

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

December 11 1998

MINUTES**PRESENT:**

Carl Rogers, Program Budget Manager, Department of Finance
Peter Stamison, Director, Department of General Services
James Van Epps, Chief Deputy Director, Department of Transportation
Donna Lucas, State Treasurer's Office
Barrett McInerney, State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Kevin Shelley
Assembly Member
Assembly Member
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Karen Finn, Assistant Administrative Secretary, State Public Works Board
Leyne Milstein, Budget Analyst, Department of Finance
Peggy Palmertree, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Cynthia Spita, Department of Parks and Recreation
Jay A. Mark, Department of Justice
Irene Anderson, Department of General Services
Ted Park, Department of General Services, RESD
Dean Hunt, Department of General Services, RESD
Bob Houghton, Department of General Services, RESD
James Maguire, VCOP
Mike Meredith, Department of General Services, RESD
Pamela West, Military Department
James Keeling, Department of General Services, RESD

CALL TO ORDER AND ROLL CALL:

The meeting was called to order by Mr. Carl Rogers, Chairperson, Program Budget Manager, Department of Finance at 10:06 a.m. Mr. James E. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the November 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 November 13, 1998 was unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there was one bond item.

Mr. Tilton noted that the bond item was to adopt a resolution that would authorize interim financing to be repaid from the issuance of lease revenue bond proceeds for the Capitol Area East End Complex, Sacramento County. Mr. Tilton also noted that this was the first Public Works Board project to proceed pursuant to a modified "Design/Build" process.

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

CONSENT CALENDAR:

Mr. Tilton noted that the consent calendar included Items #2 through #22.

Mr. Tilton reported that Item #6, Castle Rock Forest Fire Station and Item #12, California State University, Fresno, Events Center, are being pulled from the agenda and Item #15 is being moved to Action Items.

Mr. Tilton indicated that the revised consent calendar proposed three requests to approve an augmentation, one request to approve use of Inmate Day Labor, one request to approve the sale of surplus property, ten requests for approval of preliminary plans, two requests to authorize site selection and acquisition, and two requests to recognize a scope change.

Mr. Tilton reported that there was five 20-day notification letters. The first for Item #2 for the Department of Justice, to replace a forensics laboratory in the County of Riverside. An augmentation for the \$149,800 to acquire the property was sent to the Legislature on November 20, 1998. Item #7 for the Department of Parks and Recreation, for a statewide dispatch center, tower and associated equipment at Prairie City State Vehicular Recreation Area. An augmentation was sent to the Legislature on November 17, 1998. Items #13 and #14 are for California Community Colleges, Item #13 for Sacramento City College for the learning resource center. A scope change was sent to the Legislature on November 16, 1998. Item #14 for City College of San Francisco for district central shops and warehouse. A scope change was sent to the Legislature on November 13, 1998. Mr. Tilton also reported that there

was one negative response to the letters and the 20-day notice period has expired. Mr. Tilton noted that the one negative response would be discussed in the Action Items.

Mr. Tilton noted that staff recommends approval of the revised consent calendar, Items #2 through #5, #7 through #11, #13, #14 and #16 through #22.

A motion was made by Mr. Carl Rogers, Chair to adopt the revised consent calendar and to approve Agenda Items #2 through #5, #7 through #11, #13, #14 and #16 through #22. The revised consent calendar was adopted.

ACTION ITEMS:

Mr. Tilton reported there were two action items. Consent Item #15 had been moved to Action Items, California Community Colleges, Modesto Junior College, Sierra Hall Instructional Facility. The Chancellor's Office has requested a scope change in reducing the size of the facility to accommodate construction of the facilities with the approved budget and the \$31.3 million augmentation or a 6.9 percent increase. A 20-day letter was sent to the Legislature on November 16, 1998. The Public Works Board received a response dated December 4, 1998 from the Joint Legislative Budget Committee (JLBC) approving the change in scope and posing additional questions related to the augmentation request.

Mr. Tilton noted that staff recommends recognition of the scope change and delegation of the augmentation items to staff with the understanding that funds will not be released until resolution of questions posed by the JLBC.

A motion was made by Mr. Stamison and seconded by Mr. Van Epps to approve Agenda Item #15 of the Action Calendar. The motion was unanimously approved by a 3-0 vote.

Mr. Tilton reported that Item #23 was to approve Environmental Mitigation Measures for the Capitol Area East End Complex. As a component of the EIR for the East End Complex, DGS staff have proposed funding up to \$925,000 to the Capitol Area Development Agency (CADA) to mitigate the loss of the historic building at 1311 15th Street and up to \$165,000 to provide lighting for the project to the 16th/R Street Light Rail Station. The proposed agreement with the City has language which would allow the City and CADA to redirect these funds to residential development purposes. Mr. Tilton also reported that staff has concerns with the language because funds set aside for projected mitigation could potentially be used for expenditures unrelated to the project.

Mr. Gene Spindler of General Services, gave a brief background of the East End Project regarding housing. Mr. Spindler discussed going into a Memo of Understanding with the City of Sacramento. Mr. Spindler indicated that negotiations with the City had been very extensive and reported that the whole housing issue was critical to the City and originally they had asked for \$6 million for housing alone and that negotiated to a much less sum.

Mr. Stamison asked what the probability was that the City would use funds for other than what it is allocated for.

Mr. Spindler noted that the City was looking for the flexibility.

Mr. Robert Schleepe of the Department of General Services indicated that the EIR was built on the housing issue and mitigation measures and that the EIR was a very public document.

Mr. Tilton noted that staff recommended approval of the proposed mitigation items on the condition that language is added to the agreement to require Public Works Board approval prior to using the funds for any other purpose.

A motion was made by Mr. Stamison and seconded by Mr. Van Epps to approve Agenda Item #23 of the Action Calendar contingent on language added to the proposed mitigation agreement requiring PWB approval prior to funds being used for any other purpose. The motion was unanimously approved by a 3-0 vote.

REPORTABLES:

Mr. Tilton indicated there were five reportables.

OTHER BUSINESS:

Mr. Tilton noted that Item #24 was to approve the Public Works Board calendar for 1999.

Hearing no objections, the 1999 Public Works Board Calendar was unanimously approved by a 3-0 vote.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is set for January 15, 1999 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:30 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760) CAPITOL AREA EAST END COMPLEX, SACRAMENTO COUNTY

Authority: Chapter 761

a. Adopt a resolution to:

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

Total estimated project cost: \$392,000,000

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services, Capitol Area East End Complex

Action Requested

Adoption of this resolution authorizes interim financing to be repaid from the issuance of lease revenue bonds.

Scope Description

This project, which provides for the construction of office facilities and related parking structures, is necessary to achieve economies and efficiencies by consolidation of headquarters office functions of the Departments of Health Services, Education, and General Services in the Capitol Area.

Funding and Project Cost Verification

This project is within cost.

\$392,000,000 total estimated project cost

\$16,357,000 previously authorized for interim financing

\$372,643,000 amount to be authorized for interim financing

CEQA

The Final Environmental Impact Report for the 1997 Capitol Area Plan, which includes this project, has been completed. The Notice of Determination was filed on July 1, 1997. Focused EIR Pursuant to Sections 15094 and 15112 of the Public Resources Code, the statute of limitations for challenges to the project expired on July 31, 1997.

Project Schedule

Submit preliminary project definition and proposed design-build Requests For Qualifications documentation.

Packages to Legislature for review: December 1998

Complete construction: March 2003

Other

This project will be executed using a modified design-build process as authorized by Chapter 761/97. PWB staff and DGS have developed a Memorandum of Understanding on the administrative process of project oversight. The first phase consists of preliminary design sufficiently detailed to describe the building design including exterior appearance and dimensions, materials, structural, mechanical, and electrical systems, other performance criteria and design standards. After approvals required by Chapter 761/97, bid packages will be issued for final design and construction.

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF JUSTICE
RIVERSIDE COUNTY
Riverside Replacement Laboratory

Authority: Chapter 282/97, 0820-301-0001(2)
Chapter 324/98, 0820-301-0001(0.5)

a. Approve augmentation

\$149,800
(20%)

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of Justice, Riverside Replacement Laboratory

Action Requested

The requested action will approve an augmentation of \$149,800 (20%).

Scope Description

This project is within scope. The legislature approved in the 1997/98 fiscal year \$435,000 for site acquisition of raw land for the construction of a replacement forensics laboratory in the County of Riverside. A portion of the site was under condemnation by the County of Riverside. During the condemnation proceedings, the County proceeded to improve the site with various infrastructure elements. In the 1998/99 fiscal year, the legislature approved an additional \$314,000 for site acquisition to pay for completed site improvements. The Legislature also changed the scope to include acquisition of an improved site.

Funding and Project Cost Verification

The project is currently not within cost. The combined 1997/98 and 1998/99 appropriations for this project allocated \$749,000 for the acquisition of the real property. The appraised value of the raw land plus the completed site improvements total \$981,949. The County of Riverside has indicated that it will sell the property to the State for \$898,800. An augmentation of \$149,800 is required to acquire the property. A 20-day letter was sent to the Legislature on November 20, 1998.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on August 13, 1997. The 30-day posting and review period was concluded with no legal challenges.

Other

- The property will be acquired with clear title, as a finished site including a shared driveway and security gate.
- No relocation assistance is necessary for this project.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.

Project Schedule

It is anticipated that escrow will close by March 1999.

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)

ENERGY ASSESSMENTS

DEPARTMENT OF CORRECTIONS

R. J. DONOVAN CORRECTIONAL FACILITY

Energy Service Contract #5357.01

Authority: Governmental Code Section 15814.12

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

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of General Services, Energy Assessments Section, Department of Corrections,
R.J. Donovan Correctional Facility, Use of Inmate Day Labor

Action Requested

The requested action would provide approval of the use of Inmate Day Labor for this project.

Scope Description

This project is within scope. If savings can be realized over regular competitively bid contractors, Department of Corrections will use Inmate Day Labor per California Public Contract Code Section 10103.5.

Funding and Project Cost Verification

This project is within cost.

\$1,255,000 total estimated project costs

\$978,000 to be allocated: construction \$671,000 (\$627,000 contract, \$44,000 contingency), other project costs \$226,000 and A&E at \$81,000 to be allowed by the Department of Finance, State Public Works Board Energy Efficiency Revenue Bonds, as approved December 13, 1996

CEQA

N/A

Project Schedule

The project is behind schedule because it was delayed in design. The project schedule is as follows:

Approve working drawings:	January 1998
Complete construction:	March 1999

Staff Recommendation: Approve the use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 4

**DEPARTMENT OF GENERAL SERVICES (1760)
REAL ESTATE SERVICES DIVISION
DEPARTMENT OF MOTOR VEHICLES (2740)
LONG BEACH DMV, LOS ANGELES COUNTY
Sale of Surplus Land**

Authority: Chapter 317/93

- a. Approve authorizing the sale of surplus property**

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Real Estate Services Division,
Department of Motor Vehicles, Los Angeles County, Sale of Surplus Land

Action Requested

The requested action will result in approval of the conveyance by the Director of General Services of certain unimproved surplus State-owned property located at 2627 Pacific Avenue, Long Beach, County of Los Angeles.

Scope Description

This project is within scope. The Department of General Services (DGS) authority to dispose of this specific State owned property, formerly the site of a field office of the Department of Motor Vehicles (DMV), located at 2627 Pacific Avenue in Long Beach. DMV determined that the property is no longer required by the department. The Real Estate Services Division marketed subject property, held a sealed bid opening July 20, 1998, and negotiated a final agreement with the successful bidder (buyer).

Funding and Project Cost Verification

This project is within cost. The subject property will be sold in a sealed bid process and a negotiated final agreement with the highest bidder.

CEQA

Not applicable, Legislation exempts the sale of this surplus property from Sections 21100 to 21165, inclusive, of Division 13 of the Public Resources Code.

Project Schedule

The project schedule is as follows:

DGS estimates that escrow on this transaction will close on December 11, 1998.

Staff Recommendation: Approve resolution and authorizing the sale of surplus property.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEUEL VOCATIONAL INSTITUTE, TRACY, SAN JOAQUIN COUNTY
Wings L & R, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768(15)
Chapter 324/98, Item 1760-301-0768(13)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, Deuel Vocational Institute, Tracy,
Wings L & R, Structural Retrofit

Action Requested

The requested action will approve preliminary plan and the release of working drawing funds.

Scope Description

This project is within scope. The project consists of “structural only” retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The scope of work for Wing L includes the addition of a shearwall in the western part of the shop wing from the roof to the second floor; metal straps on concrete walls between the piles in the crawl space; and hazardous material abatement in the crawl space to encapsulate hazardous soil conditions. The retrofit of Wing R consists of a concrete shearwall in the kitchen preparation area and upsizing the roof framing members to increase the diaphragm capacity of the roof structure.

Funding and Project Cost Verification

This project is within cost.

\$1,732,000 total estimated project cost

\$57,000 funds previously allocated for preliminary plans

\$1,675,000 to be allocated: working drawings \$153,000; and construction \$1,522,000 (\$1,064,000 contract, \$75,000 contingency, \$263,000 A&E and \$120,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 1998. The waiting period expired on June 8, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: May 1999
Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
CASTLE ROCK FOREST FIRE STATION, SAN JOAQUIN COUNTY
Relocation

*Authority: Chapter 303/95, Item 3540-301-001(7) as reappropriated by
Chapter 162/96, Item 3540-490(2)
Chapter 282/97, Item 3540-490(1)
Chapter 324/98, Item 3540-490(2)*

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Forestry and Fire Protection, Castle Rock Forest Fire Station, Relocation

Action Requested

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

Scope Description

This project is within scope. This project includes the site selection and acquisition of a suitable forest fire station site by the Department of General Services and the design and construction of a standard one-engine forest fire station as a CDF agency retained project. The station will include a standard 8-person barracks/messhall building; a standard two-bay apparatus building with office, storage, vehicle exhaust removal system; and fire sprinkler system; 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 retain equipment will be purchased.

Funding and Project Cost Verification

This project is within cost.

\$631,000 total estimated project cost

\$55,000 project costs previously allocated: site study

\$150,000 project costs previously allocated: acquisition

\$11,000 project costs previously allocated: preliminary plans

\$415,000 to be allocated: working drawings \$14,000 and construction \$401,000
(\$357,000 agency retained construction, \$19,000 contingency, and \$25,000
A&E)

CEQA

The Notice of Determination was filed December 23, 1996 with the State Clearinghouse and the posting and review period ended without legal challenge.

Project Schedule

The project schedule is as follows:

Approve working drawings:	January 1999
Complete construction:	November 1999

Staff Recommendation: Approve preliminary plans and the release of working

drawing funds.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF PARKS AND RECREATION (3790)

SACRAMENTO COUNTY

Statewide Dispatch Centers Program, Northern Division Communications Center (NORCOM)

*Authority: Chapter 55/93, Item 3790-301-164(1), as reappropriated by
Chapter 282/97, Item 3790-490-0001(1)
Chapter 139/94, Item 3790-301-516(1), as reappropriated by
Chapter 282/97, Item 3790-490-0516(1)*

a. Approve augmentation

\$100,000
(9.1%)
(18.3% cumulative)

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Statewide Dispatch Centers Program,
Northern Division Communications Center

Action Requested

The requested action will approve an augmentation of \$100,00 to complete construction.

