



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

STATE PUBLIC WORKS BOARD
NOVEMBER 9, 2000
MINUTES

PRESENT:

Mr. Dennis Hordyk, Assistant Director, Department of Finance
Ms. Karen McGagin, Deputy Director, Department of General Services
Mr. James Roberts, Chief Deputy Director, Project Development, Department of Transportation

ATTENDANCE NOT REQUIRED, NO BOND ITEMS:

State Treasurer's Office
State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Karen Finn, Assistant Administrative Secretary, State Public Works Board
Steve Lehman, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Secretary, State Public Works Board
Sally Lukenbill, Budget Analyst, Department of Finance
Rocel Bettencourt, Budget Analyst, Department of Finance
Stan Hiuga, Budget Analyst, Department of Finance

OTHERS PRESENT:

William C. Kriz, Building Systems Management
Dennis Sutro, member of the public
Darlene Masten, Department of Corrections
Nina Holman, Department of Corrections
Chris Vance, State Treasurer's Office
Irene Anderson, Department of General Services
Phil Henderson, Department of General Services
Gerry Clark, Department of General Services
Lisa Crownover, Department of Motor Vehicles
Michael Hariland, Department of Motor Vehicles
Chris Williams, ALC

CALL TO ORDER AND ROLL CALL:

Mr. Hordyk, Chairperson, Assistant Director, Department of Finance at 10:06 am called the meeting to order. 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 minutes from the October 13, 2000 regular meeting, and the October 27, 2000 special meeting and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no other objections, the minutes of October 13, 2000, and the minutes of the October 27, 2000 Special meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there was one bond item.

Bond Item #1, Department of General Services, Energy Assessments. This item is being postponed at the request of the Department of General Services.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #2 through #25.

Item #16, Department of Mental Health, Sexually Violent Predator Facility is being pulled by the Department of Finance to allow time to resolve property acquisition issues. Item #24, California Community Colleges, Ventura College, Learning Resource Center is being pulled to allow time to respond to issues raised by the Joint Legislative Budget Committee.

Mr. Tilton indicated that in summary, the revised consent calendar proposed ten requests to approve preliminary plans; one request to recognize scope change; three requests to approve augmentation; four requests to approve site selection; five requests to approve a resolution authorizing site selection and acquisition; one request to approve combining projects into one bid package in accordance with Section 10127 of the Public Contract Code; one request to approve a technical correction; one request to approve estimated project budget to date, totaling \$2,200,000; and one request to approve proceed to bid pursuant to Public Contract Code 10127.

Mr. Tilton noted that there were five 20-day letters. Item #9, Department of Motor Vehicles, Removal of Asbestos Materials and Seismic Retrofit for the Headquarters, Scope Change. A 20-day letter was sent to the Legislature on October 18, 2000, without comment. Item #22, California Community Colleges, Mira Costa Community College, Child Development Center, Augmentation. A 20-day letter was sent to the Legislature on October 18, 2000, without comment. Item #23, California Community Colleges, Santa Barbara City College, Life/Science/Geology renovation, Augmentation. A 20-day letter was sent to the Legislature on October 18, 2000, without comment. Item #24, California Community Colleges, Ventura College, Learning Resource Center Project, Scope Change. A 20-day letter was sent to the Legislature on October 18, 2000. On November 9, 2000, we received a response from Senator Peace. Item #25, California Community Colleges, Mission College, Child Development Center, Augmentation. A 20-day letter was sent to the Legislature on October 18, 2000, without comment.

A motion was made by Mr. Roberts, and Seconded by Ms. McGagin to adopt the Revised Consent Calendar, and to approve Agenda Items #2 through #15, #17 through #23, and #25.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton noted there were three action items.

Action Item #26, Department of General Services, Secretary of State/Archives Building. This item authorizes the Board to use funds remaining in the construction account to make facility improvements at the Secretary of State/Archives Building and authorizes the Administrative Secretary of the State Public Works Board to submit a written request to the State Treasurer's Office requesting the use of the construction funds.

A motion was made by Ms. McGagin, and Seconded by Mr. Roberts to adopt Action Item #26.

The action item was adopted by a 3-0 vote.

Item #27, Department of Forestry and Fire Protection, San Mateo-Santa Cruz UH-Replace automotive shop. This item approves project termination and reversion of \$40,000.

A motion was made by Mr. Roberts, and Seconded by Ms. McGagin to adopt Action Item #27.

The action item was adopted by a 3-0 vote.

Item #28, Energy Conservation Revenue Bonds, Department of Mental Health, Department of Corrections, Various Local K-12 Districts, Government Code Sections 15814.10 ET SEQ.

The requested action is to adopt a resolution to 1) re-implement the Energy Conservation Revenue Bond Program; 2) employ the Department of General Services- Energy Assessments Section as staff to the Board to provide limited functions to assist the Board with program implementation; 3) approve an MOU relative to the programmatic responsibilities of the Department of General Services and the Department of Finance; and 4) approve four forms of energy service contracts to be used in the program.

A motion was made by Mr. Roberts, and Seconded by Ms. McGagin to adopt Action Item #28.

The action item was adopted by a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there was on item of other business.

1. Adopt a resolution authorizing the Administrative Secretary, or his designee, to select in accordance with state law and policy up to two (2) nationally recognized bond counsel firms to provide bond related legal advice and to execute a contract with the selected firm(s) for up to three years and any necessary amendments thereto.

REPORTABLES:

Mr. Tilton indicated there were eleven reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is Friday, December 8, 2000 at 10:00 am in Room 113.

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

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760) ENERGY ASSESSMENTS

Authority: Government Code Sections 15814.10 – 15814.25

a. Adopt a resolution to include the following:

1. Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.
2. Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. Authorization is contingent upon the a) non-eventful passage of the 45-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; c) receipt of a validity opinion from the participating agencies counsel and d) ability to secure interim financing, if necessary.
3. Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.
4. Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Total estimated cost:

\$29,914,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services, Energy Assessments

Action Requested

The requested action will authorize the sale of Energy Conservation Revenue Bonds for some of the projects identified in Attachment A; conditionally authorize execution of the Energy Service Contracts for those same projects identified in Attachment A; authorize the use of interim financing, if needed, for those projects to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds; and approve a form of indenture to be used in the interim financing package.

Scope Description

The specific types of energy conservation projects to be included in the Energy Service Contracts are identified in Attachment A. These projects generally consist of the following:

Lighting System Retrofits: Includes the replacement of incandescent lights with fluorescent fixtures, installation of high efficiency electronic ballasts, installation of new light switching devices, new occupancy sensors, and new photocell switching in building perimeter areas.

Heating, Ventilation and Air-Conditioning Improvements: Includes improved chilled water and hot water/steam flow pattern and pumping, insulation of loops and fittings/valves, installation of variable frequency drives to optimize temperature requirements, installation of low pressure drop air filters and micro thermal energy systems, and installation of shading devices for roof and wall mounted air-conditioning units.

Energy Management System (EMS) Controls: Includes the installation of software and communication hardware to allow for time-sensitive control of facility energy use, installation of new points of control on energy equipment, and installation of a Departmental Central Operation for statewide EMS systems.

Co-generation Equipment: Includes installation of a 60kw engine generator set with heat recovery to heat swimming pools and associated gym/shower buildings.

Water Reclamation Project: Includes the installation of new distribution piping to existing irrigation stations to allow for the use of recycled water for irrigation at Napa State Hospital.

Boiler Conversion and Gas Line Extension: Includes upgrade of the boiler plants, propane appliance conversion, conversion of thermal fluid heater, and extension of the natural gas distribution system.

Funding and Project Cost Verification

The total cost of all the proposed energy conservation projects is \$30,014,000. The projected savings achieved through each energy services contract are set forth in Attachment A.

Project Schedule Summary

The schedules for each project component as prepared by the Energy Assessments Section of the Department of General Services are identified in Attachment A.

Interim Financing:

Staff from the Pooled Money Investment Board (PMIB) has advised that there are legal and policy questions as to whether it can provide interim financing directly to K-12 school districts participating in this program. The Attorney General's Office has further advised that it would be appropriate for the PWB to apply for the loans and obtain some binding agreement from the district for repayment of the loans. In the event that a PMIB loan is not available as an interim financing option, a General Fund loan may be pursued. However, in either case, if interim financing is required for the K-12 school districts to proceed with their projects, the Board should not execute the energy service contract until the availability of interim financing has been resolved.

Energy Service Contracts:

The Department of General Services, Energy Assessments Section, as staff to the State Public Works Board ("Board") has recommended the projects described in Attachment A for financing through the Energy Conservation Revenue Bond Program (Government Code Sections

15814.10 – 15814.25). Several energy conservation projects are typically combined into a single energy service contract as long as the projects as a whole achieve the request cost savings over the term of the financing

Prior to the Board executing the proposed energy service contracts, the following events or activities must occur:

1. Passage of the 45-day notice period to the Joint Legislative Budget Committee (Government Code 15814.20)
2. Execution of the project savings Certification found in Schedule VI of the energy service contract by the Chief of Energy Assessments.
3. Delivery by the participating agency of a signed energy service contract together with an unqualified opinion of its counsel containing the information set for the in Section 2.01(a)-(d) of the energy service contract.
4. If applicable, confirmation that interim financing is available.

Staff Recommendation:

- (1) Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.**
- (2) Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. However, this is contingent upon the a) non-eventful passage of the 45-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; c) receipt of a validity opinion from the participating agencies counsel and d) ability to secure interim financing, if necessary.**
- (3) Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.**
- (4) Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.**

CONSENT ITEMS

CONSENT – ITEM 2

**JUDICIAL COUNCIL (0250)
3RD APPELLATE DISTRICT COURT RENOVATION**

Authority: Chapter 52/00, Item 0250-301-0001(1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Judicial Council, 3rd Appellate District Court Renovation

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. This project renovates 2,740 square feet of existing office space in the Library and Courts Building. Alterations include wall relocation, suspended ceiling modifications, installation of new carpet, relocation of historic millwork, asbestos abatement, and HVAC, power, and lighting modifications.

Funding and Project Cost Verification

This project is within cost.

\$451,000 total estimated project cost

\$27,000 project costs previously allocated: preliminary plans

\$424,000 project costs to be allocated: working drawings \$35,000; construction \$389,000 (\$22,000 contingency, \$48,000 project administration, \$319,000 construction contract) at CCCI 3909

CEQA

A Categorical Exemption was filed with the State Clearinghouse on October 4, 2000, and the waiting period expired on November 8, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2001
Complete construction:	December 2001

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

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF JUSTICE (0820)
1300 I STREET, SACRAMENTO, SACRAMENTO COUNTY
Building Alterations

Authority: Chapter 52/00, Item 0820-301-0001(4.6)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of Justice, 1300 I Street, Sacramento, Building Alterations

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. This project includes the construction of 51 new offices and the remodel of adjacent open office spaces on the 9th, 11th, 12th, and 13th floors within a total area of 13,850 square feet. Construction will include demolition, new partitions, new flooring and base, new doors and hardware, paint throughout, ceiling, HVAC, electrical and telecommunications modifications. The Department of Justice will purchase and install modular furniture.

Funding and Project Cost Verification

This project is within cost.

\$649,000 total estimated project cost

\$19,000 project costs previously allocated: preliminary plans

\$630,000 project costs to be allocated: working drawings \$35,000; construction \$504,000 (\$439,000 contract, \$31,000 contingency, \$34,000 A&E); and furniture \$91,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 14, 2000, and the waiting period has expired on September 18, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2001
Complete construction: February 2002

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

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
VAN NUYS STATE OFFICE BUILDING
VAN NUYS, LOS ANGELES COUNTY
Space Frame Roof

*Authority: Chapter 52/00, Item 1760-301-0001(8.2) – Capital Outlay
Chapter 52/00, Item 1760-001-0666 – Special Repair*

- a. Approve preliminary plans
- b. Combine projects pursuant to Government Code Section 10127

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Space Frame Roof, Van Nuys

Action Requested

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

Scope Description

This project is within scope. The project consists of reconditioning the existing space frame structure by cleaning, repairing and repainting rusted and otherwise damaged components and installing approximately 19,050 sf of translucent polycarbonate panels.

Funding and Project Cost Verification

This project is within cost.

Capital Outlay

\$1,000,000 total estimated project cost

\$63,000 project costs previously allocated: preliminary plans

\$937,000 to be allocated: working drawings \$53,000 and construction \$883,000
(\$723,000 contract, \$47,000 contingency, \$113,000 A&E) at CCCI 3909

Special Repair

\$721,000 total estimated project cost

\$36,000 project costs previously allocated: preliminary plans

\$685,000 to be allocated: working drawings \$47,000 and construction \$638,000
(\$523,000 contract, \$32,000 contingency, \$83,000 A&E) at CCCI 3909

Combined

\$1,721,000 total estimated project cost

\$99,000 project costs previously allocated: preliminary plans

\$1,622,000 to be allocated: working drawings \$100,000 and construction \$1,522,000
(\$1,246,000 contract, \$79,000 contingency, \$196,000 A&E) at CCCI 3909

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 12, 2000, and the waiting period expires on November 16, 2000.

Project Schedule

The project schedule is as follows:

Approval Working Drawings: March 2001
Complete Construction: February 2002

Staff Recommendation: Approve combining projects, preliminary plans, the release of working drawings funds and combined projects subject to completion of the CEQA litigation period.

CONSENT ITEMS

CONSENT – ITEM 5

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BLASINGAME FOREST FIRE STATION, FRESNO COUNTY
CDF 169, Parcel 9876**

Authority: Chapter 50/99, Item 3540-301-0001(38)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, California Department of Forestry and Fire Protection
Blasingame Forest Fire Station, CDF 169, Parcel 9876

Action Requested

The requested action will authorize site selection of fee simple interest in this parcel for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Blasingame Forest Fire Station. The acquisition phase of the project includes acquisition of fee simple interest in approximately 2.92 acres, and one (1) additional acre to the south of the subject property to allow room to construct additional parking area and a helispot.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(38), provides \$100,000 for acquisition of fee simple interest and associated overhead for real property needed to complete the relocation of the Blasingame Forest Fire Station.

\$1,327,000 total estimated project costs

\$131,000 project costs previously allocated: acquisition \$70,000; preliminary plans \$61,000

\$1,196,000 project costs to be allocated: acquisition \$30,000; working drawings \$89,000; and construction \$1,077,000 (\$906,000 contract, \$45,000 contingency, and \$126,000 administration) at CCCI 4019

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before February 28, 2001.

Other

- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- 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 (DGS) appraisal dated October 11, 2000.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RAYMOND FOREST FIRE STATION, MADERA COUNTY
CDF 173, Parcel 9880

Authority: Chapter 50/99, Item 3540-301-0001(45)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services, California Department of Forestry and Fire Protection
Raymond Forest Fire Station, CDF 173, Parcel 9880

Action Requested

The requested action will authorize site selection of fee simple interest in this parcel for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Raymond Forest Fire Station. The acquisition phase of the project includes acquisition of fee simple interest in a vacant parcel of approximately 5 acres that is part of a larger parcel of 28.77 acres. The area to be acquired is unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(45), provides \$100,000 for acquisition of fee simple interest and associated overhead to complete the acquisition.

\$1,538,000 total estimated project costs

\$70,000 project costs previously allocated: acquisition \$70,000

\$1,468,000 project costs to be allocated: acquisition \$30,000; preliminary plans \$64,000; working drawings \$100,000; and construction \$1,274,000 (\$999,000 contract, \$50,000 contingency, and \$225,000 administration) at CCCI 4019

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before May 31, 2001.

Other

- The proposed site meets the location requirements of the California Department of Forestry and Fire Protection (CDF).
- 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 (DGS) appraisal dated March 31, 2000.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SPRINGVILLE FOREST FIRE STATION, TULARE COUNTY
CDF 172, Parcel 9879

Authority: Chapter 50/99, Item 3540-301-0001(44)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services, California Department of Forestry and Fire Protection
Springville Forest Fire Station, CDF 172, Parcel 9879

Action Requested

The requested action will authorize site selection of fee simple interest in this parcel for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and construction of a replacement facility for the Springville Forest Fire Station. The acquisition phase of the project includes the acquisition of fee simple interest in approximately 5 acres. The site is unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001 (44), provides \$200,000 for acquisition and associated overhead for real property needed to complete the relocation the Springville Forest Fire Station.

\$1,856,000 total estimated project costs

\$85,000 project costs previously allocated: acquisition \$85,000

\$1,771,000 project costs to be allocated: acquisition \$115,000; preliminary plans \$77,000; working drawings \$109,000; and construction \$1,470,000 (\$1,150,000 contract, \$58,000 contingency, and \$262,000 administration) CCCI 3909

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before December 31, 2001

Other

- The proposed site meets the location requirements of the California Department of Forestry and Fire Protection (CDF).
- 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 (DGS) appraisal dated February 1, 2000.
- There is no implied dedication involved with this project.
- The DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SWEETWATER FOREST FIRE STATION, SANTA CLARA COUNTY
CDF 165, Parcel 9872

Authority: Chapter 50/99, Item 3540-301-0001(5)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services, California Department of Forestry and Fire Protection
Sweetwater Forest Fire Station, CDF 165, Parcel 9872

Action Requested

The requested action will authorize site selection of fee simple interest in this parcel for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and construction of a replacement facility for the Sweetwater Forest Fire Station. The acquisition phase of the project includes the acquisition of fee simple interest in approximately 5± acres. The site is unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001 (5), provides \$172,000 for acquisition and associated overhead for real property needed to complete the relocation the Sweetwater Forest Fire Station.

\$1,583,000 total estimated project costs

\$85,000 project costs previously allocated: acquisition \$85,000

\$1,498,000 project costs to be allocated: acquisition \$87,000, preliminary plans \$74,000, working drawings \$95,000, and construction \$1,242,000 (\$993,000 contract, \$50,000 contingency, and \$199,000 administration) at CCCI 3909

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before April 30, 2001.

Other

- The proposed site meets the location requirements of the California Department of Forestry and Fire Protection (CDF).
- 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 (DGS) appraisal dated May 12, 2000.
- There is no implied dedication involved with this project.
- The DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 9

**DEPARTMENT OF MOTOR VEHICLES (2740)
SACRAMENTO HEADQUARTERS, BUILDING EAST
FIRST FLOOR, SACRAMENTO COUNTY**
Asbestos Removal, Office Renovation and Seismic Retrofit

Authority: Chapter 52/00, Item 2740-301-0044(a)

- a. Recognize scope change
- b. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of Motor Vehicles, Sacramento Headquarters, Building East First Floor,
Asbestos Removal, Office Renovation and Seismic Retrofit

Action Requested

The requested action will recognize a scope change, approve preliminary plans and release working drawing funds for this project.

Scope Description

This project is not within scope. The project will abate the hazardous material, provide seismic retrofit, and renovate the first floor (75,016 square feet[sf]) within the Department of Motor Vehicle Headquarters located in Sacramento.

The requested scope change is to utilize “fiber wrap” in lieu of concrete and rebar in the seismic retrofit process. The seismic analysis determined that the building footings would not support the new concrete shear walls as originally planned without major structural work. Eliminating the second floor seismic work from this project results in a decrease of \$1,166,000 by using this alternative seismic retrofit technique.

An additional scope change is required to include the necessary asbestos abatement and renovation at the loading dock and covered truck bay areas. This work includes the demolition of the existing hard ceiling and lights, abatement of asbestos containing fire proofing, application of new fire proofing, installation of new ceiling and lights, and the conversion of one truck bay to storage. The additional costs for this work is \$250,000.

In addition to the above changes, the cafeteria will be decreased by 5,028 sf (from 17,160 sf to 12,132 sf) in recognition of new kitchen design standards which take advantage of prepackaged or partially prepared food items, thereby reducing food storage and preparation space needs.

The schedule has also been modified to reflect the delays in the project and the revised construction duration. Delays were encountered in processing the A/E contract, the preparation of the Negative Declaration, and the increased time required by DMV to relocate staff. The reduced construction duration is attributable to the alternate seismic retrofit technique and the reduction in scope. A 20-day letter was sent to the Legislature on October 18, 2000, without comment.

Funding and Cost Verification

This project is within cost.

\$14,954,000 total estimated cost

\$440,000 previously allocated for preliminary plans from support budget

\$14,514,000 to be allocated: working drawings \$525,000 construction \$13,989,000
(\$11,829,000 contracts, \$828,000 contingencies, \$293,600 agency retained items, \$1,038,400 A&E) at CCCI 3909

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 12, 2000, and the waiting period expired on October 12, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2000
Complete construction: December 2002

Staff Recommendation: Recognize scope change, approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM LAKE STATE RECREATION AREA
PLACER COUNTY
Parcel Number A30501

Authority: Chapter 52/00, Item 3790-301-0005(18)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation, Folsom Lake State Recreation Area

Action Required

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The Legislature has appropriated funding from the 2000 Park Bond Fund for the purchase of additions to Folsom Lake State Recreation Area, including this particular parcel. This acquisition is eligible for those funds and use of these funds for this acquisition is consistent with the Department of Parks and Recreation's (DPR's) overall plan for these funds. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(18) provides \$4,000,000 for acquisition of interests in real property and associated overhead for additions to Folsom Lake State Recreation Area. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 21, 2000, and the waiting period expired on September 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in December of 2000.

Other

- The property has been appraised by a private appraiser under contract to the property owner and the proposed offer is consistent with the fair market value approved by the Department of General Services.
- A Phase 1 Environmental Site Assessment was done on the subject property in September 1999. The Assessment, prepared by a private consulting firm, concluded that no recognized environmental conditions were identified.
- DPR is not aware of any potential safety or environmental issues pertaining to the property.
- DPR 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.
- This property is unimproved and vacant.
- There will be one-time costs for miscellaneous start-up operational equipment, fencing, trashcans, entrance and directional signage, etc. Approximately 1.5 PY Seasonal Park Aid time would be needed to provide for routine housekeeping, unskilled maintenance, litter pick-up and removal, visitor contact and interpretation.

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

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Parcel Number A24901

Authority: Chapter 52/00, 3790-301-0263(3)

- a. Approve a technical correction
- b. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a technical correction (acreage) and a resolution authorizing site selection and acquisition for this project. Approval of the resolution will authorize the acquisition of approximately 111.57 acres (44 acres was cited in the September 8, 2000 Public Works Board Agenda) to be acquired from the property owner. The parcel is improved and occupied and acquisition is sought in fee simple.

Scope Description

This project is within scope. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area, Mitchell Ravine properties.

Funding and Project Cost Verification

This project is within cost. The Legislature has appropriated funding from the Off-Highway Vehicle Trust Fund for the purchase of specific parcels in the Mitchell Ravine Acquisition Area for addition to Carnegie State Vehicular Recreation Area. The Budget Act appropriation (in the cited item) currently has a balance of \$9,000,000. Use of these funds for the acquisition proposed is consistent with the Department of Parks and Recreation's (DPR's) overall plan for the fund.

CEQA

The Notice of Exemption was filed with the State Clearing House on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in November 2000.

Other

- A private appraiser under contract to the owner appraised the property and the proposed offer is consistent with the fair market value approved by the Department of General Services staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found. The District has identified several items objectionable to DPR that will be removed by the owner prior to close of escrow. This action will remediate any potential safety or environmental issues pertaining to the property.
- DPR anticipates some maintenance costs relating to the existing improvements. The improvements will be evaluated for their operational use. Some improvements will be removed. The maintenance costs will be absorbed within DPR's existing budget. The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues for this project.

Staff Recommendation: Approve a technical correction and a resolution site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK, SAN JOAQUIN COUNTY
Restorations

Authority: Chapter 50/99, Item 3790-302-0001(1.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Colonel Allensworth State Historic Park, Restorations

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. Group C includes the reconstruction and furnishing of four historic buildings: Hackett House, Hackett Barn, Ashby House, and Ashby Dairy Barn/Milk House. It also includes associated infrastructure and agency-retained work.

Funding and Project Cost Verification

This project is within cost.

\$1,412,000 total estimated project cost

\$453,000 project costs previously allocated: studies \$111,000; preliminary plans \$342,000

\$954,000 project costs to be allocated: working drawings \$68,000; construction \$886,000 (\$438,000 contracts, \$31,000 contingency, \$65,000 A&E costs, and \$352,000 agency retained items)

\$5,000 anticipated project savings

CEQA

A Negative Declaration was filed with the State Clearinghouse on August 25, 2000, and the waiting period expired September 25, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2001
Complete construction: March 2002

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

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF PARKS AND RECREATION
ROBERT LOUIS STEVENSON STATE PARK, NAPA COUNTY
Parcel Number A02011

*Authority: PRC, SEC 5907(b)(1)(m) as reallocated by
Chapter 326/98, Section 9*

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation, Robert Louis Stevenson State Park

Action Required

The requested action will approve a resolution authorizing site selection and acquisition for this project. The authorization will permit the acquisition of an easement over approximately 528.23 acres. The parcel is unimproved and unoccupied and acquisition of a conservation easement is sought.

Scope Description

This project is within scope. 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 Napa County, without specifying particular parcels. This acquisition is eligible for those funds and use of these funds for this acquisition is consistent with the Department's overall plan for these funds.

Funding and Project Cost Verification

This project is within cost. PRC, SEC 5907(b)(1)(m) as reallocated by Chapter 326/98, Section 9, provides \$2,000,000 for acquisition of interests in real property and associated overhead for additions to Robert Louis Stevenson State Park in Napa County. The Conservation Easement can be acquired within the funds available and in accordance with Statutory and Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 3, 2000, and the waiting period expired on November 6, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in December of 2000.

Other

- A private appraiser under contract to the owner appraised the property and the proposed offer is below the appraised value and 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 any potential safety or environmental issues pertaining to the property and the property owner has agreed to hold harmless, indemnify, and defend the State in the event any problems occur in the future.
- 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 Conservation Easement.
- Consideration of any implied dedication was reflected in the property valuation.
- This property is unimproved and vacant.
- 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 PARKS AND RECREATION
ROBERT LOUIS STEVENSON STATE PARK, NAPA COUNTY
Parcel Number A02003

Authority: Chapter 52/00, Item 3790-301-0005(9)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Parks and Recreation, Robert Louis Stevenson State Park

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project. The authorization will permit the acquisition of approximately 562.33 acres to be acquired from the property owner. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Scope Description

This project is within scope. The Legislature has appropriated funding from the 2000 Park Bond Fund for the Department's Opportunity Purchases Acquisition Program; the purchase of the Calistoga Palisades Property at Robert Louis Stevenson State Park is currently among the Department's highest priorities for funding under this program. The use of these funds is consistent with the Department's objective to preserve an important segment of the historic Oat Hill Mine Road while protecting habitat lands and recreational trail opportunities.

Funding and Project Cost Verification:

This project is within cost. Chapter 52/00, Item 3790-301-0005(9) provides \$5,000,000 for acquisition of interests in real property and associated overhead for Opportunity Purchases for addition to existing units of the State Park System. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 3, 2000, and the waiting period expired on November 6, 2000.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in December of 2000.

Other:

- The property was appraised by a private appraiser under contract to the owner 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 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.
- This property is unimproved and vacant.

At over 4,700 acres already, Robert Louis Stevenson State Historic Park is the largest unstaffed state park in the State Park System. It is the position of the Department of the Parks and Recreation that the public usage and habitat values at Robert Louis Stevenson State Historic Park, particularly in light of the proposed addition, warrant approval of 1.0 position of dedicated staff at this location. However, if the Public Works Board approved acquisition of the land and the Department of Parks and Recreation were denied approval of the position, the department would acquire the land and address the need through its existing resources.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF PARKS AND RECREATION
PFEIFFER BIG SUR STATE PARK, MONTEREY COUNTY
Parcel Numbers A26401 and A26402

Authority: Chapter 52/00, Item 3790-302-0005(11)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Parks and Recreation, Pfeiffer Big Sur State Park

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project. The authorization will permit the acquisition of approximately 100.71 acres to be acquired from the property owner. The parcel is unimproved and unoccupied and acquisition is sought in fee simple.

Scope Description

This project is within scope. The Legislature has appropriated funding from the 2000 Park Bond Fund specifically for the purchase of the Rancho Ventana addition to Pfeiffer Big Sur State Park. The use of these funds is consistent with the Department's objective to protect habitat lands and provide recreational opportunities.

Funding and Project Cost Verification:

This project is within cost. Chapter 52/00, Item 3790-302-0005(11) provides \$1,320,000 for acquisition of interests in real property and associated overhead for the Rancho Ventana addition to Pfeiffer Big Sur State Park. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 20, 1999, and the waiting period expired on June 23, 1999.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in December of 2000.

Other:

- The property was appraised by a private appraiser under contract to the owner and the proposed offer is below the appraised value and is consistent with the fair market value approved by DGS staff.
- A Phase 1 Environmental Site Assessment was done on the subject property in August 1999. The Assessment, prepared by a private consulting firm, concluded that no recognized environmental conditions were identified.
- The Department 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.
- This property is unimproved and vacant.
- The Department indicates that future staffing needs are currently undetermined based on this acquisition at Pfeiffer Big Sur, Rancho Ventana. In the event that such a need was identified in the future and a proposal for that purpose was denied, DPR would address the need through its existing resources.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 16

**DEPARTMENT OF MENTAL HEALTH (4440)
SEXUALLY VIOLENT PREDATOR FACILITY, COALINGA, FRESNO COUNTY**

*Authority: Chapter 324/98, Item 4440-301-0001 (1.1)
Chapter 50/99, Item 4440-301-0660 (1)
Chapter 52/00, Item 4440-301-0001 (1.5)*

- a. Approve preliminary plans
- b. Re-direct \$679,000 site search and purchase "option" funds, for community mitigation costs
- c. Approve augmentation for community mitigation \$221,000
(3.7 percent of community mitigation appropriation)
(0.01 percent of total project)

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of Mental Health, Sexually Violent Predator Facility

Action Requested

The requested action will approve preliminary plans, re-direct remaining site search and site purchase "option" funds for community mitigation costs, and approve an augmentation for community mitigation.

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a new mental health facility for the treatment and rehabilitation of Sexually Violent Predators in a secure environment that protects the public, staff and the patients. The project includes 1,148,851 gross square feet (gsf) of building area and infrastructure development on property adjacent to Pleasant Valley State Prison in Coalinga, Fresno County. The maximum-security psychiatric hospital facility includes 74,370 gsf of administration, 850,722 gsf of clinical services and program, 157,041 gsf of support services, 31,115 gsf of plant operations space, and a maximum-security perimeter system. The required infrastructure developments include site grading, an electrical substation, a wastewater treatment plant, roadways and drainage systems.

Funding and Project Cost Verification

This project is not within cost. The project requires re-direction of \$679,000 remaining from site search and site purchase "option" funds, and an augmentation of \$221,000 for community mitigation costs.

The environmental Impact Report (EIR) concludes that the project may have a significant impact on growth and housing in the project area. This impact will be indirect, in that the jobs provided by the facility will create demand for housing and other public services. However, the impact will be significant because the direct and indirect jobs created by the facility will result in population growth and housing demand in excess of the targets established by local plans and policies.

Local officials in Coalinga and Fresno County have concluded that \$7,550,000 is required to fully mitigate project induced impacts on local schools and public services. The Budget Act of 2000 (Chapter 52, Statutes of 2000) appropriated \$6,000,000 for community mitigation. Re-direction of \$679,000 of site search and site purchase "option" funds, and an augmentation of \$221,000 is also needed for community mitigation. The balance of mitigation costs, or \$650,000, is for start-up costs related to a Psychiatric Technician Training Program in the West Hills Community College District, and is considered a support cost.

\$377,187,000	total estimated project costs
\$9,559,000	project costs previously allocated: study \$4,975,000; preliminary plans \$4,584,000
\$367,628,000	project costs to be allocated: working drawings \$11,441,000; construction \$356,187,000 (\$312,572,000 contract; \$15,629,000 contingency; \$9,683,000 A&E; \$18,303,000 other) at CCCI 4019
\$679,000	available site purchase option funds proposed for redirection
\$221,000	proposed augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 6, 2000, and the waiting period expired on November 6, 2000.

Site Issues

Appropriate real estate due diligence has not been performed on the site chosen for the construction of this project, nor has the use of the site been approved by the Public Works Board (PWB) for this project. Until appropriate analysis has been completed to determine all site issues that may impair the project, including easements, access rights, and the ability to obtain possession and control, and the PWB approves the use of the site; the project cannot proceed with working drawings. In addition, an agreement must be reached regarding the relocation of a gas pipeline easement that transverses the property.

Project Schedule

The project schedule is as follows:

Approve proceed to bid:	July 2001
Approve contract award:	October 2001
Complete construction:	September 2004

Staff Recommendation: **Approve preliminary plans, re-direction, and augmentation, but do not release working drawing funds until due diligence has been performed related to the site, and an agreement has been reached to relocate the gas pipeline.**

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEN'S COLONY-EAST, SAN LUIS OBISPO COUNTY
Electrified Fence

Authority: Chapter 324/98, Item 5240-301-0001(2)
Chapter 52/00, Item 5240-301-0001(24)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of Corrections, California Men's Colony, East Electrified Fence

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. This project constructs an electrified fence between the double-perimeter security fences allowing partial or total deactivation of perimeter guard towers, except at sally ports. In addition to the electrified fence, this project includes site-specific improvements.

Funding and Project Cost Verification

This project is within cost.

\$3,948,000 total estimated project costs

\$196,000 project costs previously allocated: preliminary plans \$91,000 and working drawings \$105,000

\$3,752,000 project costs to be allocated: construction \$3,089,000 (\$2,800,000 contract; \$196,000 contingency; and \$93,000 A&E costs) project administration \$393,000; equipment \$30,000; and agency-retained \$240,000

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: April 2001

Complete construction: July 2002

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

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF CORRECTIONS (5240)
SIERRA CONSERVATION CENTER, TUOLUMNE COUNTY
Electrified Fence

Authority *Chapter 324/98, Item 5240-301-0001(2)*
 Chapter 52/00, Item 5240-301-0001(36)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of Corrections, Sierra Conservation Center Electrified Fence

Action Requested

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

Scope Description

This project is within scope. This project constructs an electrified fence between the double-perimeter security fences allowing partial or total deactivation of perimeter guard towers, except at sally ports. In addition to the electrified fence, this project includes site-specific improvements.

Funding and Project Cost Verification

This project is within cost.

\$3,308,000 total estimated project cost

\$191,000 project costs previously allocated: preliminary plans \$86,000 and working drawings \$105,000

\$3,117,000 project costs to be allocated: construction \$2,459,000 (\$2,200,000 contract; \$155,000 contingency; and \$104,000 A&E costs) project administration \$391,000; equipment \$30,000; and agency retained \$237,000

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: April 2001
Complete construction: July 2002

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

CONSENT ITEMS

CONSENT – ITEM 19

**DEPARTMENT OF CORRECTIONS (5240)
MULTIPLE SITES**

Statewide: Cell Door Retrofit, Level III Cuff Ports

Authority: Chapter 52/00, 5240-301-0001(1.6)

- a. Approve preliminary plans
- b. Approve estimated project budget to date, totaling \$2,200,000
- c. Approve working drawings
- d. Approve proceed to bid pursuant to Public Contract Code 10127

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Corrections, Multiple Sites, Statewide, Cell Door Retrofit, Level III Cuff Ports

Action Requested

The requested action will inclusively approve preliminary plans, release working drawing funds, and approve proceed to bid in accordance with Public Contract Code, Section 10127.

Scope Description

This project is within scope. The Statewide Cell Door Retrofit project consists of converting 4,500 Level III cell doors by installing cuff ports and food slots in the cell doors to accommodate Level IV inmates.

Funding and Project Cost Verification

This project is within cost.

\$2,200,000 total estimated project cost

\$2,200,000 project costs previously allocated: construction \$2,200,000 (\$2,046,000 contract; and \$154,000 contingency) at CCCI 4019

CEQA

N/A

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	November 2000
Approve working drawings:	November 2000

Complete Construction:

Centinela State Prison	April 2001
Salinas Valley State Prison	April 2001
California State Prison – Corcoran	June 2001
Mule Creek State Prison	June 2001
California State Prison – Los Angeles	September 2001
High Desert State Prison	September 2001

Staff Recommendation: **Approve preliminary plans, release working drawing funds, and approve proceed to bid.**

CONSENT ITEMS

CONSENT – ITEM 20

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Dance Building Seismic Renovation

Authority: Chapter 00/52, Item 6440-301-0574(8)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

University of California, Los Angeles, Dance Building Seismic Renovation

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 Dance Building Seismic Renovation project will provide structural corrections, mandatory code corrections triggered by the structural work, and related infrastructure improvements to this historic structure. Structural improvements will include new interior concrete shear walls and strengthening diaphragms, anchoring and bracing elements. Upon completion of the project the building's seismic rating will be upgraded to "Good".

Funding and Project Cost Verification

This project is within cost.

\$20,439,000 total estimated project cost

\$715,000 project costs previously allocated: preliminary plans (campus funds)

\$19,724,000 project costs to be allocated: working drawings \$274,000 (gift funds), \$150,000 (campus funds), \$700,000 (State funds); and construction \$18,600,000 (\$2,307,000 (gift funds), \$2,387,000 (campus funds), \$13,906,000 (State funds) [\$16,915,000 contract, \$1,210,000 contingency, \$475,000 A&E])

CEQA

The University certifies that this project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2001

Complete construction: May 2003

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

CONSENT ITEMS

CONSENT – ITEM 21

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN DIEGO COMMUNITY COLLEGE DISTRICT
CENTRE CITY CENTER, SAN DIEGO COUNTY
Seismic Retrofit – Building 136, Snyder Campus

Authority: Chapter 52/00, Item 6870-301-0574(60)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

California Community Colleges, Centre City Center,
Seismic Retrofit – Building 136, Snyder Campus

Actions Requested

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

Scope Description

This project is within scope. This project seismically retrofits a 1930's 17,393 asf building currently being used for computer education laboratory and classrooms.

Funding and Project Cost Verification

This project is within cost.

\$2,804,000 total estimated project costs

\$158,000 project costs previously allocated: preliminary plans

\$2,646,000 project costs to be allocated: working drawings \$120,000 and construction \$2,526,000 at CCCI 3909

CEQA

A Categorical Exemption was filed with the State Clearinghouse on September 10, 2000 and the waiting period expired October 11, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2001

Complete construction: January 2002

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

CONSENT ITEMS

CONSENT – ITEM 22

CALIFORNIA COMMUNITY COLLEGES (6870)
MIRA COSTA COMMUNITY COLLEGE DISTRICT
MIRA COSTA COLLEGE, SAN DIEGO COUNTY
Child Development Center

*Authority: Chapter 50/99, Item 6870-301-0574(49) as reappropriated by
Chapter 52/00, Item 6870-490*

a. Approve augmentation **\$440,000**
(16.4 percent of construction)
(14.9 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

California Community Colleges, Mira Costa College, Child Development Center

Action Requested

The requested action will approve an augmentation to the construction phase of this project necessary to award the construction contract.

Scope Description

This project is within scope. The project constructs an 8,892 asf child development center, including 740 asf laboratory, 7,011 asf of demonstration and service space, 441 asf of administrative and support space, and 700 asf of other space.

Funding and Project Cost Verification

This project is not within cost. The project was bid August 30, 2000, and the low bid was \$867,000 (32 percent) over the appropriated contract cost, after exercising all deductive alternates (\$327,000). This District has committed to funding \$100,000 from local funding, leaving a total of \$440,000 (16.4 percent) needed to award the bid. The project has already undergone extensive value engineering prior to going to bid and recent experience with bids in the market area indicates that a re-bid on the project would likely not produce a lower cost. A 20-day notification letter was sent to the Legislature on October 18, 2000, without comment.

\$3,497,000 total estimated project costs

\$208,000 state funding previously allocated: preliminary plans \$56,000 and working drawings \$152,000

\$2,749,000 state funding to be allocated: construction \$2,529,000 (\$2,272,000 contracts, \$114,000 contingency, \$143,000 architectural oversight, testing and inspection) at CCCI 3847 and \$220,000 equipment at EPI 2502

\$100,000 local funding

\$440,000 proposed augmentation necessary to award the construction contract

CEQA

A Notice of Final Determination was filed with the State Clearinghouse on May 10, 1999 and the waiting period expired on June 10, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: December 2001

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 23

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA BARBARA COMMUNITY COLLEGE DISTRICT
SANTA BARBARA CITY COLLEGE, SANTA BARBARA COUNTY
Life Science/Geology Renovation

Authority: Chapter 52/00, Item 6870-301-0574(67)

a. Approve augmentation

\$1,034,000
(14.1 percent of construction)
(13.7 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

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

Action Requested

The requested action will approve an augmentation to the construction phase of this project necessary to award the construction contract.

Scope Description

This project is within scope. The project renovates an existing life science geology instructional building to remedy critical life/safety hazards associated with ventilation, hazardous materials, over-crowded/unsafe teaching areas, and numerous accessibility problems. The project renovates 25,583 asf including 5,167 asf of classroom, 17,746 asf of laboratories, 2,352 asf of offices, and 318 asf of library space.

Funding and Project Cost Verification

This project is not within cost. The project was bid September 21, 2000, and the low bid was \$1,034,000 (14.1 percent) over the appropriated contract cost. The district extensively value engineered the project prior to going to bid and recent experience with bids in the market area indicates that a re-bid on the project would likely not produce a lower cost. Therefore, the District is seeking an augmentation of \$1,034,000 to award the construction contract. A 20-day notification letter was sent to the Legislature on October 18, 2000, without comment.

\$8,556,000 total estimated project costs

\$208,000 state funding previously allocated: preliminary plans \$85,000 and working drawings \$123,000

\$7,314,000 state funding to be allocated: construction \$7,314,000 (\$6,484,000 contracts, \$450,000 contingency, \$380,000 architectural oversight, construction management, testing and inspection) at CCCI 3909

\$1,034,000 proposed augmentation necessary to award the construction contract

CEQA

A Final Notice of Exemption was filed with the State Clearinghouse on April 30, 1997 and the waiting period expired on June 1, 1997.

Project Schedule

The project schedule is as follows:

Complete construction: June 2002

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 24

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
VENTURA COLLEGE, LOS ANGELES COUNTY
Learning Resources Center

Authority: Chapter 52/00, Item 6870-301-0574(77)

a. Recognize scope change

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

California Community Colleges, Ventura College, Learning Resource Center

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The authorized project constructs a 61,327 asf learning resource center with 21,457 asf laboratory, 8,450 asf office, 24,969 asf library, 5,616 asf Audio-Visual/Television, and 835 asf other space. The project also reconstructs 17,155 asf and demolishes two buildings containing 5,154 asf. The district seeks to add to the scope of the project the replacement of the existing 50 year-old switchboard at the campus substation because the new building will require that the switchboard operate at its rated capacity under normal operating conditions with no excess capacity available for peak load times. This addition is due to a recent investigation by the electrical engineer for the project who had informed the District that the anticipated 1400 Kilo-volt amperes electrical load of the new LRC could not be handled safely on the existing switchboard. The District evaluated the possibility of reorganizing other electrical boards to free space for the new building, but no solution was found that did not pose similar problems for the other boards. Because none of the existing electrical cabling can carry the increased load requirement of the new building, new feeder cable will be installed to run from the new board to the LRC service transformer. A 20-day notification letter was sent to the Legislature on October 18, 2000, without comment.

Funding and Project Cost Verification

This project is not within cost. Project costs have increased as a result of the proposed scope change described above and other cost increases. These additional cost increases are the result of fire service changes necessary to bring the project into compliance with local fire marshal requirements and the addition of underground pipes to mitigate conditions affecting the buildings foundation design. The district is still evaluating cost engineering efforts and seeking

non-state funds to mitigate the need to increase state capital outlay funds. As a result, an anticipated deficit in the project is not being recognized at this time.

\$25,191,000 total estimated project costs

\$1,640,000 project costs previously allocated: preliminary plans (\$668,000) and working drawings (\$972,000)

\$23,100,000 project costs to be allocated: construction \$20,252,000 (\$18,389,000 contracts, \$955,000 contingency, \$899,000 architect oversight, testing and inspection) at CCCI 3909 and \$2,848,000 equipment at EPI 2564

CEQA

A Negative Declaration was filed with the State Clearinghouse on May 29, 1997 and the waiting period expired on July 1, 1997.

Project Schedule

The project schedule is as follows:

Proceed to bid: June 2001

Complete construction: May 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 25

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT
MISSION COLLEGE, SANTA CLARA COUNTY
Child Development Center

*Authority: Chapter 50/99, Item 6870-301-0574(89) as reappropriated by
Chapter 52/00, Item 6870-490*

a. Approve augmentation **\$494,000**
(18.9 percent of construction)
(12.9 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

California Community Colleges, Mission College, Child Development Center

Action Requested

The requested action will approve an augmentation to the construction phase of this project necessary to award the construction contract.

Scope Description

This project is within scope. The project constructs a 6,850 asf child development center on the main campus. The facilities include 560 asf for labs, 1,105 asf for offices, and 5,275 asf for other space including 4,415 asf for child development services.

Funding and Project Cost Verification

This project is not within cost. The project was bid September 13, 2000, and the low bid was \$1,028,000 (46.2 percent) over the appropriated contract cost, after exercising all deductive alternates (\$144,000). This District has offered to contribute \$534,000 from local funding, leaving a total of \$494,000 (18.9 percent) needed to award the bid. The District extensively value engineered the project prior to going to bid and recent experience with bids in the market area indicates that a re-bid on the project would likely not produce a lower cost. A 20-day notification letter was sent to the Legislature on October 18, 2000, without comment.

\$3,843,000	total estimated project costs
\$195,000	state funding previously allocated: preliminary plans \$60,000 and working drawings \$135,000
\$2,620,000	state funding to be allocated: construction \$2,484,000 (\$2,224,000 contracts, \$111,000 contingency, \$149,000 architectural oversight, testing and inspection) at CCCI 3847 and \$136,000 equipment at EPI 2502
\$534,000	local funding
\$494,000	proposed augmentation necessary to award the bid

CEQA

A Negative Declaration was filed with the State Clearinghouse on March 13, 1998, and the waiting period expired April 15, 1998.

Project Schedule

The project schedule is as follows:

Complete construction: November 2001

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 26

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO COUNTY

Secretary of State/Archives Building

- a. **Authorize the Board to use funds remaining in the construction account for this project for the purposes of making facility improvements at the Secretary of State/Archives Building.**
- b. **Authorize the Administrative Secretary of the State Public Works Board to submit a written request to the State Treasurer's Office requesting the use of the balance of construction funds for the purpose stated.**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 26

Department of General Services, Secretary of State/Archives Building

Action Requested

The requested action will recognize use of construction funds to complete build out of raw space at Secretary of State/Archives Building, 1500 11th Street, Sacramento, CA.

Scope Description

This project is/not within scope. SB 489, Chapter 1005/98, required the Secretary of State (SOS) to establish the California Confidential Address program (now known as Safe at Home) to provide protection for persons attempting to escape from domestic violence. The program allows an individual who states that he or she is a victim of domestic violence, to designate the SOS as the agent for service of process and receipt of mail. As their agent, the SOS's office accepts and forwards legal documents, first-class and certified mail, and mail from government agencies to their new location. The Safe at Home Program also allows state and local agencies throughout the state to coordinate in conjunction with the SOS to ensure address protection.

This project will build out Room 313, consisting of approximately 1,300 sf, which was left unfinished during the original construction, to provide office space for the SOS staff involved with the Safe at Home Program. The project will modify the fire sprinkler and alarm systems, HVAC to the area, provide new power, data, and phone cables for three modular workstations and one enclosed office. The project will also provide secured space for large mailing machines utilized for forwarding mail to program participants. The area will be finished, painted and a new ceiling system and carpet will be installed.

Funding and Project Cost Verification

This project is within Cost. Chapter 984/89, Section 12235 of the Government Code. Current Construction Fund balance is \$1,933,000. Anticipated debt service payment of \$1,461,000 will be made this year leaving a balance available of \$472,000 available for this project.

\$137,386 total estimated project cost

\$9,000 project costs previously allocated: preliminary plans and working drawings

\$129,000 construction

Project Schedule

The project schedule is as follows:

Complete construction: April 2001

Staff Recommendation: Approve use of construction account funds, and approve submittal of a written request to the State Treasurer's Office for the use of these funds.

ACTION ITEMS

ACTION – ITEM 27

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
San Mateo-Santa Cruz UH – Replace Automotive Shop

Authority: Chapter 50/99, Item 3540-301-0001(11)

- a. Approve project termination
- b. Approve reversion **\$40,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 27

Department of Forestry and Fire Protection, San Mateo-Santa Cruz UH,
Replace Automotive Shop

Action Requested

The requested action will approve the termination of this project and the reversion of preliminary planning funds.

Scope Description

This project is not within scope. The original project included the construction of a 4,000 sf automotive shop with offices, vehicle lifts, restrooms, hazmat storage, and tool/parts storage; site work; utilities; paving and landscaping. However, during the initial review for CEQA compliance, neighbors of the California Department of Forestry and Fire Protection's (CDF's) Unit Headquarters raised several objections to the project. In addition, there are concerns that the new building, which is larger than the existing building, may not fit on the present site, once required building setbacks are taken into account. For these reasons, CDF wishes to terminate this project at this time.

Funding and Project Cost Verification

This project is within cost. CDF requests termination of this project. The 1999 Budget Act appropriated \$40,000 for preliminary plans for this project. No other funds were appropriated for this project. The requested PWB action will revert the balance of the preliminary planning appropriation.

Staff Recommendation: Approve termination of the project and the reversion of preliminary plan funding.

ACTION ITEMS

ACTION – ITEM 28

**ENERGY CONSERVATION REVENUE BONDS
DEPARTMENT OF MENTAL HEALTH (4440)
DEPARTMENT OF CORRECTIONS (5240)
VARIOUS LOCAL K-12 SCHOOL DISTRICTS
GOVERNMENT CODE SECTIONS 15814.10 ET SEQ.**

a. Adopt a Resolution to include the following:

1. Re-implement the Energy Revenue Bond Program (commencing at Government Code Section 15814.10) through January 1, 2005 as authorized by the extension of the sunset provision.
2. Authorize the Department of General Services – Energy Assessments Section, as staff to the State Public Works Board (the “Board”), to make recommendations as to potential projects for the State of California, State Universities and Colleges, Community College Districts, and K-12 School Districts to be undertaken by the Board in the Energy Revenue Bond Program.
3. Approve the Memorandum of Understanding (MOU) between the Department of Finance and the Department of General Services. The MOU sets forth the roles and responsibilities of the two departments in the administration of the Energy Revenue Bond Program.
4. Approve the four forms of energy service contract as the form of contract to be used in the Energy Revenue Bond Program for future projects, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 28

Department of Mental Health, Department of Corrections, Various Local K-12 School Districts

Action Requested

The requested action is to adopt a resolution to 1) re-implement the Energy Conservation Revenue Bond Program; employ the Department of General Services- Energy Assessments Section as staff to the Board to provide limited functions to assist the Board with program implementation; approve an MOU relative to the programmatic responsibilities of the Department of General Services and the Department of Finance; and approve four forms of energy service contracts to be used in the program.

Factual Background

Under Chapter 2.7 of the State Building Construction Act of 1955 (commencing with Government Code Section 15814.10) upon request of a state agency as defined in the Chapter 2.7, the State Public Works Board (the "Board") is authorized to acquire and construct co-generation equipment, alternative energy and/or water equipment and conservation measures. Chapter 2.7 further authorizes the Board to issue up to \$500,000,000 in revenue bonds, notes and/or commercial paper notes to finance these projects. It is estimated the Board currently has approximately \$250,000,000 available for issuance in the 00-01 FY. Chapter 2.7 broadly defines "State Agency" to include any state agency, board, department or commission, state universities and colleges, community college districts and K-12 districts.¹ The program authorized by Chapter 2.7 will hereinafter be referred to as the "Energy Revenue Bond Program".

For a project or group of projects to be eligible for financing in the Energy Revenue Bond Program, the Board must make a finding that the anticipated cost to the "State Agency" with the proposed energy conservation measure will be less than without the energy conservation measure, and that the funding of anticipated savings should occur throughout the term of the energy service contract.

The energy service contract is the security document entered into between the Board and the participating "State Agency" under which the particular "State Agency" purchases, installs or constructs the energy conservation measure as an agent of the Board and agrees to maintain the project throughout the term of the energy service contract. The Board owns the conservation improvement during the term of the contract. The energy service contract is a non-appropriation credit risk whereby the participating "State Agency" is obligated to pay the annual contract payment amount whether or not the predicted energy savings are actually achieved. With respect to community college districts and K-12 districts, the statutes provide for an automatic intercept mechanism of specifically identified state funds; hence these funds never leave state control and are available upon apportionment for ultimate payment of the energy service contract obligation.

Issue:

In the months preceding the fall of 1998, which was the last bond sale in the Energy Revenue Bond Program, a number of pragmatic and administrative issues were raised. As a result of these issues after the 1998 fall sale, the program was not re-implemented, despite extension of the program sunset from January 1, 2000 until January 1, 2005.

The reasons for re-implementation of the Energy Revenue Bond Program at this time are two-fold: 1) the Governor's Office has recently issued three Executive Orders relative to energy conservation and capacity and, the Board through the existing Energy Revenue Bond Program desires to assist with the implementation of these directives to the extent possible, and 2) the two agencies who act as staff to the Board in this program have entered into a Memorandum of Understanding (MOU) defining the rules and responsibilities to ensure enhanced program and fiscal management. In addition, the Board's energy service contract has undergone a much needed review and revamping by counsel.

Staff Recommendation:

¹ In 1997, the Chapter 2.7 definition of "State Agency" was expanded to include "any local government"; however, notwithstanding due consideration and analysis, a program has not been established for local governmental agencies due to numerous and significant practical and procedural problems as well as serious credit related issues. The statutes relative to local government, as currently written, appear unworkable within the State's existing structure for issuance of revenue bond debt. Thus, at this point in time, the local government component of Chapter 2.7 is not considered in this action item.

- 1. Re-implement the Energy Revenue Bond Program (commencing at Government Code Section 15814.10) through January 1, 2005 as authorized by the extension of the sunset provision.**
- 2. Authorize the Department of General Services – Energy Assessments Section, as staff to the State Public Works Board (the “Board”), to make recommendations as to potential projects for the State of California, State Universities and Colleges, Community College Districts and K-12 Districts, to be undertaken by the Board in the Energy Revenue Bond Program.**
- 3. Approve the Memorandum of Understanding (MOU) between the Department of Finance and the Department of General Services. The MOU sets forth the roles and responsibilities of the two departments in the administration of the Energy Revenue Bond Program.**
- 4. Approve the four forms of energy service contract as the form of contract to be used in the Energy Revenue Bond Program for future projects, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.**

OTHER BUSINESS

1. Adopt a resolution authorizing the Administrative Secretary, or his designee, to select in accordance with state law and policy up to two (2) nationally recognized bond counsel firms to provide bond related legal advice and to execute a contract with the selected firm(s) for up to three years and any necessary amendments thereto.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary