



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD

March 9, 2001

**MINUTES**

**PRESENT:**

Mr. Dennis Hordyk, Assistant Director, Department of Finance  
Ms. Rosamond Bolden, Chief Deputy Director, Department of General Services  
Mr. James Roberts, Deputy Director, Finance, Department of Transportation

**ATTENDANCE NOTE 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 Betty Karnette  
Senator Wesley Chesbro

**STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Madelynn McClain, Secretary, State Public Works Board

**OTHERS PRESENT:**

Don Hansen, Department of General Services  
Lisa Paterno, Department of Corrections  
Sabrina Winn, Department of General Services  
Gerry Clark, Department of General Services  
Steve Musillami, Department of Parks and Recreation  
Michael Lim, State Treasurer's Office  
James V. Cortese, CDUA  
Aaron Tonn, State Treasurer's Office

**CALL TO ORDER AND ROLL CALL:**

Mr. Hordyk, Chairperson, Chief Deputy Director, Department of Finance at 10:03 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 February 9, 2001, meeting and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no other objections, the minutes of the February 9, 2001, meeting were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there were no bond items.

**CONSENT CALENDAR:**

Mr. Tilton noted that the Consent Calendar covered Items #1 through #15. Mr. Tilton then noted that Item #14, California Community Colleges, Mendocino College was being pulled. We received a letter on March 7, 2001, from the Joint Legislative Budget Committee raising concerns with this scope change.

Mr. Tilton noted that the Revised Consent Calendar covered Items #1 through #13 and Item #15.

Mr. Tilton indicated that in summary, the revised consent calendar proposes seven requests to approve preliminary plans, three requests to recognize a scope change, one request to approve additional costs, two requests to approve site selection, one request to approve augmentation and increase in reimbursement authority, one request for approval to let a new concession contract through the Request for Proposals process pursuant to Section 5080.20(c) of the Public Resources Code (Finding-Part 1).

Mr. Tilton then indicated that there were five 20-day letters. Item #2, California Science Center, Technology Hall and Hall of Health Remodel, approve augmentation and increase in reimbursement authority. A 20-day letter was sent to the Legislature on February 22, 2001. Approval of this item is contingent on the passing of the 20-day waiting period. Item #5, Department of Parks and Recreation, Tahoe State Recreation Area, Request for approval to let a new concession contract through the Request for Proposals process pursuant to Section 5080.20 (c) of the Public Resources code (Finding Part II). A 20-day letter was sent to the Legislature on February 16, 2001, without comment. Item #6, Department of Corrections, California State Prison, Kern County at Delano II, recognize scope change. A 20-day letter was sent to the Legislature on February 16, 2001. We received a letter from the JLBC on March 2, 2001, approving the scope change. Item #8, University of California, Los Angeles Campus, Kinsey Hall Seismic Corrections, Phase 2, recognize scope change. A 20-day letter was sent to the Legislature on February 16, 2001, without comment. Item #14, California Community Colleges, Mendocino College, Science Building, recognize scope change. This Item is being pulled to address the concerns raised by the JLBC.

Ms. Bolden asked if pulling Item #14 would delay the project schedule. Mr. Tilton that it would most likely delay the schedule due to the fact there was a significant scope change. He also stated that there was a probability that the project would be stopped.

Staff recommends approval of the revised consent calendar, Items #1, through #13 and Item #15.

**A motion was made by Ms. Bolden, and Seconded by Mr. Roberts to adopt the Revised Consent Calendar, and to approve Agenda Items #1, through #13 and Item #15.**

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

**ACTION ITEMS:**

Mr. Tilton noted there was one action item. Item #16 San Joaquin River Conservancy, San Joaquin River Parkway and Conservation Trust, Incorporated. This item will approve execution of an Agreement with the San Joaquin River Parkway and Conservation Trust, Incorporated, a

Public Benefit Nonprofit Organization, to provide Public Access and Limited Public Entity Tort Immunity.

Mr. Tilton then introduced Ms. Deborah Cregger, Legal Counsel for the State Public Works Board, to add some additional information.

Ms. Cregger noted that the members had some materials that described the actual property being discussed.

