



**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, May 13, 2011**

The **STATE PUBLIC WORKS BOARD** will meet on
**Friday, May 13, 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, May 13, 2011

10:00 a.m.

Room 113

State Capitol

Sacramento, California

- I.** Roll Call

- II.** Approval of minutes from the March 11, 2011 and the April 8, 2011 meetings

- III.** Bond Items Page 3

- IV.** Consent Items Page 6

- V.** Action Items Page 25

- VI.** Other Business Page 33

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STANISLAUS COUNTY JUVENILE JUSTICE CENTER
COMMITMENT CENTER PROJECT
STANISLAUS COUNTY**

Authority: Sections 1970 – 1977 of the Welfare and Institutions Code

Consider adopting a resolution to:

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the State Public Works Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Approve and authorize the execution of a Project Delivery and Construction Agreement between Stanislaus County, the California Department of Corrections and Rehabilitation, the Corrections Standards Authority, and the State Public Works Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Allocation

\$18,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Stanislaus County Juvenile Justice Center
Commitment Center Project
Stanislaus County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

Scope Description

This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center on county owned land. The project will be constructed on approximately 4.7 acres of the greater 33.4± acres of county owned land on which the county's existing juvenile facility is located. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including, admission and release, central administration, the Medical Clinic, laundry, building maintenance, and the main warehouse.

The new juvenile commitment center will be approximately 45,600 square feet and will provide approximately 60 beds in three housing units. One housing unit will have approximately 30 beds and the other two will each contain approximately 15 beds. This project also includes support services space for administration; central control; routine medical examinations; education administration and classrooms; religious, recreational, and counseling programs; visitor processing and visitations; facility storage; and a service delivery and loading dock. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing facility. Moreover, the central control in the new juvenile commitment center will be integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies.

In addition, this project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It will be located in the end of the new facility closest to the existing facility to facilitate food service to that building. A large multi-purpose room will be included as part of this project to provide indoor recreation and visitation. Two new outdoor recreation areas will be provided within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. This project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 86 parking spaces will also be provided for both staff and visitor parking as part of this project.

In addition to the project scope outlined above, the county has identified three additive bid alternates. The first alternate would provide approximately 1,636 square feet for two program rooms, including work tables, casework, and a toilet room in each. This alternate also includes one shared storage room with shelving to be shared by both program rooms. The second alternate would provide a covered concrete walkway with lighting, gates, and security fencing to connect the existing facility with the new facility. The third alternate would provide security fencing and a gate with access control and security cameras for the staff parking area.

Funding and Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local youthful offender rehabilitative facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$18,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$17,467,000 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project. The remaining \$533,000 of Stanislaus County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the SB 81 Local Youthful Offender Rehabilitative Facilities Financing Program.

\$23,289,000	total estimated project cost
\$17,467,000	state funds to be allocated: construction (\$17,120,000 contract and \$347,000 contingency)
\$ 5,822,000	local funds previously allocated: \$258,000 study, \$1,046,000 preliminary plans, \$1,293,000 working drawings, \$3,225,000 construction (\$1,365,000 contingency, \$452,000 A&E, and \$1,408,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 2011, and the 30-day statutes of limitation period will expire on May 27, 2011.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2011, and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	May 2011
Complete working drawings	June 2011
Start construction	August 2011
Complete construction	February 2013

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW HANFORD COURTHOUSE
KINGS COUNTY
AOC Parcel Number 16-A5, DGS Parcel Number 10649

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Judicial Council of California
Administrative Office of the Courts
New Hanford Courthouse
Kings County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize the acquisition of land for the construction of a new 12-courtroom; 144,500 square foot facility for the Superior Court in Kings County (County). The site consists of approximately 9.5 acres of undeveloped land. The project will replace the functionally and physically deficient facilities in Hanford and Lemoore and will address security and overcrowding issues currently facing the court. This site is located in the County government center adjacent to the new jail on the east side of 12th Avenue between W. Lacey Boulevard and Greenfield Road.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code provide authority to the Board to establish the project scope, cost, and schedule. The Board authorized \$6,260,000 for land acquisition at the December 14, 2009, meeting. This property can be acquired with the funds available and in accordance with Legislative intent.

