

**STATE PUBLIC WORKS BOARD**

915 L Street, Ninth Floor  
Sacramento, CA 95814-3701  
(916) 445-9694

**STATE PUBLIC WORKS BOARD**

October 9 1998

**MINUTES****PRESENT:**

Robin Dezember, Chief Deputy Director, Department of Finance  
Steve Olsen, Chief Deputy Director, Department of General Services  
Jan Hall, Department of Transportation  
Donna Lucas, State Treasurer's Office  
Rick Chivaro, State Controller's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member Joe Baca  
Assembly Member Diane Martinez  
Assembly Member Kevin Shelley  
Senator Quentin L. Kopp  
Senator Leroy F. Greene  
Senator Richard G. Polanco

**STAFF PRESENT:**

Karen Finn, Assistant Administrative Secretary, State Public Works Board  
Peggy Palmertree, Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

Darlene Maston, Department of Corrections

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:01 a.m. Ms. Karen Finn, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Ms. Finn reported staff had reviewed the September 11, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of September 11, 1998 were unanimously approved.**

**BOND ISSUES:**

Ms. Finn reported that there were three bond items.

Ms. Finn noted that the bond item #1 was for the refunding of \$170 million in lease revenue bonds for the Department of Corrections.

Ms. Finn reported that it is the Board's practice to proceed with refinancings which produce at least a three percent net present value savings over the original financings. Ms. Finn indicated that in some instances this requirement is waved for a portion of the maturities within an issue if the balance of the maturities merit refinancing. The issues proposed for refinancing will meet this general criteria at the time of financing, or the State Treasurer will defer sale until market conditions are more favorable.

Ms. Finn also noted that because the State Treasurer's Office needs to make real-time market judgments, the office requests an authority to proceed which is not date-restricted. The resolution will allow the State Treasurer to re-enter the market at a later time. Ms. Finn also indicated that under all conditions, the refinancings are governed by a true interest cost cap of 4.95 percent per annum.

Ms. Lucas indicated that due to the volatility of the market it was advantages for the Treasurer's Office to proceed with authority that was not date restricted.

Ms. Finn reported that staff recommends approval of the resolution.

**A motion was made by Ms. Lucas and seconded by Mr. Chivaro to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

Ms. Finn noted that Item #2 would authorize the sale of up to \$16.5 million of revenue bonds with a True Interest Cap of 4.95 percent for various energy efficiency and water conservation projects.

Ms. Finn reported that staff recommends approval of the resolution.

**A motion was made by Ms. Lucas and seconded by Ms. Hall to approve Agenda Item #2 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

Ms. Finn noted that Item #3 would authorize interim financing for the construction phase for the Department of Mental Health for a 250 bed addition at Atascadero State hospital.

Ms. Finn reported that staff recommends approval of the resolution.

**A motion was made by Ms. Lucas and seconded by Mr. Chivaro to approve Agenda Item #3 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Ms. Finn noted that the consent calendar included Items #4 through #10.

Ms. Finn indicated that the consent calendar proposed four requests for approval of preliminary plans, one request to approve combining two projects into one bid package, two requests for site selection and acquisition, and one request to approve Inmate Day Labor.

Ms. Finn noted that staff recommends approval of the consent calendar, Items #4 through #10.

**A motion was made by Mr. Olsen and seconded by Ms. Hall to adopt the consent calendar and to approve Agenda Items #4 through #10. The motion was unanimously approved by a 3-0 vote.**

**ACTION ITEMS:**

Ms. Finn reported there were no action items.

**REPORTABLES:**

Ms. Finn indicated there were seven reportables.

**OTHER BUSINESS:**

Ms. Finn reported that there was one item of other business which was the proposed calendar for the 1999 PWB meetings. The Board members were asked to look over the dates for conflicts with their schedules.

**NEXT MEETING:**

Ms. Finn noted that the next PWB meeting is a Special meeting and is set for Wednesday, October 21, 1998, at 2:00 p.m. and the next regular meeting is scheduled for November 13, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:08 a.m.

