

**STATE PUBLIC WORKS BOARD**

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

**STATE PUBLIC WORKS BOARD**

September 10, 1999

**MINUTES****PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Cliff Allenby, Interim Director, Department of General Services  
Jim Roberts, Chief Deputy Director, Department of Transportation  
Barbara Lloyd, Deputy Treasurer, State Treasurer's Office  
Barrett McInerney, 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:**

Mr. James E. Tilton, Administrative Secretary, State Public Works Board  
Vicky Albert, Acting Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

Paul Vetter, California Youth Authority  
Julie Sanchez, Department of Health Services  
Dean Harthorn, Department of Health Services  
Diane Elliott, Department of General Services  
Ted Park, Department of General Services, RESD  
Robert Benton, Department of General Services, RESD  
Cheri Johnson, Department of General Services, RESD, PSB  
Darlene Maston, California Department of Corrections  
Keith Beland, California Department of Correction

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:03 a.m. Mr. 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 August 13, 1999, minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of August 13, 1999, were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there were three bond items. Item #1 was being withdrawn from the Agenda.

Mr. Tilton reported the second bond item was for the Department of Health Services, Phase 1, Richmond Laboratory, total estimated cost of \$55,529,000 and that the resolution authorizes interim financing for the project. Mr. Tilton also reported that Phase 1 and Phase 2 would be sold as one bond. The total is not expected to exceed \$239.5 million and 6.15 percent.

Mr. Tilton noted that staff recommends approval of the resolution.

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

Mr. Tilton reported the third bond item was for the Department of Health Services, Phase 1, Richmond Laboratory, with a total estimated project cost of \$115,256,000 and that the resolution authorizes interim financing for the construction costs of \$108,416,000 for the project.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Ms. Lloyd and seconded by Mr. Allenby to approve Agenda Item #3 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 #4 through #19. Item #16, San Quentin Correctional Treatment Center, Phase 2, was withdrawn due to questions from the Legislative Analyst's Office.

Mr. Tilton indicated that the revised consent calendar proposed four requests to approve resolutions authorizing site selection and acquisition, one request to recognize scope change, eight requests for approval of preliminary plans, one request to approve increased costs within an appropriation, and one request to approve resolution authorizing settlement price which exceeds Department of General Services' estimate, and one request to approve resolution authorizing sale of surplus property.

Mr. Tilton reported that there were two 20-day letters in the Members' packages: Item #4 and Item #16. Mr. Tilton noted that Item #4 was contingent on the completion of the notification period without comment from the Legislature and Item #16 was withdrawn.

Mr. Tilton noted that staff recommends approval of the revised Consent Calendar, Items #4 through #15 and #17 through #19.

**A motion was made by Mr. Allenby, and Seconded by Mr. Roberts to adopt the revised Consent Calendar and to approve Agenda Items #4 through #15 and #17 through #19. The revised consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Mr. Tilton reported there were no action items.

**REPORTABLES:**

Mr. Tilton indicated there were three reportables.

**OTHER BUSINESS:**

Mr. Tilton noted there were no items of other business.

**NEXT MEETING:**

Ms. Tilton noted that the next PWB meeting is set for October 8, 1999 at 10:00 a.m., in Room 113

Before adjourning the meeting, Ms. Porini asked if there were any comments from members of the public. Cheri Johnson, Department of General Services, Real Estate Services Division, Professional Services Branch, reported an update for Item # 11 was not reflected in the agenda. The update would reflect a minor clarification of the scope change description. Mr. Tilton indicated the clarification could be taken care of at the staff level.

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

## BOND ITEMS

### BOND – ITEM 1

**DEPARTMENT OF GENERAL SERVICES (1760)  
STATE OFFICE BUILDING AT BUTTERFIELD WAY, SACRAMENTO**

*Authority: Section 14669.35 of the Government Code*

**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 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 State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$211,000,000**

**WITHDRAWN.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 1

Franchise Tax Board, Butterfield Way State Building, Sacramento

Action Requested

**The requested action would authorize interim financing for land acquisition, preliminary plans, working drawings, and construction of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

Scope Description

**This project is within scope.** As authorized through Government Code Section 14669.35 (Chapter 1152/96, as amended by Chapter 328/98), the scope of the project provides approximately 1,000,000 gross square feet of office and warehouse space adjacent to Franchise Tax Board's (FTB's) existing Phase I and Phase II facilities on Butterfield Drive. The project will also provide approximately 3,900 additional surface parking spaces. In addition, the project would renovate FTB Phases 1 and 2 and provide a new central plant that will serve the entire campus.

