



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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MEETING AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD

Friday
April 11, 2008

The **STATE PUBLIC WORKS BOARD** will meet on **Friday April 11, 2008, 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
April 11, 2008
10:00 a.m.
Room 113

State Capitol
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator Darrell Steinberg, Legislative Advisor
Senator Denise Ducheny, Legislative Advisor
Senator Carole Migden, Legislative Advisor

II. Approval of minutes from the March 14, 2008, and the April 1, 2008, meetings.
Report on conditional approvals of last meeting.

III. Bond Items	Page 3
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VI. Other Business	Page 25
VII. Reportables	Page 25

BOND ITEM

BOND ITEM – 1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA CORRECTIONAL INSTITUTION
WASTEWATER TREATMENT PLANT RENOVATION
TEHACHAPI, KERN COUNTY**

*Authority: Chapter 38, Statutes of 2005, Item 5225-301-0660(2)
Chapter 171/172, Statutes of 2007, Item 5225-301-0660(0.5)*

Adopt a supplemental resolution to:

1. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond consistent with increased project authority.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Total estimated bond authorization: \$28,445,000

BOND ITEM

STAFF ANALYSIS - ITEM 1

Department of Corrections and Rehabilitation
California Correctional Institution
Wastewater Treatment Plant Renovation
Tehachapi, Kern County

Action Requested

Adopt a supplemental resolution authorizing actions to be taken to provide interim financing and authorize the sale of bonds consistent with increased project authority.

Scope Description

This project is within scope. The project consists of replacing the existing primary treatment headworks and renovation of the secondary treatment aeration system, improving the disposal system to provide additional storage area including tertiary holding pond liners, and a new disinfection system to export treated effluent. Completion of this project allows the California Correctional Institution to comply with discharge violations for the California Regional Water Control Board.

Funding and Project Cost Verification

This project is within cost. Between 1997 and 2007 the legislature approved \$29,453,000 to fund studies, preliminary plans, working drawings and construction for this project. During this time the State Public Works Board also approved two augmentations for working drawings in the amount of \$12,000 and \$70,000. Total authorized project costs are \$29,535,000.

Total authority provided for lease revenue financing through the initial and supplemental resolution is \$28,445,000. A prior resolution in 2005 gave authority for \$19,715,000 in lease revenue financing to fund working drawings and construction. This supplemental resolution will provide an additional \$8,730,000 million in lease revenue to complete construction.

\$29,535,000	total authorized project cost
\$29,535,000	total estimated project cost
\$ 1,020,000	project costs authorized as General Fund: study \$200,000; preliminary plans \$336,000; working drawings \$484,000;
\$ 28,515,000	project costs authorized for lease revenue financing: working drawings \$177,000, project administration \$1,116,000, agency retained items \$230,000, construction \$26,992,000 (\$23,759,000 contracts, \$1,663,000 contingency, and \$1,570,000 for other project costs)

CEQA

A Notice of Exemption Determination was filed with the State Clearinghouse on March 15, 1999, and the waiting period expired on April 19, 1999, with no public comment.

Project Schedule:

The project schedule is as follows:

Approve Preliminary Plans:	July 2000
Complete Working Drawings:	January 2008
Complete Construction:	May 2010

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on July 13, 2006 and it was noted that no significant issues were identified.

Staff Recommendation: Adopt the supplemental resolution.

CONSENT ITEM

CONSENT ITEM - 1

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS (AOC)
B.F. SISK FEDERAL COURTHOUSE RENOVATION, FRESNO COUNTY
AOC Facility Number 10-O1

Authority: Chapter 47/06, Item 0250-301-3037(1.2)

Approve augmentation

\$9,571,000
(15.6 percent total project)

CONSENT ITEM

STAFF ANALYSIS – ITEM 1

Administrative Office of the Courts
Judicial Council of California
B.F. Sisk Federal Courthouse Renovation

Action Requested

The requested action will approve an augmentation for construction.

Scope Description

The project is within scope. Conveyance of the property from the government to state ownership occurred and acquisition of 3.232 acres of land and the existing B.F. Sisk Federal Courthouse of 191,886 square feet located in the City of Fresno completed September 12, 2007. The B.F. Sisk Federal Courthouse will be renovated into sixteen (16) courtrooms primarily used for family and civil law cases by the Superior Court of California, County of Fresno.

