



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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## MEETING AGENDA WITH ANALYSIS

NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD

Friday  
May 9, 2008

The **STATE PUBLIC WORKS BOARD** will meet on **Friday May 9, 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**  
**May 9, 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, Controller, State Controller's Office  
Bill Lockyer, Treasurer, State Treasurer's Office

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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 April 11, 2008 meeting.**  
Report on conditional approvals of last meeting.

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**BOND ITEM**

**NONE**

**CONSENT ITEM**

**CONSENT ITEM - 1**

**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**NEW PLUMAS-SIERRA COURTHOUSE**  
**PLUMAS COUNTY**  
AOC Facility Number 32-B2

*Authority: Chapters 47 and 48, Statutes of 2006, Item 0250-301-3037(2)*  
*Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(4)*

**Approve preliminary plans**

**CONSENT ITEM**

**STAFF ANALYSIS – ITEM 1**

Judicial Council of California  
New Plumas-Sierra Courthouse  
Plumas County

Action requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** This request will approve preliminary plans for the New Plumas-Sierra Courthouse. The authorized scope for this project is to construct a new trial court building of approximately 7,500 gross square feet to accommodate one courtroom on a 1.75 acre site in the City of Portola. The scope includes a one story building, site work, utilities, parking, and fixtures/equipment. The project is designed to serve both Sierra and Plumas counties. The new courthouse will serve as a potential model for the construction of other “shared” or cross-jurisdictional court facilities.

Funding and Cost Verification

**This project is within cost.**

\$6,496,000	total estimated project costs
\$6,496,000	total authorized project costs
\$1,052,000	project costs previously allocated: \$437,000 acquisition, \$269,000 preliminary plans, \$346,000 working drawings
\$5,444,000	project costs to be allocated: construction (\$4,641,000 contract, \$232,000 contingency, \$219,000 A&E, \$352,000 other)

CEQA

The Judicial Council prepared an initial study and mitigated negative declaration to comply with CEQA. The project with its mitigation measures will not have a significant effect on the environment. The Judicial Council, as lead agency, approved the Project on October 15, 2007. A Notice of Determination was filed with the State Clearinghouse on July 3, 2007 and the public comment period has expired.

Real Estate Due Diligence

Due diligence requirements were completed in July of 2007, with no adverse findings.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	May 2008
Approve working drawings:	October 2008
Complete construction:	February 2010

**Staff Recommendation:     Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**MID RIVERSIDE COUNTY COURTHOUSE**  
**RIVERSIDE COUNTY**  
JCC Facility Number 33-G4

*Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(5)*

**Authorize site selection**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 2

Judicial Council of California  
Mid Riverside County Courthouse

Action requested

**The requested action will authorize site selection.**

Scope Description

**This project is within scope.** The project provides for the acquisition of land for the construction of a new six courtroom courthouse with secure parking for judicial officers and staff and surface parking located in the "Pass" area of the County of Riverside. The Pass area is located from Calimesa through Beaumont and Banning to the eastern boundary of Cabazon along Interstate Highway 10. The two sites that are being submitted by the Judicial Council of California (JCC) are under consideration for site selection for this project.

This first site (Site #1) is located in the City of Banning and is comprised of two parcels totaling approximately eight acres of land that is presently vacant. The property is owned by a party that is currently in escrow to sell to the Redevelopment Agency of the City of Banning. The Redevelopment Agency is agreeable to either donating this site to the state for the development of a future courthouse with associated parking or selling it at a discount. If this site is ultimately selected by the JCC for acquisition, the site will be subdivided and an approximate 4.65 acre parcel will be conveyed.

The second site (Site #2) which is the alternate site is located in the City of Beaumont and consists of approximately 12 acres of land that is presently vacant. If this site is ultimately selected by the JCC for acquisition, the site will be subdivided and a 4.65 acre parcel will be conveyed.

### Funding and Cost Verification

**This project is within cost.** Chapters 171 and 172, Statutes of 2007, Item No. 0250-301-3037(5) provides funding for the acquisition of the new courthouse. 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 March 2009.

Approve Preliminary Plans:	October 2009
Complete Working Drawings:	November 2010
Complete Construction:	July 2012

### Condition of Property (Site #1)

On February 28, 2008, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit and inspection of a vacant property consisting of approximately 8 acres located in the City of Banning, Riverside County. Prior to the site visit, a Phase I Environmental Site Assessment (Phase I), prepared by Terra Nova Planning & Research, Inc., dated January, 2008, and a Geophysical Survey and Phase 2 Soil Investigation (Phase II) also prepared by Terra Nova Planning & Research, Inc. dated February 2008, were reviewed.

The subject property is located in an urban environment and is currently a flat, vacant rectangular parcel with scattered ruderal vegetation. Two old fuel dispenser islands are located within the property's southern portion. This area was the subject of the Phase II investigation. An underground storage tank (UST) was found during the geophysical survey but the soil investigation found no soil contamination and the area does not warrant further investigation. Also mentioned was the possibility of two more USTs at this location (placed end to end). One of the recommendations of the Phase II is to remove the USTs in accordance with local requirements. DGS/ESS staff concur with this recommendation as well as the conclusions and recommendations in the aforementioned document and the Phase I. Two metallic anomalies were also found during the Phase II geophysical survey. These two anomalies should also be investigated. No other environmental hazards or conditions were found during the site visit. The property appears compatible with its intended use as a courthouse facility.

### Condition of Property (Site #2)

On, March 31, 2008, DGS/ESS staff conducted a site visit and inspection of approximately 12 acres of vacant land located in the City of Beaumont, Riverside County. Prior to the visit, ESS staff reviewed a Phase 1 prepared by Tetra Tech EM Inc., dated March 3, 2008. The Phase 1 found no Recognized Environmental Concerns.

During the site visit, no negative environmental conditions or hazards were observed. The property appears to be compatible with the intended use as a courthouse facility. However, Phase I recommended testing for the presence of herbicides and pesticides because of past agricultural production at the property. Phase I also recommended contacting the County of

Riverside Planning Department to determine potential Conditions of Approval and soil sampling relating to historical use of the site for agricultural purposes and future development planning. ESS staff concurs that these reviews should be completed during the CEQA review process to assess any potential environmental concerns and provide recommended actions during construction activities. The CEQA process will be completed prior to acquisition of the property. No other environmental hazards or conditions were found during the site visit.

Other:

- The purchase price shall not exceed estimated fair market value of the property as determined by a DGS approved appraisal.
- The proposed site meets the size, location, and compatibility requirements of the JCC.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- Alternate Site #2 located in the City of Beaumont is adjacent to an earthquake fault. However, the Phase I report indicates that the fault does not run through the property. The JCC staff will have a Tier 1 seismic study completed prior to construction of the courthouse facility.

**Staff Recommendation:     Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM - 3

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA HIGHWAY PATROL (2720)  
SANTA FE SPRINGS REPLACEMENT FACILITY  
LOS ANGELES COUNTY  
CHP 500a, DGS Parcel Number 10397 and 10397A

*Authority: Chapters 171 and 172, Statutes of 2007, Item 2720-301-0044 (1.5)*

**Authorize site selection**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 3

Department of General Services  
California Highway Patrol  
Santa Fe Springs Replacement Facility  
Los Angeles County

Action requested

**The requested action will authorize site selection.**

Scope

**This project is within scope.** The Legislature has approved funding for the acquisition of a site(s) that meets the criteria established for the construction of a replacement facility for the existing California Highway Patrol facility located in Santa Fe Springs. This request will authorize site selection of the fee simple interest of approximately three acres of land. The land is comprised of two (2) individual fee titled properties that will be merged to create the approximate three acre site necessary for the construction of the proposed replacement facility.

When completed, the replacement facility will replace a small facility that was built in 1969, situated on a 1.09 acre parcel of land. The new facility will be approximately 22,500 gross square feet (gsf) which includes a 400 square foot area for Telecom. The site will also contain an emergency generator/storage building (2,200 gsf), fencing, a fuel island, radio tower, and parking for 80 cars, 4 handicap, and 22 motorcycles. This will be an Essential Services Office.

### Funding and Cost Verification

**This project is within cost.** Chapter 171/172/07, Item 2720-301-0044 (1.5) provides \$6,301,000 for acquisition (\$5,358,000) and preliminary plans (\$943,000) for the replacement facility. The properties can be acquired with the funds available and in accordance with Legislative intent.

\$24,789,000	total estimated project costs
\$24,789,000	total authorized project costs
\$ 1,244,000	project costs previously allocated
\$23,545,000	project costs to be allocated: acquisition \$4,114,000; preliminary plans \$943,000; working drawings \$1,178,000; construction \$17,310,000.

### CEQA

To be determined and filed prior to acquisition authorization.

### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow:	October 2008
Approve preliminary plans:	December 2008
Approve working drawings:	August 2009
Complete construction:	March 2011

### Condition of Property

On March 11, 2008, staff from the Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a site visit of the proposed parcels to build a new CHP replacement facility in the City of Santa Fe Springs. There are two potential adjacent parcels that together would comprise approximately three acres to support the new CHP facility. The site is located approximately 2.5 miles east of the 605 and 5 freeways and is easily accessible for CHP patrol needs. It is a graded site, currently vacant and level. The site is designed as commercial/industrial and properties surrounding the site are mixed industrial and commercial. The proposed use of the CHP facility is compatible with this land use.

Parcel 1 is located at 0330 Greenleaf Avenue and several phases of assessment have been completed. These assessments were conducted in order to establish an environmental baseline of current site conditions because of its previous use as an oil storage and pipeline facility (soil samplings for petroleum hydrocarbon and metals). The field investigations and reports were completed by WGR Southwest Incorporated in October 2006, January 2007 and 2008. The analytical testing of the soil samples indicated that the majority of the samples did not contain any detectable petroleum concentrations. Those containing detectable concentrations were found to be below the recommended action levels proposed in the City of Santa Fe Springs, Soil Assessment and Remediation Guidelines for Commercial/Industrial Sites. Based on the relatively low chemical concentrations reported at the site, no adverse environmental impact is anticipated. No further assessment or remedial action appears warranted at this time. DGS/ESS staff reviewed the site assessments and agrees with the findings.

Parcel 2 is located at 13007 Telegraph Road and no Environmental Site Assessment Phase I (Phase I) has been completed for the parcel. It is likely to have been previously used as an oil storage and pipeline facility due to past industrial uses in the surrounding area. ESS staff

recommends that a Phase I be completed during the CEQA review process to assess any potential environmental concerns and provide recommended actions during construction activities. The CEQA process will be completed prior to the acquisition of the properties. No other environmental hazards or conditions were found during the site visit.

Other

- The purchase price for each parcel shall not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- The properties are vacant and unimproved and there is no relocation assistance involved with the project.
- There is no implied dedication on the properties.
- DGS is not aware of any lawsuits pending concerning the properties. The Property Acquisition Agreement will require delivery of titles to these properties to be free and clear of any mortgages or liens.
- There is no implied dedication applicable to these properties.
- The purchase of the two (2) parcels must be closed concurrently. One parcel without the other will not allow the project to remain in scope.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM - 4

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA HIGHWAY PATROL (2720)  
OCEANSIDE AREA OFFICE  
SAN DIEGO COUNTY  
CHP 504A, DGS Parcel Number 10434

*Authority: Chapters 47 and 48, Statutes of 2006, Item 2720-301-0044 (6)  
Chapters 171 and 172, Statutes of 2007, Item 2720-301-0044 (3)*

- a. **Authorize site selection**
- b. **Approve augmentation** **\$101,500**  
**(2.6 percent of project cost)**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 4

Department of General Services  
California Highway Patrol  
Oceanside Area Office  
San Diego County

Action requested

**The requested action will authorize site selection and approve an augmentation of the acquisition phase.**

Scope

**This project is within scope.** This request will authorize site selection of the fee simple interest of approximately 2.5 acres of land on behalf of the Department of the California Highway Patrol (CHP) for the purpose of constructing a new CHP facility.

The project will replace the existing facility with a new permanent building to meet the current operational requirements. The new facility and automotive bay will be approximately 20,800 gross square feet (gsf) which includes a 400 gsf area for Telecom. The site will also contain an emergency generator building (900 gsf), fencing, a fuel island, and parking for 95 cars, 2 handicap spaces, and motorcycle parking. This will be an Essential Services Office.

### Funding and Cost Verification

**This project is not within cost.** Chapters 47 and 48, Statutes of 2006, Item 2720-301-0044 (6), and Chapters 171 and 172, Statutes of 2007, Item 2720-301-0044 (3) provided \$3,863,000 for acquisition, preliminary plans and working drawings to replace the Oceanside Area Office.

CHP requests an augmentation in the amount of \$101,500 (2.6 percent of total project) for extra services related to site selection and increases in DGS/RESA billing rates.

\$17,070,000	total estimated project costs
\$16,968,500	total authorized project costs
\$ 665,000	project costs previously allocated
\$16,303,500	project costs to be allocated: acquisition \$1,366,000; preliminary plans \$768,000; working drawings \$1,064,000; construction \$13,105,500; (contract \$10,981,000; contingency \$549,600; A&E \$1,574,900).
\$ 101,500	augmentation request for extra services related to site selection and increases in DGS/RESA billing rates for 2007/08.

### CEQA

To be determined and filed prior to acquisition authorization.

### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow:	December 2008
Approve preliminary plans:	December 2009
Approve working drawings:	September 2010
Complete construction:	July 2012

### Condition of Property

On January 15, 2008, staff from the Department of General Services (DGS), Environmental Services Section (DGS/ESS) conducted a site visit for the proposed CHP facility. The five acre site is currently vacant and will be split in half (approximately). It is located at the southwest corner of Hacienda Drive and La Tortuga Drive within the incorporated City of Vista.

The parcel is currently undeveloped and vacant. The 2.5 acres being sought by the CHP is at the top of the hill which is generally level. The property is zoned commercial acreage. The proposed use as a CHP replacement facility is compatible with this zoning. It is surrounded by mixed development (commercial and residential). The property is bounded to the south by undeveloped parcels. An Environmental Site Assessment, Phase I (Phase I) was completed in May 2005 by Vinje & Middleton Engineering, Inc. 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.

Prior land usage was as an avocado and orange grove. The Phase I site inspection did not identify any evidence of use, storage, or disposal of hazardous substances or petroleum hydrocarbons in association with past land use. When the site was actively farmed, only citrus oil was sprayed on grove trees. The compound is not identified as hazardous and no

agricultural production has occurred on the property for over 20 years. None of the mixed development surrounding the site represents activities of environmental concern.

During the DGS/ESS site visit, no evidence of contamination on the subject property. No other environmental hazards or conditions were found during the site visit. The properties are not in industrial use. Phase I revealed no evidence of adverse environmental conditions and ESS staff concur with this finding.

Other

- The purchase price will not exceed the estimated fair market value as determined by an appraisal reviewed by DGS.
- The property is vacant and unimproved and there is no relocation assistance involved with the project.
- There is no implied dedication applicable to this property.
- All utility connections are available at the site.
- CHP 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.

**Staff Recommendation:     Authorize site selection and augmentation.**

## CONSENT ITEM

### CONSENT ITEM - 5

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA TAHOE CONSERVANCY (3125)  
ELKS CLUB LODGE PUBLIC ACCESS AND RESTORATION  
EL DORADO COUNTY

*Authority: Chapters 38 and 39, Statutes of 2005, Item 3125-101-6029  
Chapters 47 and 48, Statutes of 2006, Item 3125-101-6029  
Government Code 66907*

**Authorize acquisition**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 5

Department of General Services  
California Tahoe Conservancy  
Elks Club Lodge Public Access and Restoration

Action requested

**The requested action will authorize acquisition.**

Scope Description

**This project is within scope.** The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize acquisition of approximately 3.07 acres of fee interest for purposes of watershed

restoration, restoring and protecting the natural environment, public access and recreation, and scenic beauty.

### Funding and Cost Verification

**This project is within cost.** Budget Act of 2005, Item 3125-101-6029, and Budget Act of 2006, Item 3125-101-6029, each provided \$3,000,000 for local assistance and capital outlay projects. The property interest 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 September 6, 2007. The 35-day statute of limitation expired on October 10, 2007.

### Project Schedule

The anticipated close of escrow is August 2008.

### Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit to the Elks Club Lodge, El Dorado County Assessor Parcel Number 033-191-05, located in Meyers, California on June 25, 2007. The property is located at 1635 Elks Club Drive just east of Highway 50 and consists of 3.07 acres of land and improvements. The building was constructed in 1963. State property managed by the California Tahoe Conservancy (CTC) is located to the west and north of the Elks Club Lodge property and to the south of the subject property, across Elks Club Drive. Directly to the east is property owned by El Dorado County that consists of a drainage swale for erosion control and water quality improvements. The Upper Truckee River flows along a portion of the northerly boundary of the subject property.

The Elks Club Lodge is situated in the middle of the parcel, with a paved parking area along the southerly portion of the property. There are four thirty foot tall light fixtures along the parking area. On the east side of the lodge there is an 8 foot by 12 foot shed and a 10 foot by 15 foot concessionaire booth. The northeasterly portion of the property consists of compacted soil as the area is used as a "flea market" during the weekend. Within the compacted area there is a strip of asphalt about 15 feet wide by 80 feet long with a portable restroom located at the end of the asphalt at the easterly property line. This property line is delineated by a log fence.

Because of the development of the property, a Phase 1 Environmental Site Assessment was completed in November 2006. No potential problems with hazards or other environmental concerns were identified. No additional concerns were noted in this property inspection other than some minor debris that should be removed by the seller prior to acquisition. In addition, about 12 one to four foot pieces of concrete and pieces of concrete block with rebar along the northerly property line and pieces of asphalt behind the lodge should also be removed by the seller prior to acquisition.

The lodge may contain asbestos-containing materials and lead-based paint and therefore the current owner will be responsible for meeting pertinent regulations for building demolition prior to the close of escrow. The proposed acquisition is compatible with the CTC's goal of site restoration and public access to the Upper Truckee River.

### Other:

- Purchase price not to exceed the estimated fair market value as determined by a DGS approved appraisal. Payment to the Grantor will be a combination of appropriated funds and commercial floor area rights.
- The Board approved site selection on August 10, 2007.

- There is one structure on the property, the lodge building, which is to be removed by seller prior to close of escrow. The paved parking area will remain.
- The Property Acquisition Agreement (PAA) requires delivery of title to the property free and clear of any building improvement, mortgages or liens.
- The PAA does not include the state's standard indemnification language potentially exposing the State to additional fiscal liability. However, the DGS-ESS site visit did not identify conditions which would pose exceptional risk to the State. Further, the lack of indemnification language does not relieve the grantor of liability under existing law.
- Relocation assistance is involved with the property's acquisition and the relocation assistance review has determined that actual reasonable moving expenses are appropriate for both the owner and the seasonal flea market lessee. It is estimated that the total relocation costs will not exceed \$40,000 and the CTC is committed to complying with the California Relocation Act (Government Code 7260 et seq). Because the CTC may desire to lease the property, after the demolition of the building is complete, to the current lessee for a period of at least one year, all relocation costs may not be incurred immediately following acquisition.
- There is no known implied dedication.
- The CTC will, after acquisition, perform limited site restoration work (such as installation of fencing, large boulders, or other suitable barriers to prevent vehicles from accessing the portion of the property that has no asphalt paving) and allow public parking on a portion of the parking lot for river access purposes. CTC's ongoing management obligation in the near-term will be limited to periodic inspections of the property and minor maintenance of its initial restoration work, which will be funded within existing CTC resources.
- Additional restoration and/or public improvements may be performed after necessary planning and environmental studies are completed and funding is secured. Funding for such restoration work, public improvements, or management obligations will be addressed through the normal budget process. However, acquisition of this property may create an expectation that the state will fund the additional restoration projects. In the absence of bond funds and special funds, funding for the projects could create future cost pressure to the General Fund.

**Staff Recommendation: Authorize acquisition.**

## CONSENT ITEM

### CONSENT ITEM - 6

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA STATE UNIVERSITY (6610)  
HUMBOLDT STATE UNIVERSITY  
MAI KAI LAND ACQUISITION - MILL STREET HOUSE  
HUMBOLDT COUNTY  
Project No. CSU 500.1, DGS Parcel No. 10401

*Authority: Chapters 38 and 39, Statutes of 2005, Item 6610-302-6041(5)  
Chapters 171 and 172, Statutes of 2007, Item 6610-491*

**Authorize acquisition**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 6

Department of General Services  
California State University  
Humboldt State University  
Mai Kai Acquisition - Mill Street House

Action requested

**The requested action will authorize acquisition.**

Scope Description

**This project is within scope.** This project is for the combined renovation, reconfiguration and expansion of the California State University (CSU) Humboldt campus. This project includes the creation of academic quadrangles, interconnecting pedestrian pathways and open space, a major campus entry into an on-campus transit center and improved instructional facilities with accessibility and site safety improvements. This request will authorize site selection of approximately 0.17 acre parcel of land contiguous to, and surrounded by the Humboldt campus. The subject property contains two, single-story, 1950's wood-frame residential structures that have been altered to accommodate multiple rental units. The rental units, accommodating approximately 12 students, have been rented for many years principally as student housing. These buildings will remain rented until they are demolished as part of the entrance project.

The acquisition of this property is essential for the reconfiguration of the campus' Plaza Avenue entrance for improvements needed to aid campus vehicular circulation, pedestrian access/safety (especially disabled access), and parking.

### Funding and Cost Verification

**This project is within cost.** A total of \$6,000,000 in state funds has been appropriated for this project, as well as the related campus apartments project. Settlement of the property acquisition with the property owners has been difficult and lengthy. The State will provide funding for this acquisition not to exceed the DGS approved appraised value. The Humboldt State University Sponsored Programs Foundation will provide an additional \$75,000 toward the acquisition.

\$6,000,000 total authorized project costs  
\$6,000,000 total estimated project costs  
\$6,000,000 project costs to be allocated acquisition

### CEQA

An Environmental Impact Report (EIR) was completed for the campus Master Plan. A Notice of Determination was filed with the State Clearinghouse on November 18, 2004, and the 30-day statute of limitations expired on December 18, 2004. "Addendum No. 2 to the Final EIR for the 2004 HSU Master Plan, Clarification of Acquisition of the Campus Apartments and Mill Street Parcels was completed in January 2006. Addendum No. 2 has been reviewed by appropriate CSU staff. There are no changes to the project, the Addendum meets the requirements of CEQA, and no further action is required.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is June 2008.

### Condition of Property

On December 12, 2007, staff from the Department of General Services (DGS), Real Estate Services Division, Professional Services Branch, Environmental Services Section (PSB/ESS) revisited the site located at 426 Plaza Avenue, Arcata, California, which is immediately adjacent to the Plaza Avenue entrance to Humboldt State University. The parcel is bounded on three sides by local streets; and the campus facility office on the fourth side. No hazards of concern (underground tanks, stored materials, industrial wastes, etc.) were found nor is it likely that the property has the potential for soil/groundwater contamination associated with home heating oil.

### Other:

- The State Public Works Board (PWB) approved site selection for this project on April 14, 2006.
- Further Environmental Investigation – An investigation revealed an abandoned pipe exposed at the ground surface, but was concluded to be a former water line requiring no further environmental assessment. After reviewing environmental due diligence material and conferring with Humboldt campus facility management staff, PSB/ESS staff believe that there are no remaining concerns with the property.
- Leases to be Assumed – The property is improved and occupied. Approximately eight residential leases affect the property which the Humboldt campus will assume and manage. Prior to close of escrow, the property owner is to provide estoppel certificates from the tenants confirming terms and conditions of the leases anticipated to generate \$60,000 in annual rental income.
- Relocation assistance may be involved with the acquisition of this property. The HSU campus hired a consultant to prepare and facilitate the relocation plan. The property has housing for approximately 12 students which potentially could result in an estimated

relocation cost of \$16,000. At the present time, the HSU campus advises that adequate funding in the property acquisition budget is available for relocation costs and the HSU campus is committed to complying with the California Relocation Act (Government Code 7260 et seq.)

- There is no implied dedication involved with this project.
- The CSU Board of Trustees approved acquisition of this property on November 17, 2004, as evidenced by its approval of the Master Plan. The Master Plan specifically identifies this parcel as needed for the expansion of the campus.
- CSU 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.

**Staff Recommendation:     Authorize acquisition.**

## CONSENT ITEM

### CONSENT ITEM - 7

**CALIFORNIA CONSERVATION CORPS (3340)  
SIERRA PLACER MUNICIPAL SEWER/WATER CONNECTION  
PLACER COUNTY**

*Authority: Chapters 47 and 48, Statutes of 2006, Item 3340-301-0001 (2)  
Chapters 171 and 172, Statutes of 2007, Item 3340-301-0001 (2)*

**Approve scope change**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 7

California Conservation Corps  
Sierra Placer Center, Placer County  
Sewer and Water Line Extension

Action Requested

**The requested action will approve a scope change.**

Scope Description

**This project is not within scope.** This project includes: grading, fencing, asphalt paving, a 20,000 gallon underground septic tank, sewer pumps and related piping. Demolition will consist of removal of the existing 20,000 gallon concrete septic tank, related pumps and piping. Also included is the construction of 3,500 linear feet of 6" forced main sewer line starting at the existing facility and connecting to an existing County sewer line. Additional earthwork will be required to re-grade, fill and compact the existing retention and overflow ponds. However, during the design phase, it was discovered that the utility connections that serve the various buildings at the Placer Center will need to be replaced prior to connecting to the municipal utility systems. This requirement was imposed by Placer County, the State Fire Marshall, and the Christian Valley Community Services District.

The California Conservation Corps (CCC) has, therefore, requested a scope change for this project to also replace aged fire, water, and sewer connections from the project boundary to the CCCs residential facilities, as well as defer the decommissioning of the sewage retention ponds to a subsequent phase. The deferral of the retention ponds will help offset the cost of extending the new utility connections and increases in utility connection fees. This request will allow the CCC to address the most critical deficiencies at this facility.

In an effort to reduce the need for additional project funding, the CCC has requested that the activities related to the decommissioning of the retention and overflow ponds be deferred. Because the utility connection portion of this project will eliminate the need to store additional effluent in the retention ponds, the Department of General Services (DGS) has determined that the deferral of this portion of the project should not pose an immediate public health and safety risk. However, DGS has indicated that the deferral of decommissioning process should not be extended indefinitely.

On April 18, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the PWB approve this scope change and the notice period has expired without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** A total of \$4,251,000 General Fund has been appropriated for preliminary plans (\$467,000), working drawings (\$277,000), and construction (\$3,507,000) for this project. As a result of the requested scope proposed change and increased utility connection fees, it is estimated that the total project costs have increased to \$4,794,000. Even with the proposed deferral of the retention ponds (estimated savings of \$1 million to \$1.5 million), it is estimated that an additional \$543,000 (12.8 percent total project) for working drawings (\$270,000) and construction (\$273,000) will be needed to complete this phase of the project. DGS has indicated that the amount needed up-front for the utility connection fees is still being discussed, an augmentation for these fees is not being proposed at this time. However, it is recognized that additional funding will likely be requested in the future to address the above budget shortfall.

\$4,251,000	total authorized project costs
\$4,794,000	total estimated project costs
\$ 744,000	project costs previously allocated: preliminary plans \$467,000 and working drawings \$277,000
\$3,507,000	project costs to be allocated: construction \$3,507,000 (contract \$2,746,000, contingency \$192,000, and \$569,000 other project costs).
\$ 543,000	recognized deficit: working drawings \$270,000 and construction \$273,000.

#### CEQA

The CEQA Negative Declaration/Initial Study was filed on May 3, 2007 at the State Clearing House and the expiration period has expired without comment.

#### Real Estate Due Diligence

The Department of General Services has conducted due diligence on the project and no issues have been identified that would affect the project.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	August 2007
Approve working drawings:	August 2008
Complete construction:	August 2009

**Staff Recommendation: Approve scope change.**

## CONSENT ITEM

### CONSENT ITEM - 8

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON, WASTEWATER TREATMENT PLANT IMPROVEMENTS  
IONE, AMADOR COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001(14)*

**Approve scope change**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 8

Department of Corrections and Rehabilitation  
Mule Creek State Prison, Amador County  
Wastewater Treatment Plant Improvements

Action Requested

**The requested action will approve a scope change.**

Scope Description

**This project is not within scope.** The Budget Act of 2007 appropriated \$390,000 General Fund to proceed with preliminary plans for the Mule Creek State Prison (MCSP) Wastewater Treatment Plant (WWTP) Improvements project. To bring the treatment plant back into compliance with permitted outflow water quality standards per the Regional Water Quality Control Board, the current scope includes electrical improvements, modification of a splitter box, and addition of a secondary clarifier, a secondary effluent pump station, and a chlorine contact basin.

The Department of Corrections and Rehabilitation (CDCR) now requests a scope change to add a staff facilities building to the project to provide a hygienic office environment and a required decontamination shower for plant operations staff. At present, these employees are occupying an unsanitary lab designed for testing raw sewage and wastewater. The building was originally included in the 2002 Carollo Assessment that provided the overall scope improvements needed at the MCSP WWTP.

On April 18, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize this scope change at the State Public Works Board meeting on May 9, 2008.

Funding and Cost Verification

**This project is within cost.** The Budget Act of 2007 appropriated \$390,000 General Fund to proceed with preliminary plans for the project and the 2008-09 Governor's Budget includes \$542,000 General Fund for working drawings. The construction costs for this project are estimated to be \$5.6 million, of which \$880,000 is for the new building. Adding the new building into the project's design will be accomplished within the existing preliminary plans appropriation for this project and no change is required to the level of funding for working drawings proposed in the 2008-09 Governor's Budget.

\$ 390,000	total authorized project costs
\$6,552,000	total estimated project cost
\$ 390,000	project costs previously allocated: preliminary plans
\$6,162,000	project costs to be allocated: working drawings \$542,000, project administration \$544,000, agency retained \$139,000, and construction \$4,937,000 (\$4,112,000 contracts, \$288,000 contingency, and \$537,000 A&E)

CEQA

Requirements of CEQA are anticipated to be complete August 2008.

Real Estate Due Diligence

Real estate due diligence is anticipated to be complete August 2008.

Project Schedule

**The project schedule is as follows:**

Approval of preliminary plans:	June 2008
Approve working drawings:	January 2009
Complete construction :	October 2010

**Staff Recommendation: Approve scope change.**

## CONSENT ITEM

### CONSENT ITEM - 9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON, ENHANCED OUTPATIENT PROGRAM, TREATMENT AND  
PROGRAM SPACE  
IONE, AMADOR COUNTY

*Authority: Chapter 47, Statutes of 2006, Item 5225-301-0001(17.1)*

- a. Approve project termination
- b. Approve reversion \$94,000

## CONSENT ITEM

### STAFF ANALYSIS – ITEM 9

Department of Corrections and Rehabilitation  
Mule Creek State Prison, Ione, Amador County  
Enhanced Outpatient Program, Treatment and Program Space

#### Action Requested

**The requested action will terminate the project and approve a reversion.**

#### Scope Description

**This project is not within scope.** The original scope of work, authorized in the 2006 Budget Act, included approximately 6,700 square feet of program and office space to support treatment of 150 EOP inmate-patients at MCSP. CDCR determined the project is no longer necessary as the Mental Health Bed Plan approved by the *Coleman* Court in August of 2007 proposes to consolidate EOP inmate-patients at other prisons. As a result, CDCR suspended work on the project and now requests this action to formalize the project's termination.

On April 18, 2008, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize this scope change at the State Public Works Board meeting on May 9, 2008.

Funding and Cost Verification

**This project is within cost.** In 2006 the Legislature appropriated \$250,000 General Fund for preliminary plans. CDCR has expended \$155,815 to date and requests reversion of the remaining balance of \$94,000 as a result of project termination.

\$250,000	total authorized project costs
\$156,000	total estimated project cost
\$250,000	project costs previously allocated: preliminary plans \$250,000
\$-94,000	reversion

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 23, 2007, and the 35-day public review period expired on April 27, 2007, with no public comment.

Real Estate Due Diligence

Department of General Services previously determined that no additional due diligence is required due to recent due diligence work performed for other capital outlay projects at the institution.

Project Schedule

**The project schedule is as follows:** Preliminary Plans were completed in 2007, but were not submitted for approval. No additional work will be completed on this project.

**Staff Recommendation:      Approve project termination and reversion.**

## CONSENT ITEM

### CONSENT ITEM - 10

**UNIVERSITY OF CALIFORNIA (6440)  
ELECTRICAL IMPROVEMENTS PHASE 4  
DAVIS CAMPUS, YOLO COUNTY**

*Authority: Chapter 171, Statutes of 2007, Item 6440-301-6048 (3)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 10

University of California, Davis  
Electrical Improvements Phase 4  
Yolo County

Action requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The Electrical Improvements Phase 4 project will continue the modernization and expansion of the campus' electrical infrastructure by improving the distribution, flexibility and reliability necessary to better serve new and existing campus needs through 2012. The project will complete the second half of the S2 switching station, begun in Phase 3, providing a distribution hub for electrical service to the Health Sciences District, the Thermal Energy Storage tank, the west and central campuses, and the central heating and cooling plant. It will provide new primary and backup circuits and new cabling to allow the balance and transfer of loads from over-committed existing circuits. At the completion of preliminary plans, there has been a substitution in project elements as defined in the Project Planning Guide (PPG). Because of increasing demands on the existing A6 circuit due to new projects coming on line, the campus has elected to include accelerated A6 circuit improvements in lieu of the bulk feeder component as originally defined. This substitution supports the goal of improved reliability as defined in the PPG and best serves the needs of the campus at this time.

Funding and Project Cost Verification

**This project is within cost.**

\$ 4,335,000 total authorized project costs

\$ 4,335,000 total estimated project costs

\$ 189,000 project costs previously allocated preliminary plans \$189,000

\$ 4,146,000 project costs to be allocated working drawings \$ 223,000, construction  
\$3,923,000

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:	May 2008
Approve working drawings:	June 2008
Complete construction:	July 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 11

**CALIFORNIA COMMUNITY COLLEGES (6870)  
BARSTOW COMMUNITY COLLEGE DISTRICT, WELLNESS CENTER  
BARSTOW COLLEGE  
SAN BERNARDINO COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (5)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 11

California Community Colleges  
Barstow Community College District, Wellness Center  
Barstow College, San Bernardino County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The proposed project provides for a 20,309 asf Adaptive Wellness Center. Space types in the building include 18,877 asf physical education space, 372 asf office and 1,060 asf other space.

Funding and Project Cost Verification

**This project is within cost.**

- \$11,786,000 total estimated project costs
- \$11,786,000 total authorized project costs
- \$ 270,000 state project costs previously allocated: preliminary plans
  
- \$ 9,748,000 state project costs to be allocated: working drawings \$26,000; construction \$9,475,000 (\$8,409,000 contracts, \$472,000 contingency, \$594,000 administration, testing, inspection) and equipment \$247,000
  
- \$ 351,000 local funds previously allocated: preliminary plans
  
- \$ 1,417,000 local funds to be allocated: working drawings \$384,000; construction \$1,033,000 (construction contracts \$1,033,000).

CEQA

A Notice of Exemption was submitted to the State Clearinghouse on February 19, 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: May 2008
- Approve working drawings: January 2009
- Complete construction: May 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 12

**CALIFORNIA COMMUNITY COLLEGES (6870)  
CHAFFEY COMMUNITY COLLEGE DISTRICT, RALPH M. LEWIS FONTANA CENTER  
PHASE III – ACADEMIC BUILDING, CHAFFEY COLLEGE  
SAN BERNARDINO COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (7)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 12

California Community Colleges  
Chaffey Community College District, Ralph M. Lewis Fontana Center Phase III–  
Academic Building  
Chaffey College, San Bernardino County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The project constructs a 20,653 asf multi-discipline instructional building to expand the instructional space at the state approved educational center. The project creates 3,108 asf of lecture, 6,491 asf of lab, 1,247 asf office, 4,190 asf of library, 1,005 asf technology and 4,612 asf of other space types.

### Funding and Project Cost Verification

**This project is not within cost.** However, the district will fund the increased construction costs of \$847,000.

\$14,794,000 total estimated project costs  
\$13,947,000 total authorized project costs  
\$ 522,000 state project costs previously allocated: preliminary plans  
\$ 114,000 local project funds previously allocated: preliminary plans  
\$ 9,493,000 state project costs to be allocated: working drawings \$475,000; construction \$8,636,000 (\$7,740,000 contracts, \$411,000 contingency, \$485,000 administration, testing, inspection) and equipment \$382,000.  
\$ 3,818,000 local project funds to be allocated: working drawings \$129,000; construction \$3,420,000 (\$3,420,000 contracts) and equipment \$269,000.  
\$ 847,000 local funds to be recognized: construction \$847,000 (contracts).

### CEQA

A Negative Declaration was submitted to the State Clearinghouse on November 3, 2004 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: May 2008  
Approve working drawings: April 2009  
Complete construction: October 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 13

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, RECONSTRUCTION OF  
ACADEMIC FACILITIES, CAÑADA COLLEGE  
SAN MATEO COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-303-6049 (6)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 13

California Community Colleges  
San Mateo County Community College District, Reconstruction of Academic Facilities  
Cañada College, San Mateo County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The authorized project reconstructs 16,789 asf of space vacated by the construction of the new library, learning resource and student services center and converts it into an assembly area, classrooms, offices and other space. The project will create 3,503 asf of lecture, 2,226 asf of office, 1,026 asf library, 4,334 asf assembly space and 5,700 asf other instructional and institutional support space.

### Funding and Project Cost Verification

**This project is within state cost.** The original intent of the financing arrangement was to have the district finance 50 percent of the total project costs. The revised cost estimate places the cost of construction at a level \$98,000 less than previously recognized. The district presently is financing 52.5 percent of the total project costs. The reduction in total project costs is being proposed as a reduction in the local financed portion of the project to reduce the locally financed portion to 52.1 percent of total project costs.

\$ 11,877,000	total estimated project costs
\$ 11,975,000	total authorized project costs
\$ 57,000	state project costs previously allocated: preliminary plans
\$ 5,631,000	state project costs to be allocated: working drawings \$92,000; construction \$4,761,000 (\$4,182,000 contracts, \$297,000 contingency, and \$282,000 administration, testing, inspection) and equipment \$778,000.
\$ 351,000	local funds previously allocated: preliminary plans
\$ 5,936,000	local funds to be allocated: working drawings \$402,000; construction \$5,534,000 (\$4,888,000 contracts, \$338,000 contingency, and \$308,000 administration, testing, inspection)
\$ 98,000	local funds to be reduced: construction \$98,000 (contracts)

### CEQA

A Notice of Exemption (SCH #2003128258) was submitted to the State Clearinghouse on December 2003 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:	May 2008
Approve working drawings:	October 2008
Complete construction:	December 2009

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 14

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SANTA MONICA COMMUNITY COLLEGE DISTRICT, STUDENT  
SERVICES/ADMINISTRATION BUILDING, SANTA MONICA COLLEGE  
LOS ANGELES COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (42)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 14

California Community Colleges  
Santa Monica Community College District, Student Services/Administration Building  
Santa Monica College, Los Angeles County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The proposed project provides for a 53,505 asf student services/administration building. Space types in the building include 2,442 asf lecture space, 1,940 asf laboratory space, 39,589 asf office and administrative support space, 1,354 asf library space, and 8,180 asf other space. The project also includes demolition of the existing student services complex and counseling annex.

Funding and Project Cost Verification

**This project is within cost.**

\$53,732,000 total estimated project costs

\$53,732,000 total authorized project costs

\$ 684,000 state project costs previously allocated: preliminary plans

\$16,572,000 state project costs to be allocated: working drawings \$637,000; construction \$15,482,000 (\$14,077,000 contracts, \$704,000 contingency, \$701,000 administration, testing, inspection) and equipment \$453,000.

\$ 1,298,000 local funds previously allocated: preliminary plans

\$35,178,000 local funds to be allocated: working drawings \$1,347,000; construction \$33,378,000 (\$30,344,000 contracts, \$1,517,000 contingency, and \$1,517,000 administration, testing, inspection) and equipment \$453,000.

CEQA

A Negative Declaration was submitted to the State Clearinghouse on December 6, 2007 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: May 2008  
Approve working drawings: October 2009  
Complete construction: July 2012

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 15

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SIERRA JOINT COMMUNITY COLLEGE DISTRICT, CHILD DEVELOPMENT FACILITY,  
SIERRA COLLEGE  
PLACER COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (46)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 15

California Community Colleges  
Sierra Joint Community College District, Child Development Facility  
Sierra College, Placer County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The proposed project constructs a 14,144 asf child development facility. Facility space includes 1,206 asf laboratory, 1,761 asf office, 265 asf library, 9,983 asf demonstration, and 929 asf other spaces. The scope also demolishes the existing child development facility.

Funding and Project Cost Verification

**This project is within cost.**

\$8,459,000 total estimated project costs

\$8,459,000 total authorized project costs

\$ 349,000 state project costs previously allocated: preliminary plans

\$8,110,000 state project costs to be allocated: working drawings \$351,000; construction \$7,365,000 (\$6,545,000 contracts, \$327,000 contingency, \$493,000 administration, testing, inspection) and equipment \$394,000

CEQA

A Notice of Exemption was submitted to the State Clearinghouse on April 1, 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: May 2008  
Approve working drawings: January 2009  
Complete construction: June 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 16

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SONOMA COUNTY JUNIOR COLLEGE DISTRICT, ADVANCED LAB & OFFICE COMPLEX  
SANTA ROSA JUNIOR COLLEGE PUBLIC SAFETY TRAINING CENTER  
SONOMA COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (47)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 16

California Community Colleges  
Sonoma County Junior College District, Advanced Lab & Office Complex  
Santa Rosa Junior College Public Safety Training Center, Sonoma County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The proposal provides for a new advanced laboratory facility consisting of 11,953 asf. Space types in the new facility include 935 asf lecture space, 8,751 asf laboratory space, 1,114 asf office and administrative support space, and 1,153 asf other space.

### Funding and Project Cost Verification

**This project is not within cost.** However, the district will fund the increased construction costs of \$244,000.

\$8,903,000 total estimated project costs

\$8,659,000 total authorized project costs

\$ 143,000 state project costs previously allocated: preliminary plans

\$5,903,000 state project costs to be allocated: working drawings \$155,000; construction \$5,463,000 (\$4,903,000 contracts, \$350,000 contingency, \$210,000 administration, testing, inspection) and equipment \$285,000

\$ 142,000 local funds previously allocated: preliminary plans

\$2,471,000 local funds to be allocated: working drawings \$155,000; construction \$2,316,000 (\$2,106,000 contracts, \$210,000 administration, testing, inspection).

\$ 244,000 additional local funds to be recognized: construction \$244,000 (\$232,000 contracts, \$12,000 contingency).

### CEQA

A Notice of Determination was submitted to the State Clearinghouse on May 14, 2004 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: May 2008  
Approve working drawings: June 2009  
Complete construction: October 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 17

**CALIFORNIA COMMUNITY COLLEGES (6870)  
WEST HILLS COMMUNITY COLLEGE DISTRICT, AGRICULTURAL SCIENCE FACILITY  
WEST HILLS COLLEGE, COALINGA  
KERN COUNTY**

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (48)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 17

California Community Colleges  
West Hills Community College District, Agricultural Science Facility  
West Hills College, Coalinga, Kern County

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The college's agricultural program facilities cannot meet student demands for growth and technology. This project provides the infrastructure and constructs outdoor livestock training areas, corrals, agriculture equipment training, agriculture fields, vocational program training facilities, and 364 asf of storage space.

Funding and Project Cost Verification

**This project is within cost.**

\$12,196,000 total estimated project costs

\$12,196,000 total authorized project costs

\$ 62,000 state project costs previously allocated: preliminary plans

\$ 9,958,000 state project costs to be allocated: working drawings \$553,000; construction \$9,403,000 (\$8,332,000 contracts, \$503,000 contingency, \$568,000 administration, testing, inspection) and equipment \$2,000

\$ 284,000 local funds previously allocated: preliminary plans

\$ 1,892,000 local funds to be allocated: working drawings \$162,000; construction \$1,730,000 (contracts)

CEQA

A Negative Declaration was submitted to the State Clearinghouse on February 20, 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: May 2008  
Approve working drawings: June 2009  
Complete construction: November 2010

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM - 18

DEPARTMENT OF VETERANS AFFAIRS, YOUNTVILLE VETERANS HOME (8960)  
KENNEDY HALL PARKING LOT EXPANSION  
YOUNTVILLE, NAPA COUNTY

*Authority: Chapter 171, Statutes of 2007, Item 8960-301-0001*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS - ITEM 18

Department of Veterans Affairs  
Kennedy Hall Parking Lot Expansion  
Yountville Veterans Home, Yountville

Action Requested

**The requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** This project will correct ADA accessibility deficiencies in the existing parking area adjacent to Kennedy Hall, and pave an informal dirt/gravel lot with 2" asphalt concrete on 6" aggregate base asphalt. Necessary lighting and drainage improvements will also be provided.

### Funding and Cost Verification

**This project is within cost.** Item 8960-301-0001 provides \$226,000 for this project. Due to rising asphalt costs and an underestimation of required A&E service costs, DGS indicates that the project is running \$22,000 over budget. Finance has directed DGS to bring the project into budget during working drawings and, therefore, is not recognizing an anticipated deficit. As part of the efforts to control costs, DGS requests removing some of the less essential drainage improvements from the project, and instead offering these improvements as an additive alternate.

\$226,000 total estimated project costs

\$ 33,000 project costs previously allocated: preliminary plans.

\$193,000 project costs to be allocated: \$17,100 working drawings, \$145,700 construction contract, \$11,000 construction contingency, and \$21,300 A&E services.

### CEQA

A Notice of Exemption was filed on March 21, 2008 at the State Clearinghouse, and the 30 day waiting period expired on April 19, 2008.

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	May 2008
Approve working drawings:	June 2008
Complete construction:	March 2011

### Real Estate Due Diligence

Due diligence was performed for the whole Yountville Home in 2003, with no title exceptions found that would affect the project site. An updated title report dated June 20, 2007 did not show any new title exceptions. In 2007, Yountville staff indicated that no unrecorded rights, leases, contracts or other agreements were identified.

**Staff Recommendation: Approve preliminary plans.**

**ACTION ITEM**

**NONE**

**OTHER BUSINESS**

**NONE**

**REPORTABLES**

To be presented at meeting.