\$142,449,000 total authorized project cost

\$142,449,000 total estimated project cost

\$ 2,615,000 project costs previously allocated: acquisition

\$139,834,000 project costs to be allocated: \$3,645,000 acquisition, \$6,231,000 preliminary plans, \$8,342,000 working drawings, and \$121,616,000 construction (\$107,952,000 contract, \$5,398,000 contingency, \$2,045,000 A&E, and \$6,221,000 other project costs)

CEQA

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

Project Schedule

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

Condition of Property

In February, 2011, Department of General Services (DGS) staff conducted a site visit to the proposed site. The property consists of about 9.5 acres of vacant land that is flat and has been cleared of most of the vegetation that consists of weeds and grasses. A temporary staging area is located on a portion of the southwest corner of the property and is used by the City of Hanford and the contractor for road construction. A barb wire and wooden post fence are located on a northerly portion of the site. Just south of the fence is a twenty foot wide chip seal road. Fire hydrants and light posts are located near or along this easterly property boundary. DGS staff did not observe any environmental concerns.

A Phase I Environmental Site Assessment (ESA) was prepared in February, 2010 and this report did not identify any recognized environmental conditions. A Phase II ESA was completed in May, 2010 due to previous agricultural use on the property. No significant environmental impacts were detected in any of the soil samples collected. Based on the findings of this Phase II ESA, no further soil investigation was recommended.

Other:

- Funding for this project was contingent upon the SB1732 transfer of responsibility of the existing Hanford courthouse and the Lemoore courthouse to the state. The transfer of responsibility from Kings County to the State for the Hanford courthouse occurred on December 31, 2008 and the Lemoore courthouse occurred on December 30, 2008.
- The State Public Works Board authorized site selection on May 17, 2010.
- The proposed site meets the size, location, and compatibility requirements of the Judicial Council.

- The acquisition price will not exceed the estimated fair market value as indicated in a DGS approved appraisal. The property site will be acquired in an exchange for the courts equity in existing court facilities and cash.
- The conveyance of the property to the state is subject to a right of reversion of title to the seller if the state has not achieved Commencement of Construction by July 1, 2017. In this event, the state shall reconvey the property to the seller and the existing Hanford Court Facility JOA and the Lemoore Court Facility Relinquishment of Equity Interest and Termination of Joint Occupancy Agreement will immediately and automatically terminate.
- The Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There are no historic issues, relocation assistance or implied dedication involved with this project.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW FAMILY JUSTICE CENTER (VTA SITE)
SANTA CLARA COUNTY
AOC Facility Number 43-B5, DGS Parcel Number 10696

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
Administrative Office of the Courts
New Family Justice Center (VTA Site)
Santa Clara County

Action Requested

If approved, the requested action would authorize acquisition.

Scope Description

This project is within scope. The requested action would authorize the acquisition of approximately a 0.3 acre parcel as an addition to the contiguous 1.6 acre property presented to the Board for no-cost acquisition authorization on November 15, 2010 (County site). The subject parcel is owned by the Santa Clara County Transit District, known commonly as the Valley Transit Authority (VTA). This site (the VTA site) will provide surface parking and secure parking for judicial officers and staff and is located on North First Street at West Saint James Street in the historic area of downtown San Jose, Santa Clara County. This project will replace five leased facilities with a 20-courtroom, 234,000 square foot facility.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code provided \$6,205,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

\$240,727,000	total authorized project cost
\$240,727,000	total estimated project cost
\$ 3,905,000	project costs previously allocated: acquisition
\$236,822,000	project costs to be allocated: \$2,300,000 acquisition, \$11,111,000 preliminary plans, \$14,637,000 working drawings, and \$208,774,000 construction (\$183,800,000 contract, \$9,190,000 contingency, \$4,375,000 A&E, and \$11,408,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 12, 2010, and the 30-day statutes of limitation period expired on May 12, 2010, without challenge.

Project Schedule

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

Condition of Property

In April, 2011, the Department of General Services (DGS) conducted a visit to the proposed site. A Phase I Environmental Site Assessment (ESA) was completed in December 2008, in accordance with the American Society for Testing and Materials Standard Practice. The Phase I ESA recommended further investigation to determine whether or not the presence of suspected underground storage tanks (UST) on the site exists and to evaluate the potential for soil and groundwater impacts.

A Phase II ESA was completed in December 2009 and the investigation revealed three USTs on the VTA property. Soil and groundwater analytical results showed no significant contamination in the samples near the USTs. Groundwater monitoring wells were installed and results indicated that the USTs did not release to the groundwater system. The Phase II Investigation recommended the following:

1. Excavate and remove the USTs, vent lines and apparent product piping from the VTA property.
2. Abandon the groundwater monitoring wells.
3. Prepare a Soil Management Plan to present the decision framework for managing soils associated with future redevelopment.

A Phase III report described field activities conducted under the supervision of Santa Clara County Department of Environmental Health (Santa Clara DEH). Three USTs were removed and approximately 85 cubic yards of soil were excavated from the site. Based on soil profiling results for proper disposal, the USTs and the excavated soil were hauled to a landfill as non-Hazardous Waste. The six groundwater monitoring wells were destroyed by an over-drill method and Portland cement was used to grout each borehole. An asphalt patch was used to match surrounding surface conditions. Because the cleanup addressed what is considered a "de minimis" condition (considered not a threat to human health or the environment) Santa Clara DEH did not issue an agency "no further action" letter, but it reviewed the analytical results and approved backfill of the

excavation. The report recommends no further action for the site. A Soil Management Plan is not required because all impacted soil has been removed from the site.

Other:

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- The Board approved this project for site selection on January 14, 2011.
- The proposed site is improved with a paved parking lot. A parking lot license agreement with a private operator expired February 2011 and was not renewed. The proposed site is currently unoccupied. The parking lot improvements will be demolished during the construction process.
- The subject parcel lies within the St. James Historic District, which is a local designated Landmark District and is listed on the federal National Register of Historic Places. This will not have a significant effect on the design of the future courthouse.
- There are no relocation, historic or implied dedication issues associated with this site.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SONORA COURTHOUSE (LAW AND JUSTICE CENTER SITE)
TUOLUMNE COUNTY
AOC Facility Number 55-D1, DGS Parcel Number 10704

Authority: Sections 70371.5 and 70371.7 of the Government Code.

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Judicial Council of California
Administrative Office of the Courts
New Sonora Courthouse (Law and Justice Center Site)
Tuolumne 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 5-courtroom, 67,000 square foot facility in Tuolumne County. The new courthouse is for use by the Superior Court of California for judicial, administrative, and related purposes, with secure parking for judicial officers and staff and surface parking for visitors. The proposed site, adjacent to the south-eastern corner of the intersection of Old Wards Ferry Road and State Highway 108, is approximately 4 acres and is located within a larger 48-acre parcel of undeveloped land. The County has planned a law and justice center at this proposed site, located just south of the Sonora city limits, to accommodate the new courthouse as well as facilities for the Sheriff, CHP and the County jail.

Funding and Cost Verification

This project is within cost. Government Code sections 70371.5 and 70371.7 provided \$2,252,000 for the acquisition phase. This property can be acquired with the funds available and in accordance with Legislative intent.

\$70,076,000	total authorized project cost
\$70,076,000	total estimated project cost
\$ 1,429,000	project costs previously allocated: acquisition
\$68,647,000	project costs to be allocated: \$823,000 acquisition, \$3,188,000 preliminary plans, \$4,268,000 working drawings, and \$60,368,000 construction (\$53,464,000 contract, \$2,673,000 contingency, \$1,046,000 A&E, and \$3,185,000 other project costs)

CEQA

Subsequent to the site selection process and in accordance with the California Environmental Quality Act (Public Resources Code section 21000-21177) and pursuant to section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California, 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.

Project Schedule

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

Condition of Property

In January, 2011, staff from the Department of General Services (DGS) conducted a site visit to assess the general condition of the subject property. The site is pastureland that ranges between 1,800 and 2,020 feet in elevation and slopes to the east and south. A deep gully cuts north-south along the eastern portion of the site. According to California Regional Water Quality Control Board Central Valley Region reports, one 600-gallon leaded gasoline underground storage tank and one 10,000-gallon diesel underground storage tank were removed in 1986 from the former Martin Ranch property, a neighboring property located beneath and adjacent to what is now the Highway 108 and Sanguinetti Road overpass. Currently there are three groundwater monitoring wells in the vicinity of these former underground storage tanks, with the nearest well and former tank at about 550 feet north of the northeastern site boundary that has been listed as a leaking underground storage tank. The last groundwater monitoring event, conducted at the former Martin Ranch property in June 2001, indicated that no fuel related (gasoline and diesel) constituents of concern were reported above laboratory detections limits in these wells.

A Phase I Environmental Site Assessment was completed on May 13, 2010. The report noted low concentrations of Total Petroleum Hydrocarbons (Diesel) (TPHd) impacted groundwater reported in a domestic well (DW-2), located approximately 250 feet upgradient of the site which may be related to the former underground storage tanks located beneath the Hwy 108/Sanguinetti Road overpass. Because DW-2 is the closest of five wells to the site, and located upgradient to the site, it may be an indicator of a diesel plume is migrating toward the site. The report recommended groundwater samples should be collected at the northeastern section of the site and analyzed for TPHd to confirm potential impacts to groundwater from the underground storage tanks formerly located beneath the Hwy 108/Sanguinetti Road overpass. Additionally, the report noted that because of the historical use of the site as pastureland, chlorinated insecticides, such as toxaphene were potentially used on site. The report recommends shallow soil samples should be collected in historical and current pastureland areas of the site and analyzed for pesticides and chlorinated insecticides. DGS concurs with the recommendations in the report.

Other:

- The proposed site meets the size, location, and compatibility requirements of the Judicial Council of California.
- The purchase price shall not exceed the estimated fair market value as indicated in a DGS-approved appraisal.
- An access road, including all improvements, will be completed by Tuolumne County prior to the acquisition phase.
- Further investigation of the soil and groundwater shall be conducted during the acquisition phase to determine any potential environmental concerns.
- There are no relocation, historic or implied dedication issues associated with this site.
- The Administrative Office of the Courts certifies that there is no known potential use of eminent domain to acquire this site. If eminent domain proceedings are contemplated in the future, the Administrative Office of Courts must return to the Board for direction.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NORTHERN BRANCH COURTHOUSE
SAN MATEO COUNTY

AOC Facility Number 41-C1; DGS Parcel Number 10726

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—4

Judicial Council of California
Administrative Office of the Courts
Northern Branch Courthouse
San Mateo 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 San Mateo (County) is transferring fee title in and to the court facility commonly known as the Northern Branch Courthouse located at 1050 Mission Road, South San Francisco, California (Court Facility), to the State of California (State) on behalf of the Judicial Council of California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement Between the Judicial Council of California, Administrative Office of the Courts and the County for the Transfer of Responsibility for Court Facility, dated March 17, 2009 and Amendment No. 1 dated November 3, 2009 (Transfer Agreement). The Court Facility consists of approximately four acres of real property improved with a one story building, parking area and associated landscaping. The westerly portion was

Other

- The state may refuse to accept responsibility for the court facility only if (a) the court facility contains one or more “deficiencies” as defined at Government Code section 70326(b), and (b) the county and the AOC have not made provisions for the correction of the deficiencies as part of the Transfer Agreement, pursuant to section 70326(c) or section 70327(d) of the Government Code. Neither of these situations exists.
- The County Board of Supervisors adopted a Resolution on March 17, 2009, 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 would be free and clear of any mortgages or liens.
- The County has agreed to indemnify the state against any liability imposed pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. sec 9601 et seq.) or related provisions, for condition that existed in, on, or under the real property, whether known or not known to the County, at the time of transfer.
- The Joint Occupancy Agreement provides for rights of first refusal, rights of first offer and rights to purchase the other party’s equity, in favor of either the County or AOC, in the event that either party desires to vacate/sell the court facility, in accordance with Government Code sections 70342(e) and 70344(b).
- A Reciprocal Access Easement Agreement, dated December 16, 2009 was entered into by and between the County and the State, acting by and through, the Council, AOC, to allow both parties and the general public to access the buildings on and over the County Land and the State Land.
- The AOC is not aware of any lawsuits pending concerning the property.
- In accordance with the Act, the Transfer Agreement provides for the transfer of parking spaces as was made available for Court Use as of October 1, 2001.
- There are no historic issues, implied dedications or relocation assistance associated with the Court Facility.

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

CONSENT ITEMS

CONSENT ITEM—5

DEPARTMENT OF TRANSPORTATION (2660)
EUREKA DISTRICT 1 OFFICE RENOVATION
HUMBOLDT COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 2660-311-0042(1)
Chapter 712, Statutes of 2010, Item 2660-311-0042(1)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—5

Department of Transportation,
Eureka District 1 Office Renovation
Humboldt County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The project will renovate the Caltrans District 1 Office building in Eureka. Specific improvements include the installation of a fire alarm system, expansion of the fire sprinkler system, replacement of the heating and ventilation system, upgraded electrical systems, Americans with Disabilities Act (ADA) improvements, and replacement of interior finishes.

Funding and Project Cost Verification

This project is within cost. The total project cost is estimated to be \$10,098,000. The Budget Act of 2009 provided \$695,000 for the preliminary plans phase and the Budget Act of 2010 provides \$687,000 for the working drawing phase of the project. The 2011 Governor's Budget proposes \$8,716,000 for the construction phase. The amount appropriated for working drawings is \$9,000 greater than the current estimate of \$678,000. These savings will revert at the end of the fiscal year.

Since the completion of the budget package, Title 24 building codes were updated to require the replacement of existing light fixtures with low wattage fixtures whenever the majority of the existing fixtures will be removed. This requirement has more than offset savings in other parts of the project. As a result, the current estimate is \$142,000, or 1.4%, more than total project costs. Finance expects that this project will be brought within budget during the development of working drawings, as there will be time to go room by room to determine if existing lights can be retained, and as such, no anticipated deficit will be recognized at this time.

\$ 10,098,000	total authorized project costs
\$ 10,089,000	total estimated project costs
\$ 695,000	project costs previously allocated: preliminary plans
\$ 9,394,000	project costs to be allocated: \$678,000 working drawings and \$8,716,000 construction (\$6,622,000 contracts, \$463,500 contingency, \$943,000 A&E, and \$688,000 other)
\$ 9,000	project savings: working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 23, 2011, and the 35-day statutes of limitation expired on March 30, 2011, without challenge.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions letter on March 28, 2011. There was one significant issue identified. The City of Eureka has an old utility easement that is not used, but crosses the project area. Caltrans will need to obtain a Quitclaim Deed from the City before the project is allowed to proceed to bid.

Project Schedule

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

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—6

**CALIFORNIA HIGHWAY PATROL (CHP) (2720)
CHP ENHANCED RADIO SYSTEM: REPLACE TOWERS AND VAULTS—PHASE 1
VARIOUS COUNTIES**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 2720-301-0044(1), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session, and as partially reverted by the Budget Act of 2010
Chapter 712, Statutes of 2010, Item 2720-301-0044(1)*

Consider approving:

- a. preliminary plans for the Black Mountain site
- b. an increase within appropriation
- c. a reversion of project savings

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Department of the California Highway Patrol
CHP Enhanced Radio System Replace Towers and Vaults—Phase 1
Various Counties

Action requested

If approved, the requested action would approve preliminary plans for the Black Mountain site, an increase within appropriation, and a reversion of project savings.

Scope Description

This project is within scope. This project consists of eight sites that include the construction of a self-supporting radio tower, foundation and associated support structure as well as the extension of underground utilities and the demolition and removal of the existing tower. Each tower shall be built to meet essential services seismic standards, withstand winds of 100 mph, and have a 50-year serviceable life. In addition, the Black Mountain site will include an equipment vault and an emergency generator with a new propane system. Demolition includes the removal existing United State Forest Service vault and tower.

Funding and Cost Verification

This project is within cost. The Budget Act of 2009 provides \$6.3 million Motor Vehicle Account (MVA) for the preliminary plans and working drawings for tower and vault replacements. The Budget Act of 2010 provides an additional \$26.2 million MVA for construction and reverted \$208,000 MVA in design savings associated with a May 2010 scope change that replaced two sites. In April 2011 a scope change resulted in the removal of seven tower sites and project savings of \$16.8 million.

Of the eight sites remaining in the project, three (Gunsight Peak, Hamaker Mountain, and Slater Butte) have bid savings totaling \$2,585,000, and one site (Sacramento Mountain) has an increase cost to the construction phase of \$861,000 due to the need to add a vault, ice shield, and photovoltaics to the site. The net savings to construction and amount available for reversion is \$1,724,000.

Three sites have encountered complications that have increase design costs that will require an increase within appropriation of \$204,000. One is the aforementioned Sacramento Mountain site. The other two are Dibble Hill and Black Mountain. In the case of Dibble Hill, the increase to design is due to architectural changes necessary to gain approval from the City of Santa Barbara's Architecture Review Board. All three sites have increased plan check fees as the towers are deemed essential service structures.

Finally, three sites (Anderson Peak, Black Mountain, and Soda Ridge) have a combined estimated surplus of \$821,000. This surplus may result in construction savings based on the current bid environment.

\$ 15,680,000	total authorized project costs
\$ 13,339,000	total estimated project costs
\$ 2,452,000	project costs previously allocated: \$1,776,000 preliminary plans and \$676,000 working drawings
\$ 10,683,000	project costs to be allocated: \$200,000 acquisition, \$663,000 working drawings, and \$9,820,000 construction (\$6,789,000 contract, \$339,000 contingency, \$910,000 A&E, and \$1,782,000 other project costs)
\$ 204,000	increase within appropriation: \$103,000 preliminary plans and \$101,000 working drawings
\$ 1,724,000	to be reverted: bid savings
\$ 821,000	estimated construction surplus

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 25, 2011, for the Black Mountain site and the 35-day statutes of limitation expired on March 2, 2011, without challenge.

Real Estate Due Diligence

The land of the Black Mountain site is leased from the United States Forest Service. This lease and special use permits are being extended through the year 2030, with a clause to allow for a 10-year extension without a new agreement.

Project Schedule

Approve preliminary plans	May 2010
Complete working drawings	February 2011
Start construction	June 2011
Complete construction	August 2013

Staff Recommendation: **Approve preliminary plans for Black Mountain, an increase within appropriation, and a reversion of project savings.**

CONSENT ITEMS

CONSENT ITEM—7

**CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA CLARITA COMMUNITY COLLEGE DISTRICT, COLLEGE OF THE CANYONS,
ADMINISTRATIVE/STUDENT SERVICES BUILDING
LOS ANGELES COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session,
Item 6870-301-6041 (3), as reappropriated by the Budget Act of 2010*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

California Community Colleges
Santa Clarita Community College District, College of the Canyons
Administration/Student Services Building
Los Angeles County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project is to construct a 26,439 assignable square feet (asf) two floor administrative/student services building. This building consists of two components; the state project and the Santa Clarita Community College District (District) project. The state project constructs 20,544 asf, consisting of 1,130 asf lab, 13,825 asf administrative support and office, and 5,589 asf other space. The District project, which is 100 percent funded by the District, will build out 5,895 asf for a bookstore.

Funding and Project Cost Verification

This project is within cost. The total cost of the state project is \$14 million with a 51/49 state/District sharing ratio. The preliminary plans and working drawings were appropriated in the 2009 Budget Act, with the construction phase proposed in the 2011-12 Governor's Budget. In addition, the District project cost is \$3,149,000 for a total project cost of \$17,156,000.

- \$17,156,000 total estimated project costs
- \$17,156,000 total authorized project costs
- \$ 143,000 state funds previously allocated: preliminary plans
- \$ 414,000 local funds previously allocated: preliminary plans.
- \$ 6,948,000 state funds to be allocated: \$93,000 working drawings, \$6,576,000 construction (\$5,808,000 contract, \$222,000 contingency, and \$546,000 project administration), and 279,000 equipment.
- \$ 9,651,000 local funds to be allocated: \$524,000 working drawings, \$8,849,000 construction (\$8,029,000 contracts, \$470,000 contingency, and \$350,000 project administration) and equipment \$278,000.

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 29, 2002, and the 30-day statutes of limitation expired on September 30, 2002, without challenge.

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	May 2011
Complete working drawings	October 2011
Start Construction	March 2012
Complete construction	April 2014

Staff Recommendation: Approve preliminary plans

ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
STANISLAUS COUNTY JUVENILE JUSTICE CENTER
COMMITMENT CENTER PROJECT
STANISLAUS COUNTY

Authority: Sections 1970 – 1977 of the Welfare and Institutions Code

Consider establishing scope, cost, and schedule

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Stanislaus County Juvenile Justice Center
Commitment Center Project
Stanislaus County

Action Requested

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

Scope Description

This project consists of the design and construction of a new, one-story juvenile commitment center adjacent to an existing juvenile detention center on county owned land. The project will be constructed on approximately 4.7 acres of the greater 33.4± acres of county owned land on which the county's existing juvenile facility is located. The new juvenile commitment center will be dependent on the adjacent, existing facility for several core operational components, including, admission and release, central administration, the Medical Clinic, laundry, building maintenance, and the main warehouse.

The new juvenile commitment center will be approximately 45,600 square feet and will provide approximately 60 beds in three housing units. One housing unit will have approximately 30 beds and the other two will each contain approximately 15 beds. This project also includes support services space for administration; central control; routine medical examinations; education administration and classrooms; religious, recreational, and counseling programs; visitor processing and visitations; facility storage; and a service delivery and loading dock. The visitor processing and visitations space in this new facility may also be utilized for wards housed in the existing facility. Moreover, the central control in the new juvenile commitment center will be integrated with the electronics system at central control in the existing juvenile detention center so that the related functions can be transferred during sleeping hours to maximize staffing efficiencies.

In addition, this project includes a new commercial kitchen that will provide food service for both the new and the existing facility and support a culinary arts program. It will be located in the end of the new facility closest to the existing facility to facilitate food service to that building. A large multi-purpose room will be included as part of this project to provide indoor recreation and visitation. Two new outdoor recreation areas will be provided within secured fenced areas adjacent to the new housing units to provide direct access from the housing units. This project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems. Approximately 86 parking spaces will also be provided for both staff and visitor parking as part of this project.

In addition to the project scope outlined above, the county has identified three additive bid alternates. The first alternate would provide approximately 1,636 square feet for two program rooms, including work tables, casework, and a toilet room in each. This alternate also includes one shared storage room with shelving to be shared by both program rooms. The second alternate would provide a covered concrete walkway with lighting, gates, and security fencing to connect the existing facility with the new facility. The third alternate would provide security fencing and a gate with access control and security cameras for the staff parking area.

Funding and Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 Public Buildings Construction Fund (lease revenue bond authority) to partially finance the construction of local youthful offender rehabilitative facilities in conjunction with local matching funds. The initial allocation of this funding to counties was administered through the Corrections Standards Authority (CSA) through a competitive public process. CSA has conditionally awarded \$18,000,000 from this appropriation to Stanislaus County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$17,467,000 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project. The remaining \$533,000 of Stanislaus County's conditional award will remain available for allocation to the project if there is an increase in the construction costs eligible for reimbursement within the SB 81 Local Youthful Offender Rehabilitative Facilities Financing Program.

\$23,289,000	total estimated project cost
\$17,467,000	state funds to be allocated: construction (\$17,120,000 contract and \$347,000 contingency)
\$ 5,822,000	local funds previously allocated: \$258,000 study, \$1,046,000 preliminary plans, \$1,293,000 working drawings, and \$3,225,000 construction (\$1,365,000 contingency, \$452,000 A&E, and \$1,408,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 2011, and the 30-day statutes of limitation period will expire on May 27, 2011.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on April 19, 2011, and it is noted that no significant issues were identified.

Project Schedule

Approve preliminary plans	May 2011
Complete working drawings	June 2011
Start construction	August 2011
Complete construction	February 2013

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

ACTION ITEMS

ACTION ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SOUTH MONTEREY COUNTY COURTHOUSE (GREENFIELD)
MONTEREY COUNTY**

AOC Parcel Number 27-F1; DGS Parcel Number 10645

*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 (5)*

Consider authorizing acceptance of a no-cost acquisition

On January 14, 2011, the Board took action to authorize acquisition of the New South Monterey County Courthouse contingent upon the Greenfield Redevelopment Agency (Greenfield RDA) satisfactorily completed the tasks listed below and directed the Administrative Office of the Courts to return to the Board for acquisition approval to certify that all conditions have been satisfied. The conditions have been satisfied and are listed below:

- (1) Acquisition of the parcel by the Greenfield RDA—condition satisfied January 2011;**
- (2) Completion of any and all applicable occupant relocation assistance—condition satisfied March 2011;**
- (3) Demolition and removal of existing improvements in accordance with current and applicable law—condition satisfied March 2011.**

ACTION ITEMS

STAFF ANALYSIS ITEM—2

Judicial Council of California
New South Monterey County Courthouse (Greenfield)
Monterey County

Action Requested

If approved, the requested action would authorize acceptance of a no-cost acquisition.

Scope Description

This project is within scope. The requested action would authorize the acceptance approximately 3.5 acres of land from the Greenfield RDA to construct a new 3-courtroom, 47,000 square foot facility with secure parking for judicial officers and staff and surface parking located on El Camino Real between Cherry Avenue and Pine Avenue in the city of Greenfield, Monterey County. The site meets all conformance guidelines designated by legislation and Judicial Council requirements in terms of size, locations, accessibility and costs.

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 (5) provide \$686,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 12, 2010, and the 35-day statutes of limitation expired on May 17, 2010, without challenge.

Project Schedule

Close of escrow	July 2011
Approve preliminary plans	August 2011
Complete working drawings	June 2012
Start construction	October 2012
Complete construction	June 2014

Condition of Property

Phase I and Phase II Environmental Site Assessments were completed in March 2010 and May 2010, respectively. The Phase I report noted a likelihood for lead based paint and asbestos containing materials in the residence. This structure has been demolished in accordance with appropriate local, state and federal rules/regulations. The Phase II report showed relatively low analytical values for pesticides and chlorinated insecticides in all soil samples. The report recommends that during the time of site development (i.e., earthmoving activities) that dust control measures be implemented to minimize exposure to construction workers at the site. No further assessment appears warranted.

Conditions Precedent to Final Acquisition Approval

The Board authorized conditional site acquisition for this project on January 14, 2011. Acquisition authorization was contingent upon the Administrative Office of the Courts returning to the Board to certify that the Greenfield RDA satisfactory completed the tasks listed below:

- (1) Acquisition of the parcel by the Greenfield RDA—condition satisfied January 2011;
- (2) Completion of any and all applicable occupant relocation assistance—condition satisfied

- March 2011; and
- (3) Demolition and removal of existing improvements in accordance with current and applicable law-condition satisfied March 2011.

Other:

- The proposed site meets the Judicial Council's size, location, and compatibility requirements.
- The property is situated within the Greenfield RDA Plan area. The Property Acquisition Agreement includes a clause wherein the Greenfield RDA agrees that it will not exercise any rights it may have under its development plan to restrict or control the Council's development or use of the property.
- There are no implied dedications involved with this project.
- The Property Acquisition Agreement contains a right of reversion to the Greenfield RDA if the State does not commence construction by five years from the completion of the Greenfield RDA's required actions or close of escrow, whichever occurs later.

Staff Recommendation: Authorize acceptance of a no-cost acquisition.

ACTION ITEMS

ACTION ITEM—3

DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)
CALIFORNIA SCHOOL FOR THE DEAF, RIVERSIDE COUNTY
ACADMEIC SUPPORT CORES, BUS LOOP, AND RENOVATION
RIVERSIDE COUNTY, CA

Authority: Chapters 171 and 172, Statutes of 2007, Item 6110-301-0660 (3)

Consider:

- a. approving preliminary plans
- b. approving an augmentation for working drawings \$104,000
(1.0 percent total project)
- c. recognizing an anticipated deficit for construction \$1,287,000
(11.3 percent total project)
(12.3 percent cumulative)

ACTION ITEMS

STAFF ANALYSIS ITEM—3

Department of Education, State Special Schools
California School for the Deaf
Academic Support Cores, Bus Loop, and Renovation
Riverside County

Action Requested

The requested action will approve preliminary plans, approve an augmentation, and recognize an anticipated deficit.

Scope Description

This project is within scope. This project provides for 6,700 square feet (sf) of new construction, divided among five buildings. Additional work includes renovation of 14,200 sf of existing space located in three different buildings. Renovation work will consist of hazmat abatement, relocating walls, new ceilings, lighting, doors, flooring, casework, and adding HVAC. Site improvements will include new bus loops. Special Construction includes installation of five new hot water boilers for sixteen existing buildings. The existing boiler plant will be decommissioned.

Funding and Cost Verification

This project is not within cost. Chapters 171 and 172, Statutes of 2007, Item 6110-301-0660(3) authorized the design and construction phases of this project in the amount of \$10,383,000: \$626,000 preliminary plans, \$710,000 working drawings, and \$9,047,000 construction.

The original scope included installation of eight new hot water boilers for sixteen existing buildings, followed by the decommissioning of the site's boiler plant. The original cost estimate did not include the new boilers and the energy management system. This project was suspended in December 2008 as a result of the PMIB freeze on AB 55 loan disbursements. Since that time, three of these boilers have been installed through special repair projects. The new cost estimate reflects the costs of the five boilers needed along with the energy management system, accounting for a recognized anticipated deficit in the construction phase of roughly \$1.3 million. The department will work through the remaining design phase to value engineer and reduce costs as much as possible, while maintaining the project scope. Additionally, the original budget for working drawings was based on Department of General Services hourly rates from 2006. These rates have increased and are reflected in the estimate and noted below, resulting in an augmentation for the working drawings phase of \$104,000.

On April 25, 2011, a 20-day letter was sent to the Joint Legislative Budget Committee recommending the Board recognize this anticipated deficit. The notification period will expire on May 14, 2011.

\$10,383,000	total authorized project costs
\$11,774,000	total estimated project costs
\$ 626,000	project costs previously allocated: preliminary plans
\$ 9,757,000	project costs to be allocated: \$710,000 working drawings and \$9,047,000 construction (\$7,346,600 contract, \$514,300 contingency, \$1,081,199 A&E and other project costs, and \$105,000 agency retained items)
\$ 104,000	augmentation: working drawings
\$ 1,287,000	recognized anticipated deficit: construction

CEQA

A Notice of Exemption was filed with the State Clearing House on October 6, 2008, and the 35-day statutes of limitation expired on November 10, 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:	May 2011
Approve working drawings:	April 2012
Start construction:	November 2012
Complete construction:	February 2014

Staff Recommendation: Approve preliminary plans, approve augmentation, and recognize an anticipated deficit contingent on the expiration of the 20-day legislative notification period without adverse comments.

OTHER BUSINESS

1. Report from the Judicial Council on the New Redding Courthouse.
2. Administrative Office of the Courts: Status of outstanding invoices.

REPORTABLES

None