Ms. Cregger then indicated that the Board's authority to enter into this agreement is Government Code Section 831.5, which has been on the books since 1980, but the Board has not entered into this kind of agreement in the past. By entering in to this agreement, the San Joaquin River Conservancy will be eligible for governmental immunities for tort claims. The basis of the section is that the Legislature declared that innovative public access programs such as agreements with public land trusts, like the San Joaquin River Conservancy, provides effective and responsible alternatives to costly public acquisition programs. The Legislature further declared that it is beneficial to the people of this state to encourage private nonprofit entities such as public land trusts to carry out programs that preserve open space or increase opportunities for the public to enjoy access to and use of natural resources if the programs are consistent (1) with public safety, (2) with the protection of the resources, and (3) with public and private rights. The requirements that must be met for a public land trust to avail itself to these expanded immunities are (1) it is a nonprofit organization existing under the provisions of Section 501(c) of the United States Internal Revenue Code, (2) it has specifically set forth in its articles of incorporation, as among its principal charitable purposes, the conservation of land for public access, agricultural, scientific, historical, educational, recreational, scenic, or open space opportunities, and (3) enter into an agreement with the State Public Works Board. The San Joaquin River Parkway and Conservation Trust meets the first two of these. If the properties were in the Tahoe Basin area the Public Land Trust would enter in to such an agreement with Tahoe Conservancy, if it were in the ocean area, they would enter into an agreement with the Coastal Conservancy. Each of those conservancies have entered into a fair number of these types of agreements. The rest of the property in the state is relegated to the State Public Works Board. The expanded immunities that the San Joaquin River Conservancy will now have available to it, include no liability for injuries caused by natural conditions on unimproved public property, such as, lakes, streams, and rivers, which is a lot of what they manage here. They will also have expanded immunity for land failures, providing access to the public for unpaved roadways and the recreational activities in these areas. Such as, water activities, animal riding, mountain bicycling and those types of events, which you might find at recreational areas.

Ms. Bolden asked what the state's responsibility would be to a lawsuit. Ms. Cregger responded that if people were to sue; they would not be able to get recovery if the activity causing the alleged injury fall within the applicable immunity statutes. Ms. Cregger also noted that these conservancies are afforded the same immunities as the State of California thus the Board's action will not put any additional or greater liability on the state.

**A motion was made by Mr. Roberts, and Seconded by Ms. Bolden to adopt Action Item #16.**

**The Action Item was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

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

**REPORTABLES:**

Mr. Tilton indicated there were six reportables.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, April 13, 2001, at 10:00 am in a Room to be determined.

Having no further business, the meeting was adjourned at 10:12 a.m.

## **BOND ITEMS**

### **BOND – ITEM**

**NO BOND ITEMS.**

## **BOND ITEMS**

### **STAFF ANALYSIS – ITEM**

**NO BOND ITEMS.**

# CONSENT ITEMS

## CONSENT – ITEM 1

**JUDICIAL (0250)**

**RONALD REAGAN STATE OFFICE BUILDING, LOS ANGELES SECOND APPELLATE DISTRICT RENOVATION**

*Authority: Chapter 52/00, Item 0250-301-0001 (.5)*

**a. Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 1

Judiciary, Ronald Reagan State Office Building, Los Angeles  
Second Appellate District Renovation

### 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.** This project consists of remodeling second floor space to accommodate settlement conference attorneys and the administrative staff. Work consists of interior demolition of walls and ceilings. The construction of new wall partitions and ceilings to accommodate new layout of floor plan space. Work includes revised electrical, HVAC, plumbing, data outlets and security. Finishes include carpet, paint, acoustical ceilings, doors, doorframes and hardware, and casework as required.

### Funding and Cost Verification

**This project is within cost.**

\$873,000 total estimated project cost

\$42,000 project costs previously allocated for preliminary plans

\$831,000 project costs to be allocated: working drawings \$68,000 construction \$763,000  
(\$580,000 contracts, \$ 41,000 contingency, \$142,000 A& E)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 22, 2000, and the waiting period expired on January 26, 2001

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2001  
Complete construction: February 2002

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

## CONSENT ITEMS

### CONSENT – ITEM 2

#### CALIFORNIA SCIENCE CENTER (1100) TECHNOLOGY HALL AND HALL OF HEALTH REMODEL

*Authority:* Chapter 50/99, Item 1100-301-0001 (1)  
Chapter 52/00, Item 1100-301-0267 (1)

- a. **Approve augmentation and increase in reimbursement authority**
- \$429,000**  
**(17.1 percent of total project)**  
**(18.9 percent of construction phase)**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 2

California Science Center  
Remodel of Technology Hall and Hall of Health

#### Action Requested

**The requested action will approve an augmentation and increase in reimbursement authority for this project.**

#### Scope Description

**This project is within scope.** The Administration Offices of the California Science Center are currently in the Armory Building in Exposition Park, Los Angeles, which is to be remodeled for use as a K-5 LAUSD public elementary school and the Science Education Resource Center (affiliated with the California Science Center). For that construction work to begin, the Science Center offices must move out of the Armory. This project will remodel two existing State-owned buildings, Technology Hall (30,672 gsf; built 1960) and the Hall of Health (9,072 gsf; built 1965), per the Scope and Budget Study dated October 1999, for the Administration Offices. Remodel work will include refurbishing/replacing the mechanical and electrical systems, replacing the existing lighting, adding new and remodeling existing toilets, adding interior partitions, installing carpeting, and adding several skylights to the windowless buildings. Existing furniture will be re-used, but new open-plan systems furniture (funded elsewhere) will be used to create workstations. A 20-day letter was sent to the Legislature on February 22, 2001. Approval of this item is contingent upon the passing of the 20-day waiting period.

#### Funding and Cost Verification

**This project is not within cost.** The Scope and Budget prepared in October 1999 concluded that repair and adaptation of the existing 35- and 40-year-old mechanical systems was feasible, and included estimates for that work. However, work conducted during the design phases revealed that much of the mechanical and electrical systems required replacement rather than

repair. In addition, the design phases also revealed that the existing telecommunications system is not adequately sized to meet the client's needs, and significant upgrading is necessary to meet the current State of California, Department of General Services/Telecommunications Division standards. Both components are anticipated to result in additional construction costs.

\$2,929,000 total estimated project cost

\$229,000 project costs previously allocated for budget package \$30,000, preliminary plans \$85,000 and working drawings \$114,000

\$2,500,000 total funds appropriated

\$429,000 augmentation required (\$429,000 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000)

#### CEQA

This project is exempt from CEQA requirements.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: August 2001

**Staff Recommendation: Approve augmentation pending approval of the 20-day letter.**

# CONSENT ITEMS

## CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
ANDERSON MARSH STATE HISTORIC PARK, LAKE COUNTY  
DGS File Number AR01017  
DPR Parcel Number A30900

*Authority: Chapter 52/00, Item 3790-302-0005(9)*

a. **Authorize site selection**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 3

Department of General Services, Department of Parks and Recreation  
Anderson Marsh State Historic Park, Lake County  
DGS-AR01017, DPR Parcel A30900

### Action Requested

**This requested action will authorize site selection for this project.**

### Scope Description

**This project is within scope.** The Legislature has approved the funding for the purchase of this particular addition to Anderson Marsh State Historic Park for purposes consistent with the 2000 Bond Fund.

### Funding and Project Cost Verification

**This project is within cost.** Chapter 52/00, Item 3790-302-0005(9) provides \$800,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

### Project Schedule

**The project schedule is as follows:**

Acquisition: April 2001

### CEQA

A Notice of Exemption was filed with the State Clearing House on January 25, 2001, and the waiting period expired on March 1, 2001.

### Other

- The property was appraised by the Department of General Services and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department is not aware of any lawsuits pending concerning the property.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR. Asbestos and lead based paint was found that will be abated after acquisition. No other indications or history of contamination was found.
- A COBCP submitted in the Department's 2000/01 Budget request estimated the following costs for fencing and property clean up: boundary fencing (\$2,500), demolition, asbestos and lead paint abatement, and septic tank removal (\$175,000) and general clean-up (\$75,000) for a total of \$252,500. This request for additional funds will be considered in a future budget change proposal.
- The property is improved. The improvements include an 1880 square foot single-family residence, a small shed and a barn. The improvements are aged and considered obsolete; the Department proposes to remove the improvements following purchase of the property.
- Staffing pertaining to the acquisition of the Garner Property will be absorbed within the Department's existing support budget.

**Staff Recommendation: Approve site selection.**

# CONSENT ITEMS

## CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)  
COACHELLA VALLEY MOUNTAINS CONSERVANCY (3850)  
SPIELMAN PROPERTY ACQUISITION, INDIO HILLS, RIVERSIDE COUNTY  
CVMC - 001, Parcel 10016

*Authority: Chapter 52/00, Item 3850-301-0005*

a. **Authorize site selection**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 4

Department of General Services, Coachella Valley Mountains Conservancy  
Indio Hills, Riverside County, CVMC -001, Parcel 10016

### Action Requested

**The requested action will authorize site selection for this project.**

### Scope Description

**This project is within scope.** The project provides for acquisition of land in the mountainous areas surrounding the Coachella Valley to retain it in permanent open space pursuant to the Coachella Valley Mountains Conservancy's (Conservancy's) mission under Public Resources Code 33501. The acquisition phase of the project includes acquisition of fee simple interest in approximately 406.88 acres.

### Funding and Project Cost Verification

**This project is within cost.** Chapter 52/00, Item 3850-301-0005, provides \$4,854,000 in safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund money and \$5,146,000 in reimbursements for acquisition of fee simple interest and associated overhead.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 11, 2000, and the waiting period expired on January 11, 2001.

### Project Schedule

**The project schedule is as follows:**

Acquisition: April 2001

### Other

- The proposed site meets the requirements of the Conservancy.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by an appraisal approved by the Department of General Services on November 20, 2000.
- There is no implied dedication involved with this project.
- The Conservancy has inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEMS

### CONSENT – ITEM 5

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

#### TAHOE STATE RECREATION AREA

Truckee River Outlet Parcel Restoration and Rehabilitation  
Placer County

*Authority: Public Resources Code Section 5080.20(c)*

- a. **Request for approval to let a new concession contract through the Request for Proposal process pursuant to Section 5080.20(c) of the Public Resources Code (Finding Part II)**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of Parks and Recreation  
Tahoe SRA: Truckee River Outlet Parcel Restoration and Rehabilitation

#### Action Requested:

**The requested action will authorize the Department of Parks and Recreation to issue a Request for Proposals (RFP) for a concession contract for the completion of construction, furnishing, equipping, operation and maintenance of a restaurant facility as part of the Tahoe State Recreation Area: Truckee River Outlet Parcel Restoration and Rehabilitation project.**

#### Scope Description:

**The project is within scope.** This action is consistent with the determination made at the February 9, 2001 State Public Works Board (PWB) meeting that the proposal to let a new concession contract through the RFP process could not have been reasonably presented to the Legislature through the normal budget cycle and that it would be adverse to the interest of the public to defer that review and approval until the Legislature next considers a Budget Bill pursuant to Section 5080.20(c) or the Public Resources Code.

The Department of Parks and Recreation (Department) was appropriated \$430,000 in the 2000-01 Budget Act for preliminary plans and working drawings for the demolition of the existing restaurant facility and to reconstruct a new facility within this state park unit. Planning for the project began in July of 2000 and completion of an exterior shell for the new restaurant is anticipated within 3 years (Spring 2003).

When funding for preliminary plans and working drawings was proposed, the intent was to award the new concession contract to coincide with the completion of the restaurant shell, just in time to provide interior finishes, equip, furnish and operate the facility. This was to have been accomplished by obtaining legislative authority in the 2002-03 budget year to allow issuance of an RFP for the concession contract during the summer/fall of 2002.

However, since initial project funding was allocated in July of 2000, the Department has determined that it would be in the best interest of the State for the new concessionaire/operator to be involved early on in the design of the facility (Summer/Fall of 2001) in order to ensure that the new facility will meet the design needs of the new restaurant's format and operational style. Based upon the construction schedule, a new concession contract must be in place by the summer of 2001 in order to allow the new operator to participate meaningfully in the design of the facility.

The Department has not submitted a request for authority for the concession contract in the 2001-02 budget as this will not allow sufficient time to advertise, bid and award a contract by the summer of 2001. The only avenue left available to the Department to achieve this goal, other than special legislation, is through PWB approval pursuant to Public Resources Code Section 5080.20 (c).

Approval of this item will allow the Department to proceed with a RFP under 5080.23 (a) of the PRC, to obtain a new concession operator during the spring of 2001. This will, in turn, allow for the selection of a new operator and execution of a new contract during the summer of 2001.

A 20-day letter was sent to the Legislature on February 16, 2001, without comment.

#### Funding and Project Cost Verification

**This project is within cost.**

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2001
Approve working drawings:	February 2002
Complete construction:	September 2003

**Staff Recommendation: Approve proposal to let a new concession contract through the Request for Proposal process.**

## CONSENT ITEMS

### CONSENT – ITEM 6

DEPARTMENT OF CORRECTIONS (5240)  
CALIFORNIA STATE PRISON – KERN COUNTY AT DELANO II  
California State Prison – Kern County at Delano II

*Authority: Chapter 54/99*

- a. Recognize scope change
- b. Approve additional costs

APPROVED.

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of Corrections, California State Prison – Kern County at Delano II  
California State Prison – Kern County at Delano II

#### Action Requested

**The requested action will recognize a scope change and approve additional costs for this project.**

#### Scope Description

**This project is not within scope.** The Delano II project consists of constructing a maximum-security state prison for male inmates, located near the City of Delano in Kern County. The project, when completed, will add a total of 2,248 cells to the California prison system, together with a 400-bed Level I support services facility. The legislation appropriated \$335.5 million for the project (\$24,000,000 from the General Fund, \$311,500,000 from lease-purchase financing). The CDC requests recognition of a scope change to remove the Fire Station from Delano II. North Kern State Prison (NKSP) will now perform the fire protection services that would have been provided by this Fire Station. The removal of the Fire Station will reduce costs by \$793,454. A 20-day letter was sent to the Legislature on February 16, 2001. We received a letter from the Legislature on March 2, 2001, approving the scope change.

#### Funding and Project Cost Verification

**This project is within cost.** However, the California Department of Corrections (CDC) requests approval of additional costs in the amount of \$1,163,650. This amount reflects escalation costs (\$1,153,308) in various budget categories due to a two-month delay in the approval of preliminary plans and a one-month delay in Bid Package 1/6. Additionally, there were increased costs (\$394,965) associated with the Owner Controlled Insurance Program. These increases were due to Department of General Services' fees and costs for a safety officer. Attorney General fees (\$115,400) have been also added to the cost of the project in order to defend CDC in the Environmental Impact Report lawsuit.

\$335,500,000	total estimated project cost (\$24,000,000 General Fund and \$311,500,000 Public Building Construction Fund)
\$24,000,000	project costs previously allocated: acquisition \$4,100,000; preliminary plans \$4,683,000; working drawings \$5,377,000; and project administration \$9,840,000
\$307,474,000	project costs to be allocated: long lead equipment \$1,521,000; group II equipment \$11,853,000; and construction \$294,100,000 (\$250,049,000 contract, \$12,503,000 contingency, \$4,264,000 A&E, \$11,095,000 project administration, and \$16,189,000 agency retained) at CCCI 3846
\$4,026,000	appropriation balance

#### CEQA

The Notice of Determination was filed with the State Clearinghouse on June 9, 2000. The litigation period for the site expired on July 10, 2000, and a lawsuit was filed. According to the Attorney General, the lawsuit should not impact the project schedule.

#### Project Schedule

**The project schedule is as follows:**

Approval of working drawings:	June 2001
Complete construction:	February 2003

**Staff Recommendation: Recognize scope change and additional costs.**

# CONSENT ITEMS

## CONSENT – ITEM 7

DEPARTMENT OF EDUCATION (6110)  
STATE SPECIAL SCHOOLS AND SERVICES  
CALIFORNIA SCHOOL FOR THE BLIND, FREMONT  
Young Children's Housing

*Authority: Chapter 52/00, Item 6110-301-0001 (2)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 7

Department of Education, State Special Schools and Services, California School for the Blind – Fremont, Young Children’s Housing

### Action 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 is to rehabilitate approximately 3,750 square feet of the Westridge dorm northwest wing, currently occupied by Health Services (moving into its new building in 2002), returning its use to young children housing. The remodel includes painting walls and ceilings, new flooring, window treatment, refinishing doors, and frames, lighting fixture replacement and the rehabilitation of two restrooms to comply with accessibility requirements.

### Funding and Project Cost Verification

**This project is within cost.**

\$438,000	total estimated project cost
\$32,000	project costs previously allocated: preliminary plans
\$406,000	project costs to be allocated for: working drawings \$55,000; construction \$351,000 (consisting of \$278,000 contract, \$19,000 contingency, \$38,000 A&E costs, \$16,000 other project costs)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 13, 2000, and the waiting period expired on November 17, 2000.

### Project Schedule

**The project schedule is as follows:**

Complete construction: February 2003

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

# CONSENT ITEMS

## CONSENT – ITEM 8

**UNIVERSITY OF CALIFORNIA (6440)**  
**LOS ANGELES CAMPUS, LOS ANGELES COUNTY**  
Kinsey Hall Seismic Correction, Phase 2

*Authority: Chapter 282/97, Item 6440-301-0658(13)*

**a. Recognize scope change**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 8

University of California, Los Angeles  
Kinsey Hall Seismic Correction, Phase 2

### Action Requested

**The requested action will recognize a change in scope.**

### Scope Description

**This project is not within scope.** The scope for the Kinsey Hall Seismic Correction, Phase 2 project, as approved and funded in the 1997 Budget Act, provides for structural corrections, mandatory code corrections triggered by the structural work, and the replacement of portions of building systems impacted by the structural work. In addition to the State-funded seismic work, the campus proposes to convert the obsolete physical science labs housed in the building to humanities office and classrooms. The expanded project will allow the campus to reassign space among core campus buildings to improve the functional relationships between the Letters and Sciences departments.

Due to the extensive nature of the seismic work, the University concluded that it would be more cost effective to combine the programmatic upgrades with the approved State project rather than attempting to perform the work in concurrent or sequential projects. Combining the separate projects will minimize conflicts in the bid documents and avoid difficulties in the scheduling, sequencing and staging of the work. The combined project includes the full scope of Kinsey Hall Seismic Correction, Phase 2 as defined in the approved August 1996 Project Planning Guide (PPG) and the September 2000 PPG Addendum. A 20-day letter was sent to the Legislature on February 16, 2001, without comment.

### Funding and Project Cost Verification

**No additional State funds are required.** . The University will fund the programmatic rehabilitation. There is no change in the amount of State funding for the project and any additional costs that may occur in the future will be borne by the University.

\$32,260,000 total estimated project cost

\$824,000 project costs previously allocated: preliminary plans - \$824,000 (State funds).

\$31,436,000 project costs to be allocated: Preliminary plans - \$534,000 (campus funds); working drawings \$2,386,000- (\$1,236,000 campus funds, \$345,000 federal funds, \$805,000 State funds); construction \$28,516,000 (\$7,524,000 gift funds, \$3,605,000 federal funds, \$17,387,000 State funds) [\$23,368,000 contract, \$1,148,000 contingency, \$4,000,000 A&E] at CCCI 4019.

### CEQA

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

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2002

Complete construction: June 2004

**Staff Recommendation: Recognize scope change.**

# CONSENT ITEMS

## CONSENT – ITEM 9

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT  
EAST LOS ANGELES COLLEGE, LOS ANGELES COUNTY  
Technology Building**

*Authority: Chapter 52/00, Item 6870-301-0574 (30)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 9

California Community Colleges, East Los Angeles College, Technology Building

### 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 constructs a new 60,611 asf facility to house programs that have been impacted by the removal of temporary buildings with extensive health hazards and failing or non-existent infrastructure, renovates 17,332 asf to consolidate existing programs into fewer locations. The project constructs 8,733 asf of lecture, 44,387 asf of instruction laboratories, and 4,777 asf of office space. The renovation activates 12,707 asf of lecture, 1,969 asf of instructional laboratories, and 2,6546 asf of office space. The project also demolishes 60,643 total asf including 34,854 asf of lecture space, 5,684 asf of laboratories and 13,124 asf of office space.

### Funding and Project Cost Verification

**This project is within cost.**

\$19,040,000 total estimated project costs

\$640,000 project costs previously allocated: preliminary plans

\$18,400,000 project costs to be allocated: working drawings \$631,000, construction \$15,824,000 at CCCI 3909, and equipment \$1,945,000 at EPI 2502

### CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 12, 2001, and the waiting period expired on February 13, 2001.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings	November 2001
Complete construction	July 2003

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

# CONSENT ITEMS

## CONSENT – ITEM 10

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MARIN COMMUNITY COLLEGE DISTRICT**  
**COLLEGE OF MARIN, KENTFIELD CAMPUS, MARIN COUNTY**  
Fine Arts – Seismic Retrofit

*Authority: Chapter 50/99, Item 6870-301-0574 (47)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 10

California Community Colleges, College of Marin, Kentfield Campus, Fine Arts – Seismic Retrofit

### 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 the Fine Arts Building to conform to current code requirements. The project provides strengthening and setback of exterior walls, load path upgrades, and correction of discontinuities in the roof diaphragm.

### Funding and Project Cost Verification

**This project is within state cost.**

\$689,000 total estimated project costs

\$24,000 project costs previously allocated: preliminary plans

\$665,000 project costs to be allocated: working drawings \$30,000 and construction \$635,000 (\$535,000 contracts, \$37,000 contingency, \$11,000 administration, and \$52,000 testing and inspection) at CCCI 3847

### CEQA

A Categorical Exemption was filed with the State Clearinghouse on February 1, 2001, and the waiting period expired on March 7, 2001.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2001  
Complete construction: February 2002

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

# CONSENT ITEMS

## CONSENT – ITEM 11

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SOUTH ORANGE COMMUNITY COLLEGE DISTRICT**  
**SADDLEBACK COLLEGE, ORANGE COUNTY**  
Building A Demolition and Replacement

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

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 11

California Community Colleges, Saddleback College, Building A Demolition and Replacement

### 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 demolishes the existing Building A and constructs a new facility for the district's purchasing and facilities planning departments and the central mailroom.

### Funding and Project Cost Verification

**This project is within state cost.** In the development of the preliminary plans, non-state supportable scope such as parking and additional landscape and hardscape were identified. The district has committed to covering these and all costs beyond the current appropriation.

\$1,295,000 total estimated project costs

\$35,000 project costs previously allocated: preliminary plans

\$1,207,000 project costs to be allocated: working drawings \$46,000 and construction \$1,161,000 (\$997,000 contracts, \$50,000 contingency, \$114,000 administration, testing, inspection) at CCCI 3909

\$53,000 district contribution: preliminary plans \$3,000 and construction \$50,000

### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 11, 1999, and the waiting period expired on June 11, 1999.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: August 2001

Complete construction: October 2002

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

# CONSENT ITEMS

## CONSENT – ITEM 12

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT**  
**SKYLINE COLLEGE, SAN MATEO COUNTY**  
Center for Advanced Learning Technology

*Authority: Chapter 50/99, Item 6870-301-0574 (72)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 12

California Community Colleges, Skyline College, Center for Advanced Learning Technology

### 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 reconstructs 7,341 asf of empty space to high technology instructional use. The facility will include 6,008 asf laboratory, 560 asf meeting, and 773 asf office space.

### Funding and Project Cost Verification

**This project is within state cost.**

\$1,993,000 total estimated project costs

\$49,000 project costs previously allocated: preliminary plans

\$1,944,000 project costs to be allocated: working drawings \$69,000 and construction \$1,477,000 (\$1,260,000 contracts, \$88,000 contingency, \$129,000 administration, testing, inspection) at CCCI 3847, and \$398,000 equipment at EPI 2502

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 13, 1997, and the waiting period expired on June 13, 1997.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2001

Complete construction: July 2002

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

## **CONSENT ITEMS**

### **CONSENT – ITEM 13**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SEQUOIAS COMMUNITY COLLEGE DISTRICT**  
**COLLEGE OF THE SEQUOIAS, TULARE COUNTY**  
Seismic Retrofit Administration Building

*Authority: Chapter 52/00, Item 6870-301-0574 (71)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 13

California Community Colleges, College of the Sequoias, Seismic Retrofit Administration Building

### 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 corrects the seismic deficiencies in the Administration Building. Scope includes providing additional shear walls and shear panels, upgrading existing roof diaphragms, installation of new foundations and seismically connecting roof loads to the new shear walls and footings.

### Funding and Project Cost Verification

**This project is within state cost.**

\$1,780,000 total estimated project costs

\$51,000 project costs previously allocated: preliminary plans

\$1,729,000 project costs to be allocated: working drawings \$79,000 and construction \$1,650,000 (\$1,462,000 contracts, \$102,000 contingency, \$86,000 administration, testing, inspection) at CCCI 3909

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 5, 2001, and the waiting period expired on March 7, 2001.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2001  
Complete construction: September 2002

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

## CONSENT ITEMS

### CONSENT – ITEM 14

**CALIFORNIA COMMUNITY COLLEGES (6870)  
MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT  
MENDOCINO COLLEGE, MENDOCINO COUNTY**  
Science Building

*Authority: Chapter 50/99, Item 6870-301-0574(47.1)*

a. **Recognize scope change**

**PULLED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

California Community Colleges, Mendocino College, Science Building

#### Action Requested

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

#### Scope Description

**The project is not within scope.** The authorized project scope constructs a new Science building of 15,360 gsf and 11,200 asf, containing 8,200 asf of laboratory space, 2,200 asf office and administrative space, and 800 asf library space.

The District has proposed that the facility's instructional space be increased by 1,800 asf, comprised of 1,400 asf for laboratories and 400 asf for perimeter storage of equipment, fume hoods, display cabinets, and layout and sink areas. The increase in space in the laboratories will provide for larger worktables necessary to meet the increasing use of technology, and will also address the need for more circulation space for students, staff and the movement of equipment. While the gross square feet and assignable square feet of the building are increasing, the new design team has increased the efficiency of the building space from 73 percent to 85 percent. A 20-day letter was sent to the Legislature on February 16, 2001. We received a letter from the JLBC on March 7, 2001, raising concerns about this project.

#### Funding and Project Cost Verification

**The project is within cost.** The District has identified potential costs associated with this scope change. However, the District has been instructed to work diligently to bring the costs back into line with the existing budget through the use of value engineering in the working drawing phase proposed in the 2001-02 Budget. If it is determined during the working drawing phase that the project cannot be brought back into budget, we would address the cost issues in

conjunction with funding for the construction phase. Therefore, the total project costs will not increase as a result of this scope change.

\$6,651,000 total estimated project costs

\$243,000 project costs previously allocated: preliminary plans

\$6,408,000 Project costs to be allocated: working drawings \$267,000, construction \$5,573,000 (\$4,975,000 contracts, \$249,000 contingency, \$349,000 architect oversight, construction management, testing and inspection) at CCCI 4019, and \$568,000 equipment at EPI 2564.

#### CEQA

An Environmental Impact Report was filed on March 24, 1977, which included the construction of this building. The district plans to file a Categorical Exemption prior to submission of preliminary plans for approval.

#### Project Schedule

**The project schedule is as follows:**

Proceed to Bid	February 2002
Contract Award Approval	August 2002
Complete Construction	December 2003

**Staff Recommendation: Recognize a scope change.**

# CONSENT ITEMS

## CONSENT – ITEM 15

**DEPARTMENT OF VETERANS AFFAIRS (8960)**  
**VETERANS HOME OF CALIFORNIA – YOUNTVILLE**  
Napa County  
Hospital Emergency Notification System

*Authority: Chapter 52/00, Item 8960-301-0001 (1.6)*

- a. **Approve preliminary plans**

**APPROVED.**

# CONSENT ITEMS

## STAFF ANALYSIS – ITEM 15

Department of Veterans Affairs

Hospital Emergency Notification System – Veterans' Home of California, Yountville

### 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.** An emergency notification system will be installed in Holderman Hospital, Acute Care Facility, Eisenhower Building (Annex II), McKinley Hall (Section B), and Madison Hall (Section G). The central station equipment will be located in Holderman Hospital, and redundant notification stations will be provided adjacent to fire alarm panels in the respective buildings. Additional handsets (one per building) will be provided in all buildings to facilitate local building notification. All buildings included in this project will be networked through a cable system installed in existing underground conduits.

### Funding and Project Cost Verification

**This project is within cost.**

\$764,000	total estimated project cost
\$41,000	project costs previously allocated: preliminary plans
\$723,000	project costs to be allocated: working drawings \$75,000; construction \$648,000 (\$537,000 contract, \$38,000 contingency, \$39,000 A&E, \$34,000 other project costs) at CCCI 4019.

### CEQA

The Notice of Exemption was filed with the State Clearinghouse on November 27, 2000.

### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2001
Complete construction:	August 2002

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

## ACTION ITEMS

### ACTION – ITEM 16

#### **SAN JOAQUIN RIVER CONSERVANCY (3830)**

San Joaquin River Parkway and Conservation Trust, Incorporated  
Agreement to Provide Public Access and for Limited Public Entity Tort Immunity for a Public Benefit Nonprofit Organization

*Authority:* Government Code Section 831.5

- a. **Approve execution of an Agreement with the San Joaquin River Parkway and Conservation Trust, Incorporated, a Public Benefit Nonprofit Organization, to Provide Public Access and Limited Public Entity Tort Immunity**

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 16

Agreement to Provide Public Access and for Limited Public Entity Tort Immunity for a Public Benefit Nonprofit Corporation

Action Requested:

**The requested action will approve execution of the Agreement to Provide Public Access and to Qualify Nonprofit Organization for Limited Public Entity Tort Immunity with the San Joaquin River Parkway and Conservation Trust, Inc. (Trust).**

Discussion:

The Trust is a California public benefit nonprofit corporation whose main purpose is to develop and operate public access along the San Joaquin River. Other purposes of the Trust include the preservation and restoration of wildlife habitat, wetlands, historic sites, recreational land use and agricultural land use. The Trust seeks to enter into agreement with the State Public Works Board (Board) pursuant to Government Code Section 831.5.

Government Code Section 831.5 authorizes certain types of nonprofit organizations to avail itself to the benefits of limited “public entity” status for purposes of limiting their tort liability. To secure these benefits, a nonprofit organization must meet the following requirements:

1. It is a nonprofit organization existing under the provisions of Section 501(c) of the United States Internal Revenue Code;
2. It has specifically set forth in its articles of incorporation, as among its principal charitable purposes, the conservation of land for public access, agricultural, scientific, historical, educational, recreational, scenic or open space opportunities; and
3. It has entered into an agreement with the Board requiring the public land trust to hold the lands or where appropriate, to provide nondiscriminatory public access consistent with the protection and conservation of the natural resource.

The Trust meets the first and second requirements of Government Code Section 831.5 and now asks the Board to enter into an agreement to meet the third requirement. The agreement does not obligate the Board to perform any specific tasks or management; however, the Board would need to periodically review the agreement and determine if the Trust is in compliance with the terms and conditions. To this end the agreement provides for the Trust to submit an annual report to the Board, which will address any status changes of the subject properties. Although the statute has been on the books since 1980, this is the first such agreement the Board has been asked to enter into.

The agreement before the Board covers the following properties:

- The Milburn Unit – Consists of 286 acres of riparian and wetland marsh managed by the Department of Fish and Game. The Trust provides educational walks and programs at this site and is planning habitat restoration and low-impact recreation opportunities. Trust volunteers assist with property management.
- Riverview Ranch – Currently consists of 4 acres upon which the historic Riverview Ranch House sits. The Trust plans to restore the historic house and grounds for a center for river studies focusing on the role of the San Joaquin River in the early settlement and development of the Central Valley. The Center and its grounds will be open to the public.
- Kiwanis Camp Pashayan – Consists of two separate units for a total of 31 acres divided into two distinct use areas: riparian restoration and, education and recreation. The property features picnic tables, public restrooms, and amphitheater and canoe rentals.
- The Willow Unit – Consists of two separate units for a total of 237.9 acres of non-native grassland, riparian forest and ponds managed by the Department of Fish and Game. The Trust provides public access to the property through educational field trips, seminars and guided walks.
- Rank Island – Consists of 271.88 acres of riparian forest, ponds and non-native grassland managed by the Department of Fish and Game. The Trust provides educational and recreational access to the property through scheduled tours and seminars.
- Jensen River Ranch – Consists of 167 acres of transitional agriculture/open space. The Trust is providing habitat restoration and public access to the property for low impact recreational opportunities, and Trust volunteers assist with property management.
- Hansen Farm – Consists of 33.6 acres of open space that includes one-half mile of streamside riparian habitat adjacent to the Milburn Unit. The subject property includes an access easement through adjacent preserved agricultural land. The Trust is providing habitat restoration and public access to the site for low impact recreation. Trust volunteers assist with site management.

The agreement sets forth a process whereby properties may be added or deleted from the agreement. This process entails executing letter agreements (a form of the letter agreement is included as Exhibit C to the agreement), which will require additional Board action.

**Staff Recommendation:**     **Approve execution of the Agreement with the San Joaquin River Parkway and Conservation Trust, Incorporated to Provide Public Access and Limited Public Entity Tort Immunity in substantially the form as presented at the meeting, with such changes that may be necessary upon advice of counsel.**

## OTHER BUSINESS

## REPORTABLES

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON  
Administrative Secretary

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