# BOND ITEMS

## BOND – ITEM 1

### REFUNDING LEASE REVENUE BONDS DEPARTMENT OF CORRECTIONS

*Authority: State Building Construction Act of 1955, Title 2, Division 3, Part 10b  
California Government Code*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of State Public Works Board (SPWB) bonds to refund the SPWB Lease-Revenue Bonds - 1993 Series B (Department of Corrections, California State Prison, Fresno County, Coalinga), 1996 Series A (Department of Corrections, California Substance Abuse Treatment Facility and State prison at Corcoran {Corcoran II}), 1993 Series D (Department of Corrections, California State Prison, Lassen County, Susanville), 1994 Series A (California Department of Corrections, California State Prison, Monterey County, Soledad, {Soledad II}).
- (2) Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
- (3) Approve the form of and authorize the delivery of Facility Leases and amendments to Facility Leases, as needed.
- (4) Approve the form of and authorize the delivery of Construction Agreements and amendments to Construction Agreements, as needed.
- (5) Approve the form of and authorize the execution of one or more Indentures and amendments to Indentures, as needed.
- (6) Approve the form of and authorize the execution of one or more Supplemental Indentures or Amendments to Supplemental Indentures as needed.
- (7) Approve the form of and authorize the execution of one or more amendments to Resolutions, as needed.
- (8) Approve the form of and authorize the execution of one or more Equipment Leases or amendments to Equipment Leases as needed.
- (9) Approve the form of and authorize the execution and delivery of one or more Preliminary Official Statements and Official Statements.
- (10) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said lease revenue bonds and said refunding lease revenue bonds.

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 1

Department of Corrections, Refunding Lease Revenue Bonds

#### Action Requested

**The requested action will authorize the issuance of refunding bonds for prior issuances that will be evaluated for refunding.**

#### Scope Description

For the refunding, the maximum PAR is currently estimated not to exceed \$170,000,000 (the outstanding principals) a present value savings of 3 percent. This amount will be further refined by the Board meeting. These issuances and their outstanding principals are listed in Appendix A of the resolution that is in your backup material. A portion of these refundings have been previously authorized by the Board; this resolution supersedes those authorizations and provides a singular authorization for refundings. While the authorization is for the entire outstanding principal, the refundings will undoubtedly be less since not all series will meet the Board's 3 percent threshold.

It is the Board's practice to proceed with refinancings which produce at least a 3 percent net present value savings over the original financings. In some instances, this requirement is waived for a portion of the maturities within an issue if the balance of the maturities merit refinancing and it makes sense to refinance the entire issue. The issues proposed for refinancing will meet this general criteria at the time of financing, or the State Treasurer will defer sale until market conditions are more favorable.

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BOND - ITEM 2**

#### **LEASE REVENUE BONDS ENERGY EFFICIENCY, PHASE VI 1998 SERIES A STATEWIDE**

*Authority: Government Code Sections 15814.15 and 15830*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board (SPWB) lease revenue bonds—1998 Series A (Energy Efficiency).
- (2) Approve the form of and authorize the execution of Construction Agreements, as needed, between various state agencies and the SPWB.
- (3) Approve the form of and authorize the delivery of amendments to Energy Service Contracts, as needed.
- (4) Approve the form of and authorize the execution of an Indenture with the State Treasurer.
- (5) Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
- (6) Approve the form of and authorize the execution and delivery of an Official Statement.
- (7) Approve other related actions in connection with the authorization, issuance, sale and delivery of said revenue bonds.

**Total Estimated Project Cost:     \$14,900,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 2

Lease Revenue Bonds, Energy Efficiency, Phase VI 1998 Series A, Statewide

#### Action Requested

**The requested action will authorize the issuance of lease revenue bonds.** The State Public Works Board approved 8 energy service contracts for various energy efficiency and water conservation projects at California Department of Corrections and University of California. The projects were funded with interim financing from the State Pooled Money Investment Board. Lease Revenue Bond Series 1998A will provide permanent financing for these projects.

#### Scope Description

**These projects are within scope.**

#### Funding and Project Cost Verification

**These projects are within cost.**

\$11,615,000 total estimated cost

\$14,900,000 total estimated issuance

#### CEQA

N/A

#### Project Schedule

All projects are expected to be completed by June 2001.

**Staff Recommendation: Authorize the sale of lease revenue bonds.**

# BOND ITEMS

## BOND - ITEM 3

**DEPARTMENT OF MENTAL HEALTH (4440)**  
**ATASCADERO STATE HOSPITAL, SAN LUIS OBISPO**  
250 Bed Addition

*Authority: Chapter 324/98, Item 4440-301-0660(1)*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Mental Health, Department General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Mental Health, Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Mental Health, Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Project Cost:     \$36,433,000**  
**Construction Cost:                     \$33,235,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 3

Department of Mental Health, 250 Bed Addition at Atascadero State Hospital

#### Action Requested

**The requested action will authorize interim financing for the construction phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project provides for a new 258-bed hospital addition at the Atascadero State Hospital. The project consists of six identical nursing units of 43 beds each, a central support area, connecting corridor, utility tunnel, and facility improvements associated with the hospital addition totaling approximately 131,000 square feet. In addition, site work consisting of an additional guard tower, relocation of a support building, perimeter security fencing, and other associated improvements are included in the project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$36,433,000 total estimated project cost

\$3,198,000 project costs previously allocated: preliminary plans \$1,176,000 and working drawings \$2,022,000

\$33,235,000 to be allocated: construction contract \$29,095,000; contingency \$1,455,000; and contract administration \$2,685,000

#### CEQA

The CEQA Notice of Determination was filed January 9, 1998 at the State Clearinghouse, the waiting period expired on February 9, 1998 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 1998

Complete construction: March 2001

**Staff Recommendation: Approve resolution to authorize interim financing for the construction phase of this project.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 4**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**ENERGY ASSESSMENTS SECTION**  
**DEPARTMENT OF CORRECTIONS (5240)**  
**NORTHERN CALIFORNIA WOMEN’S FACILITY**  
**SAN JOAQUIN COUNTY**  
Energy Service Contract #5374.02

*Authority: Governmental Code Section 15814.12*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of Corrections, Energy Assessments Section, Department of Corrections,  
Northern California Women's Facility, Electric Substation and Energy-Efficient Lighting

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

**This project is within scope.** The project will provide an electric substation and energy efficient lighting for the Northern California Women's Facility. The substation will enable the site to obtain electricity at a lower cost by purchasing it at primary voltage. The prices charged by PG&E for primary voltage service are lower than those charged for secondary voltage service, which is the service the site is currently receiving. The lighting retrofits will install energy efficient electronic ballasts and T8 lamps in the existing fluorescent light fixtures throughout the prison.

#### Funding and Project Cost Verification

**This project is within cost.**

\$376,000 total estimated project cost

\$25,000 project cost previously allocated for preliminary plans

\$351,000 projects costs to be allocated: working drawings \$6,000; construction \$257,000 (\$240,000 contract, \$17,000 contingency); construction management \$36,000; and other project costs \$52,000

#### CEQA

N/A

#### Project Schedule Summary

**The project is on schedule.**

Approve working drawings: October 1998

Complete construction: June 2000

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**ENERGY ASSESSMENTS**  
**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
**PIERCE COLLEGE, ORANGE COUNTY**  
Energy Service Contract #6870.34

*Authority: Governmental Code Section 15814.12*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services, Energy Assessments, California Community Colleges,  
Los Angeles Community College District, Pierce College, Energy Service Contract

#### Action Requested

**The requested action will provide approval of preliminary plans.**

#### Scope Description

**The project is within scope.** The project includes the upgrade of the heating and air conditioning system, lighting, energy management system controls, and pool filtration system at Los Angeles Pierce College.

#### Funding and Project Cost Verification

**The project is within cost.**

\$2,929,000 total estimated project cost

\$800,000 FEMA funding

\$140,000 project costs previously allocated for preliminary plans

\$1,989,000 projects costs to be allocated: working drawings \$99,000; construction \$2,510,000 (\$2,390,000 contract; \$120,000 contingency); construction management \$120,000; and other project costs \$60,000

#### CEQA

N/A

#### Project Schedule Summary

The project is currently behind schedule because Los Angeles Community College District experienced significant management changes, which affected the project schedule.

**The project schedule is as follows:**

Approve working drawings: October 1998

Complete construction: July 2000

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT – ITEM 6

**DEPARTMENT OF GENERAL SERVICES (1760)**

**DEPARTMENT OF CORRECTIONS**

**SAN QUENTIN, MARIN COUNTY**

Neumiller Infirmary and North Block, Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-0768(15) Preliminary Planning (Both)  
Chapter 324/98, Item 1760-301-0768(7) Neumiller Infirmary  
Chapter 324/98, Item 1760-301-0768(8) North Block*

- a. Approve preliminary plans**
- b. Approve combining two projects into one bid package in accordance with Section 10127 of the Public Contract Code**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, Department of Corrections, San Quentin State Prison,  
Neumiller Infirmary/North Block, Structural Retrofit

Action Requested

**The requested action will approve the preliminary plans for these projects and approve combining two projects into one bid package in accordance with Section 10127 of the Public Contract Code.**

Scope Description

**The project is within scope.** The projects consist of a "structural only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The Neumiller Infirmary retrofit solution provides new shear walls and foundations extending from the ground level, diminishing in size on each level to the fourth floor roof level. The scheme requires full vacancy of the first level, and phasing of the second, third, and fourth levels. The North Block retrofit solution provides additional bracing of the high roof to the low roof to tie the two together and reduce the span of the high roof. Additional concrete shear wall strengthening is designed at the east and west endwalls and rotunda area.

### Combining Projects

It is the opinion of the Department of General Services, and its client, the Department of Corrections, that combining these projects for bid will provide an efficient and economical means of completing construction. The staffing needs for guarding costs would be compounded if awarded as separate projects as administering two different contractors would increase security risks.

The project schedule demands that construction proceed concurrently in order to minimize disruption to the prison and still complete construction within the shortest time frame (13 months). The two projects have certain overlapping aspects of construction. If awarded separately, coordination between different contractors at the overlapping areas would be unmanageable. In addition, the improved logistics of coordinating and administering a single contractor should achieve economies in terms of mobilization, demobilization and security.

### Funding and Project Cost Verification

**This project is within cost.**

#### Combined

\$10,793,000 funds in place/total estimated project cost

0

\$475,000 total funds previously allocated for preliminary plans

\$10,318,000 to be allocated for: working drawings \$750,000; and construction \$9,568,000  
0 (\$7,344,000 contract, \$514,000 contingency, \$1,008,000 A/E, and \$702,000 agency retained items)

#### Neumiller Infirmary

\$6,623,000 funds in place/total estimated project cost

\$340,000 total funds previously allocated for preliminary plans

\$6,283,000 to be allocated for: working drawings \$473,000; and construction \$5,810,000  
(\$4,359,000 contract, \$305,000 contingency, \$609,000 A/E, and \$537,000 agency retained items)

#### North Block

\$4,170,000 funds in place/total estimated project cost

\$135,000 total funds previously allocated for preliminary plans

\$4,035,000 to be allocated for: working drawings \$277,000; and construction \$3,758,000  
(\$2,985,000 contract, \$209,000 contingency, \$399,000 A/E, and \$165,000 agency retained items)

CEQA

A Notice of Determination for both/each project(s) was filed with the State Clearinghouse on August 17, 1998, the waiting period expired September 15, 1998.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	October 1998
Complete construction:	September 2000

**Staff Recommendation:** **Approve preliminary plans and the combination of bid packages.**

## CONSENT ITEMS

### CONSENT – ITEM 7

**DEPARTMENT OF PARKS AND RECREATION (3790)  
WILDER RANCH STATE PARK, GRAY WHALE RANCH, SANTA CRUZ  
COUNTY**

Department Parcel Numbers A16401 - A16415 (DPR-1136)

*Authority: Chapter 282/97, 3790-301-0262(1)  
Chapter 324/98, 3790-301-0262(1)*

**a. Authorize site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Wilder Ranch State Park, Gray Whale Ranch

Action Requested:

**The requested action will authorize the acquisition of the last remaining 15 percent of undivided property interest in the 2,305-acre Gray Whale Ranch addition to Wilder Ranch State Park.**

Scope Description:

**This acquisition is within scope.** The proposed PWB action would approve the final purchase of the residual interest. The parcel is unimproved and unoccupied and acquisition is sought in fee. The Habitat Conservation Fund (HCF) was established by Article 2, California Wildlife Protection, of the Fish and Game Code, Section 2787 (a)(2) as adopted by the voters through Proposition 117, approved June 5, 1990. The line item appropriations in the 1997 and 1998 Budget Acts were for Statewide Habitat Conservation Acquisition Programs that did not specify particular parcels.

Funding and Project Cost Verification:

**This project is within cost.** The total property value is estimated at \$25,500,000.

Non State funds (totaling \$23,955,000)	
Owner's charitable contribution	\$11,860,000
Anonymous donor	\$10,000,000
Save-the-Redwoods League (SRL)	\$2,095,000
State funds (totaling \$1,545,000)	

<u>Previous funding — related to acquisition of the original 60 percent interest</u>	
DPR HCF from 1995-96 approved by PWB on 3/14/97 (funds used toward the original 60 percent interest)	\$100,000
<u>Previous funding — related to acquisition of the 25 percent interest</u>	
State Coastal Conservancy HCF	\$250,000
Wildlife Conservation Board (WCB) HCF, approved by the WCB on May 1, 1997)	\$250,000
DPR Public Res. Acct. (PRA) from 1997-98 approved by PWB on 9/17/97	\$400,000
DPR HCF from 1995-96 and 1996-97 approved by PWB on 9/17/97	\$45,000
<u>Current funding — related to acquisition of the 15 percent interest</u>	
DPR HCF from 1998-99	<u>\$500,000</u>
TOTAL	\$25,500,000

The acquisition is eligible for these HCF funds and the use of these funds for this acquisition is consistent with the Department's overall plan for these funds.

#### CEQA

The Department certifies that the requirements of the CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on January 23, 1997, the waiting period expired on February 21, 1997 without comment.

#### Project Schedule

The anticipated close of escrow is in November of 1998.

#### Other

- As a part of the initial settlement for the 60 percent undivided interest in the property, SRL granted a no-cost Option and Lease for the remaining 40 percent undivided interest in the property with a term ending on September 30, 1999. The three-year option was structured as two transactions as follows:
  - ⇒ The initial purchase of an undivided 25 percent interest in the property in the 1997-98 fiscal year for \$945,000; and
  - ⇒ The final purchase of the residual undivided 15 percent interest in the property for an amount not to exceed \$500,000 to occur on or before September 30, 1999.
- The WCB and the State Coastal Conservancy each contributed \$250,000 to enable the purchase of the initial 25 percent undivided interest from SRL in October of 1997.

- The 100 percent interest in the property was appraised at a fair market value of \$25,500,000 by an independent appraiser. The Final Option purchase of the last 15 percent interest has a valuation of \$3,825,000.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The Department is not aware of any lawsuits pertaining to the property.
- The appraisal for the property indicated that no Implied Dedication was found.

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

## CONSENT ITEMS

### CONSENT – ITEM 8

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**VAN DAMME STATE PARK, MENDOCINO COUNTY**  
Department Parcel Number A13203 (DPR-1137)

*Authority: Chapter 324/98, Item 3790-301-0262(1)*

**a. Authorize site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of Parks and Recreation, Van Damme State Park

Action Requested:

**The requested action will permit the transfer of control and possession of approximately 40 acres from the State Coastal Conservancy (SCC) to the Department of Parks and Recreation (DPR) as an addition to Van Damme State Park in accordance with the Interagency Agreement between DPR and SCC (Contract No. A9722000).**

Scope Description:

**This acquisition is within scope.** In 1996, SCC purchased this property at the request of DPR. DPR agreed to acquire the property from SCC in four installment payments. This represents the third installment. The Habitat Conservation Fund (HCF) was established by Article 2, California Wildlife Protection, of the Fish and Game Code, Section 2787(a)(2) as adopted by the voters through Proposition 117, approved June 5, 1990.

Funding and Project Cost Verification:

**This project is within cost.** Funds are available for the \$380,000 payment from Chapter 324/98, Item 3790-301-0262(1) appropriated for Habitat Conservation opportunity acquisitions. The line item appropriation in the 1998 Budget Act was for Statewide Habitat Conservation Acquisition Programs that did not specify particular parcels. The acquisition is consistent with the requirements of both the funding sources (HCF and the Unallocated Account of the Cigarette and Tobacco Products Surtax Fund), and with DPR's overall plan for the remaining fund balance.

### CEQA

CEQA compliance has been met.

### Project Schedule

The anticipated transfer of control and possession of this acreage is in November of 1998.

### Other

- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The property was appraised at a fair market value of \$2,252,500 by an independent appraiser. The appraiser found no evidence of continuous public use that might support a claim for implied dedication.
- DPR has agreed to pay SCC a total amount of \$1,520,000 in four equal payments of \$380,000 on or before June 30, 1997, November 1, 1997, November 1, 1998 and November 1, 1999 respectfully. Control and possession of approximately 25 percent of the property will be transferred to DPR upon receipt of each of the incremental payments. This phase of the project does not include any improvements. The Department is not aware of any lawsuits pending concerning the property.

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

## CONSENT ITEMS

### CONSENT – ITEM 9

**DEPARTMENT OF CORRECTIONS (5240)**  
**PLEASANT VALLEY STATE PRISON, FRESNO COUNTY**  
Prison Construction

*Authority: Chapter 145/87, Item 5240-837-746(2)*  
*Chapter 1003/89, Item 5240-852-747(3)(b)*  
*Chapter 981/90, Item 5240-802-660.147(9)*

- a. Approve the use of Inmate Day Labor pursuant to the California Public Contract Code, Section 10103.5.**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of Corrections, Pleasant Valley State Prison, Prison Construction

#### Action Requested

**The requested action will approve the use of Inmate Day Labor.**

#### Scope Description

**This project is within scope.** This project will add an exercise yard and a psychiatric interview room and waiting area to the existing Correctional Treatment Center (CTC) at Pleasant Valley State Prison (PVSP). The CTC at PVSP is a fully licensed facility, however, licensure requirements have recently changed, and these modifications will bring the facility up to code. Inmate Day Labor (IDL) will perform the necessary work.

#### Funding and Project Cost Verification

**This project is within cost.**

\$206,177,000 total estimated project cost

\$58,292,000 recognized projectwide costs to date for – preliminary plans \$5,959,000; project administration \$17,276,000; long lead \$1,663,000; equipment \$11,828,000; acquisition \$4,572,000; and agency retained \$16,994,000

\$147,885,000 recognized design package costs to date for – working drawings \$3,960,000 and construction \$143,925,000 (\$123,739,000 contract, \$17,235,000 contingency, and \$2,951,000 A&E ) at LSI-M/L 491

#### CEQA

The Notice of Determination was filed with the State Clearinghouse on July 1990, the 30 day waiting period expired without comment.

#### Project Schedule

**The project schedule is as follows:**

Begin construction: January 1999

Complete construction: July 1999

**Staff Recommendation: Approve the use of Inmate Day Labor.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**CALIFORNIA STATE UNIVERSITY FRESNO, FRESNO COUNTY**  
Infrastructure Improvements

*Authority: Chapter 324/98, Item 6610-301-0001(01)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

California State University, Fresno, Infrastructure Improvements

#### Action Requested

**The requested action will approve preliminary plans and transfer of working drawing funds.**

#### Scope Description

**This project is within scope.** This project will provide utility upgrades to seventeen buildings, the existing campus storm drain system, and system improvements for the agriculture buildings.

#### Funding and Project Cost Verification

**This project is within cost.**

\$7,463,000 total estimated project cost

\$337,000 previously allocated for: preliminary plans \$211,000; working drawings \$126,000

\$7,126,000 to be allocated for: working drawings \$94,000; construction \$7,032,000 (\$6,072,000 contract, \$384,000 contingency, \$576,000 project administration ) at CCCI 3722

#### CEQA

A categorical exemption was filed with the State Clearinghouse on March 28, 1998, the waiting period expired on April 28, 1998 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 1998

Complete construction: August 2000

**Staff Recommendation: Approve preliminary plans.**

## **ACTION ITEMS**

No Action Items.

## **OTHER BUSINESS**

Submittal of Proposed Meeting Dates for 1999.

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Submitted,

KAREN FINN  
Assistant Administrative Secretary