Funding and Cost Verification

This project is not within cost. The Judicial Council is requesting an augmentation of \$9,571,000 to the construction phase of this project. The Administrative Office of the Courts requested and received approval on consent for preliminary plans and recognition of an anticipated deficit of \$9,571,000 at the October 15, 2007 PWB meeting.

This request is due to escalation rates higher than the five percent per year originally used and a delay of one year caused by the Federal General Services Administration's inability to convey the building to the state as quickly as originally planned due to continued Federal occupancy of the building. The resulting construction shortfall represents 15.6 percent of the total original project budget. Decreasing the estimated construction cost of the project would require consideration of significant scope modifications, jeopardizing the usefulness of the facility by the court and not realizing the true potential of the existing building. A renovation strategy was selected that achieved the greatest savings as well as maintained the required program of 16 courtrooms. The cost consultant for the project has demonstrated significant cost savings of approximately \$4,500,000 compared to the initial renovation concept and a value engineering study was completed in which an additional saving of approximately \$2,900,000 was identified without impacting the required scope or functional characteristics of the building. However, the anticipated project cost remains over the appropriated construction budget in the amount of approximately \$9,571,000.

Additionally, pursuant to the provisions of Section 13332.11(f) of the Government Code, a 20-day legislative notification letter, which recognized the anticipated deficit, was sent on October 11, 2007, and the 20-day review period expired with no adverse legislative inquiries.

\$70,898,000	total estimated project costs
\$61,327,000	total authorized project costs
\$ 7,938,000	project costs previously allocated: preliminary plans \$3,470,000, working drawings \$4,468,000
\$53,389,000	project costs to be allocated: construction \$53,389,000 (\$46,999,000 contract, \$3,290,000 contingency, \$935,000 A&E costs, \$2,165,000 other at CCCI 4620)
\$ 9,571,000	requested augmentation-construction (contract)

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	October 2007
Approve Working Drawings:	March 2008
Complete Construction:	February 2010

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 2

JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW STOCKTON COURTHOUSE, SAN JOAQUIN COUNTY
JCC Facility Number 39-F1

Authority: Chapters 171/172, Statutes of 2007, Item 0250-301-3037(7)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Judicial Council of California
New Stockton Courthouse
San Joaquin County

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The project provides for the site acquisition of land for the construction of a new 30 courtroom courthouse with secure parking for judicial officers and staff and surface parking in the downtown area of the City of Stockton, San Joaquin County. The two sites being submitted by the Judicial Council of California (JCC) are under consideration for site selection for this project.

The first site is located in the City of Stockton in an area known as “Hunter Square.” It is comprised of six parcels totaling approximately three (3) acres of land that is presently improved with (2) two-story office buildings; (1) 3-story office building; a portion of a surface parking lot; an alleyway; and a city street converted into a town square known as “Hunter Square Plaza” with water fountain. Two of the properties are owned by the Redevelopment Agency of the City of Stockton (Agency) while the others are privately owned. The Agency is agreeable to donating the Hunter Square Plaza parcel to the state for the development of a future courthouse with associated parking.

The second site which is the alternate site known as “Washington Street Office Site” is located in a redevelopment area of downtown Stockton approximately three blocks southwest of the Hunter Square site. It is owned by the Agency and consists of approximately four (4) acres of vacant land that comprises approximately three city blocks north of Highway 4. The Agency is agreeable to donating this site to the state for the development of a future courthouse with associated parking in the event the JCC does not acquire the Hunter Square site.

Funding and Cost Verification

This project is within cost. Chapters 171/172, Statutes of 2007, Item 0250-301-3037(7) provides funding for land acquisition and for due diligence costs. 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 JCC, 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

The project schedule is as follows:

The anticipated close of escrow is August 2008

Condition of Property (Hunter Square Site)

On March 04, 2008, staff from the Department of General Services (DGS), Environmental Services Section (ESS) conducted a site visit of the proposed acquisition parcels consisting of approximately three (3) acres of land to build a new courthouse facility in the City of Stockton. There are six potential parcels that may support the new courthouse facility. An Environmental Site Assessment, Phase I (Phase I) was completed in January 2008 for the six parcels by Earth Tech, Sacramento, CA. This Phase I was reviewed by DGS/ESS staff and found to be in accordance with the standards established under the American Society of Testing Materials.

The properties consist of an area about one city block and currently are occupied by approximately 25 percent businesses, 50 percent parking or asphalted areas and 25 percent grass landscape and a decorative fountain. The parcels are located in downtown Stockton, bounded by North El Dorado Avenue to the west and East Weber Avenue to the north. The County of San Joaquin Administration Building is located to the east and the Pacific State Bank Plaza to the south of the properties.

During the DGS/ESS site visit, no evident contamination exists on the subject property. No other environmental hazards or conditions were found during the site visit. The properties are not in industrial use. Adjacent properties are mixed and the proposed property use is compatible with its intended use as a courthouse facility. While no recognized environmental conditions were observed during the site visit, and none were identified in Phase I, there is a possibility that shallow groundwater beneath the property may exist. Phase I identified three existing sources of the groundwater contamination which are off-site but in near proximity to the proposed courthouse site. These off-site locations are recorded under the Leaking Underground Storage Tanks program due to previous operations which have contaminated the soils and shallow water and cleanup is underway. Phase I identified that there is a potential for groundwater contamination from offsite source due to the close proximity of these three sites. DGS/ESS staff recommend that further investigation be conducted during the review pursuant to the CEQA process and prior to acquisition of the subject properties.

Condition of Property (Washington Street Office Site)

On March 25, 2008, staff from DGS/ESS conducted a visit of the proposed alternate acquisition site known as Washington Street Office Site. The site consists of approximately four (4) acres of vacant land and comprises three City blocks. Phase I was completed in March 2008 by Earth

Tech, Sacramento, CA and was reviewed by DGS/ESS staff and found to be in accordance with the standards established under the American Society of Testing Materials (ASTM).

The Washington Street site is currently vacant and undeveloped. The proposed site is owned by the City of Stockton Redevelopment Agency, bounded by the streets of Washington, Lincoln, Market, and Madison in downtown Stockton. Adjacent properties are mixed and the proposed property use is compatible with its intended use as a courthouse facility.

During the DGS/ESS site visit, no evident contamination exists on the subject property. However, the Phase I found that a previous (2001) subsurface investigation of the area bounded by Market Street, Van Buren Street, Washington Street, and Lincoln Street concluded that lead exceeds the California hazardous waste criteria in the upper foot of soil and lead concentrations in groundwater beneath the site are above both California and Environment Protection Agency maximum contaminant levels allowed in drinking water. At the time of the ESS site visit, there is an uprooted tree, a fenced area which contains rocks, cement and other debris which should be further investigated. There are also remnants of an old building foundation remaining which should also be reviewed and investigated further. This review should be conducted during the CEQA process.

While the liability of the contamination may be mitigated by the Polanco Act (Statutes of 1990), the CEQA document review will need to address the detail of the contamination and impact for remedial action requirements of the site plan prior to development. The Polanco Act establishes a process for restoring contaminated properties to beneficial use (Community Redevelopment) and allows for contaminant liability relief to be passed from the Redevelopment Agency to the State. Redevelopment agencies requesting approval of their cleanup plans under the provisions of the Polanco Act are required to reimburse the Department of Toxic Substances Control and the Regional Water Quality Control Boards' oversight costs. DGS/ESS staff recommends that further investigation be conducted during the review pursuant to the CEQA process and prior to acquisition of the properties.

Other:

- The appraisals for three of the improved Hunter Square parcels were approved by DGS review staff for internal planning purposes only and are subject to a complete and thorough physical inspection for any other intended use of the properties. One of the Hunter Square appraisals was rejected by DGS review staff on the basis that the value was not adequately supported and will need to be revised and re-reviewed prior to PWB acquisition approval.
- Implied dedication will need to be addressed in the appraisals prior to acquisition approval by the PWB.
- There may be relocation assistance involved with this project and a study is pending.
- If the JCC is unable to acquire the privately owned properties, the site to be donated to the state by the Agency is sufficient to construct the new courthouse facility.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM - 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT LAGOONS STATE PARK – BROUSSARD (SAVE-THE-REDWOODS LEAGUE)
HUMBOLDT COUNTY
DPR Parcel No. 14675, DGS Parcel No. 125854

Authority: Chapters 171 and 172/07, Item 3790-301-6051(3.7)

Authorize site selection

CONSENT ITEM

STAFF ANALYSIS – ITEM 3

Department of General Services
Department of Parks and Recreation
Humboldt Lagoons State Park – Broussard (Save-the-Redwoods League)

Action requested

The requested action will authorize site selection.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, without specifying specific parcels. This request will authorize Department of Parks and Recreation (DPR) to site select approximately 39 acres of land as an addition to the Humboldt Lagoons State Park for a purchase price of less than fair market value.

This acquisition helps DPR to: increase watershed protection for Freshwater Lagoon, which is listed as a high priority for Coho salmon in the Department of Fish and Game Commission's Recovery Strategy for California Coho Salmon; prevent development that would protect the scenic viewshed of Highway 101 adjacent to Humboldt Lagoons State Park; and to connect Humboldt Lagoons State Park to the Redwood National Park and consolidate the borders of each.

Funding and Cost Verification

This project is within cost. Chapter 171/07, Item 3790-301-6051(3.7) will cover the costs of this acquisition. The 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 January 29, 2008, and the statute of limitations expired on March 3, 2008.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2008

Condition of Property

On December 12, 2007, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site inspection of the Broussard property. The property is located near the town of Orick in Humboldt County. The approximately 39 acre parcel is east of Freshwater Lagoon and is accessed by Freshwater Lagoon Road. Humboldt Lagoons State Park is directly south of the subject property and Redwood National Park is directly east of the property. Behind a locked gate, a gravel road climbs upward to access the property. The property is generally steep with a west facing slope. Numerous downed trees and tree limbs lie on the roadway. Vegetation consists of redwood and douglas fir trees, with alder and berry shrubs. Several hundred feet into the property is a more open vegetated area, and on the west side of this particular site there is minor amount of trash and debris. A Phase 1 environmental site assessment was not completed due to the unimproved nature of the property. No environmental concerns were identified on the property.

Other

- The purchase price shall not exceed the estimated fair market value of the property as determined by a DGS-approved appraisal.
- The current property owner Save-the-Redwoods League (SRL), a non-profit organization, acquired the property with grant funds from the State Coastal Conservancy (Conservancy). The Grant Agreement (Agreement) requires that SRL comply with Public Resources Code Section 31116(b) which concerns Conservancy grants to non-profit organizations for land acquisition. As a condition of the Agreement, the SRL was required to record an Irrevocable Offer to Dedicate Title in Fee (OTD) by which the SRL permanently dedicated the property for public or conservation purposes. One of the conditions of the OTD is that the property may not be transferred without the approval of the Conservancy.
- The property shall be transferred to DPR upon the execution and recording of an agreement between the Conservancy and DPR that provides for the following:
 - 1) The property shall be held and used consistent with the purposes of public access and habitat preservation.
 - 2) The property shall be held, used, occupied, sold, leased, and conveyed subject to the rights and obligations contained in the Agreement, which shall be covenants running with the land.
 - 3) Any subsequent transfer of the property shall be subject to the written approval of the Executive Officer of the Conservancy.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.

- There is no implied dedication applicable to this property.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM - 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
NORTH REGION FOREST FIRE STATION FACILITIES
VARIOUS COUNTIES

Authority: Chapter 047/06, Item 3540-301-0660 (1)

Approve preliminary plans for sites 1, 2, 3, and 4.

CONSENT ITEM

STAFF ANALYSIS – ITEM 4

Department of Forestry and Fire Protection
North Region Forest Fire Station Facilities
Various Counties

Action requested

The requested action will approve preliminary plans for sites 1, 2, 3, and 4.

Scope Description

This project is within scope. The project replaces various facilities at 11 existing forest fire stations at the following sites: (1) Buckhorn, (2) Burrell, (3) Point Arena, (4) Whitmore, (5) Del Puerto, (6) Elk Creek, (7) Smartville, (8) Thorn, (9) Forest Ranch, (10) Saratoga Summit, and (11) Susanville. The completion of these facilities in the North Region of the state will be grouped into three succeeding phases to proficiently manage project workload and delivery times. The phased approach would be a better alternative to an overload of simultaneously completing all 11 projects, which could negatively affect project delivery. Under the phased project roll-out, the preliminary plans will be first approved for sites 1-4. In the upcoming months, the Department of Forestry and Fire Protection (CAL FIRE) will return to the Board to request approval of preliminary plans for sites 5-8 and then for sites 9-11 in the following months thereafter. The working drawings and construction phases of the projects will follow a similar staggered schedule. The scope for the facilities included in this project, are outlined in Appendix A.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provide \$22,639,000 Public Buildings Construction Fund (lease-revenue bond funds) for preliminary plans, working drawings, and construction. This project currently has an estimated deficit of \$2,406,000 (10.6 percent total project). The additional costs are due to the increased size of generator buildings to meet current code, increased sitework costs at seven sites, and revised soft costs that were not adequately projected in the original submittal. CAL FIRE will work to reduce overall project costs where possible and may be seeking additional funding to address the deficiency in the future. This deficit is not recognized at this time.

\$25,045,000 total estimated project costs

\$22,639,000 total authorized project costs

\$ 964,000 project costs previously allocated: preliminary plans

\$21,801,000 project costs to be allocated: \$628,000 preliminary plans, \$767,000 working drawings, and \$20,406,000 construction (\$19,252,000 contracts, \$964,000 contingencies, and \$190,000 A&E).

\$ 2,406,000 estimated deficit

CEQA

A Notice of Determinations has been filed with the State Clearinghouse for each site and the waiting periods are expected to expire by the end of December 2007.

Real Estate Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo, for each site, during the preliminary plan phase.

Project Schedule

The overall project schedule is as follows (note that the schedule for each site varies):

Approve Preliminary Plans:	April 2009
Approve Working Drawings:	August 2009
Complete Construction:	August 2010

Staff Recommendation: Approve preliminary plans for sites 1, 2, 3, and 4

APPENDIX A

Description

1. **Buckhorn Fire Station** - This project replaces an 8-bed barracks/messhall building, constructs generator, pump, and storage buildings with emergency generator and fire pump and retrofits the existing apparatus building with fire sprinklers at CAL FIRE's Buckhorn Fire Station in Whitmore. The project entails demolition of the existing barracks/messhall building and new construction of a 3,134 square-foot (sf) barracks/messhall building and a 648 sf generator/pump/storage building. The project also includes a hose wash rack, security fencing, a 5,000 gallon water tank, site work, utilities, paving, curbs, walkways and associated appurtenances.
2. **Burrell Fire Station** - This project replaces an 8-bed barracks/messhall building, constructs a generator/pump/storage building with emergency generator and fire pump, Self-Contained Breathing Apparatus (SCBA) building and retrofit 2-bay apparatus building with fire sprinklers at CAL FIRE's existing Burrell Fire Station located in Los Gatos. The project entails demolition of the existing barracks/messhall building and new construction of a 3,134 sf barracks/messhall building, a 648 sf generator/pump/storage building with generator and an 800 sf SCBA building. The project also includes a 20,000 gallon water tank, site work, utilities, paving, curbs, walkways, fuel vault, landscaping, and associated appurtenances.
3. **Point Arena Fire Station** - This project replaces a 2-bay apparatus building, constructs a generator/pump/storage building with emergency generator and fire pump, retrofits the existing barracks/messhall building with fire sprinklers and remodel the residence at CAL FIRE's Point Arena Fire Station in Point Arena. The project entails demolition of the existing apparatus building and new construction of a 1,664 sf apparatus building and a 648 sf generator/pump/storage building. The project also includes a hose wash rack, security fencing, site work, utilities, paving, curbs, walkways and associated appurtenances.
4. **Whitmore Fire Station** - This project replaces a 12-bed barracks/messhall building, constructs a generator/pump/storage building with emergency generator and fire pump and retrofits the existing 3-bay apparatus with fire sprinklers at CAL FIRE's existing Whitmore Fire Station in Whitmore. The project entails demolition of the existing barracks/messhall building and new construction of a 3,753 sf barracks/messhall building, a 648 sf emergency generator/pump/storage building with generator. The project also includes a 20,000 gallon water tank, hose wash rack, security fencing, site work, utilities, paving, curbs, walkways, landscaping and associated appurtenances.
5. **Del Puerto Fire Station** - This project replaces a 10-bed barracks/messhall building, constructs a 2-bay dozer shed, constructs a generator/pump/storage building with emergency generator and fire pump, constructs an administrative office building, constructs a covered vehicle wash rack building and retrofits the existing 2-bay apparatus building and vehicle maintenance shop with fire sprinklers at CAL FIRE's existing Del Puerto Fire Station in Patterson. The project entails demolition of the existing barracks/messhall building and new construction of a 3,620 sf barracks/messhall building, a 1,982 sf dozer shed, a 648 sf generator/pump/storage building, a 512 sf administrative office building and a 1,540 sf vehicle wash rack building for canopy and equipment. The project also includes security fencing, site work, utilities, paving, curbs, fuel vault, walkways and associated appurtenances.
6. **Elk Creek Fire Station** - This project replaces the 12-bed barracks and messhall, retrofits existing apparatus building with automatic fire sprinkler system, constructs

generator/pump/storage building with emergency generator and fire pump, install a new septic system and leach field, install a retaining wall and provide security fencing at CAL FIRE's Elk Creek Fire Station in Elk Creek. The project entails demolition of the existing barracks/mess hall building and new construction of a 3,753 sf, barracks/mess hall building, a 648 sf generator/pump/storage building. The project also includes a 20,000 gallon water tank, hose wash rack, site work, upgrade and replacement of utilities, paving, landscaping and appurtenances.

7. **Smartville Fire Station** - This project replaces the 3-bay apparatus building, constructs a generator/pump/storage building with emergency generator and fire pump, constructs an administrative office building and retrofits the existing 12-bed barracks with fire sprinklers and alarm systems at CAL FIRE's existing Smartville Fire Station in Smartville. The project entails demolition of the existing apparatus building and new construction of a 1,999 sf apparatus building, a 648 sf generator/pump/storage building and 152 sf administrative office building. The project also includes a 20,000 gallon water tank, hose wash rack, security fencing, site work, utilities, paving, curbs, walkways, landscaping and associated appurtenances.
8. **Thorn Forest Fire Station** - This project replaces an 8-bed barracks/mess hall, constructs a generator/pump house building with emergency generator and fire pump and retrofits the existing 2-bay apparatus building with fire sprinklers at CAL FIRE's existing Thorn Forest Fire Station in Whitethorn. The project entails demolition of the existing barracks/messhall building and new construction of a 3,135 sf barracks/messhall and a 395 sf generator/pump house building. The project also includes security fencing, site work, utilities, paving, curbs, walkways, landscaping and associated appurtenances.
9. **Forest Ranch Fire Station** - This project replaces the 12-bed barracks/messhall building, constructs a Battalion Chief's office, constructs an additional bay on the existing apparatus building, constructs a generator/pump/storage building with emergency generator and fire pump and retrofits existing apparatus building with fire sprinkler system at CAL FIRE's Forest Ranch Fire Station located in Forest Ranch. The project entails demolition of the existing barracks/messhall building and new construction of a 3,753 sf barracks/messhall building, a 335 sf additional bay on the apparatus building, a 156 sf Battalion Chief's office and a 648 sf generator/pump/storage building. The project also includes a 20,000 gallon water tank, hose wash rack, security fencing, site work, new water system, utilities, paving, curbs, walkways, landscaping, drainage and other appurtenances as it relates to the new structures.
10. **Saratoga Summit Fire Station** - This project replaces the 12-bed barracks/messhall building, constructs a generator/pump/storage building with emergency generator and fire pump, constructs an administrative office building, and retrofits the existing apparatus building with fire sprinkler system at CAL FIRE's existing Saratoga Summit Fire Station in Los Gatos. The project entails demolition of the existing barracks/messhall building and new construction of a 3,753 sf barracks/messhall building, a 648 sf generator/pump/storage building, and a 156 sf single-office administration building. The project also includes a hose wash rack, security fencing, site work, landscaping, utilities, paving, curbs, walkways and associated appurtenances.
11. **Susanville Fire Station** - This project replaces a 14-bed barracks/messhall building, constructs a generator/pump/storage building with emergency generator and fire pump and constructs a Battalion Chief's (BC) office building at CAL FIRE's Susanville Fire Station in Susanville. The project entails demolition of the existing barracks/messhall building and new construction of a 3,953 sf barracks/messhall building, a 648 sf generator/pump/storage

building and a 156 sf BC office building. The project also includes security fencing, site work, utilities, paving, curbs, walkways and associated appurtenances.

CONSENT ITEM

CONSENT ITEM 5

UNIVERSITY OF CALIFORNIA (6440)
CAMPBELL HALL SEISMIC REPLACEMENT BUILDING
BERKELEY CAMPUS, ALAMEDA COUNTY

Authority: Chapters 171 and 172/07, Item 6440-301-6048 (1)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS –ITEM 5

University of California, Berkeley
Campbell Hall Seismic Replacement Building
Alameda County

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The Campbell Hall Seismic Replacement Building project will provide 53,138 assignable square feet of research laboratory, instructional, and academic and administrative office space for the Departments of Astronomy and Physics. The new 81,617 gross square feet building will be six stories plus basement and will replace the existing 47-year-old, seismically deficient (“Poor”) Campbell Hall, achieving the dual goals of improving seismic safety and meeting the critical need for additional high-quality physics laboratories on the campus.

Funding and Project Cost Verification

This project is within cost.

\$64,432,000 total authorized project costs

\$73,224,000 total estimated project costs (includes campus funding)

\$ 3,200,000 project costs previously allocated: preliminary plans

\$70,024,000 project costs to be allocated: working drawings \$ 3,200,000 (state funds), construction \$64,274,000 (\$58,032,000 state funds; \$6,242,000 campus funds), and equipment \$2,550,000 (campus funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Real Estate Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	April 2008
Approve Working Drawings:	July 2009
Complete Construction:	September 2012

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM 6

**UNIVERSITY OF CALIFORNIA (6440)
CLASSROOM AND OFFICE BUILDING
MERCED CAMPUS, MERCED COUNTY**

*Authority: Chapter 106/01, Item 6440-301-0001 (7)
Chapter 3/02, Sec. 2(b)(2)*

Approve augmentation

**\$500,000
(1.9 percent total project)
(17.9 percent cumulative)**

CONSENT ITEM

STAFF ANALYSIS - ITEM 6

University of California, Merced
Classroom and Office Building
Merced County

Action requested

The requested action will approve an augmentation for construction.

Scope Description

The project is within scope. The Classroom and Office Building project, completed and occupied in January 2006, provides 57,929 assignable square feet for multidisciplinary instructional space for all students at UC Merced and office space for faculty in the Division of Social Sciences, Humanities and Arts. The building houses an auditorium/lecture hall, classrooms, class laboratories and laboratory support space, faculty offices, departmental administrative offices, office support and scholarly activity space.

Funding and Project Cost Verification

The project is not within cost. During construction, the campus faced intense pressure to complete the project in time for the Merced campus' 2005-06 academic year. Delays associated with redesign, re-bid and aggressive value engineering created a highly compressed schedule. Unusually wet weather, combined with the pressure to ensure that the academic space would be available for upcoming classes, forced the project into an acceleration of critical milestones. The complexities of coordination required re-sequencing of work, generated inefficiencies in project planning and implementation, necessitated extensive overtime and presented challenges with regard to labor shortages in the area. Subsequent contractor claims and disputes in the amount of \$3.5 million were attributed to time-related issues (e.g., overtime, acceleration, inefficiencies, disruption, increased overhead and weather impacts) and to scope-related issues (e.g., program modifications, coordination, and State Fire Marshal-directed changes).

In April 2007, following extensive negotiations, the campus reached a favorable agreement on a mediated settlement of disputes and claims in the amount of \$500,000.

The campus is requesting an augmentation of state construction funds of \$500,000 to offset the cost of this settlement. With two previous state augmentations totaling \$4,296,000, this additional request will bring the cumulative augmentation to \$4,776,000, or 17.9 percent of the total project. These funds are available in the reserve resulting from the sale of bonds for the Merced capital projects. A 20-day legislative notification letter was provided on March 20, 2008 and the 20-day review period has expired with no adverse legislative inquiries.

\$31,035,000	total authorized project costs
\$32,935,000	total estimated project costs (includes campus funding)
\$32,435,000	project costs previously allocated: preliminary plans \$833,000, working drawings \$1,018,000, construction \$21,884,000, \$4,276,000 state augmentations, \$1,400,000 (non-state funds) and equipment \$3,004,000
\$ 500,000	project costs to be allocated: construction (claims settlement)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Real Estate Due Diligence

The Department of General Services completed their real estate due diligence investigation and concluded (letter dated October 4, 2004) that there were no exceptions that adversely impact the quiet enjoyment of the project area.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	May 2002
Approve Working Drawings:	April 2004
Construction completed:	January 2006

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM 7

**CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT
ADMINISTRATION BUILDING REMODEL
MT. SAN ANTONIO COLLEGE
LOS ANGELES COUNTY**

Authority: Chapters 171 and 172/07, Item 6870-301-6049 (25)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS - ITEM 7

California Community Colleges
Mt. San Antonio Community College District, Administration Building Remodel
Mt. San Antonio College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project renovates the existing 28,134 assignable square feet (asf) Administration Building. The resultant project provides 27,230 asf with 18,392 asf office space and 8,838 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$13,735,000	total estimated project costs
\$13,735,000	total authorized project costs
\$ 55,000	state project costs previously allocated: preliminary plans
\$ 9,295,000	state project costs to be allocated: working drawings \$466,000; construction \$8,716,000 (\$7,290,000 contracts, \$771,000 contingency, and \$655,000 administration, testing, inspection) and equipment \$113,000
\$ 386,000	local funds previously allocated: preliminary plans
\$ 3,999,000	local funds to be allocated: working drawings \$178,000; construction \$3,725,000 (contracts) and equipment \$96,000

CEQA

A Notice of Determination (SCH #2002041161) was submitted to the State Clearinghouse on May 31, 2006 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	April 2008
Complete Working Drawings:	March 2009
Complete Construction:	September 2010

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM 8

**CALIFORNIA COMMUNITY COLLEGES (6870)
RIVERSIDE COMMUNITY COLLEGE DISTRICT, NURSING SCIENCE BUILDING
RIVERSIDE CITY COLLEGE
RIVERSIDE COUNTY**

Authority: Chapters 171 and 172/07, Item 6870-301-6049 (30)

Approve preliminary plans

CONSENT ITEM

STAFF ANALYSIS - ITEM 8

California Community Colleges
Riverside Community College District, Nursing Science Building
Riverside City College, Riverside County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a new 87,196 asf Nursing/Sciences instructional building. Minor design refinements have adjusted the asf from 87,196 to 87,093 asf, a decrease of 103 asf (.1 percent). The new building contains 27,840 asf lecture space, 41,248 asf laboratory space, 9,537 asf office space, 970 asf audio visual/television space and 7,498 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$74,524,000	total estimated project costs
\$74,524,000	total authorized project costs
\$ 500,000	state project costs previously allocated: preliminary plans
\$58,808,000	state project costs to be allocated: working drawings \$800,000; construction \$55,036,000 (\$49,786,000 contracts, \$2,640,000 contingency, and \$2,610,000 administration, testing, inspection) and equipment \$2,972,000.
\$ 1,638,000	local funds previously allocated: preliminary plans
\$13,578,000	local funds to be allocated: working drawings \$1,959,000; construction \$7,785,000 (\$7,367,000 contracts, \$217,000 contingency, and \$201,000 administration, testing, inspection) and equipment \$3,834,000

CEQA

A Report (SCH #2008011096) was submitted to the State Clearinghouse on January 24, 2008 and the public comment period has expired.

Real Estate Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	April 2008
Complete Working Drawings:	June 2009
Complete Construction:	September 2011

Staff Recommendation: Approve preliminary plans.

ACTION ITEM

NONE

OTHER BUSINESS

1. Rescind the appointment of Jim Martone as Assistant Administrative Secretary to the State Public Works Board.
2. Appoint Christopher Lief as an Assistant Administrative Secretary.

REPORTABLES

To be presented at meeting.