Scope Description

This project is within scope. The project will provide a 3,250 square-foot dispatch center, tower and associated equipment at Prairie City State Vehicular Recreation Area (SVRA). NORCOM is one of a number of consolidated DPR dispatch centers located around the State to ensure DPR emergency communication services at state park units. This project is being accomplished in-house by DPR staff under the authority granted under the Chapter 326, Statutes of 1998, Section 14(a)(1).

Funding and Project Cost Verification

This project is not within cost. Chapter 55/93, Item 3790-301-164(1), as reappropriated by Chapter 282/97, Item 3790-490-0001(1), provided \$1,100,000 for the construction phase of the NORCOM project. DPR is requesting an augmentation of \$100,000, or 9.1 percent of the construction amount, in order to complete the project construction. A prior augmentation was made to this project in the amount of \$102,000 (9.2 percent) based on bids received. This request will bring the total augmentation to \$202,000, or 18.3 percent of the original construction amount. A 20-day letter was sent to the Legislature on November 17, 1998.

\$2,663,000	total estimated project cost
\$2,563,000	project costs previously allocated: preliminary plans \$41,000, working drawings \$63,000; construction \$1,202,000 (\$652,000 contracts, \$33,000 contingency, \$64,000 A&E costs, \$400,000 installation, \$53,000 Group 2 equipment); and equipment \$1,257,000
\$100,000	project costs to be allocated: additional construction cost \$100,000 (\$89,000 contracts, \$11,000 A&E costs)
\$100,000	proposed funding necessary

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 13, 1995 without legal challenges.

Project Schedule

The project schedule is as follows:

Complete construction: February 1999

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF PARKS AND RECREATION (3790)
MOUNT DIABLO STATE PARK
CONTRA COSTA COUNTY
Department Parcel Number A15102

Authority: Chapter 162/96, Item 3790-301-0235(1)
Public Resources Code, Section 5907(b)(1)(J) as reallocated. by
Chapter 326/98, Section 9
Public Resources Code, Section 5907(b)(1)(K) as reallocated. by
Chapter 326/98, Section 9
Chapter 324/98, Item 3790-302-0001(5)

a. Authorize site selection and acquisition

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of Parks and Recreation, Mount Diablo State Park

Action Requested

The requested action will authorize site selection and acquisition for this project. Interest to be acquired is fee simple.

Scope Description

This acquisition is within scope. The acquisition of 65.55 acres of improved property as part of the Mount Diablo State Park.

Funding and Project Cost Verification

This project is within cost. Funds were authorized for Mount Diablo acquisitions by the Legislature through the following appropriations: Chapter 162/96, Item 3790-301-0235(1), Public Resources Code Sections 5907(b)(1)(J) and (K) as reallocated by Chapter 326/98, Section 9, and Chapter 324/98, Item 3790-302-0001(5). Of the balances of these appropriations, \$1,860,000 has been allocated to acquire the Turtle Rock Ranch. The use of these funds 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 October 10, 1998 and the waiting period expired on November 19, 1998.

Project Schedule

The anticipated close of escrow is by February of 1999.

Other

- The Department has inspected the property for evidence of hazardous materials and safety issues. The investigation revealed some hazardous materials present on site, mostly in the form of asbestos-lined pipes within an old ranch house. The preliminary estimate for removal and clean-up of the materials is \$70,000. The inspection also revealed miscellaneous safety problems, such as faulty wiring, tripping hazards, unsecured LPG tanks, and cracks in the building walls. The Department proposes to have all problems corrected, either by the owner prior to the close of escrow, or by withholding the necessary funds from the purchase amount to cover the Department's cost of correcting the problems sometime following close of escrow.
- A primary component of the water delivery system (water filter and storage tank) is located outside the property boundaries on land owned by others. The water system components were built on the other property by permission and there is no easement. The Department proposes to have the water system relocated to adjacent state park property since the subject property is not high enough in elevation for the gravity flow system to function properly. The Department would withhold the necessary funds for the purchase amount to cover the cost of moving (or rebuilding) and reconnecting the water system.
- The Department is not aware of any pending lawsuits concerning the property. The property acquisition agreement will require the delivery of clear title to the state.
- A public hearing in compliance with Section 5006.1 of the Public Resources Code was held by the Department on October 15, 1998. No significant opposition to the proposed acquisition was expressed at the hearing.
- Future operational costs associated with the Department's management of the existing business, improvements, and facilities located on the property are unknown at this time pending more detailed planning and assessment. In the event that the property's historic uses and business are continued as a park concession operation, no additional operational costs are anticipated.

