

STATE PUBLIC WORKS BOARD

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STATE PUBLIC WORKS BOARD

August 13, 1999

MINUTES**PRESENT:**

Floyd Shimomura, Chief Counsel, Department of Finance
Karen McGagin, Deputy Director, Department of General Services
Tony Harris, Chief Deputy Director, Department of Transportation
Barbara Lloyd, Deputy Treasurer, State Treasurer's Office
Cindy Aronberg, State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

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

STAFF PRESENT:

Suzanne V. Bost, Assistant Administrative Secretary, State Public Works Board
Sally Krotine, Budget Analyst, 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. Floyd Shimomura, Chairperson, Chief Counsel, Department of Finance at 10: 00 a.m. Ms. Suzanne V. 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 July 9, 1999 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no objections, the minutes of July 9, 1999 was unanimously approved.

BOND ISSUES:

Ms. Bost reported that there were three bond items. Item #1 was a standard resolution requesting authority from the Board to seek interim financing of \$4,584,000 for the preliminary plans phase for the Department of Mental Health's Sexually Violent Predator Secured Treatment Facility project. The total project cost for the facility is \$300,176,000, but the cost identified in the agenda was reported as \$279,860,000 which didn't include previously appropriated costs for site search, environmental reports, schematics, due diligence and option funds for the project which the Legislature appropriated in the 1998 Budget Act.

Ms. Bost indicated that the Board authorize staff to pursue interim financing for the project including, but not limited to a Pooled Money Investment Board loan, a General Fund loan, or any other appropriate form of interim financing, because it was the intent of the Legislature's direction that the project be completed. Without Board approval of authorized interim financing, the project would be delayed for as much as a year, causing an identified bed shortage because of time frames that have already been established. The project is scheduled to be completed in November 2003 concurrent with the anticipated bed shortage. There would be a significant negative programmatic impact within the Department of Mental Health's hospital facilities for sexually violent predator population.

Ms. Bost also indicated that Public Works Board staff conclude that if the Pooled Money Investment Board declined to authorize a loan for the project based on insufficient authority, a record will have been established to provide to the Legislature related to the provision of interim financing authority for future projects and future phases of this project.

Ms. Bost noted that Public Works Board staff recognized that certain members of the Public Works Board are sitting members of the Pooled Money Investment Board and that Deborah Cregger, legal counsel to the Public Works Board would discuss two issues with regard to voting and to discuss what the law says related to proceeding when a statute contains ambiguities.

Ms. Cregger clarified for the Public Works Board members their role in voting one way for Public Works Board items and a different way as member of another board. Ms. Cregger also clarified what the Public Works Board members role was to adopt resolutions, pass bonds, to seek interim financing from several sources.

Ms. Cathy Van Aken, legal counsel for Pooled Money Loan Board, gave an overview of how she saw the role of Public Works Board to seek interim financing. She suggested that certain wording be removed from the resolution. Ms. Van Aken also noted that the resolution was different from most as it doesn't request an amount of money.

A discussion followed and it was decided to remove certain wording from the resolution.

Ms. Bost noted that staff recommends approval of the revised resolution.

A motion was made by Ms. Lloyd and seconded by Mr. Harris to approve Agenda Item #1 of the bonds calendar with the understanding that the resolution be revised. The motion was adopted by 4 ayes, 1 abstain vote.

Ms. Bost reported the second bond item was for the Department of Corrections, Administrative Segregation Unit Project, total estimated cost of \$88,941,000 and that the resolution authorizes interim financing of \$8,375,000 for the projectwide costs of all ten sites to be repaid from the proceeds of lease revenue bonds.

Ms. Bost noted that staff recommends approval of the resolution.

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

Ms. Bost reported the third bond item was for the California Youth Authority, El Paso de Robles Youth Correctional Facility, San Luis Obispo County, with a total estimated project cost of \$2,494,000 and that the resolution authorizes interim financing for the construction costs of \$2,494,000 for the project.

Ms. Bost noted that staff recommends approval of the resolution.

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

CONSENT CALENDAR:

Ms. Bost noted that the consent calendar included Items #4 through #13. Item #11 California Community Colleges, Lassen College was withdrawn and Item #13 was moved to Action Items.

Ms. Bost indicated that the revised consent calendar proposed 2 requests to approve resolutions authorizing site selection and acquisition, 5 requests for approval of preliminary plans, 1 request to approve increased costs within an augmentations, and two requests to approve Inmate Day Labor.

Ms. Bost noted that staff recommends approval of the revised Consent Calendar, Items #4 through #10 and #12.

A motion was made by Mr. Harris, and Seconded by Ms. McGagin to adopt the revised Consent Calendar and to approve Agenda Items #4 through #10 and #12. The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Bost reported there was one Action Item #13 California Community Colleges, Santa Barbara City College, that was moved from the Consent Calendar, to approve the reversion of \$3,310,000 and terminate the current project.

Ms. Bost noted that during the design phase of the project it was determined that there were significant costs related to the detection of friable asbestos throughout the building that is to be renovated. The removal of the asbestos requires extensive reconstruction of structural components of the building. Ms. Bost also noted that in addition, the age of the building and extent of the asbestos removal requires that the building be strengthened for seismic safety and that the changes would require both a scope change and cost increase that exceeds the Board's authority. Also the Chancellor's Office, with the district's concurrence for the reversion and are concurrent to termination of the project. A new project will be sought either through the annual budget process or through special legislation.

A motion was made by Ms. McGagin, and Seconded by Mr. Harris to adopt the Agenda Item #13 of action items. The action item was adopted by a 3-0 vote.

REPORTABLES:

Ms. Bost indicated there were eight reportables.

OTHER BUSINESS:

Ms. Bost noted there was no items of other business.

NEXT MEETING:

Ms. Bost noted that the next PWB meeting is set for September 10, 1999 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:44 a.m.

BOND ITEMS

BOND – ITEM 1

**DEPARTMENT OF MENTAL HEALTH (4440)
SEXUALLY VIOLENT PREDATOR SECURE TREATMENT FACILITY**

Authority: Chapter 50/99, Item 4440-301-0660

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 Departments of Mental Health, General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Departments of Mental Health, General Services, and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Departments of Mental Health, 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: \$297,860,000
Preliminary Plan cost: \$4,584,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of Mental Health, Sexually Violent Predator Secure Treatment Facility

Action Requested

The requested action would authorize interim financing for the preliminary plan phase of the project to be repaid from the proceeds of the sale of lease revenue bonds.

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a new secured mental health facility for the treatment and rehabilitation of the civilly committed patient category of sexually violent predators. The facility is proposed to be a two-story facility containing 1,200,000 gsf, with an additional 500,000 gsf of outdoor areas.

Funding and Project Cost Verification

This project is within cost.

\$300,176,000 total project cost

\$5,475,000 project costs previously allocated: site search, environmental reports, schematics, due diligence and option funds

\$294,701,000 project costs to be allocated: preliminary plans \$4,584,000; working drawings \$11,441,000; \$278,676,000 construction

CEQA

The Notice of Preparation was filed with the State Clearinghouse on June 17, 1999. The environmental documents will consist of a single EIR that evaluates each of the three candidate sites to an equal level of detail. The candidate sites are: 1) Correctional Training Facility/Salinas Valley State Prison, Soledad; 2) Pleasant Valley State Prison, Coalinga; 3) Centinela State Prison, Imperial County. The draft EIR is scheduled to be circulated in the fall of 1999. The notice of determination is scheduled to be certified in the spring of 2000.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2000
Approve working drawings:	March 2001
Complete construction:	November 2003

Discussion: The Legislature initiated the SVP project in the Budget Act of 1998 by including \$5,474,000 in Schedule 1.1 of Item 4440-301-0001 for site search, environmental reports, schematics, due diligence and option funds for the facility. Specific funding authorization for the second and third phases of the project was included in the 1999 Budget Act in Item 4440-301-0660 where the Legislature authorized the issuance of lease revenue bonds for costs related to the preliminary plans and working drawing phases of the project. Provisional language was also included in the project authorization which authorized the PWB to issue bonds for all phases of the project, **including construction**, however, a specific construction appropriation was not provided. In addition, the Legislature added provisional language that commits a sufficient portion of the Department's support budget to repay any interim financing in the event the bonds authorized for the project are not sold.

The Legislature did not provide the specific construction appropriation because certain program issues which would impact the final construction costs remained unresolved at the

time of budget conclusion. The Legislature directed the Department of Finance (DOF) to report on the final construction plan prior to release of the preliminary plans funds. The DOF anticipates that it will be reporting to the Legislature within the next 60 days on the final construction plan for the project. As such, the Department of Mental Health has requested PWB authority to seek interim financing for the preliminary plans phase of the project.

Consistent with PWB practice, PWB staff provided advance information to the staff of the Pooled Money Investment Board (PMIB) of upcoming requests for interim financing, including the request for this project. PMIB staff reviewed the project authority and had some question related to the authority of the PMIB to authorize interim financing for a project which lacked a construction appropriation. PWB staff and PMIB staff have worked cooperatively towards addressing this issue. PMIB staff sought a legal opinion from the Attorney General's Office as to the PMIB's legal authority to provide interim financing for the project. That opinion, in summary, provides that the PMIB has no legal authority to loan funds to the Department for the project at this time. We have provided that opinion for review.

Concurrently, PWB staff requested and received an opinion from PWB legal counsel as to whether the Legislature has authorized the project and whether the PWB is authorized to issue lease revenue bonds for the project given the lack of a specific construction appropriation. That opinion, which is also provided for review, concludes the Legislature did provide authority for the board to issue bonds for the project and that there is sufficient basis for the PWB to seek interim financing for the facility.

While the PMIB may independently decline for legal, fiduciary or other reasons to provide interim financing for the project, it is staff's conclusion based on the Legislative direction to proceed with preliminary plans and working drawing for the project with the use of interim financing that the PWB should authorize staff to seek interim financing for the project. The resolution before the PWB would authorize staff to pursue interim financing including, but not limited to, a PMIB loan, a General Fund loan, or any other appropriate form of interim financing. Should the PMIB fail to authorize a loan for the project, PWB staff would pursue other funding sources as specified in the project authorization.

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

DEPARTMENT OF CORRECTIONS (5240) ADMINISTRATIVE SEGREGATION UNIT PROJECT

Authority: Chapter 50/99, Item 5240-301-0660(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 Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the Public Building Construction Fund from the proceeds from the sale of bonds.

Total estimated project cost: \$88,941,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department Of Corrections, Administrative Segregation Unit Project, Multiple Sites (10)

Action Requested

The requested action would authorize interim financing of \$8,375,000 for lease revenue funded portion of projectwide cost for all ten project sites to be repaid from the proceeds of the sale of lease revenue bonds.

Scope Description

This project is within scope. The Administrative Segregation Unit project consists of constructing ten semiautonomous buildings to be located at ten existing correctional facilities. The project, when completed, will add a total of 1,000 cells to the California prison system. An appropriation of \$88,941,000 for site studies, design and construction will be shared among ten existing prison sites.

Funding and Project Cost Verification

This project is within cost.

\$88,941,000	total project cost
\$1,700,000	project costs previously allocated: preliminary plans
\$87,241,000	project costs to be allocated: working drawings \$3,197,000; mitigation funding \$1,520,000; project management \$2,081,000; consultant contracts \$622,000; \$79,821,000 construction

The Department is specifically requesting authorization to seek interim financing of \$8,375,000 for project-wide costs consisting of project administration (\$450,000), equipment (\$750,000) and agency retained costs (\$7,175,000). This authorization is consistent with the project schedule and identified costs in the need to procure long-lead equipment items

CEQA

The Department certifies CEQA requirements have been met. A Mitigated Negative Declaration has been prepared for each of the proposed sites. Certification of all ten sites will be completed in the fall of 1999. A Notice of Determination was filed with the State Clearinghouse on May 24, 1999, and the waiting period expired on June 23, 1999 without comment.

Project Schedule

The project Schedule is as follows:

Prototype SATF (Corcoran II)

Approve working drawings:	February 2000
Complete construction:	April 2001

Site Adapt (9 sites)

Approve working drawings:	June 2000
Complete construction:	September 2001

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 3

CALIFORNIA YOUTH AUTHORITY (5460)
EL PASO de ROBLES YOUTH CORRECTIONAL FACILITY
SAN LUIS OBISPO COUNTY
New Infirmary

Authority: Chapter 282/97, Item 5460-301-0660(2)

a. Adopt a resolution to include the following:

- (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 the Youth Authority and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of the Youth Authority and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of the Youth Authority 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: \$2,494,433

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

California Youth Authority, New Infirmery, Paso Robles Youth Correctional Facility

Action Requested

The requested action will authorize interim financing to be repaid from the issuance of lease revenue bonds.

Scope Description

This project is within scope. This project consists of a 10,554 SF one story Infirmery Building and related site improvements. The Infirmery includes a waiting area, medical examination and treatment area, a dental treatment area, office space and ward overnight treatment area.

Funding and Project Cost Verification

This project is within cost.

\$2,812,000 total project cost

\$318,000 project costs previously allocated: preliminary plans \$94,000; working drawings \$224,000

\$2,494,000 project costs to be allocated: contract \$2,127,000; contingency \$106,000; project administration \$241,000; agency retained \$20,000

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule was delayed due to the original bids being greater than 120 percent of the budgeted amount. The current project schedule is as follows:

Approve working drawings: December 1998

Complete construction: May 2000

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HARTS MILL FOREST FIRE STATION, BUTTE COUNTY
CDF 156, Parcel 9836

Authority: Chapter 324/98, Item 3540-301-0001(10)

- a. **Approve a resolution authorizing site selection and acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Department Of Forestry And Fire Protection,
Harts Mill Forest Fire Station, CDF 156, Parcel 9836

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services.

Scope Description

This project is within scope. The project provides for the acquisition of approximately 5 acres to relocate the existing forest fire station facility. The area to be acquired is vacant and unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 324/98, Item 3540-301-0001 (10), provides \$172,000 for fee title acquisition and associated overhead necessary to complete the relocation of the Harts Mill Forest Fire Station. The replacement property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on April 26, 1999, and the waiting period expired on May 26, 1999 without comment.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before December 1, 1999.

Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal dated November 13, 1998.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 5

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION(3540)
SAND CREEK FOREST FIRE STATION, FRESNO COUNTY
CDF 158, Parcel 9837**

Authority: Chapter 324/98, Item 3540-301-0001(28)

a. Approve a resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, Department Of Forestry And Fire Protection,
Sand Creek Forest Fire Station, CDF 158, Parcel 9837

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition by the Department of General Services.

Scope Description

This project is within scope. The project provides for the fee title acquisition of approximately 5.0 acres of land for the relocation of the existing Sand Creek Forest Fire Station.

Funding and Project Cost Verification

This project is within cost. Chapter 324/98, Item 3540-301-0001 (28) provides \$223,000, for fee title acquisition and associated overhead necessary to complete the relocation the Sand Creek Forest Fire Station. The replacement property can be acquired within the funds available and in accordance Legislative intent.

CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on April 26, 1999, and the waiting period expired on May 26, 1999 without comment.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close by December 31, 1999.

Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal dated December 30, 1998.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 6

CALIFORNIA CONSERVATION CORPS (3340)
SEQUOIA BASE CENTER, TULARE COUNTY
Kitchen Expansion/Office Relocation

Authority: Chapter 324/98, Item 3340-301-0001(1)

- a. Approve preliminary plans
- b. Approve increased costs within appropriation **\$46,000**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

California Conservation Corps, Sequoia Base Center, Kitchen Expansion/Office Relocation

Action Requested

The requested action will provide approval for preliminary plans, release of working drawing funds, and a cost increase within appropriation.

Scope Description

This project is within scope. The project will renovate 4,445 sf of the interior of the west wing of Building F-11 to increase the dining and kitchen facility areas. In addition, the project provides a 2100 sf trailer for staff offices that will be displaced as a result of the renovation. The office trailer will be a prefabricated “turnkey” trailer located on a permanent concrete pad with adjacent asphalt concrete parking lot paving. The toilet room and shower room in the renovated building will be upgraded to comply with current Americans with Disabilities Act accessibility standards.

Funding and Project Cost Verification

This project is not within cost. The department is requesting that the Board recognize a cost increase within the appropriation to the construction phase of the project. Based on completed preliminary plans, the project has a savings of \$46,000 within working drawings phase and a cost increase of \$46,000 in the construction phase. The future estimated construction amount is \$969,000. The project is within the total appropriated project cost of \$1,100,000.

\$1,100,000 total estimated project cost

\$46,000 project costs previously allocated: preliminary plans

\$1,054,000 to be allocated: working drawings \$85,000; construction \$969,000 (\$808,000 contract, \$57,000 contingency, \$71,000 A&E, and \$33,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 20, 1999, and the waiting period expires on August 25, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 1999

Complete construction: December 2000

Staff Recommendation: Approve preliminary plans, release of working drawings, and a cost increase within appropriation contingent on the successful completion of the 35-day litigation period.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF CORRECTIONS (5240)
ADMINISTRATIVE SEGREGATION UNIT PROJECT
Multiple Sites

Authority: Chapter 500/98, Item
Chapter 502/98, Item
Chapter 50/99, Item

- a. **Approve preliminary plans**
- b. **Approve the use of Inmate Day Labor per California Public Contract Code, Section 10103.5 for all Administrative Segregation Unit project sites.**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Corrections, Administrative Segregation Unit Project, Multiple Sites

Action Requested

The requested action will provided approval of preliminary plans, release of working drawing funds, and the use of Inmate Day Labor.

Scope Description

This project is within scope. The Administrative Segregation Unit project consists of constructing ten semi-autonomous buildings to be located at ten existing correctional facilities. The project, when completed, will add a total of 1,000 cells to the California prison system. An appropriation of \$88,941,000 for site studies, design and construction will be shared among ten existing prison sites.

Funding and Project Cost Verification

This project is within cost. Two Form 14-D's and a Side-by Side Analysis, Agency Retained Matrix and Budget Summary are attached for your review and approval.

\$88,941,000 total project cost

\$1,700,000 project costs previously allocated: preliminary plans

\$87,241,000 project costs to be allocated: working drawings \$3,197,000; mitigation funding \$1,520,000; project management \$2,081,000; consultant contracts \$622,000; \$79,821,000 construction

\$21,882,000 total allocation request included in this item:
 0 prototype: preliminary plans \$460,000; project administration \$315,000; equipment \$75,000; and agency retained \$866,000; working drawings \$550,000; and construction \$7,034,000 (\$6,508,000 contract, \$326,000 contingency, and A&E costs \$200,000)

9 remaining sites: preliminary plans \$1,240,000; project administration \$2,838,000; equipment \$675,000; and agency retained \$7,829,000

CEQA

The Department certifies CEQA requirements have been met. A Mitigated Negative Declaration has been prepared for each of the proposed sites. Certification of all ten sites will be completed in the Fall of 1999. A Notice of Determination was filed with the State Clearinghouse on May 24, 1999, and the waiting period expired on June 23, 1999 without comment.

Project Schedule

The project schedule is as follows:

Prototype SATF (Corcoran II)

Approve working drawings: February 2000
 Complete construction: April 2001

Site Adapt (9 sites)

Approve working drawings: June 2000
 Complete construction: September 2001

Staff Recommendation: **Approve preliminary plans specific to prototype, release of working drawing funds for prototype, release of project-wide costs for all 10 sites and authorize the use of Inmate Day Labor for the project.**

CONSENT ITEMS

CONSENT – ITEM 8

**DEPARTMENT OF CORRECTIONS (5240)
MINOR CAPITAL OUTLAY PROJECTS
STATEWIDE**

Authority: Chapter 50/99, 5240-301-0001(20)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of Corrections, Statewide, Minor Capital Outlay Projects

Action Requested

The requested action will provide approval of the use of Inmate Day Labor (IDL) resources on the department's minor program.

Scope Description

These projects are within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 1999/00 fiscal year.

Funding and Cost Verification

These projects are within cost.

\$5,500,000 total amount to be allocated

CEQA

N/A

Project Schedule

The project schedule is as follows:

All projects will be in construction by June 30, 2000.

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 9

**CALIFORNIA COMMUNITY COLLEGES (6870)
GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
GAVILAN COLLEGE, SANTA CLARA COUNTY
Child Development Center**

*Authority: Chapter 282/97, Item 6870-301-0658(28)
Chapter 50/99, Item 6870-301-0574(22)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

California Community Colleges, Gavilan College, Child Development Center

Action Requested

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

Scope Description

This project is within scope. The project will construct a 8,615 asf child development facility consisting of 6,515 asf demonstration space, 400 asf classroom, 900 asf office/reception area, and 800 asf service and storage space.

Funding and Project Cost Verification

This project is within cost.

\$3,271,000 total estimated project costs

\$57,000 project costs previously allocated: preliminary plans

\$3,214,000 to be allocated: working drawings \$187,000; construction \$3,027,000 (\$2,666,000 contracts, \$133,000 contingency, \$96,000 for administration and construction management, \$132,000 testing and inspection) at CCCI 3847

CEQA

This project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on May 27, 1999, and the waiting period expired on June 24, 1999 without comment.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2000

Complete construction: June 2001

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

CONSENT ITEMS

CONSENT – ITEM 10

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
CUYAMACA COLLEGE, SAN DIEGO COUNTY
Child Development Center - P**

*Authority: Chapter 282/97, Item 6870-301-0658(32), CFIS # 40.19.114
Chapter 50/99, Item 6870-301-0574(27)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

California Community Colleges, Cuyamaca College, Child Development Center

Action Requested

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

Scope Description

This project is within scope. The project will construct a 7,965 asf child development facility consisting of 5,125 asf demonstration space, 1,100 asf classroom, 600 asf office/registration area, and 1,140 asf service and storage space.

Funding and Project Cost Verification

This project is within cost.

\$3,222,000 total estimated project costs

\$76,000 project costs previously allocated: preliminary plans

\$3,146,000 to be allocated: working drawings \$171,000; construction \$2,975,000 (\$2,580,000 contracts, \$129,000 contingency, \$93,000 administration and construction management, \$173,000 testing and inspection) at CCCI 3847

CEQA

This project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on June 1999, and the waiting period expired on July 30, 1999 without comment.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2000

Complete construction: December 2001

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

CONSENT ITEMS

CONSENT – ITEM 11

CALIFORNIA COMMUNITY COLLEGES (6870)

LASSEN COMMUNITY COLLEGE DISTRICT

LASSEN COLLEGE, LASSEN COUNTY

Child Development Center - P

*Authority: Chapter 282/97, Item 6870-301-0658(37), CFIS # 40.24.103
Chapter 50/99, Item 6870-301-0574(36)*

a. Approve preliminary plans

WITHDRAWN.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

California Community Colleges, Lassen College, Child Development Center

Action Requested

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

Scope Description

This project is within scope. The project will construct a 7,550 asf child development facility consisting of 5,200 asf demonstration space, 700 asf classroom, 500 asf office/registration area, and 1,150 asf service and storage space.

Funding and Project Cost Verification

This project is within cost.

\$2,654,000 total estimated project costs

\$73,000 project costs previously allocated: preliminary plans

\$2,581,000 to be allocated: working drawings \$127,000; construction \$2,454,000 (\$2,105,000 contracts, \$105,000 contingency, \$76,000 administration and construction management, \$168,000 testing and inspection) at CCCI 3847

CEQA

This project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on June 16, 1999, and the waiting period expired on July 17, 1999 without comment.

Project Schedule

Project schedule is as follows:

Approve working drawings: March 2000

Complete construction: December 2001

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

CONSENT ITEMS

CONSENT – ITEM 12

**CALIFORNIA COMMUNITY COLLEGES (6870)
MARIN COMMUNITY COLLEGE DISTRICT
COLLEGE OF MARIN (KENTFIELD CAMPUS), MARIN COUNTY
Child Development Center - P**

*Authority: Chapter 282/97, Item 6870-301-0658(50), CFIS # 40.28.206
Chapter 50/99, Item 6870-301-0574(46)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

California Community Colleges, College of Marin (Kentfield Campus),
Child Development Center

Action Requested

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

Scope Description

This project is within scope. The project will construct a 6,450 asf child development facility consisting of 4,000 asf demonstration space, 1,000 asf administrative space, 450 asf kitchen and support space, and 1,000 asf multi-use area.

Funding and Project Cost Verification

This project is within cost.

\$2,816,000 total estimated project costs

\$135,000 project costs previously allocated: preliminary plans

\$2,681,000 to be allocated: working drawings \$118,000; construction \$2,563,000
(\$2,297,000 contracts, \$115,000 contingency, \$37,000 administration, \$114,000
testing and inspection) at CCCI 3847

CEQA

This project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on June 8, 1999, and the waiting period expired on July 13, 1999 without comment.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2000
Complete construction: August 2001

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

CONSENT ITEMS

CONSENT – ITEM 13

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA BARBARA COMMUNITY COLLEGE DISTRICT
SANTA BARBARA CITY COLLEGE, SANTA BARBARA COUNTY
Life Science/Geology Code Corrections - C

Authority Chapter 282/97, Item 6870-301-0658(77)
Chapter 324/98, Item 6870-490

a. Approve reversion

<u>Location/Project</u>	<u>Chapter/Year</u>	<u>Item</u>	<u>Amount</u>
Santa Barbara City	282/97	6870-301-0658(77)	\$3,310,000
College, Life	324/98	6870-490	
Science/Geology			
Code Corrections			

MOVED TO ACTION ITEMS AND APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

California Community Colleges, Santa Barbara City College,
Life Science /Geology Code Corrections

Action Requested

The requested action will approve the reversion of \$3,310,000 appropriated for the construction phase of this project and terminate the current project.

Scope Description

This project is within scope. The project was designed to renovate the ventilation systems and reconstruct interior walls in limited areas in the life science/geology building in order to improve crowded work areas and fire egress accommodate an increase in class sizes. However, the development of the working drawings friable asbestos was found throughout the building. The removal of the asbestos requires extensive reconstruction of structural components of the building. In addition, the age of the building and the extent of the asbestos removal requires that the building be strengthen for seismic safety.

The inclusion of the expanded asbestos abatement and seismic components would necessitate a change to the approved project scope. Given significant change in project scope necessary to

move forward with the project and the associated cost increases as discussed below, the Chancellor's Office of the California Community Colleges (CO) requests the reversion of the appropriated funds. The CO intends to pursue an expanded project scope through 2000-2001 budget process.

Funding and Project Cost Verification

This project is not within cost. Due to the changes in project scope noted above, estimated construction costs have increased from \$3,910,000 to \$6,384,000. This increase is significantly beyond the augmentation authority of the State Public Works Board. Thus, the CO will propose an expanded project scope and a new appropriation for the construction phase of the project through the 2000-20001 budget process. The District has committed to funding any increase in the working drawings phase of the project related to the proposed scope change.

\$6,592,000	total estimated project costs
\$208,000	project costs previously allocated: preliminary plans \$85,000; and working drawings \$123,000
\$3,910,000	to be allocated for construction: district funds \$600,000; state funds \$3,310,000 (\$3,633,000 contracts, \$153,000 contingency, \$124,000 administration, testing, inspection, and construction management) at CCCCI 3571
(\$2,474,000)	funds necessary to complete construction (new appropriation needed as amount exceeds 20 percent of the construction appropriation)

CEQA

This project is in compliance with the CEQA. A Categorical Exemption was filed with the State Clearinghouse on April 30, 1997, and the waiting period expired on May 31, 1997 without comment.

Project Schedule

N/A

Staff Recommendation: Approve reversion. This reversion will result in the need for a new C appropriation and result in a project delay.

ACTION ITEMS

ACTION – ITEM

No action items.

OTHER BUSINESS

No other business.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary