: \$765,000 studies and \$5,854,000 preliminary plans
\$22,727,000	project costs to be allocated for Phase I: \$1,884,000 working drawings, construction \$20,793,000 (\$18,202,000 contract, \$910,000 contingency, \$1,281,000 A&E costs, and \$400,000 agency retained items), and \$50,000 equipment

CEQA

Appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

Real Estate Due Diligence

Due diligence was completed on the site for the November 2001 and December 2001 Public Works Board acquisition actions.

Project Schedule

Approve preliminary plans	January 2011
Complete working drawings	March 2012
Complete construction	January 2014

Staff Recommendation: **Recognize scope change.**

CONSENT ITEMS

CONSENT ITEM—9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
HEMAN G. STARK
CORRECTIONAL TREATMENT CENTER
CHINO, SAN BERNARDINO COUNTY

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

Consider establishing scope, cost, and schedule

ITEM PULLED

CONSENT ITEMS

STAFF ANALYSIS ITEM—9

Department of Corrections and Rehabilitation
Heman G. Stark
Correctional Treatment Center
Chino, San Bernardino County

CONSENT ITEMS

CONSENT ITEM—10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SALINAS VALLEY STATE PRISON
FACILITY A GENERAL POPULATION/ENHANCED OUTPATIENT PROGRAM TREATMENT
AND OFFICE SPACE
SOLEDAD, MONTEREY COUNTY

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

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Department of Corrections and Rehabilitation
Salinas Valley State Prison
Facility A General Population/Enhanced Outpatient Program Treatment and Office Space
Soledad, Monterey County

Action Requested

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

Scope Description

This project will design and construct a new two-story stand alone building, approximately 27,100 square feet (sf), adjacent to and between two housing units in Facility A at SVSP. This new mental health building will not include any new housing, but will provide adequate treatment and office space to support up to 300 GP/EOP inmates in existing housing units. In addition, this project includes a new staff parking lot for approximately 42 additional parking spaces to be located outside the secure perimeter east of the existing parking area and adjacent to the existing administration building. Consistent with the court-ordered activation schedule for this project, it is anticipated construction will begin in November 2011 and be completed in July 2013.

The first floor will be the secure inmate-patient treatment area, approximately 16,300 sf. This portion of the building will contain custody stations, one-on-one noncontact and contact interview rooms, group treatment rooms, recreation therapy rooms, classrooms, a conference room, an inmate-patient waiting area, storage space, inmate and staff restrooms, mechanical and electrical rooms, 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, approximately 10,800 sf. This portion of the building will include private offices, shared offices, open office area with work stations, a conference room with a dividable partition, a file room, a copy/work room, storage space, a staff break room, staff restrooms, and a telecom/data communications room.

On March 12, 2010, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend establishing the scope, cost, and schedule of this project to the State Public Works Board no sooner than 30 days from that date. The 30-day legislative review period for this project has expired without adverse comment.

Funding and Cost Verification

This action would allocate \$28,857,000 of the \$710,940,000 Public Buildings Construction Fund (lease revenue bond authority) appropriated in Section 15819.403(c) of the Government Code to complete design and construction for this project.

\$ 28,857,000 total estimated project cost

\$ 28,857,000 project costs to be allocated: \$1,605,000 preliminary plans, \$1,731,000 working drawings, and \$25,521,000 construction (\$19,130,000 contract, \$957,000 contingency, \$1,131,000 A&E, \$1,530,000 other project costs, and \$2,773,000 agency retained items)

CEQA

Appropriate CEQA documentation will be completed during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence will be completed during the preliminary plans phase.

Project Schedule

Approve preliminary plans	January 2011
Complete working drawings	August 2011
Complete construction	July 2013

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—11

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT, AMERICAN RIVER COLLEGE
LIFE SCIENCE AND FINE ARTS MODERNIZATION
SACRAMENTO COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session,
Item 6870-301-6049 (2)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

California Community Colleges
Los Rios Community College District, American River College
Life Science and Fine Arts Modernization
Sacramento County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The authorized project is to consolidate instructional spaces by demolishing 4 portable buildings and replace them with an addition to the Life Science Building. Modernized space constructs 8,064 assignable square feet (asf) consisting of 7,603 asf instructional lab and 471 asf office.

Funding and Project Cost Verification

This project is within cost.

\$8,530,000 total estimated project costs
\$8,530,000 total authorized project costs
\$ 70,000 state funds previously allocated: preliminary plans
\$6,754,000 state funds to be allocated: \$58,000 working drawings and \$6,696,000 construction (\$5,961,000 contracts, \$433,000 contingency, and \$302,000 tests and inspections)
\$ 450,000 local funds previously allocated: preliminary plans
\$1,256,000 local funds to be allocated: \$248,000 working drawings, \$478,000 construction, (\$231,000 contracts, \$123,000 A&E, and \$124,000 project administration), and \$530,000 equipment

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 18, 2010, and the 35-day statutes of limitation period expired on March 24, 2010, without adverse comment.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	April 2010
Complete working drawings	November 2010
Complete construction	May 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—12

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT, COSUMNES RIVER COLLEGE
NORTH EAST BUILDINGS MODERNIZATION
SACRAMENTO COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session,
Item 6870-301-6049 (8)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

California Community Colleges
Los Rios Community College District, Cosumnes River College
North East Buildings Modernization
Sacramento County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The authorized project is to modernize spaces for the 1) welding, automotive technology, construction technology and agriculture instructional programs by demolishing and replacing four buildings with two new buildings; and 2) renovating a fifth building for maintenance, custodial and institutional support spaces. This modernization results in 25,650 assignable square feet (asf) consisting of 11,600 asf lab, 300 asf office, and 13,750 asf other spaces.

Funding and Project Cost Verification

This project is within cost.

\$12,907,000	total estimated project costs
\$12,907,000	total authorized project costs
\$ 97,000	state funds previously allocated: preliminary plans
\$ 7,002,000	state funds to be allocated: \$81,000 working drawings and \$6,921,000 construction (\$6,921,000 contracts)
\$ 561,000	local funds previously allocated: preliminary plans
\$ 5,247,000	local funds to be allocated: \$438,000 working drawings, \$4,209,000 construction, (\$2,801,000 contracts, \$681,000 contingency, \$194,000 A&E, \$339,000 tests and inspections, and \$194,000 project administration), and \$600,000 equipment

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 18, 2010, and the 35-day statutes of limitation period expired on March 24, 2010, without adverse comment.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	April 2010
Complete working drawings	November 2010
Complete construction	May 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—13

**CALIFORNIA COMMUNITY COLLEGES (6870)
OHLONE COMMUNITY COLLEGE DISTRICT, OHLONE COLLEGE
FIRE SUPPRESSION
ALAMEDA COUNTY**

Authority: Chapters 268 and 269, Statutes of 2008, Item 6870-303-6041 (1)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

California Community Colleges
Ohlone Community College District
Ohlone College, Fire Suppression
Alameda County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The authorized project is for a fully automatic fire suppression system for eight existing campus buildings (Bldgs. 1-6, 8 and 9). This includes provision of new exterior fire water service to the buildings and new fully automatic fire extinguishing system within each building. The project will reduce the risks and increase the fire and life safety protection for occupants and campus buildings.

Funding and Project Cost Verification

This project is within cost.

\$5,741,000	total estimated project costs
\$5,741,000	total authorized project costs
\$ 216,000	state funds previously allocated: preliminary plans
\$5,525,000	state funds to be allocated: \$268,000 working drawings and \$5,257,000 construction (\$4,577,000 contracts, \$320,000 contingency, and \$360,000 A&E, testing, inspections, and administration)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 16, 2010, and the 35-day statutes of limitation period expired on March 22, 2010 without adverse comment.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	April 2010
Complete working drawings	September 2010
Complete construction	October 2012

Staff Recommendation: Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—14

SAN FRANCISCO REDEVELOPMENT AGENCY
COMMUNITY FACILITIES DEMONSTRATION PROJECT
SAN FRANCISCO COUNTY

Authority: Section 20688.6 of the Public Contract Code

Consider approving a design-build project as proposed by the San Francisco Redevelopment Agency. If approved, this would be the second of ten redevelopment agency design-build projects the State Public Works Board is authorized to approve.

CONSENT ITEMS

CONSENT ITEM—14

San Francisco Redevelopment Agency
City of San Francisco, San Francisco County
Community Facilities Demonstration Project

Action Requested

If approved, the requested action would authorize the San Francisco Redevelopment to utilize a design-build project delivery method for the proposed project.

Project Description

This project would consist of design and construction of a 6,000 square foot modular building on Lot D, in the Hunters Point Shipyard Redevelopment Project Area. The project would include site preparation, installation of utility services, installation of a modular type building, and site work such as paving, deck, parking area, and lighting. The estimated cost is approximately \$2.3 million. The project would have a six month timeline.

Project Authority

Public Contract Code section 20688.6 (as enacted by Chapter 2, Statutes of 2009) authorizes redevelopment agencies to utilize a design-build project delivery method for up to ten projects. The ten projects are subject to the State Public Works Board (Board) approval. Board is required to approve or deny, within 90 days, the design-build projects. Once the eligibility of the redevelopment agency under Public Contract Code section 20688.6 has been established, the ability of Board to deny a project is limited to only those projects that are received after the initial ten have been approved.

Project Schedule

Begin Construction	May 2010
Complete Construction	September 2012

Project Certification

Upon review of the documents submitted by the San Francisco Redevelopment Agency, the Community Facilities Demonstration Project meets the eligibility requirements outlined in Public Code Section 20688.6.

Staff Recommendation: **Approve the design-build project as submitted by the San Francisco Redevelopment Agency.**

ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
LOWER BLACKWOOD CREEK RESTORATION PROJECT
PLACER COUNTY

*Authority: Chapters 38 and 39, Statutes of 2005, Item 3125-301-0262(1)
Chapters 47 and 48, Statutes of 2006, Item 3125-301-6029(3)
Chapters 171 and 172, Statutes of 2007, Items 3125-301-0262(1)
Chapters 268 and 269, Statutes of 2008, Item 3125-301-0890(1)
Chapters 268 and 269, Statutes of 2008, Item 3125-301-0262(1)
Chapter 1, Statutes of 2009, Third Extraordinary Session, 3125-301-0262(1)*

Consider approving preliminary plans

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of General Services
California Tahoe Conservancy
Lower Blackwood Creek Restoration Project
Placer County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The proposed project consists of a number of measures to prevent erosion, improve water quality, and protect and improve habitat along Lower Blackwood Creek: log and rock bank stabilization structures, new river channel, engineered debris jam structures, rock riffles, vegetation enhancements, riprap, boulder clusters, foot trails re-routing, and excavation of new floodplain.

Funding and Project Cost Verification

This project is within cost. The Budget Acts of 2005, 2006, 2007, 2008, and 2009 provide sufficient funding for this project. The project can be completed with the funds available and in accordance with legislative intent.

\$4,229,000 total estimated project costs
\$ 695,000 project costs previously allocated: preliminary plans
\$3,534,000 project costs to be allocated: \$520,000 working drawings and
\$3,014,000 construction (\$2,463,000 contracts, \$172,000
contingency, \$232,000 A&E costs, and \$146,000 other costs)

CEQA

A Notice of Determination was filed with the State Clearing House on March 22, 2010. The 30 day waiting period will expire on April 20, 2010, eight days after the April 12 State Public Works Board (Board) meeting. Based on comments received during the CEQA public review process, no challenges are expected.

Real Estate Due Diligence

The California Tahoe Conservancy has full responsibility for clearing due diligence issues.

Project Schedule

Approve preliminary plans	April 2010
Complete working drawings	October 2010
Complete construction	October 2011

Other

- The project is located adjacent to the Highway 89 crossing of Blackwood Creek, approximately 1.5 miles north of Homewood and 3 miles south of Tahoe City on the west shore of Lake Tahoe in Placer County. The property was acquired by the Tahoe Conservancy in 1987.
- This project will reduce sediment sources and enhance habitat for special status fish and wildlife species along approximately 3,000 feet of Blackwood Creek on the west shore of Lake Tahoe.
- The Blackwood Creek watershed is the largest per acre contributor of sediment into Lake Tahoe, and implementation of this project is necessary to achieve the Lake Tahoe Total Maximum Daily Load established by the Lahontan Regional Water Quality Control Board to protect the water quality of Lake Tahoe.
- This project will improve water quality and enhance habitat for multiple fish and wildlife species, and is consistent with the adopted program guidelines for the Tahoe Conservancy's Stream Environment Zone and Wildlife Habitat Enhancement Programs.
- Finalization of the funding package may be affected by factors such as the success of future bond sales, availability of additional federal reimbursements, or other considerations.
- The CEQA process will not be completed eight days after the April 12 Board meeting. However, it is necessary for the Board to consider the approval of the preliminary plans to allow the Conservancy to complete the working drawings by October 2010 in order for it to remain eligible for a U.S. Army Corps of Engineers grant. Additional federal funding of \$2.1 million will be provided contingent upon the completion of working drawings in a timely manner.

Staff Recommendation: Approve preliminary plans contingent upon expiration of the CEQA review without challenge.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.