Staff Recommendation: Authorize site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 9

**DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT
MARIN COUNTY**

Department Parcel Numbers A23701, A23702, and A23703

*Authority: Chapter 162/96, 3790-301-0262(4)
Chapter 324/98, 3790-302-0001(6)*

a. Authorize site selection and acquisition

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of Parks and Recreation, Tomales Bay State Park,
Millerton Point/Trust for Public Land

Action Requested

The requested action will permit the acquisition of approximately 52.9 acres to be acquired from the property owner. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Scope Description

This acquisition is within scope. The Legislature has approved the funding from the Habitat Conservation Fund and the General Fund for the purchase of additions to Tomales Bay State Park in the Millerton Point area, without specifying particular parcels.

Funding and Project Cost Verification

This project is within cost. The statutory and budget act appropriations (in the cited items) currently have a balance of about \$1,337,000, more than the anticipated acquisition costs. Funding in the following amounts is proposed for this acquisition: \$33,000 from the 1996-97 Habitat Conservation Fund appropriation; and \$1,257,000 General Fund. Use of these funds is consistent with the Department's overall plan for the remaining fund balances.

CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on September 24, 1998, and the waiting period expired on October 23, 1998.

Project Schedule

The anticipated close of escrow is in January of 1999.

Other

- The property was appraised by an independent appraiser and a fair market value of \$1,290,000 was approved by DGS staff. The Trust for Public Land, a California nonprofit corporation, currently holds an option to purchase the property; this option expires December 31, 1998.
- 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 reflected in the property valuation.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- A public hearing in compliance with Section 5006.1 of the Public Resources Code was held by the Department on October 29, 1998. No significant opposition to the proposed acquisition was expressed at the hearing.

Staff Recommendation: Authorize site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 10

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Environmental Sciences Building

Authority: Chapter 55/93, Item 6440-301-705(57)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

University of California, Santa Barbara, Environmental Sciences Building

Action Requested

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

Scope Description

This project is within scope. The Environmental Sciences Building project will provide a total of 48,884 asf and 84,897 gsf of space designed to meet the specific program needs of the School of Environmental Sciences and Management, which is presently housed in as-available facilities in several buildings on the Santa Barbara Campus.

Funding and Project Cost Verification

This project is within cost.

\$26,789,00 total estimated project cost

0

\$1,101,000 previously allocated for preliminary plans (\$783,000 in State funds, \$318,000 in University funds)

\$25,688,00 to be allocated: working drawings \$1,494,000 (\$1,343,000 State funds;
0 \$151,000 University funds); construction \$22,517,000 (\$19,672,000 State funds, \$2,845,000 University funds) (\$20,793,000 contracts, \$734,000 contingency, \$990,000 A&E); equipment \$1,677,000 (\$1,577,000 State funds; \$100,000 University funds) at CCCI 3722 and EPI 2485

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: July 1999

Complete construction: November 2001

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 11

**CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE POLYTECHNIC UNIVERSITY
POMONA, LOS ANGELES COUNTY
Chilled Water Central Plant**

Authority: Chapter 324/98, Item 6610-301-0001(02)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

California State University, California State Polytechnic University, Pomona,
Chilled Water Central Plant

Action Requested

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

Scope Description

This project is within scope. The project will construct a central plant, chilled water distribution system, and the connection to a terminal energy storage system.

Funding and Project Cost Verification

This project is within cost.

\$4,486,000 total estimated project cost

\$40,000 previously allocated: preliminary plans

\$4,446,000 to be allocated: working drawings \$35,000; construction \$4,411,000 (contract \$3,840,000, contingency \$255,000, project administration \$316,000)

CEQA

A Negative Declaration was filed with the State Clearinghouse on July 22, 1998 and the waiting period expired on August 22, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 1999

Complete construction: May 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 12

CALIFORNIA STATE UNIVERSITY (6610)
FRESNO CAMPUS, FRESNO COUNTY
Fresno Event Center

Authority: Chapter 324/98, Item 6610-302-0001

a. Recognize scope change

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

California State University, Fresno, Event Center

Action Requested

The requested action will recognize a scope change.

Scope Description

This project is not within scope. The 1998 budget provides \$4,000,000 for a feasibility study, an environmental impact report, and the design of the Events Center. Supplemental Report Language stipulates that the appropriation is for planning and feasibility funds to construct an on-campus multipurpose event center (15,000 to 18,000 seats) that would provide a venue for athletic events, concerts, family shows, commencement, and other commercial and academic events. The language also states that these funds will be used to conduct various studies and procure services such as project management, completion of an environmental impact report (EIR), financial feasibility, completion of preliminary plans by the concept architect, and completion of 50 percent of the working drawings by the design-build team.

The requested scope change would provide for all the necessary studies and related services to determine the project's feasibility but would not include preparation of preliminaries or 50 percent of the working drawings. This scope would provide the University with the ability to complete the necessary feasibility, programming, and conceptual design activities so that they may reach a point where preliminary plans and working drawings can be completed with nonstate funds and corporate sponsorship fees. A 20-day letter was sent to the Legislature on November 20, 1998. Approval of this scope change would allow the funding to be utilized for project feasibility studies. As such, no PWB action or future approvals are required. Since no future PWB action is required, additional information, such as project cost, CEQA approvals and project schedule have not been reported.

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 13

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT
SACRAMENTO CITY COLLEGE, SACRAMENTO COUNTY**
Learning Resource Center

*Authority: Chapter 55/93, Item 6870-301-660(8.1)
Chapter 139/94, Item 6870-490, reappropriate C
Chapter 324/98, Item 6870-490, reappropriate C*

a. Recognize scope change

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

California Community Colleges, Los Rios Community College District,
Sacramento City College, Learning Resource Center

Action Requested

The requested action will provide approval of a change in project scope.

Scope Description

This project is not within scope. Due to changes in instructional space and technology, the proposed scope change provides for space changes in the secondary effect phase of this project. The approved scope remodeled spaces in the Business Building and in Rodda South. The approved scope in the Business Building provided for a total of 8,459 asf as follows: 5,585 asf for classroom, 1,456 asf for offices, and 1,418 asf for lab and lab service.

The proposed revision calls for a total of 8,385 asf (decrease of 74 asf) as follows: 8,233 asf for computer labs and 152 asf for offices. This results in a decrease of 5,585 asf in classroom, decrease of 1,304 asf in office and an increase of 6,815 asf in lab. The approved scope for Rodda South remodeled 473 asf for a Learning Disabilities Center. Due to the time lapse since the original design and pressuring student needs, the campus has established this center elsewhere on campus. The space originally intended to be remodeled for the center will remain as general classroom space. A 20-day letter was sent to the Legislature on November 16, 1998.

<u>Space Type</u>	<u>Existing Scope</u>	<u>Proposed Scope</u>	<u>Difference</u>
Lecture	5,585	0	(5,585)
Journalism Lab	1,418	0	(1,418)
Computer Lab	0	8,233	8,233
Office	1,456	152	(1,304)
Total Proposed Change	8,459	8,385	(74)

Funding and Project Cost Verification

This project is within cost.

\$18,742,00 total estimated project costs

0

\$18,742,00 project costs previously allocated: preliminary plans \$404,000; working drawings \$557,000; construction \$14,592,000; and equipment \$3,189,000

0

\$0 needed to complete project

CEQA

This project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: May 1993

Complete construction: September 1999

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 14

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT
CITY COLLEGE OF SAN FRANCISCO, SAN FRANCISCO COUNTY**
District Central Shops and Warehouse

*Authority: Chapter 587/92, Item 6870-301-705(89)C
Chapter 55/93, Item 6870-490, reappropriate C
Chapter 139/94, Item 6870-490, reappropriate C
Chapter 303/95, Item 6870-490, reappropriate C
Chapter 324/98, Item 6870-490, reappropriate C*

a. Recognize scope change

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

California Community Colleges, San Francisco Community College District,
City College of San Francisco, District Central Shops and Warehouse

Action Requested

The requested action will recognize change in project scope.

Scope Description

This project is not within scope. The originally authorized project provided for the construction of a new 28,000 asf maintenance shop and warehouse. December 1993 the State Public Works Board (PWB) recognized a technical change in scope, resulting in the construction of a 17,425 asf maintenance shop and the remodel of an existing building located on a district owned site into a 14,329 asf warehouse. This revised scope was bid twice and both times the bids were over budget. The district is now requesting another scope change to further modify the scope of the project within the existing appropriation. The modified scope will reduce the overall project size to 26,426 asf. The modified scope includes: 1) remodeling the existing central shop buildings to convert the space at 1960 Carrol Avenue in San Francisco (14,365 asf) into a warehouse; 2) demolition of the current gardeners and practice field equipment storage building located at the Phelan Campus; and 3) construction of a new facility (12,061 asf) to house the gardeners, locksmith and shops. The remodel and demolition/construction of central shops and warehouse space yields 12,061 asf and 14,365 asf respectively. A 20-day letter was sent to the Legislature on November 13, 1998.

Funding and Project Cost Verification

This project with modified scope is within cost.

\$4,443,000 total estimated project costs

\$4,443,000 project costs previously allocated: The 1994 Budget Act provided that up to \$379,000 of the amount reappropriated was made available for redesign costs resulting from a scope change dated December 9, 1993

\$0 needed to complete project

CEQA

This project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: December 2000

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
YOSEMITE COMMUNITY COLLEGE DISTRICT
MODESTO JUNIOR COLLEGE, STANISLAUS COUNTY**
Sierra Hall Instructional Facility

Authority: Chapter 282/97, Item 6870-301-0568(93)

- a. Recognize scope change**
 - b. Approve augmentation**
- \$1,266,000**
(6.85%)

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

California Community Colleges, Yosemite Community College District,
Modesto Junior College, Sierra Hall Instructional Facility

Action Requested

The requested action will recognize a scope change and approve an augmentation for this project.

Scope Description

This project is not within scope. This project constructs two two-story buildings including lecture, lab, office, library, multi-media and administrative support spaces to accommodate current space shortages at the campus. Due to an administrative error, the approved project scope cannot be supported by the approved budget. The approved budget is for a 68,451 asf while the current scope is for a 78,674 asf facility. Thus, the Chancellor’s Office is requesting a change to the approved building space in order to accommodate construction of the facilities within the approved budget and the augmentation requested below. The district will maintain the facilities originally approved functions and proposes a downsized redesign of the facility by 10,223 asf to 68,451 asf. A 20-day letter was sent to the legislature on November 16, 1998.

<u>Space Type</u>	<u>Existing Scope</u>	<u>Proposed Scope</u>	<u>Difference</u>
Lecture	8,844	8,859	15
Lab	26,316	23,168	(3,148)
Library/AVTV	21,324	15,020	(6,304)
Faculty Office	1,805	2,532	727
Instructional Support	7,254	8,157	903
Student/Business Svs.	13,131	10,715	(2,416)
Total Proposed Change	78,674	68,451	(10,223)

Funding and Project Cost Verification

This project is not within cost. The approved project estimate is not sufficient to construct the type of facility at the originally proposed size. In addition, the District has identified several unforeseen site conditions that have increased construction costs. The proposed augmentation supports the realignment of spaces consistent with the newly proposed scope as previously discussed at an additional cost of \$914,000, and an increase in construction costs to mitigate unforeseen site conditions at a cost of \$352,000 (importing of additional soil to level the proposed facility with existing facilities to comply with accessibility compliance; relocation of storm drains, telephone and fiber optics; removal of 25 trees due to a shifting of the building to avoid existing underground utilities; expansion of the water source necessary to extend the irrigation system, and re-grading).

<u>Project Cost</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Difference</u>
Site Development, Service	\$153,000	\$350,000	\$197,000
Other Site Development	130,000	256,000	126,000
New Construction	15,727,000	16,559,000	832,000
Soft Costs	1,771,000	1,882,000	111,000
Total Proposed Change	\$17,781,000	\$19,047,000	\$1,266,000

\$24,074,000 total estimated project costs

\$731,000 project costs previously allocated: preliminary plans \$731,000

\$22,077,000 project costs to be allocated: working drawings \$675,000; construction \$18,856,000 (\$17,085,000 construction contracts, \$854,000 contingency, A&E \$273,000, T&I \$302,000 and construction management \$342,000 at CCCI 3722)

\$1,266,000 augmentation necessary to complete project

CEQA

The Department certifies that this project continues to be in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 1999
 Complete construction: December 2000

Other

The PWB received a response dated December 4, 1998 from the Joint Legislative Budget Committee (JLBC) approving the change in scope and posing additional questions related to the augmentation request. Therefore, at this time, PWB staff recommends recognition of the scope change and delegation of the augmentation upon resolution of questions posed by the JLBC.

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 16

MILITARY DEPARTMENT (8940)
SAN DIEGO ARMORY, SAN DIEGO COUNTY
Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(5)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Military Department, San Diego Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. This project consists of the installation of high pressure sodium security lights with motion detectors to cover 927,483 square feet.

Funding and Project Cost Verification

This project is within cost.

\$1,051,000 funding in place

\$28,000 total funds previously allocated for preliminary plans

\$1,023,000 to be allocated: working drawings \$57,000; and construction \$966,000 (\$845,000 contract, \$59,000 contingency, \$62,000 A/E) at CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998 and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999

Complete construction: May 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 17

MILITARY DEPARTMENT (8940)
STOCKTON ARMORY, SAN JOAQUIN COUNTY
Security Lighting

Authority: Chapter 324/98, Item 8940-301-000(8)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Military Department, Stockton Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. The projects consist of the installation of high pressure sodium security lights with motion detectors to cover 229,400 square feet.

Funding and Project Cost Verification

This project is within cost.

\$278,000 funding in place

\$7,000 total funds allocated for preliminary plans

\$271,000 to be allocated: working drawings \$28,000; and construction \$243,000 (\$209,000 contract, \$15,000 contingency, \$19,000 A/E) at CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998 and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows

Approve working drawings: March 1999

Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 18

MILITARY DEPARTMENT (8940)

LONG BEACH, REDONDO ARMORY, LOS ANGELES COUNTY

Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(4)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Military Department, Long Beach, Redondo Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. This project consists of the installation of high pressure sodium security lights with motion detectors to cover 240,000 square feet.

Funding and Project Cost Verification

This project is within cost.

\$293,000 funding in place

\$8,000 total funds allocated: preliminary plans

\$285,000 to be allocated: for working drawings \$29,000; and construction \$256,000 (\$219,000 contract, \$15,000 contingency, \$22,000 A/E) at CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998 and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999
Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 19

MILITARY DEPARTMENT (8940)
MEADOWVIEW ARMORY, SACRAMENTO COUNTY
Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(2.1)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Military Department, Meadowview Armory, Sacramento, Security Lighting

Action Requested

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

Scope Description

This project is within scope. This project consists of the installation of high pressure sodium security lights with motion detectors to cover 400,000 square feet.

Funding and Project Cost Verification

This project is within cost.

\$433,000 funding in place

\$14,000 total funds previously allocated for preliminary plans

\$419,000 to be allocated: working drawings \$45,000; and construction \$374,000 (\$318,000 contract, \$22,000 contingency, \$34,000 A/E) at CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998 and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999

Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 20

MILITARY DEPARTMENT (8940)
SAN FRANCISCO ARMORY, SAN FRANCISCO COUNTY
Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(8.1)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Military Department, San Francisco Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. The project consists of the installation of high pressure sodium security lights with motion detectors to cover 470,000 square feet.

Funding and Project Cost Verification

This project with within cost.

\$528,000 funding in place

\$17,000 total funds previously allocated for preliminary plans

\$511,000 to be allocated: working drawings \$54,000; and construction \$457,000 (\$396,000 contract, \$28,000 contingency, \$33,000 A&E) at CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999

Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 21

MILITARY DEPARTMENT (8940)
GARDENA ARMORY, LOS ANGELES COUNTY
Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(8.4)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Military Department, Gardena Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. The project consists of the installation of high pressure sodium security lights with motion detectors to cover 76,400 square feet.

Funding and Project Cost Verification

This project is within cost.

\$301,000 funding in place

\$6,000 total funds previously allocated for preliminary plans

\$73,000 to be allocated: working drawings \$8,000; and construction \$65,000 (\$52,000 contract, \$4,000 contingency, \$9,000 A&E) CCCI 3847

\$222,000 anticipated project savings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999

Complete construction: November 1999

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 22

MILITARY DEPARTMENT (8940)

LONG BEACH STEARNS ARMORY, LOS ANGELES COUNTY

Security Lighting

Authority: Chapter 324/98, Item 8940-301-0001(8.2)

a. Approve preliminary plans

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Military Department, Long Beach, Stearns Armory, Security Lighting

Action Requested

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

Scope Description

This project is within scope. This project consists of the installation of high pressure sodium security lights with motion detectors to cover 480,000 square feet.

Funding and Project Cost Verification

This project is within cost.

\$566,000 funding in place

\$13,000 total funds previously allocated for preliminary plans

\$553,000 to be allocated: working drawings \$43,000; and construction \$510,000 (\$437,000 contract, \$31,000 contingency, \$42,000 A&E) CCCI 3847

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 1999

Complete construction: February 2000

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

ACTION ITEMS

ACTION – ITEM 23

DEPARTMENT OF GENERAL SERVICES (1760)
CAPITAL AREA EAST END COMPLEX, SACRAMENTO COUNTY

Authority: Chapter 761/97

a. Approve Environmental Mitigation Measures

ACTION ITEMS

STAFF ANALYSIS – ITEM 23

Department of General Services, Sacramento, Capital Area East End Complex

Action Requested

The requested action will approve funding for the following mitigation measures relating to the East End Office Complex Final Environmental Impact Report (EIR).

Scope and Funding Description

The project is within scope and cost. The project budget includes a cost allowance for mitigation measures. Listed below is the estimated mitigation cost identified in the final EIR and by DGS.

\$1,500,000	Housing Mitigation
\$ 925,000	Historic Building (1311 15th Street)
\$ 100,000	Traffic Monitoring
\$ 143,920	Street Lighting to Light Rail Station at 12th and O Street
\$ 164,480	Street Lighting on 16th Avenue to Light Rail Station at R Street
\$ 150,000	Fremont Park Improvements
<u>\$1,200,000</u>	<u>Sewage Capacity Plan</u>
<u>\$4,183,400</u>	TOTAL

- **Item Number 1:** The final EIR states DGS shall make available up to \$1.5 million to CADA for the purpose of new residential housing development within the Capital Area. The \$1.5 million would provide funds towards the development of 51 residential units that will be displaced as a result of the project.
- **Item Number 2:** The final EIR states DGS shall provide up to \$962,000 to the Capital Area Development Agency (CADA) for the purposes of mitigating the loss of the historic building at 1311 15th Street. The final EIR also states the \$962,000 could be used for restoring other historical buildings in the capital area or for residential housing.
- **Item Number 3:** The final EIR notes DGS would provide up to \$100,000 to the City of Sacramento for the purposes of monitoring traffic patterns in the project area and adjacent neighborhoods.
- **Item Number 4:** The final EIR notes that to encourage the use of the 12th and O Street Light Rail Station, “DGS shall provide funding for installation of acorn-style street lighting from the project site south along 15th Street to O Street, and then West to the Light Rail Station on O Street.” Up to \$143,920 would be made available for these improvements.
- **Item Number 5:** The final EIR states to encourage the use of the 16th Street/R Street Light Rail Station, DGS will provide up to \$164,480 to install acorn-style street lighting on both sides of 16th Street from the project to the light rail station. The final EIR also states these funds could also be used for residential housing.
- **Item Number 6:** The final EIR notes that DGS shall provide up to \$150,000 towards improvements to the City of Sacramento’s Fremont Park. The work includes restoration of historic diagonal sidewalks through the park.
- **Item Number 7:** The final EIR notes that DGS shall construct additional sewer lines necessary to fully accommodate project demand. According to DGS, the sewage capacity plan would cost \$1.2 million.

CEQA

The final EIR was certified November 30, 1998. The final EIR has been completed in compliance with the CEQA and the CEQA guidelines.

Staff Recommendation: **Approve the environmental mitigation measures, however, if any of the funds designated for Item Number 2 and Item Number 5 are proposed to be redirected for residential housing, subsequent Public Works Board approval would be required.**

OTHER BUSINESS

ITEM - 24

Approval of the Proposed Public Works Board calendar.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary