

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

April 10, 1998

MINUTES**PRESENT:**

Carl Rogers, Program Budget Manager, Department of Finance
Peter Stamison, Director, Department of General Services

ABSENT:

Department of Transportation
State Treasurer's Office
State Controller's Office
Director, Employment Development Department, Advisory Member
Assembly Member Joe Baca, Legislative Advisor
Assembly Member Diane Martinez, Legislative Advisor
Assembly Member Kevin Shelley, Legislative Advisor
Senator Quentin L. Kopp, Legislative Advisor
Senator Leroy F. Greene, Legislative Advisor
Senator Richard G. Polanco, Legislative Advisor

STAFF PRESENT:

Sue Bost, Assistant Administrative Secretary, Department of Finance
Peggy Palmertree, Executive Secretary, State Public Works Board

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Mr. Carl Rogers, Chairperson, Program Budget Manager, Department of Finance at 10:03 a.m. Ms. Sue Bost, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Ms. Bost reported staff had reviewed the March 13, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of March 13, 1998 were unanimously approved.

BOND ISSUES:

Ms. Bost reported that there were no bond items.

CONSENT CALENDAR:

Ms. Bost noted that the consent calendar included Items #1 through #11, but that Item #9 had been withdrawn.

Ms. Bost indicated that the revised consent calendar proposed five requests for approval of preliminary plans, one request for approval of an energy service contract, one request for approval of an augmentation, one request for approval to amend a previous board action, and two requests for site selection and acquisition.

Ms. Bost reported that Item #3 for the Norco Administration Building 101, Seismic Retrofit augmentation required a related 20-day notification letter to the Legislature and that the letter was sent on March 20, 1998, without negative comments.

Ms. Bost noted that staff recommends approval of the revised consent calendar, Items #1 through #8 and #10, and #11.

A motion was made by Mr. Stamison and seconded by Mr. Rogers that the revised consent calendar be adopted to approve Agenda items #1 through #8 and #10 and #11. The motion was unanimously approved by a 2-0 vote.

ACTION ITEMS:

Ms. Bost reported that there were no action items.

REPORTABLES:

Ms. Bost indicated there were fifteen reportable items.

OTHER BUSINESS:

Ms. Bost reported that there was one item of other business to rescind the appointment of Tom Dithridge as Administrative Secretary to the Public Works Board.

A motion was made by Mr. Stamison and seconded by Mr. Rogers to rescind the appointment of Tom Dithridge as Administrative Secretary to the Public Works Board. The motion was unanimously approved by a 2-0 vote.

NEXT MEETING:

Ms. Bost noted that the next PWB meeting is scheduled for May 8, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:05 a.m.

CONSENT ITEMS

CONSENT – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO COUNTY

Legislative Office Building Annex - Demolition

*Authority: Chapter 162/96, Item 1760-301-0768(6.5)
Chapter 928/97, Section 11*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services – Legislative Office Building Annex Demolition

Action Requested

The requested action will approve preliminary plans and release working drawing funds.

Scope Description

This project is within scope. The project consists of the demolition of the existing Annex at the Legislative Office Building, 1021 O Street, in Sacramento. Existing architectural finishes and mechanical/electrical services will be removed and utilities capped as necessary to complete the demolition project. A new utility trench will be constructed to maintain existing utilities to the main building originating on N Street. Costs are included for backfilling the demolished structure, asphalt paving and striping of a new parking area within the footprint of the structure.

Funding and Project Cost Verification

This project is within cost. Chapter 162/96, Item 1760-301-0768 (6.5) appropriated funds of \$86,000 for preliminary plans, \$88,000 for working drawings, and \$1,276,000 for the construction phase (demolition) of the project. Construction funds were reverted June 30, 1997. Working drawing funds of \$88,000 were reappropriated by Chapter 928/97, Section 11.

\$2,178,000 total project cost

\$86,000 previously allocated for preliminary plans

\$2,092,000 to be allocated: working drawings \$88,000 and construction \$2,004,000
(\$1,650,000 contract, \$116,000 contingency, and \$238,000 A&E) at CCCI 3650
(Funding in place \$88,000; \$2,004,000 to be determined)

CEQA

A Notice of Determination has been completed and was filed at the State Clearinghouse on August 15, 1997, with the 30 day Statute of Limitations under CEQA expiring September 14, 1997.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 1998
Approve working drawings:	October 1998
Completion construction:	July 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF GENERAL SERVICES (1760)
ENERGY ASSESSMENTS
DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, SAN QUENTIN
Energy Service Contract #5390.04

Authority: Governmental Code Section 15814.12

a. Approve Energy Service Contract

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department Of General Services, Energy Assessments, Department of Corrections,
California State Prison, San Quentin

Action Requested

The request will provide approval of an Energy Service Contract for this project.

Scope Description

This project will provide for installation of new natural gas metering and piping in various locations of the prison and inside the existing gas meter houses, new main water valves near the existing meter houses, and space heaters in the employee residences.

Funding and Project Cost Verification

This project is within cost. The net cost of the project is \$1,075,000 to be funded from revenue bonds. Interim financing will be provided by the Pooled Money Investment Board. The expected savings after project completion are \$142,000 a year resulting from a reduction in the cost of natural gas. No savings on water cost have been estimated for the water valve replacement, although some savings will be achieved due to facilitation of maintenance and repairs. The contract payments will begin on August 15, 1999 and end on August 15, 2011. The estimated annual contract payment will be \$132,000 based on a TIC of 8.57 percent. The total of the contract payments is \$1,716,000, which includes bond overhead, cost of issuance, contract administration and other project costs.

\$1,101,000 total estimated project cost -- \$812,000 for design and construction (to be offset by \$26,000 in expected interest to be earned during construction) and \$289,000 for bond overhead, cost of issuance, and contract administration

\$812,000 to be allocated for design and construction \$604,000 (\$571,000 contract, \$33,000 contingency), and other project costs \$208,000

CEQA

N/A

Project Schedule Summary

The project schedule is as follows:

Complete working drawings: August 1, 1998

Complete construction: August 1, 1999

Staff Recommendation: Approve Energy Service Contract.

CONSENT ITEM

CONSENT – ITEM 3

**DEPARTMENT OF GENERAL SERVICES (1760)
RIVERSIDE COUNTY**

Norco, Administration Building 101, Seismic Retrofit

*Authority: Chapter 303/95, Item 1760-301-768(1)
Chapter 162/96, Item 1760-301-0768(1)
Chapter 282/97, Item 1760-301-0768(.5)*

a. Approve augmentation **\$240,000**
(19.9%)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – ITEM 3

Department of General Services - Norco, Administration Building 101, Seismic Retrofit

Action Requested

The requested action will approve an augmentation to the working drawing phase.

Scope Description

This project is within scope. The projects consist of a "Structural Only" retrofit of the building identified. Architectural, mechanical, and electrical costs are limited to incidental work to enable the structural retrofit. This project provides a horizontal steel truss diaphragm at the top of the exterior wall to tie the building together and new concrete crosswalls at the interior cell of the building. The project will extend these walls to the horizontal steel truss diaphragm and 12 inch shotcrete at traverse and longitudinal exterior walls to resist shear loads and assist in resisting out-of-plane forces. Concrete buttresses are being added to the north side of the exterior wall.

Funding and Project Cost Verification

This project is not within cost. The Department of General Services (DGS) is requesting a \$240,000, or 19.9%, augmentation of the working drawing appropriation in order to complete the necessary design. Additional funding of \$220,000 is needed to develop swing space drawings rather than proceed with the original plan to design-build the affected swing space. As working drawing design progressed, DGS determined that this change in approach was necessary due to (1) extreme site contours which limit building layout; and (2) the security factors inherent at a prison facility which further restrict design. The \$20,000 balance of funding requested for the augmentation will provide for additional Hazardous Materials testing. A 20-day letter notifying the Legislature was sent out March 20, 1998 and the waiting period expires on April 9, 1998.

\$19,994,000 total project cost
0
\$1,833,000 project costs previously allocated: \$581,000 preliminary plans; \$50,000 study; \$1,202,000 working drawings

\$17,921,000 project costs to be allocated: \$17,921,000 construction (\$14,752,000 contract; \$1,031,000 contingency; \$1,877,000 A/E; and \$261,000 agency retained items) at CCCI 3577
0

\$240,000 additional funding necessary

CEQA

This project is in compliance with CEQA. A Notice of Determination was completed and filed at the State Clearinghouse on August 13, 1997, with the 30-day Statute of Limitations under CEQA expiring September 12, 1997.

Project Schedule

The project schedule is as follows:

Completion of working drawings:	June 1998
Bid Date:	August 1998
Completion Date:	May 2000

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MURPHY’S FOREST FIRE STATION, CALAVERAS COUNTY
Facility Relocation

Authority: Chapter 303/95, Item 3540-301-001(16)
Chapter 282/97, Item 3540-490(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of Forestry and Fire Protection, Murphy’s Forest Fire Station, Relocate Facility

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds.

Scope Description

This project is within scope. This project includes acquisition of a suitable forest fire station site and the design and construction of a complete standard one-engine forest fire station as an agency retained project. The station will include a standard 8-person 2,330-sq. foot barracks/messhall building; a standard, 1,697-sq. foot, two-bay apparatus building with office, storage, and vehicle exhaust removal system; a 100-sq. foot fueling facility; utilities; paved access road; hose wash rack; drainage; landscaping; and related equipment and appurtenances. The department will be utilizing equipment from the existing facility; no agency-retained equipment will be purchased.

Funding and Project Cost Verification

This project is within cost.

\$625,000 total estimated project cost

\$211,000 project costs previously allocated: study/acquisition (\$200,000) and preliminary plans (\$11,000)

\$414,000 to be allocated: working drawings \$14,000 and construction \$400,000 (\$376,000 construction, \$19,000 contingency, A&E \$5,000)

Savings from the elimination of agency-retained equipment will be used to complete the project construction within the appropriation.

CEQA

The CEQA Notice of Determination was filed April 9, 1996 at the State Clearinghouse. The CEQA review period was completed on May 9, 1996. No challenges were filed.

Project Schedule

The project schedule is as follows:

Working drawings approved:	April 1998
Complete construction:	April 1999

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF PARKS AND RECREATION (3790)
OCEANO DUNES STATE VEHICULAR RECREATION AREA (formerly PISMO DUNES STATE VEHICULAR RECREATION AREA)
SAN LUIS OBISPO COUNTY

Department Parcel Numbers (Various - not included in original board action) (DPR-1000)

Authority: Chapter 139/94, Item 3790-301-263(3)
as reappropriated by Chapter 282/97, Item 3790-490-0263(3)
Chapter 303/95, Item 3790-301-263(5)

- a. **Amend previous board action of January 21, 1994, Item 8 to reflect the additional funding sources for the land acquisition.**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Parks and Recreation, Oceano Dunes State Vehicular Recreation Area

Action Requested

The requested action would amend a previously adopted board action January 21, 1994, Item 8 to permit additional 1994 and 1995 Off Highway Vehicle (OHV) Opportunity Purchase funding sources to be used as additional funds for the acquisition of the remaining privately-owned parcels as additions to the existing Oceano Dunes State Vehicular Recreation Area.

Scope Description

This acquisition is within scope. The Legislature has approved funding for the purchase of opportunity parcels (non-specific parcels) such as these particular additions to Oceano Dunes State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. The existing funds were appropriated by the Legislature in 1993 and were reappropriated in 1996 and 1997 from the OHV Trust Fund; the appropriation currently has a balance of approximately \$10,000. Based upon the balances remaining in the additional funding authorities cited above, the project would be increased by up to \$394,000. This acquisition is eligible for these acquisition funds and the estimated cost to acquire the remaining parcels is approximately \$385,000. Use of this additional funding for the acquisition of these parcels is consistent with the Department's overall plan for the remaining fund balances.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed June 21, 1990, and the final review was concluded on July 26, 1990.

Project Schedule

Acquisition is expected to be an ongoing process as willing sellers continue to be located and/or come forward and agree to sell to the State.

Staff Recommendation: Approve amendment of previous item.

CONSENT ITEMS

CONSENT – ITEM 6

**DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA
IMPERIAL COUNTY**

Department Parcel Numbers A04205 (DPR-1054)

Authority: Chapter 303/95, 3790-301-263(2)

- a. Approve site selection and acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation, Ocotillo Wells State Vehicular Recreation Area

Action Requested

The requested action will permit the fee acquisition of one parcel containing approximately 12.80± acres of unimproved and unoccupied land, as additions to Ocotillo Wells State Vehicular Recreation Area.

Scope Description

This acquisition is within scope. The Legislature has approved the funding for the purchase of this particular addition to Ocotillo Wells State Vehicular Recreation Area.

Funding and Project Cost Verification:

This project is within cost. The Legislature appropriated funds in 1995 for this purchase from the Off Highway Vehicle Trust Fund; the appropriation currently has a balance of \$1,777,000. This acquisition is eligible for those funds and, is estimated to cost \$13,610. Use of this funding for the acquisition of this parcel is consistent with the Department's overall plan for the remaining fund balance.

CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Determination under CEQA was filed on September 4, 1986, and the final review was concluded on January 4, 1987.

Project Schedule

Escrow is expected to close and the property to transfer to the State in April 1998.

Other

- The sale price is equal to the appraised value approved by Department of General Services staff.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of any implied dedication was considered in the property valuation.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 7

**DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA
IMPERIAL COUNTY**

Department Parcel Numbers A16701, 02, 04 & 07 (DPR-1133)

Authority: Chapter 282/97, Item 3790-301-0263(1)

a. Approve site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Ocotillo Wells State Vehicular Recreation Area

Action Requested

The requested action will permit the fee acquisition of four (4) parcels, totaling 4,149.95± acres of unimproved and unoccupied land, as additions to Ocotillo Wells State Vehicular Recreation Area.

Scope Description:

This acquisition is within scope. The Legislature has approved the funding for the purchase of this particular addition to Ocotillo Wells State Vehicular Recreation Area.

Funding and Project Cost Verification:

This project is within cost. The Legislature appropriated funds in 1997 for this purchase from the Off Highway Vehicle Trust Fund; the appropriation currently has a balance of \$3,307,000. This acquisition is eligible for those funds and, is estimated to cost \$1,896,000. Use of this funding for the acquisition of this parcel is consistent with the Department's overall plan for the remaining fund balance.

CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Determination under CEQA was filed on September 4, 1986, and the final review was concluded on January 4, 1987.

Project Schedule

Escrow is expected to close and the property to transfer to the State in May 1998.

Other:

- The sale price is equal to the appraised value approved by Department of General Services staff.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- The property owner will reserve mineral rights that will enable the owner to prospect for and/or extract oil and minerals to the extent that such activities do not unreasonably interfere with the use of the property or adjoining property for recreation, consistent with Public Resources Code Section 5006.45(c).
- Implied dedication was reflected in the property valuation.

Staff Recommendation: Approve site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 8

**DEPARTMENT OF MENTAL HEALTH
NAPA STATE HOSPITAL, NAPA COUNTY**
Improve Domestic Water System

Authority: Chapter 282/97, Item 4440- 301-0001(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of Mental Health, Napa State Hospital, Improve Domestic Water System

Action requested

The requested action will provide approval of preliminary plans and release working drawing funds.

Scope Description

This project is within scope. This project is to install approximately 10,100 linear feet of underground water pipe replacing the existing deteriorated water distribution system; provide shut-off valves and thrust blocks where required; and connect to existing branch lines. Installation of a 6-inch backflow preventor and fire hydrants will be added as necessary for the fire protection system. Replacement of concrete sidewalks and asphalt concrete pavement as necessary is also included.

Funding and Cost Verification

This project is not within cost. The preliminary plan estimate for the construction phase of this project identifies an increased cost of \$59,000 (8%). The department has been directed to value engineer this project during working drawings to reduce project costs.

\$926,000 total estimated project cost

\$53,000 previously allocated for preliminary plans

\$873,000 to be allocated: working drawings \$73,000, construction \$800,000 (\$649,000 contracts, \$45,000 contingency, \$106,000 A&E) at CCCCI 3722

\$59,000 value engineer requirement

CEQA

A Notice of Exemption was filed on Nov. 6, 1997. The statute of limitations will expire December 7, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 1998

Complete construction: May 1999

Staff Recommendation: Approve preliminary plans; do not recognize anticipated deficit.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF CORRECTIONS (5240)

STATEWIDE INSTITUTIONS

VARIOUS COUNTIES

Disability Placement Plan Structural Modifications

*Authority : Assembly Bill # 0986 (Urgency Statute)
Chapter and Budget Line Item To Be Determined*

a. Approval to utilize Inmate Day Labor.

WITHDRAWN.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of Corrections, Statewide Institutions, Disability Placement Plan Structural Modifications

Action Requested

The requested action seeks approval to utilize Inmate Day Labor Program resources to carry out the proposed modifications to the Disability Placement Plan designated institutions.

Scope Description

This project proposes structural modifications at the 17 DPP designated institutions/reception centers to facilitate inmate access and comply with existing mandates for accessibility. The work involves modifications to inmate housing units (cells, showers, restrooms), dining areas, programming space (Chapel, Vocational Education, Library, Infirmary, Canteen, Academic Education, Receiving & Release etc.), and any path of travel areas utilized by inmates. The scope will vary from institution to institution depending on the age of the facility and the type of DPP inmates that are programmed for housing at that particular facility.

Funding and Project Cost Verification

\$6,558,000 a General Fund appropriation for preliminary plans, working drawings, and construction to facilitate Minor Capital Outlay projects in support of the statewide DPP

CEQA

N/A

Project Schedule

A 12 to 15 month construction schedule is anticipated, which includes the fund transfer process, procurement activities, and mobilization of the work force. A tentative construction start date of May 1, 1998 has been established, but is contingent on timely passage of the legislation and availability of funds. Procurement activities will begin as soon as funds are made available.

Other

[Discussing why we'd do this now and not wait until bill is passed.]

Staff Recommendation: Approve use of Inmate Day Labor contingent on successful enrollment of the legislation.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF THE YOUTH AUTHORITY (5460)

SAN BERNARDINO COUNTY

Heman G. Stark Youth Training School, Living Unit Doors, Units 1 and 3

Authority: Chapter 282/97, Item 5460-301-0001(12)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of the Youth Authority – San Bernardino, Living Unit Doors, Units 1 and 3,
Heman G. Stark Youth Training School

Action Requested

The requested action will provide approval of preliminary plans and release of working drawings funds.

Scope Description

This project is within scope. This project will replace 400 existing swinging doors of Living Unit 1 and 250 existing doors of Living Unit 3 and door panels with new sliding doors and door control panels. The work includes lead based paint abatement, ADA shower modifications and electrical work.

Funding and Project Cost Verification

This project is within cost.

\$4,548,000 total estimated project cost

\$167,000 funds previously allocated for preliminary plans

\$4,381,000 to be allocated for working drawings \$179,000 and construction \$4,202,000
(\$3,516,000 contract; \$246,000 contingency; \$440,000 A/E costs)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on March 3, 1998. The statute of limitations will expire April 6, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 1998

Complete construction: March 2000

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 11

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
SIO Utilities System Improvements

Authority: Chapter 282/97, Item 6440-301-0705(1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

University of California, San Diego Campus, SIO Utilities System Improvements

Action Requested

The requested action will provide approval of preliminary plans and release of working drawing funds.

Scope Description

This project is within scope. It will correct critical deficiencies in the sanitary sewer system, high voltage electrical network, and seawater distribution system at the Scripps Institute of Oceanography.

Funding and Project Cost Verification

This project is within cost.

\$1,969,000 total estimated project cost

\$31,000 previously allocated for preliminary plans

\$1,938,000 to be allocated: working drawings \$102,000; construction \$1,836,000 (\$1,666,000 contracts, \$83,000 contingency, \$87,000 A&E); at ENR 3722

CEQA

The University certifies that it has complied with the requirements of CEQA for this project.

Project Schedule

The project schedule is as follows:

Working drawings approved:	November 1998
Begin construction:	February 1999
Complete construction:	September 1999

Staff Recommendation: Approve preliminary plans.

OTHER BUSINESS

ITEM 12

Approve a resolution to rescind the appointment of Tom Dithridge as Administrative Secretary.

APPROVED.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

SUZANNE V. BOST
Assistant Administrative Secretary