Funding and Project Cost Verification

**This project is within cost.**

\$218,000,000 total estimated project cost

\$7,000,000 partial funding of land acquisition

\$211,000,000 debt-financed funding

CEQA:

An Environmental Impact Report will be prepared for this project. CEQA compliance will be completed prior to approval of civil/site utilities preliminary plans.

Project Schedule

**The project schedule is as follows:**

- Civil/Site Utilities:  
Approve preliminary plans: October 2000  
Approve working drawings: January 2001  
Complete construction: March 2002
- Building Core & Shell:  
Approve preliminary plans: January 2001  
Approve working drawings: October 2001  
Complete construction: November 2003
- Tenant Improvements:  
Approve preliminary plans: April 2002  
Approve working drawings: January 2003  
Complete construction: May 2004
- Renovation:  
Approve preliminary plans: August 2002  
Approve working drawings: March 2003  
Complete construction: August 2004

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BOND – ITEM 2**

**DEPARTMENT OF HEALTH SERVICES (4260)  
PHASE I REPLACEMENT  
LABORATORY FACILITIES, RICHMOND  
1999 SERIES**

*Authority: Chapter 1173/93*

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

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds - 1999 Series (Department of Health Services).
- (2) Approve the form of and authorize the execution of Site Lease(s) between the Department of Health Services and the State Public Works Board.
- (3) Approve the form and authorize the execution of Facility Lease(s) between the Department of Health Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of Equipment Agreements between the Department of Health Services and the State Public Works Board.
- (5) Approve the form of and authorize the execution of Construction Agreement(s) between the Department of Health Services and the State Public Works Board.
- (6) Approve the form of and authorize the execution of an Indenture or Supplemental Indenture with the State Treasurer.
- (7) Approve the form and authorize execution and delivery of Preliminary Official Statement and Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale and delivery of said lease revenue bonds.

**Project Costs:       \$54,500,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 2

Department of Health Services, Richmond Health Services Laboratory – Phase I

#### Action Requested

**The requested action will adopt a resolution authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project provides for the acquisition (29 acres), design and construction of approximately 160,000 gross square feet of laboratory and office space for the Department of Health Services. The site is located in the Marina Bay area in the City of Richmond on the former Safeway Distribution Center site.

#### Funding and Project Cost Verification

**This project remains within cost.**

\$55,529,000 total estimated project cost

\$55,529,000 funds previously allocated: preliminary plans \$1,250,000; acquisition \$7,620,000; working drawings \$2,752,000; construction (including augmentation) \$43,907,000 (contract \$37,920,000; contingency \$1,896,000; A/E and project administration \$3,666,000; and agency retained items \$425,000)

#### CEQA

The CEQA review period was completed in June 1996.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: May 2000

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BOND – ITEM 3**

**DEPARTMENT OF HEALTH SERVICES (4260)  
PHASE II REPLACEMENT  
LABORATORY FACILITIES, RICHMOND  
1999 SERIES**

*Authority: Chapter 324/98, Item 4260-301-0660*

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

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds - 1999 Series (Department of Health Services).
- (2) Approve the form of and authorize the execution of Site Lease(s) between the Department of Health Services and the State Public Works Board.
- (3) Approve the form and authorize the execution of Facility Lease(s) between the Department of Health Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of Equipment Agreements between the Department of Health Services and the State Public Works Board.
- (5) Approve the form of and authorize the execution of Construction Agreement(s) between the Department of Health Services and the State Public Works Board.
- (6) Approve the form of and authorize the execution of an Indenture or Supplemental Indenture with the State Treasurer.
- (7) Approve the form and authorize execution and delivery of Preliminary Official Statement and Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale and delivery of said lease revenue bonds.

**Project Costs:           \$108,416,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 3

Department of Health Services, Richmond Health Services Laboratory – Phase II

#### Action Requested

**The requested action will adopt a resolution authorizing the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project provides for the design and construction of 176,000 gross square feet (gsf) of laboratories; 106,000 gsf for an auditorium, offices, and cafeteria; a 300,000 gsf warehouse; 20,000 gsf of shops; and build-out of 22,750 gsf from the Phase I Richmond Laboratory project and related site development.

#### Funding and Project Cost Verification

**This project is within cost.**

\$115,256,000 total estimated project costs

\$6,840,000 project costs previously allocated: preliminary plans \$2,989,000 and working drawings \$3,851,000

\$93,440,000 to be allocated: construction \$93,440,000 (contract \$77,350,000; contingency \$3,868,000; A/E \$9,722,000; agency retained items \$2,500,000) at CCCI 3571

\$14,976,000 estimated savings based on bid award

#### CEQA

The CEQA review period was completed in June 1996.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: January 2002

**Staff Recommendation: Approve resolution.**

## CONSENT ITEMS

### CONSENT – ITEM 4

#### DEPARTMENT OF JUSTICE (0820)

#### HAWKINS DATA CENTER, 4949 BROADWAY, SACRAMENTO COUNTY

Replace/Upgrade Computer Room Emergency Power Configuration

*Authority: Chapter 324/98 Item 0820-301-0001(5)  
Chapter 50/99 Item 0820-492, as reappropriated (5) w, c*

- |                                               |             |
|-----------------------------------------------|-------------|
| a. Recognize scope change                     |             |
| b. Approve augmentation for preliminary plans | \$10,000    |
| c. Approve augmentation for working drawings  | \$15,000    |
| d. Revert construction savings                | (\$172,000) |

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department Of Justice, Hawkins Data Center

Replace/Upgrade Computer Room Emergency Power Configuration

#### Action Requested

**The requested action will recognize a scope change, provide approval of an augmentation to the preliminary plans and working drawing phases of the project and revert construction savings.**

#### Scope Description

**This project is not within scope.** The number, location, and configuration of the Uninterruptible Power Supplies (UPS), and Power Distribution Units (PDU) have changed. The authorized scope of the project upgrades the existing computer emergency power system and includes installing (6 ea.) 500 KVA/480V UPS, (4 ea.) 150 KVA 42 PDU, (4 ea.) sealed-cell 12-minute battery backup units, and (6 ea.) transit voltage surge suppression units. The proposed scope will include installation of (3 ea.) 500 KVA/480V UPS, (6 ea.) 150 KVA 42 Pole PDU, and (3 ea.) Sealed Cell 12 minute Battery Backup Systems. The existing battery room will have the wet-cell batteries and walls removed and be used for the new combination battery/UPS units. The existing 1,500 kw generator will be connected to the new UPS units for emergency backup. Two UPS units will carry all existing and future loads while the third UPS unit will be a backup unit operating through an alternator which will have the capacity to serve either UPS units load should it fail or be taken out-of-service.

The Legislature was notified of the proposed scope change on August 27, 1999. Approval of this item is contingent on the completion of the 20-day notification period without comment.

Funding and Project Cost Verification

**This project is within cost.**

\$1,964,000 total estimated project cost

\$52,000 project costs previously allocated: preliminary plans

\$1,715,000 to be allocated: working drawings \$76,000; construction \$1,639,000 (\$1,442,000 construction contract, \$99,000 contingency, and \$98,000 A&E and other project costs)

\$25,000 proposed funding (\$10,000 preliminary plans, working drawings \$15,000)

\$172,000 available for reversion

CEQA

The CEQA document will be filed and the process completed before approval of preliminary plans is sought.

Project Schedule

**The project schedule is as follows:**

Approve working drawings:	March 2000
Complete construction:	February 2001

**Staff Recommendation:** **Recognize scope change, approve an augmentation to the preliminary plans, working drawing phases and revert construction savings.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CORRECTIONAL TRAINING FACILITY, SOLEDAD, MONTEREY COUNTY**  
North Facility Gym/Dining/Kitchen, Wing V and Bldg. Vs-1, Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-0768(15)*  
*Chapter 324/98, Item 1760-301-0768(14) as reappropriated by*  
*Chapter 50/99, Item 1760-490-0768(14)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services, California Training Facility, Soledad,  
North Facility Gym/Dining/Kitchen, Wing V and Bldg. VS-1 Structural Retrofit

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project consists of a "structural only" retrofit. Architectural/ mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will include roof diaphragm strengthening for the gymnasium and dining halls, improved connections of roof framing, seismic separation between buildings, exterior brace frames at Building VS-1 to provide longitudinal stability and a full height shear wall to balance the eccentricity of Wing V.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,367,000 total estimated project cost

\$47,000 project costs previously allocated: preliminary plans

\$2,320,000 to be allocated: working drawings \$253,000; construction \$2,067,000 (\$1,581,000 contract, \$111,000 contingency, \$280,000 A/E, and \$95,000 agency retained items) at CCCI 3722

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 27, 1998, and the waiting period expired June 1, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 2000

Complete construction: January 2001

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

## CONSENT ITEMS

### CONSENT – ITEM 6

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CALIFORNIA CORRECTIONAL INSTITUTE, TEHACHAPI, COUNTY**  
Van Weston Hall, Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-0768(15)*  
*Chapter 324/98, Item 1760-301-0768(18) as reappropriated by*  
*Chapter 50/99, Item 1760-490-0768(18)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, California Correctional Institute, Tehachapi,  
Van Weston Hall, Structural Retrofit

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project consists of a "structural only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will include adding seven new shear walls and footings under the first floor in the crawl space, stiffening the top of the exterior bearing walls in both the kitchen and dining room locations for out-of-place bending, adding new horizontal trusses and plywood roof sheathing for diaphragm strength and providing additional end elements for the roof truss-to-wall connections.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,653,000 total estimated project cost

\$58,000 project costs previously allocated: preliminary plans

\$1,595,000 to be allocated: working drawings \$122,000; construction \$1,473,000  
(\$1,114,000 contract, \$78,000 contingency, \$221,000 A/E, and \$60,000 agency  
retained items) at CCCI 3722

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 21, 1998, and the waiting period expired June 24, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	December 1999
Complete construction:	December 2000

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

## **CONSENT ITEMS**

### **CONSENT – ITEM 7**

**DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA INSTITUTE FOR MEN, CHINO,  
SAN BERNARDINO COUNTY**  
Central Guidance Center A – Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-0768(15)  
Chapter 324/98, Item 1760-301-0768(20)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of General Services, Structural Retrofit, California Institute for Men,  
Chino, Central Guidance Center A

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project consists of a "structural only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The retrofit scheme includes providing through bolts to strengthen the shear keys between units, strengthening the supporting concrete columns below the shear wall in the Unit 2 Fan Room, providing out-of-plane anchorage at the wood framed roof in Unit 3, and strengthening boundary elements at the Unit 5 shear walls.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,914,000 total estimated project cost

\$148,000 project costs previously allocated: preliminary plans

\$3,766,000 to be allocated: working drawings \$244,000; construction \$3,522,000  
(\$2,736,000 contract, \$192,000 contingency, \$378,000 A/E, and \$216,000  
agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 11, 1998 and the waiting period expired June 15, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2000  
Complete construction: September 2001

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

## CONSENT ITEMS

### CONSENT – ITEM 8

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
MANTON FOREST FIRE STATION, TEHAMA COUNTY  
CDF 152, Parcel 9831**

*Authority: Chapter 324/98, Item 3540-301-0001(11)*

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

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of General Services, Department of Forestry and Fire Protection,  
Manton Forest Fire Station, CDF 152, Parcel 9831

#### 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 (DGS).**

#### Scope Description

**This project is within scope.** The project provides for the acquisition of approximately five 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(11), provides \$147,000, for fee title acquisition and associated overhead necessary to complete the relocation of the Manton 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 Negative Declaration was filed with the State Clearinghouse on May 26, 1999, and the waiting period expired on June 28, 1999 without comment. A Notice of Determination was filed on July 28, 1999, and the waiting period expired on August 27, 1999.

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 DGS appraisal dated March 9, 1999.
- There is no implied dedication involved with this project.
- The DGS 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 9

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
PIEDRA FOREST FIRE STATION, FRESNO COUNTY  
CDF 154, Parcel 9833

*Authority: Chapter 324/98, Item 3540-301-0001(25)*

- a. **Approve a resolution authorizing a settlement price which exceeds the Department of General Services appraisal estimate of \$2,500**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of General Services, Department of Forestry and Fire Protection,  
Piedra Forest Fire Station, CDF 154, Parcel 9833

#### Action Requested

**The requested action will approve a resolution authorizing a settlement price which exceeds the Department of General Services (DGS) appraisal estimate of \$2,500.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides for acquisition of approximately 0.55 acres from an adjacent property owner to expand the existing Piedra Forest Fire Station facility. The area to be acquired is vacant and unimproved. The proposed \$12,000 Administrative Settlement price, which exceeds the DGS appraisal estimate of \$2,500, enables expansion of the forest fire station facility, halts the State's encroachment onto private property, and avoids possible court costs, thereby representing the State's best interests.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324/98, Item 3540-301-0001 (25), provides \$60,000, for acquisition of fee simple interest and associated overhead for real property needed to provide for the expansion needs of the Piedra Forest Fire Station. However, the State Public Works Board previously authorized site selection and acquisition of the property adjacent to the existing Piedra Forest Fire Station on April 9, 1999. The property can be acquired within the funds available and in accordance with the intent of the Legislature.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 21, 1998, and the waiting period expired on October 26, 1998.

### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before October 1999.

### Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- The DGS Real Estate Services Division recommends approval of this transaction.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The DGS and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:     Approve resolution authorizing a settlement price which exceeds the DGS appraisal estimate of \$2,500.00.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**DEPARTMENT OF GENERAL SERVICES (1760)  
EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)  
INDIO OFFICE BUILDING, RIVERSIDE COUNTY  
SSL-466**

*Authority: Chapter 1309/90, Section 6(Parcel 2)*

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

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of General Services, Employment Development Department,  
Indio Office Building, SSL-466

#### Action Requested

**The requested action will approve a resolution authorizing the sale of fee simple interest in this surplus real property by the Department of General Services (DGS).**

#### Scope Description

**This project is within scope.** The DGS has legislative authority to dispose of surplus real property as identified by specific departments. The Employment Development Department determined that the property located at 83-151 Requa Avenue, in the City of Indio, County of Riverside, is no longer required by the Department. The DGS Real Estate Services Division marketed the surplus property and received three offers for purchase and has executed a purchase agreement with the highest bidder.

Due to federal equity issues, one hundred percent of the proceeds of the sale, less DGS staff costs, will go to the federal government. The sale price of the property at 83-151 Requa Avenue is \$150,000. DGS staff costs are approximately \$82,000. The remaining proceeds of \$68,000 will go to the Federal Department of Labor. DGS indicates that through a public bid process, the sale price of this property is above fair market value.

The Real Estate Services Division recommends approval of this transaction.

#### Funding and Project Cost Verification

**This project is within cost.**

#### CEQA

N/A

**Staff Recommendation: Approve resolution authorizing sale of surplus property.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 11**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CALIFORNIA YOUTH AUTHORITY (5460)**  
**PRESTON YOUTH CORRECTIONAL FACILITY, AMADOR COUNTY**  
Water Line Replacement Project, CYA 8446, Parcels 9847, 9848

*Authority: Chapter 324/98, Item 5460-301-0001(4)*

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

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of General Services, California Youth Authority, Preston Youth Correctional Facility, Water Line Replacement Project, CYA 8446, Parcels 9847, 9848

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of permanent easement interests in two parcels by the Department of General Services.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides for acquisition of permanent easement interests, involving approximately 1,200 square feet in Parcel 9847 and 1,000 square feet in Parcel 9848, to construct a 10” water line to serve the Preston Youth Correctional Facility.

#### Funding and Project Cost Verification

**This project is within cost.**

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 8, 1999, and the waiting period expired on April 7, 1999.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close by September 30, 1999.

#### Other

- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

**Staff Recommendation: Approve resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 12

#### DEPARTMENT OF PARKS AND RECREATION (3790)

#### EMPIRE MINE STATE HISTORIC PARK, NEVADA COUNTY

Department Parcel Numbers A23901 (Phase I), A23902 and A23903 (Phase II/Option)

*Authority: PRC, SEC 5907(b)(1)(0) as reallocated by  
Chapter 326/98, SEC 9  
Chapter 50/99, Item 3790-301-0262(1)*

- a. Approve resolution authorizing site selection, acquisition, and no-cost option**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Empire Mine State Historic Park

#### Action Requested

**The requested action will provide approval for a resolution authorizing site selection, acquisition and a no-cost option for the future purchase of additional property.**

#### Scope Description

**This project is within scope.** This authorization will permit purchase of one unimproved and unoccupied parcel; approximately 23.02 acres as an addition to Empire Mine State Historic Park. Acquisition is sought in fee. In addition, the authorization will permit the Department to enter into a two-year no-cost option to purchase 16.54 acres of additional property at the approved appraised value within the overall project area.

#### Funding and Project Cost Verification

**This project is within cost.** The Legislature has approved the reallocation of funding from the 1988 Bond Fund for the purchase of high priority additions to eligible State park units in Nevada County and funding from the 1999 Habitat Conservation Fund without specifying particular parcels. The statutory and Budget Act appropriations (as cited above) currently have sufficient balances for the Department's acquisition, and use of these funds for this acquisition is consistent with the Department's overall plan for these funds.

### CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Exemption under CEQA was filed with the State Clearinghouse on August 6, 1999, and the waiting period anticipated to expire on September 10, 1999.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is in October of 1999.

### Other

- The property was appraised by Department of General Services (DGS) and the proposed offer amount is consistent with the per acre fair market value approved by DGS staff. The owner has agreed to offer the State a two-year no-cost conditional option for the purchase of additional lands subject to the availability of funds.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Department has done a walk-through of the property and is not aware of any potential safety or environmental issues pertaining to the property.
- 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 indicates that approval of this acquisition would not obligate the State to additional operating costs.

**Staff Recommendation: Approve resolution authorizing site selection, acquisition, and no-cost option, contingent on successful completion of the CEQA review period.**

## CONSENT ITEMS

### CONSENT – ITEM 13

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

Department Parcel Number A24701

*Authority: Chapter 324/98, 3790-301-0263(3)*

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

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

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

Action Requested

**The requested action will provide approval for a resolution authorizing site selection and acquisition.**

Scope Description

**This project is within scope.** This authorization will permit the acquisition of approximately 20 acres. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Funding and Project Cost Verification

**This project is within cost.** The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the opportunity purchase of parcels for addition to units of the Off-Highway Vehicular Recreation System, without specifying particular parcels. The Budget Act appropriation currently has a balance of approximately \$144,700. Use of these funds for this acquisition proposal 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 Determination was filed with the State Clearinghouse on September 4, 1986, and the waiting period expired on December 4, 1986.

### Project Schedule

#### **The project schedule is as follows:**

The anticipated close of escrow is in October of 1999.

### Other

- The property was appraised by Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- 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 indicates that approval of this acquisition would not obligate the State to additional operating costs.

**Staff Recommendation: Approve resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 14

**DEPARTMENT OF CORRECTIONS (5240)**  
**NORTH KERN STATE PRISON, DELANO, KERN COUNTY**  
Revision of Previous Board Action

*Authority: Chapter 1479/88, Items 5240-846-746(3)(6)(1)*  
*5240-846-746(3)(6)(2)*

- a. **Revise January 15, 1999 State Public Works Board action (to reflect June 30, 1999 liquidation period savings within the projectwide cost category of \$386,000, design package cost category of \$750,000, and the appropriation balance of \$555,000)**
  
- b. **Recognize anticipated deficit** **\$195,000**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

Department of Corrections, North Kern State Prison Delano, Reversion of PWB Action

#### Action Requested

**The requested action will recognize a revision of the January 15, 1999 Public Works Board meeting and recognize the liquidation period savings totaling \$1,691,000 in numerous categories, and recognize an anticipated deficit.**

#### Project Scope

This project is within scope. The Department was authorized to construct and establish a combination 1,750-bed reception center and 500-bed Level III prison together with a 200-bed service facility in the vicinity of Delano in Kern County. Currently the institution has the capability to house approximately 5,200 inmates.

#### Funding and Project Cost Verification

**This project is not within cost.** Augment the agency retained category by \$195,000 to pay two outstanding Pacific Bell invoices. The services provided were for the relocation of a communications facility along Cecil Avenue, which were related to the street improvements required for the new prison. This work was performed in March of 1991. These services were never paid for.

\$171,929,000	funding in place: \$2,945,723 1986 Prison Construction Fund; \$168,983,277 1988 Prison Construction Fund
-\$1,691,000	project savings (liquidation period reversions)
-0-	appropriation balance (revised from \$555,000)
\$195,000	proposed augmentation
\$170,433,000	total estimated project cost to date (revised from \$171,374,000)
\$34,512,000	recognize projectwide costs (revised from \$34,704,000) to date: preliminary plans \$810,000; project administration \$12,862,000; long lead \$4,398,000; equipment \$6,809,000; site acquisition \$1,658,000; agency retained \$7,975,000
\$135,921,000	recognize design package cost (revised from \$136,670,000) to date: working drawings \$2,219,000; construction \$133,702,000 (\$119,964,000 contract, \$13,126,000 contingency, \$1,885,000 A/E costs, \$1,273,000 and reimbursement) at LSI-M/L 437.33

#### CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Determination was filed with the State Clearinghouse on December 30, 1988, and the waiting period has expired.

#### Project Schedule

**The project schedule is as follows:**

Construction is 100 percent complete. Inmate occupancy began April 1993.

**Staff Recommendation: Approve the net savings and the augmentation.**

## CONSENT ITEMS

### CONSENT – ITEM 15

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA MEDICAL FACILITY, SOLANO COUNTY  
Electrified Fence Project

*Authority: Chapter 324/98, Item 5240-301-0001(15.2)  
Chapter 50/99, Item 5240-301-0001(15)*

- a. Approve preliminary plans
- b. Recognize projectwide costs to date
- c. Recognize anticipated deficit \$198,000  
(5.8%)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

Department of Corrections, California Medical Facility, Electrified Fence Project

#### Action Requested

**The requested action will approve preliminary plans, recognize and approve projectwide costs, and recognize and anticipated deficit of 5.8 percent totaling \$198,000.**

#### Scope Description

**This project is within scope.** The electrified fence project is a lethal barrier/deterrent constructed between the prison's double perimeter security fences, allowing partial or total deactivation of perimeter guard towers, except at sallyports. The Department has constructed lethal electrified fences at 25 facilities resulting in staff savings of approximately \$39 million.

The typical project for lethal fencing includes metal posts with concrete grade beam and 15 strands of high voltage wire, warning signs, maintenance gates, protective devices, and zone alarms.

The CMF site will require additional work beyond the typical installation of the electrified fence. Since it is an older institution, it has more difficult site conditions such as an inadequate existing perimeter security. CMF is the first authorized site in the Group III, other identified older institutions designated for an electrified fence will be constructed in a single bid package. The average pay back time is approximately 5.5 years.

#### Funding and Project Cost Verification

**This project is not within cost.**

\$3,421,000 funding in place

\$198,000 recognize anticipated deficit

\$3,619,000 total project costs

\$571,000 recognize and establish projectwide costs: acquisition \$0; preliminary plans \$124,000; project administration \$360,000; equipment \$0; agency retained \$87,000

\$3,048,000 recognize and establish design package costs: working drawings \$126,000; construction \$2,922,000 (\$2,630,000 contract, \$184,000 contingency, \$108,000 construction support) LSI-M/L 1.61

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 3, 1999, and the waiting period expired on September 2, 1999.

Project Schedule

**The project schedule is as follows:**

Approve working drawings: January 2000  
Complete construction: September 2000

**Staff Recommendation: Approve preliminary plans, recognize and approve projectwide costs, and recognize an anticipated deficit.**

## CONSENT ITEMS

### CONSENT – ITEM 16

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON, SAN QUENTIN, MARIN COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(20), as reappropriated by  
Chapter 50/99, Item 5240-490-0001(20)*

- a. **Recognize scope change**
- b. **Approve augmentation** **\$127,000**  
**(9.9%)**

**WITHDRAWN.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

Department Of Corrections, California State Prison, San Quentin,  
Correctional Treatment Center Phase II

Action Requested

**The requested action will recognize a scope change and provide approval for an augmentation.**

Scope Description

**This project is not within scope.** The Correctional Treatment Center (CTC) licensing project provides for construction of a new 31,239 sf medical facility at California State Prison, San Quentin which will meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Due to security issues, the site for this new building has been changed from outside the secured perimeter to inside the secured perimeter. This change in location provides better security, but does not affect CTC operations, foot print or size of the building. This relocation may also result in construction cost savings due to security and structural modifications that are not necessary at the new site. A 20-day letter was sent to the Legislature on August 25, 1999. Approval of this item is contingent on the completion of the notification period without comment.

Funding and Project Cost Verification

**This project is not within cost.** Due to a change in the site location, additional funds are required for the preliminary plans to cover an additional soils report, site survey, design, and preparation of the Environmental Impact Report (EIR). The additional funds required represent 9.9 percent of this appropriation.

\$15,695,000 total estimated project cost

\$1,279,000 previously allocated: preliminary plans \$483,000; working drawings \$796,000

\$14,289,000 to be allocated: construction (\$12,444,000 contract, \$622,000 contingency, \$1,069,000 A&E, \$154,000 Guarding and Telecommunications) at CCCI 3909

\$127,000 proposed funding: preliminary plans

CEQA

CDC is currently in the CEQA process. The draft Notice of Preparation was completed for the start of the EIR process.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	January 2000
Approve working drawings:	October 2000
Complete construction:	October 2002

**Staff Recommendation: Recognize a scope change and approve an augmentation.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 17**

**CALIFORNIA YOUTH AUTHORITY (5460)**  
**PRESTON YOUTH CORRECTIONAL FACILITY, AMADOR COUNTY**  
Water Line Replacement Project, CYA 8446, Parcels 9847, 9848

*Authority: Chapter 324/98, Item 5460-301-0001(4)*

**a. Approve preliminary plans**

(See companion action, Consent Item 11, page 23.)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

Department of Youth Authority

Water Line Replacement – Preston Youth Correctional Facility, Ione, CA

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project consists of installing approximately 16,500 linear feet (LF) of a 10-inch raw water pipeline from the existing Amador Water Agency, Ione Reservoir inlet to the existing Preston School's Water Treatment Facility. Project includes constructing a pressure reducing station, retrofitting the existing Preston Water Treatment Plant Building for the new 10-inch pipeline, and potholing to identify existing utilities along the proposed pipeline alignment. The existing 6-inch pipeline will be abandoned in place. Costs to obtain property easements and permits has also been included.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,270,000 total estimated project cost

\$332,000 project costs previously allocated: preliminary plans

\$1,938,000 to be allocated: working drawings \$124,000; construction \$1,814,000  
(\$1,398,000 contract, \$98,000 contingency, \$141,000 A&E costs, \$132,000  
other project costs, \$45,000 agency retained)

#### CEQA

The Notice of Exemption was filed with the State Clearinghouse on March 8, 1999, and the period for legal challenges expired on April 8, 1999.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2000
Complete construction:	November 2001

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 18**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT  
WEST LOS ANGELES COLLEGE, LOS ANGELES COUNTY  
Child Development Center**

*Authority: Chapter 282/97, Item 6870-301-0658(44)  
Chapter 50/99, Item 6870-301-0574(42)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, West Los Angeles 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 constructs a 10,499 asf project including 881 asf instructional lab, 1,034 asf office space and 8,584 asf other space. This includes a minor realignment of space types and amounts to reflect a more efficient use of the facility consistent with the approved scope of the project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,517,000 total estimated project costs

\$70,000 project costs previously allocated: preliminary plans

\$3,447,000 to be allocated: working drawings \$230,000; construction \$3,217,000 (\$2,892,000 contracts, \$145,000 contingency, \$180,000 administration, testing, inspection) at CCCCI 3847

#### CEQA

The department certifies that this project is in compliance with CEQA. The updated Environmental Impact report for this project was filed with Los Angeles County in May 1989 and the waiting period has since expired.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2000  
Complete construction: September 2001

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

## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MERCED COMMUNITY COLLEGE DISTRICT**  
**MERCED COLLEGE, MERCED COUNTY**  
Child Development Center

*Authority Chapter 282/97, Item 6870-301-0658(51)*  
*Chapter 50/99, Item 6870-301-0574(48)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, Merced 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 an 8,210 asf child development facility consisting of 750 asf lab, 1,050 asf office, and 6,410 asf other space types including 3,750 asf child development demonstration space.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,712,000 total estimated project costs

\$111,000 project costs previously allocated: preliminary plans

\$3,601,000 to be allocated: working drawings \$170,000; construction \$3,431,000 (\$3,041,000 contracts, \$152,000 contingency, \$238,000 administration, testing, inspection, and construction management) at CCCCI 3847

#### CEQA

This project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on April 23, 1999, and the waiting period expired on May 28, 1999 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2000

Complete construction: June 2001

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

## **ACTION ITEMS**

### **ACTION – ITEM**

No action items.

## **OTHER BUSINESS**

Discuss Litigation (Lanterman)

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary