



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, May 17, 2010

The **STATE PUBLIC WORKS BOARD** will meet on
**Monday, May 17, 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

May 17, 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
Vacant, 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, Vacant, Legislative Advisor

II. Approval of minutes from the [April 5, 2010](#) and the [April 12, 2010](#) meetings

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| IV. Reportables | Page 39 |

CONSENT ITEMS

CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
COMPTON COURTHOUSE
LOS ANGELES COUNTY
AOC Facility Number 19-AG1, DGS Parcel Number 10623

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 ITEM1—

Judicial Council of California
Administrative Office of the Courts
Compton Courthouse

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 Compton Courthouse, a court facility located at 200 West Compton Blvd., Compton, 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 for the Transfer of Responsibility for Court facility, dated November 18, 2008 (Transfer Agreement). The Court Facility was constructed in 1975 and consists of approximately 10.2 acres of real property improved with a 14-story courthouse building with subterranean parking, plaza, amphitheater, associated landscaping and an adjoining parking structure. The Superior Court occupies 66.1 percent (170,100 square feet) and the County occupies 33.9 percent (87,100 square feet) of the Court 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 25, 2009. The 35-day statutes of limitation period expired on April 1, 2009, without challenge.

Project Schedule

Estimated close of escrow is May 2010.

Condition of Properties

Two Phase I Environmental Site Assessments (ESA) were completed on the subject property; one in 2008 and the other in July 2009, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The 2009 Phase I represented an update and follow up to a previous Phase I report that cited data gaps and recognized environmental conditions (REC) with respect to courthouse property. The listed two RECs included: (1) an underground storage tank (UST) removal on the subject property; and (2) a release of 700 gallons of diesel onto the subject property. The Phase I also noted the presence of three items of concern which include asbestos containing materials (ACM), lead-based paints (LBP) and polychlorinated biphenyl (PCB) in the existing structures due to age of the building.

To resolve the issues of the above listed RECs, in a July 2009 Phase I report, the AOC's Environmental staff met with the Los Angeles Department of Public Works (LACO PWD) oversight agency, which monitored the removal of the UST and soil conditions on the subject property in October 28, 1998. A file review at LACO PWD identified a closure report that was submitted to LACO PWD by the contractor on April 30, 1999, which stated two soil samples were taken at 20 feet below surface close to both ends of the UST. The two soil samples did not detect contamination. In response, the LACO PWD requested another sample for benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tert-butyl ether (MTBE) and for piping on a 20 foot run from the facility operator. However, the LA County ISD (the operator of the building in 1999) did not furnish data on BTEX and MTBE, and soil sample for piping on a 20 foot run from the facility operator.

On November 25, 2009, LACO PWD issued a Hazardous Materials Underground Storage Tank Closure Certification. Based the file documentation review and the receipt of closure certificate, the AOC's Environmental Analyst, feels that the ESA Phase II for this facility does not need to be pursued. The closure certification is in line with a No Further Action letter from the oversight agency.

Building Assessment

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted a site visit of the Court facility on June 24, 2008, to assess the general condition of the property. Staff has since made additional visits to the site to monitor the condition of the Court facility. OCCM concluded that that there were no 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 Court Facility in June of 2008, and evaluated the facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation was then peer-reviewed by other qualified engineers.

The AOC determined that the Court Facility 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 the Government Code section 70324 (SB10) which provides that the county shall be responsible for any seismic-related damage and injury; and shall indemnify, defend and hold the state harmless from those claims.

Other

- The County approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the State on November 18, 2008.
- 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.
- The County would be entitled to compensation for its equity should the State decide to exercise its rights under Government Code sec. 70344(b). The terms for compensating parties are specified in the Transfer Agreement.
- The Joint Occupancy Agreement (JOA) provides for rights of first refusal and rights of first offer in favor of either the County or AOC, in the event that either party desires to vacate, expand into or occupy the real property in accordance with Government Code Section 70342(e).
- The County has assigned its interest in three license agreements for occupants to continue occupying space in the Court Exclusive areas of the Court Facility by means of an Assignment and Assumption of Occupancy Agreement dated November 18, 2008, from each party.
- The County has agreed to indemnify the State for 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 conditions at the time of transfer whether known or not known that existed in, on, or under the real property.
- The Phase I report indicates that due to the age of the building, it is likely that there are potential concerns for LBP, ACM, and PCB in the building. 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. The AOC will also seek all available information from the County regarding these materials 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 own and maintain, and the State will have uninterrupted use of and access to the building software, including associated hardware.
- The terms of the JOA provides the County with rights of ingress, egress and access to the Court Facility, including the Court Exclusive-Use Area, in which any component of the building software is located for the County's use, maintenance, repair or replacement of the systems.

- 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. However, the Transfer Agreement provides indemnification to the State for seismic related damage and injury per Government Code Section 70324.
- 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
CAMERON PARK SUPERIOR COURT
EL DORADO COUNTY
AOC Facility Number 09-C1, DGS Parcel Number 10652

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—2

Judicial Council of California
Administrative Office of the Courts
Cameron Park Superior Court

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 El Dorado (County) is transferring fee title in and to the Court Facility commonly known as the Cameron Park Superior Court located at 3321 Cameron Park Drive in Cameron Park, California (Court Facility), to the State of California (State) acting by and through the Judicial Council of California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement between the Council, AOC, and the County for the Transfer of Responsibility and Title for Court Facility dated November 18, 2008 (Transfer Agreement). The Court Facility was constructed in 1984 and consists of approximately 4.8 acres of real property improved with a one-story courthouse, modular facilities, parking area and associated landscaping. The Superior Court occupies the entire facility; therefore, the County is not entitled to any compensation. Following the no-cost 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 August 27, 2009. The 35-day statutes of limitation period expired on October 1, 2009, without challenge.

Project Schedule

The estimated close of escrow is April 1, 2010.

Condition of Property

A Phase I Environmental Site Assessment and Seismic Assessment were completed on the Court Facility. The following findings were made with respect to the assessments:

Phase I:

A Phase I report was completed in June 2009 in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. No on-site or off-site recognized environmental conditions were found with respect to the subject site.

Building Assessment

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted an initial site visit of the Court Facility on May 2, 2005, to assess the general condition of the property. Staff has since made additional visits to the site to monitor the condition of the Court Facility. The 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 of the Improvements:

Licensed structural engineers performed a Tier I seismic safety assessment of the Court Facility in April 2003 in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers. The building was determined to have a seismic safety rating of Level IV, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994, which is an acceptable seismic safety rating for the transfer of the title to the Court Facility to the State under Government Code Section 70327

Other

- The County adopted a Resolution on November 18, 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 would be free and clear of any mortgages or liens.
- The County has agreed to indemnify the State or any liability imposed on the State 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.
- The AOC is not aware of any lawsuits pending concerning the property.

- The Transfer Agreement also provides that the County will continue to own, maintain and provide the State with uninterrupted use and access to County's telecommunications services.
- There are no historic issues, relocation assistance, or implied dedication associated with the Court Facility.
- 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.

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

CONSENT ITEMS

CONSENT ITEM—3

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
EL MONTE COURTHOUSE AND PARKING STRUCTURE
LOS ANGELES COUNTY

AOC Facility Number 19-01, DGS Parcel Number 10634

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—3

Judicial Council of California
Administrative Office of the Courts
El Monte Courthouse and Parking Structure

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 Court Facility commonly known as El Monte Courthouse and Parking Structure, and located at 11234 and 11228 East Valley Boulevard, El Monte, California (Court Facility), to the State of California (State) by and through the Judicial Council of California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement between the Council, AOC, and the County for the Transfer of Responsibility and Title for Court Facility, dated November 18, 2008 (Transfer Agreement). The Court Facility consists of approximately 6.4 acres of real property improved with a 3-story building with a full basement, totaling 79,130 square feet (sf); parking lot; two-level parking structure and associated landscaping.

The El Monte Courthouse was constructed in 1974. The Superior Court occupies 45,994 sf (58.1 percent) of the Court Facility and the County will continue to occupy 33,136 sf (41.9 percent) for County administrative purposes. Following the no-cost 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 25, 2009. The 35-day statutes of limitation period expired on April 1, 2009, without challenge.

Project Schedule

The estimated close of escrow is June 2010.

Condition of Property

A Phase I Environmental Site Assessment (ESA) and seismic assessments were completed on the Court Facility. The following findings were made:

Phase I:

A Phase I report was completed in July 2008. In preparing the report a visual inspection of the Court Facility was performed to detect any apparent hazardous conditions in, on, or about the Court Facility and the historical uses of the real property were reviewed.

The review resulted in specific findings and recommendations. Findings are categorized as (1) data gaps, (2) items of concern (IOC), or (3) recognized environmental conditions (RECs). The assessment revealed data gaps in connection with the site and surrounding properties are listed in databases for environmental concerns about which there is little or no information. The assessment revealed potential Volatile Organic Compounds (VOC) in the groundwater surrounding the subject site. The assessment also revealed two IOCs in connection with the site; asbestos-containing materials (ACM), lead-based paint (LBP), and polychlorinated biphenyl (PCB) containing fluids in the electrical equipment manufactured prior to July 1979.

As a result of the findings of this report, additional investigation and sampling were recommended to determine if ACM or LBP is present at the subject site, or if the site has been impacted by historical buildings on site, surrounding properties or VOCs from groundwater.

AOC contracted for a limited Phase II investigation to evaluate the potential for subsurface impacts. A report, dated November 4, 2008, was based upon collection of soil, soil gas and indoor air samples at the site. All findings were within acceptable ranges.

The AOC will develop a hazardous material Containment Plan. As part of the plan, the contractor's personnel will coordinate periodic inspections of the transferred court buildings in order to assess condition and coordinate corrective action where required. Meanwhile, the County manages the buildings and has their hazardous materials Containment Plans in place.

Building Assessment:

Staff from the AOC's Office of Court Construction and Management (OCCM) conducted an initial site visit of the Court Facility on July 16, 2008, to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property to identify apparent conditions that could adversely impact the habitability or safety of the property being conveyed to the State; and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The 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 Court Facility in July, 2003; 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. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers. 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. However, the Transfer Agreement provides indemnification to State for seismic related damage and injury per Government Code Section 70324.

Licensed structural engineers performed a Tier I seismic safety assessment of the parking structure on March 5, 2010; and inspected and evaluated the parking structure for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the parking structure was then peer-reviewed by other qualified engineers. The AOC determined that the parking structure 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. However, the Transfer Agreement provides indemnification to State for seismic related damage and injury per Government Code Section 70324.

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 approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the State at its meeting on November 18, 2008.
- 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 for any liability 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.

- The Phase I report indicates that it is likely that there are potential concerns for LPB, ACM in the building and PCB containing fluids in the electrical equipment manufactured prior to July 1979. 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. The AOC will also seek all available information from the County for the ACMs, LBP and PCBs 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 retain ownership of the telecommunication system in the Court Facility; and will continue to offer this system together with the building's software 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 telecommunication system or building software is located.
- 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).
- The AOC is not aware of any lawsuits pending concerning the property.
- 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. However, the Transfer Agreement provides indemnification to State for seismic related damage and injury per Government Code Section 70324.
- There are no historic issues, relocation assistance, or implied dedication associated with the Court Facility.
- 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.

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

CONSENT ITEMS

CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW EASTLAKE JUVENILE COURTHOUSE
LOS ANGELES 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 Eastlake Juvenile Courthouse

Action Requested

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

Scope Description

This new facility will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the current Eastlake Juvenile Courthouse. The new 5-courtroom, 65,500 square foot facility in the City of Los Angeles will provide a modern, secure courthouse for juvenile delinquency proceedings and court services. This project will provide appropriately-sized queuing for security screening, public lobby, public counter queuing areas, courtrooms, and courtroom waiting areas; adequately-sized central and courtroom in-custody holding; and rooms for attorney/client conferences, victims/witnesses, and child waiting. The project includes construction of surface parking for 150 vehicles and secure parking for 8 vehicles. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$35,820,000 to purchase a site of approximately 2.7 acres. It is the requirement of the State Public Works Board (Board) that the purchase price 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 April 5, 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 \$99,836,000 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 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.

| | |
|--------------|--|
| \$99,836,000 | total estimated project cost |
| \$99,836,000 | project costs to be allocated: \$35,820,000 acquisition, \$2,859,000 preliminary plans, \$3,829,000 working drawings, and \$57,328,000 construction (\$50,985,000 contract, \$2,549,000 contingency, \$939,000 A&E, and \$2,855,000 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

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|---------------------------|--------------|
| Estimated close of escrow | June 2012 |
| Approve preliminary plans | January 2013 |
| Complete working drawings | June 2013 |
| Complete construction | July 2015 |

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—5

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW MENTAL HEALTH COURTHOUSE
LOS ANGELES 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 Mental Health Courthouse

Action Requested

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

Scope Description

This will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the current Mental Health Courthouse. This project will provide a 3-courtroom, 43,450 square foot facility in the City of Los Angeles. This project will create a modern, secure courthouse for all case types for mental health court proceedings and court services. This project will contain a jury assembly room, jury-capable courtrooms, appropriately-sized courtrooms, courtroom waiting areas, and jury deliberation rooms, appropriately-sized public lobby, queuing for security screening, and public counter queuing areas, adequately-sized central and courtroom in-custody holding, attorney interview/witness waiting rooms, physician/patient conference rooms, and a children's waiting room. The project includes construction of 90 surface parking spaces and 25 secure parking spaces. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$35,553,000 to purchase an approximately 4.3 acre site.

It is the requirement of the State Public Works Board (Board) that the purchase price 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 April 5, 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 \$82,549,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board 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.

\$82,549,000 total estimated project cost

\$82,549,000 project costs to be allocated: \$35,553,000 acquisition, \$2,160,000 preliminary plans, \$2,892,000 working drawings, and \$41,944,000 construction (\$37,217,000 contract, \$1,861,000 contingency, \$709,000 A&E, and \$2,157,000 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 | June 2012 |
| Approve preliminary plans | January 2013 |
| Complete working drawings | September 2013 |
| Complete construction | July 2015 |

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW NEVADA CITY COURTHOUSE
NEVADA 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 Nevada City Courthouse

Action Requested

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

Scope Description

This project will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the current Nevada City Courthouse and Courthouse Annex. This project will construct a new 6-courtroom, 83,800 square foot facility in the City of Nevada City and will provide a modern, secure courthouse for all case types. This new facility will provide space for six existing judicial officers, secure circulation for court staff and the public, adequately sized in-custody holding, and a jury assembly room to allow the court to effectively operate jury trials. Eight secure judicial parking spaces and surface parking for 210 vehicles will be provided to support staff, visitors, and jurors. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$26,334,000 to purchase an approximately 3.9 acre site. It is the requirement of the State Public Works Board (Board) that the purchase price 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 April 5, 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 \$107,933,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board 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.

\$107,933,000 total estimated project cost

\$107,933,000 project costs to be allocated: \$26,334,000 acquisition, \$3,739,000 preliminary plans, \$5,006,000 working drawings, and \$72,854,000 construction (\$64,660,000 contract, \$3,233,000 contingency, \$1,227,000 A&E, and \$3,734,000 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 | June 2012 |
| Approve preliminary plans | January 2013 |
| Complete working drawings | October 2013 |
| Complete construction | July 2015 |

Staff Recommendation: Establish scope, cost, and schedule.

CONSENT ITEMS

CONSENT ITEM—7

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

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—7

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

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 9.7 unimproved acres owned by Kings County to construct a new 12-courtroom; 144,500 square foot facility and associated improvements for the Superior Court of California (Court) judicial, administrative, and related purposes. The project will provide secure parking for judicial officers and staff as well as surface parking. The property is located in the downtown area of the City of Hanford adjacent to the existing jail and County buildings in the Kings County Government Center.

Funding and Cost Verification

This project is within cost. Sections 70371.5 and 70371.7 of the Government Code provide authority to the State Public Works Board (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.

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 | December 2010 |
| Approve preliminary plans | October 2011 |
| Complete working drawings | October 2012 |
| Complete construction | July 2014 |

Condition of Property

Department of General Services (DGS) staff conducted a site visit to the proposed New Hanford Courthouse site on March 2, 2010. The property consists of about 9.7 acres of vacant land that is flat and has been cleared of most of the vegetation that consists of weeds and grasses. The property can be accessed from 12th Avenue, the westerly property boundary, on a twenty foot wide gravel road located near the southern property line. Sewer caps are also located in this general area. The northern property line consists of a barb wire and wooden post fence. The new Kings County jail is located on the property to the east of the subject property. Fire hydrants and light posts are located near or along this easterly property boundary. DGS staff did not observe any environmental concerns.

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. The acquisition price, or a portion thereof, will be in the form of exchange for the state's equity interest in the existing courthouse.
- There are no historic issues, implied dedication, or relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—8

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW REDDING COURTHOUSE (OREGON/YUBA SITE)
SHASTA COUNTY
AOC Facility Number 45-E1, DGS Parcel Number 10642

*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 (8)*

Consider authorizing site selection

CONSENT ITEMS

STAFF ANALYSIS ITEM—8

Judicial Council of California
Administrative Office of the Courts
New Redding Courthouse (Oregon/Yuba Site)

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 six individual properties, part privately owned and part publicly owned, which total approximately 5 acres in the City of Redding. The purpose of the proposed acquisition is to construct a new 14 courtroom, 173,000 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 proposed project location is situated in Redding's downtown core in close proximity to other public buildings, the Interstate Route 5 interchange, and other major travel arterials.

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(8) provides \$6,996,000 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 | March 2011 |
| Approve preliminary plans | February 2012 |
| Complete working drawings | September 2012 |
| 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 property in the downtown area of the City of Redding, Shasta County. The proposed site, comprised of six individually owned properties in an approximately three block area, is bounded in part by Tehama Street and Butte Street on the north, by Union Pacific Rail Road tracks on the east, Yuba Street on the south, and Court Street on the west. The parcels are currently improved with office, restaurant, and residential buildings as well as paved and unpaved parking lots. Some buildings appear older than fifty years old, a threshold for eligibility of listing on the National Register of Historic Places and the California Register of Historical Resources.

Phase I Environmental Site Assessments (ESAs) were conducted in January 2010, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The ESAs report the following:

- Rail-related uses have impacted the parking lot property at 1477 Oregon Street with petroleum hydrocarbons and metals exceeding hazardous waste levels. Due to elevated lead levels in shallow soils, this property is subject to a Covenant to Restrict Use of Property, Environmental Restriction which prohibits the property from residential, school, hospital, or other human occupancy development and which requires asphalt capping of the parcel.
- The 1620 Yuba Street parcel includes portions of paved and unpaved asphalt surface. The ESA reports as a recognized environmental condition visual evidence of soil contamination during removal in 1987 of an underground storage tank from the southwest portion of the property.

According to Regional Water Quality Control Board (RWQCB) staff, the on-site contamination is the subject of a RWQCB investigation case opened in 2004. In connection with the on-going site assessment, groundwater monitoring wells are to be installed in the next few months on the southern portion of the property. That portion of the property to be encumbered by the groundwater monitoring wells will not be developable for an undetermined period of time.

In the event the soil is disturbed in the future, Health and Safety Plans and Soils Management Plans shall be prepared and provided to RWQCB for review and approval. The paving shall be maintained to protect human health and safety (prevention of access to contaminated soil) and the environment (prevention of contaminants to groundwater caused by storm water migration). Additionally, based on the pre-1970's age of structures at 1720 Yuba Street and 1505, 1525, and 1555 Court Street, the buildings may contain asbestos and lead based paint.

Staff recommend that the AOC: 1) provide for the appropriate clean-up of all noted environmental issues (lead based paint, asbestos, and onsite contamination) in accordance with current law, and 2) consult the State Historic Preservation Office (SHPO) to determine whether or not the buildings are historically significant and, if so, develop strategies for heritage resources management.

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 DGS approved appraisal reports. The DGS approved appraisal reports are based on the assumption that the properties are free of environmental contamination and ready for development. These conditions shall be met prior to transfer of title to the state.
- If this property proceeds to the post-site selection due diligence phase, based on the Phase I and DGS staff recommendations, a Phase II, additional applicable environmental studies, and applicable environmental management plans would be required.
- The properties are improved with buildings which may have historic significance. If this property proceeds to the post-site selection due diligence phase, AOC shall request SHPO determination and incorporate SHPO recommendations and requirements in the project plan.
- The improvements are occupied. Relocation assistance may be required.
- There is no known implied dedication associated with the subject properties.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—9

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SOUTHEAST LOS ANGELES COURTHOUSE (ARDMORE SITE)
LOS ANGELES COUNTY
AOC Facility Number 19-BC1, DGS Parcel Number 10646

*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—9

Judicial Council of California
Administrative Office of the Courts
New Southeast Los Angeles Courthouse (Ardmore Site)

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 9 acres in the City of South Gate for the construction of a new 9-courtroom; 90,000 square foot facility and associated improvements for Superior Court of California (Court) judicial, administrative, and related purposes. The project will include surface parking as well as secure parking for judicial officers and staff. The privately owned parcels are improved with industrial buildings constructed in approximately 1968.

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. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

| | |
|------------------------------|--------------|
| Estimated close of escrow | June 2011 |
| Approve of preliminary plans | May 2012 |
| Complete of working drawings | March 2013 |
| Complete of 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 in the City of South Gate, Los Angeles County. The property is referred to as the "Ardmore Site." The area is mostly commercial and industrial with some residential properties nearby. The property is developed with eight buildings and surrounding paved yards.

The DGS site visit included a review of the property 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 4, 2009. If this property is acquired by the Administrative Office of the Court (AOC), the plans for the site are to demolish the existing buildings and construct new court buildings, parking, and landscaping. The proposed plans are consistent with the current zoning and setting of the area. DGS finds that the ESA was completed in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments. The ESA noted recognized environmental conditions (RECs) with the properties and recommended future action if the property is acquired. DGS staff agrees with the recommendations of the ESA report. The recommended actions are as follows:

- Conduct a subsurface investigation at the property to further evaluate potential impacts by Volatile Organic Compounds (especially near the vicinity of soil vapor remediation activity);
- Report the soil impacts to the appropriate regulatory agencies and involve them in the clean-up activities in order to ensure that clean-up is performed in a manner that will lead to the issuance of a regulatory closure letter;
- In the event that the property is redeveloped, a soil management plan should be implemented to screen the underlying soils for potential impacts, and properly remove any impacted soils for treatment and/or appropriate disposal at that time;
- In the event that subsurface investigations at the property are conducted, soil samples be collected and analyzed from the location of a gasoline station formerly located on the site;

- Prior to the commencement of any renovation or demolition activities at the property, a comprehensive asbestos survey should be conducted of every suspect asbestos containing material likely to be disturbed; and,
- Prior to any renovation or demolition activity, a screening survey for lead based paint (LBP) should be conducted at the property to ensure proper handling and disposal.

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 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 and identify related costs.

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.
- The property is improved with industrial buildings which are occupied. Relocation assistance may be required.
- There are no historic issues or implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT ITEM—10

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW SAN ANDREAS COURTHOUSE
CALAVERAS COUNTY
AOC Facility Number 5-C1

*Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (0.5)
Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (0.5),
as reappropriated by the Budget Act of 2009*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—10

Judicial Council of California
Administrative Office of the Courts
New San Andreas Courthouse

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project constructs a new 4-courtroom, 44,600 square foot facility on a 7.0 acre site in San Andreas. This project will consolidate court operations by replacing inadequate and obsolete facilities and increased security.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037 (0.5) authorized the acquisition phase. Chapters 268 and 269, Statutes of 2008, Item 0250-301-3037 (0.5), authorized the preliminary plan and working drawings phases. Working drawings were reappropriated in the Budget Act of 2009. The construction cost estimate at the end of preliminary plans indicates that the estimated construction cost reflects the anticipated construction bids.

| | |
|--------------|---|
| \$45,364,000 | total authorized project costs |
| \$45,364,000 | total estimated project costs |
| \$ 2,538,000 | project costs previously allocated: \$845,000 acquisition and \$1,693,000 preliminary plans |
| \$42,826,000 | projects costs to be allocated: \$2,397,000 working drawings and \$40,429,000 construction (\$35,938,000 contract, \$1,797,000 contingency, \$603,000 A&E, and \$2,091,000 other project costs) |

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 29, 2009. The 30-day statutes of limitation expired on May 28, 2009, without challenge.

Project Schedule

| | |
|---------------------------|--------------|
| Approve preliminary plans | May 2010 |
| Complete working drawings | January 2011 |
| Complete construction | October 2012 |

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—11

CALIFORNIA HIGHWAY PATROL (CHP) (2720)
CHP ENHANCED RADIO SYSTEM: REPLACE TOWERS AND VAULTS
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*

Consider recognizing a scope change

CONSENT ITEMS

STAFF ANALYSIS ITEM—11

California Highway Patrol
CHP Enhanced Radio System: Replace Towers and Vaults:
Various Counties

Action requested

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

Scope Description

This project is not within scope. This project proposes building/replacing 15 radio towers and vaults for the California Highway Patrol (CHP) throughout the state. The CHP requests a scope change to remove two of the tower sites, Donner Beacon and Plowshare Peak, and replace them with two new sites, Sacramento Mountain and Spirit Mountain. Donner Beacon and Plowshare Peak are no longer needed, as CHP has signed leases for space on other entities' towers. Adding the Sacramento Mountain and Spirit Mountain sites to the scope of this project would allow them to begin now and move quickly, rather than have to wait for approval of a second phase of the CHP Enhanced Radio System: Replace Tower and Vaults project. The effect of this action on overall project scope is shown on the following page using strikethrough to show the removal of sites and underlining to show the addition of sites.

SCOPE DESCRIPTIONS

All sites - At a minimum, each of the fifteen sites will include the construction of a self-supporting radio tower, foundation and associated support structure as well as the extension of underground utilities and, with the exception of Tassajara Peak, 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, there are the following improvements:

Anderson Peak - Site improvements include an ice shield over the existing fiberglass vault.

Black Mountain - New construction will include a small equipment vault, and an emergency generator with a new propane system. Demolition includes the removal existing footings and structures associated with the old tower.

Carson Caples - New construction will include a small equipment vault. The site does not require an emergency generator because it has an independent power source.

Dibble Hill - New construction will include a small equipment vault and an emergency generator.

~~**Donner Beacon** - New construction will include a small equipment vault with an emergency generator. Demolition includes the removal of the existing vault.~~

Gunsight Peak - New construction will include ice protection over the vault and a new fuel system. Site improvements include upgrading the vault's electrical system, removal of lead paint and sealing the vault's exterior. Demolition includes removal of two additional radio towers and propane tanks.

Hamaker Mountain - New construction will include an ice shield over the existing vault. Demolition includes removal of one additional radio tower.

Happy Camp - New construction will include a small equipment vault with snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal of the existing vault and propane tank.

Leviathan Peak - New construction will include a medium equipment vault and a generator vault. Site improvements include the extension of approximately three miles of a utility power line.

~~**Plowshare Peak** - New construction will include a medium equipment vault, generator vault and fuel tank. Limited space on the site will require CHP to move into a temporary vault so that the existing vault and tower can be removed to make room for the new construction. Demolition includes removal of the existing vault.~~

Pluto Mountain - New construction will include a small equipment vault with a snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal of the existing vault.

Sacramento Mountain - Demolition includes the removal of the existing footings, propane tanks and structures associated with the old tower.

Slater Butte - New construction will include a small equipment vault with an emergency generator. Demolition includes the removal of the existing vaults and propane tanks.

Soda Ridge - New construction will include a small equipment vault with snow vestibule, an emergency generator and a fuel tank. Demolition includes the removal existing footings and structures associated with the old tower.

Spirit Mountain - Demolition includes the removal of the existing footings and structures associated with the old tower.

Tassajara Peak - New construction will include a small equipment vault and an emergency generator. Demolition at this site is not necessary.

Toro Mountain - New construction will include a small equipment vault and an emergency generator.

On April 19, 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 approving the scope change for this project to the State Public Works Board no sooner than 20 days from that date. The 20-day legislative review period for this project has expired without adverse comment.

Funding and Cost Verification

This project is within cost. The Budget Act of 2009 provides \$6.3 million (Motor Vehicle Account) for the preliminary plans and working drawings for tower and vault replacements. The 2010 Governor's Budget, as revised by the May 1 Finance Letter, proposes an additional \$26.2 million for construction. If approved, the scope change will result in savings of \$208,000 for preliminary plans and working drawings, and future construction savings of \$1,842,000 for a reduction of \$2,050,000 in total project cost. The \$208,000 in design savings is proposed to be reverted in the 2010 Budget Act and the future construction savings is reflected in the May 1 Finance Letter. An estimated surplus of \$503,000 remains from the original project's approval of preliminary plans for 3 or the 13 remaining sites and will be addressed after bids have been received.

| | |
|--------------|--|
| \$ 6,334,000 | total authorized project costs (preliminary plans and working drawings) |
| \$31,797,000 | total estimated project costs |
| \$ 3,180,000 | project costs previously allocated: \$2,678,000 preliminary plans and \$502,000 working drawings |
| \$28,617,000 | project costs to be allocated: \$832,000 preliminary plans, \$2,114,000 working drawings, and \$25,671,000 construction (\$19,936,000 contract, \$997,000 contingency, \$1,619,000 A&E, and \$3,119,000 other project costs) |
| \$ 503,000 | estimated construction surplus |
| \$ 208,000 | to be reverted in 2010 Budget Act: \$107,000 preliminary plans and \$101,000 working drawings |

CEQA

Notices of Exemption will need to be filed for Sacramento Mountain and Spirit Mountain.

Real Estate Due Diligence

The land for these two sites is not owned by the state. DGS will be working to develop sites leases or special use permits with the owners. Typical leases or special use permits for these radio tower sites are for 20 years, with a clause that will allow the lease to be extended another 10 years without a new agreement.

Project Schedule

| | |
|---------------------------|---------------|
| Approve preliminary plans | January 2011 |
| Complete working drawings | June 2011 |
| Complete construction | November 2012 |

Other

The project schedule is specific to the Sacramento Mountain and Spirit Mountain sites.

Staff Recommendation: Recognize a scope change.

CONSENT ITEMS

CONSENT ITEM—12

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
NORTHERN CALIFORNIA REENTRY FACILITY
STOCKTON, SAN JOAQUIN COUNTY

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

Consider establishing scope, cost, and schedule

ITEM PULLED

CONSENT ITEMS

STAFF ANALYSIS ITEM—12

Department of Corrections and Rehabilitation
Northern California Reentry Facility
Stockton, San Joaquin County

Action Requested

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

CONSENT ITEMS

CONSENT ITEM—13

**CALIFORNIA COMMUNITY COLLEGES (6870)
SEQUOIAS COMMUNITY COLLEGE DISTRICT, COLLEGE OF THE SEQUOIAS
ADMINISTRATION BUILDING REMODEL FOR EFFICIENCY
TULARE COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session,
Item 6870-301-6049 (13)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—13

California Community Colleges
Sequoias Community College District, College of the Sequoias
Administration Building Remodel for Efficiency, Tulare County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. This project renovates the North Wing of the Administration Building to consolidate the Disabled Student Programs and Services (DSP&S), academic deans, human resources, and other administrative functions into a centralized location. This modernization will result in 9,685 assignable square feet (asf) consisting of 6,690 asf office, 1,295 asf library, and 1,700 asf other space. Two portables, currently housing part of the DSP&S and the academic deans will be demolished as part of the project.

Funding and Project Cost Verification

This project is within cost.

| | |
|-------------|--|
| \$5,780,000 | total authorized project costs |
| \$5,780,000 | total estimated project costs |
| \$ 263,000 | state funds previously allocated: preliminary plans |
| \$5,517,000 | state funds to be allocated: \$340,000 working drawings, \$5,156,000 construction (\$4,452,000 contracts, \$312,000 contingency, and \$392,000 project administration), and \$21,000 equipment |

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 21, 2009, and the 35-day statutes of limitation period expired on October 26, 2009, 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 2010 |
| Complete working drawings | August 2010 |
| Complete construction | August 2012 |

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT ITEM—14

**CALIFORNIA COMMUNITY COLLEGES (6870)
SISKIYOU JOINT COMMUNITY COLLEGE DISTRICT, COLLEGE OF THE SISKIYOU
SCIENCE COMPLEX MODERNIZATION
SISKIYOU COUNTY**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 6870-301-6041 (3), as
reappropriated by the Budget Act of 2009
Chapter 1, Statutes of 2009, Third Extraordinary Session, as amended by
Chapter 1, Statutes of 2009, Fourth Extraordinary Session, Item 6870-301-6049(14.5)*

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—14

California Community Colleges
Siskiyou Joint Community College District, College of the Siskiyou
Science Complex Modernization, Siskiyou County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

This project is within scope. The authorized project is to create a new science complex of 14,678 assignable square feet (asf) to replace science instructional areas with severe infrastructure issues. The project was originally proposed to contain 1,870 asf lecture, 11,349 sf laboratory, 686 asf of office and 773 asf of meeting rooms. There has been some minor redesign of the replacement structure to comply with building code requirements for ventilation systems in science areas and to improve the building's ratio of asf to gross square feet to comply with community college building guidelines.

The replacement complex is now, 149 asf less than originally planned totaling 14,529 asf, with 2,310 asf of lecture space, 10,720 asf of laboratory space, 648 asf of office space, and 851 asf of meeting rooms. These changes are the result of a design, which excluded a data room on 2nd floor and additional mechanical space and duct chases for the HVAC system without increasing the footprint of the building. The project also will demolish two buildings built in 1959 that contain 7,500 asf of instructional space.

Funding and Project Cost Verification

This project is within cost.

| | |
|--------------|---|
| \$13,839,000 | total authorized project costs |
| \$14,355,000 | total estimated project costs |
| \$ 544,000 | state funds previously allocated: preliminary plans |
| \$13,811,000 | state funds to be allocated: \$596,000 working drawings, \$12,800,000 construction (\$11,472,000 contracts, \$574,000 contingency, \$184,000 A&E, \$341,000 tests and inspections, \$229,000 project administration), and \$415,000 equipment |

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 19, 2008, and the 35-day statutes of limitation expired on January 21, 2009, 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 2010 |
| Complete working drawings | October 2010 |
| Complete construction | April 2012 |

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.