



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD
April 13, 2001

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Ms. Karen McGagin, Chief Deputy Director, Department of General Services
Mr. William Evans, 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
Kathy Chovan, Budget Analyst, Department of Finance

OTHERS PRESENT:

Sabrina Winn, Department of General Services
Robert Benton, Department of General Services
Irene Anderson, Department of General Services
James Keeling, Department of General Services
Merle McDaniel, Department of General Services
Cynthia Spita, Department of Parks and Recreation
Mike Miller, Department of Corrections
Madeline Bakes, Department of Corrections
Anita Nord, State Treasurer's Office
Etsuko Stone, State Treasurer's Office
Susan Little, Assembly Member Pavley's office

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Lehman, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Lehman reported staff had reviewed the minutes from the March 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 March 9, 2001, meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were no bond items.

CONSENT CALENDAR:

Ms. Porini noted that Assembly Member Fran Pavley has entered in to the record, a letter, stating her support for Agenda Item #13, Department of Parks and Recreation, Malibu Creek State Park.

Mr. Lehman noted that the Consent Calendar covered Items #1 through #24. Mr. Lehman then noted that Item #24, California Community Colleges, Mendocino College was being pulled. We have been in discussion with the JLBC regarding this project and we are pulling this item to address the concerns raised.

Mr. Lehman noted that the Revised Consent Calendar covered Items #1 through #23

Mr. Lehman indicated that in summary, the revised consent calendar proposes four requests to approve preliminary plans, five requests to recognize scope change, two requests to approve an augmentation, five requests to approve a resolution authorizing acquisition, six requests to approve site selection, one request to approve a reduction in budget, one request to approve a reversion of funds, two requests to approve cost increase, one request to recognize anticipated deficit, two requests to approve the use of Inmate Day Labor, one request to exercise a no-cot option, three requests to approve project scope and cost.

Mr. Lehman then indicated that there were seven 20-day letters. Item #10, Department of General Services, Department of Corrections, San Quentin State Prison, approve an augmentation. A 20-day letter was sent to the Legislature on March 23, 2001, without comment. Item #11, Department of Forestry and Fire Protection, Alder Conservation Camp, recognize a scope change and approve an augmentation. A 20-day letter was sent to the Legislature on February 16, 2001, without comment. Item #13, Department of Parks and Recreation, Malibu Creek State Park, recognize a scope change. A 20-day letter was sent to the Legislature on March 23, 2001, without comment. Item #19, University of California, Davis Campus, recognize a scope change. A 20-day letter was sent to the Legislature on March 23, 2001, without comment. Item #22, California Community Colleges, San Bernardino Valley College, Learning Resource Center, recognize a scope change and approve cost increase. A 20-day letter was sent to the Legislature on March 23, 2001, without comment. Item #23, California Community Colleges, San Bernardino Valley College, Life Science Building, recognize a scope change and approve cost increase. A 20-day letter was sent to the Legislature on March 23, 2001, without comment. Item #24, California Community Colleges, Mendocino College, Science Building, recognize scope change. This Item is being pulled to allow time to provide more information to the JLBC.

Staff recommends approval of the revised consent calendar, Items #1 through #23.

A motion was made by Ms. McGagin, and Seconded by Mr. Evans to adopt the Revised Consent Calendar, and to approve Agenda Items #1 through #23.

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

ACTION ITEMS:

Mr. Lehman noted there were twelve action items

Item #25, Department of General Services, Department of Veterans' Affairs, Administration Building. This item will approve project termination.

A motion was made by Mr. Evans, and Seconded by Ms. McGagin to adopt Action Item #25.

Item #26, Department of Forestry and Fire Protection, San Marcos Forest Fire Station, Relocate Facility. This item will approve project termination and the reversion of acquisition funds totaling \$160,000.

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

Item #27, Department of Forestry and Fire Protection, Batterson Forest Fire Station, Relocate Facility. This item will approve project termination and the reversion of working drawing funds totaling \$59,000.

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

Item #28, Department of Forestry and Fire Protection, Fenner Canyon Conservation Camp, Construct Vehicle Apparatus. This item will approve project termination and the reversion of working drawing funds totaling \$114,000.

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

Item #29, Department of Forestry and Fire Protection, Bridgeville Forest Fire Station, Relocate Facility. This item will approve project termination and the reversion of working drawing funds totaling \$92,000.

A motion was made by Mr. Evans, and Seconded by Ms. McGagin to adopt Action Item #29.

Item #30, Department of Forestry and Fire Protection, Blasingame Forest Fire Station, Replace Facility. This item will approve project termination and the reversion of working drawing funds totaling \$30,000.

A motion was made by Ms. McGagin, and Seconded by Mr. Evans to adopt Action Item #30.

Item #31, Department of Boating and Waterways, San Luis Reservoir SRA, Boat Launching Facility. This item will approve project termination and the reversion of construction funds totaling \$1,227,000.

A motion was made by Mr. Evans, and Seconded by Ms. McGagin to adopt Action Item #31.

Item #32, Department of Boating and Waterways, Lake Natoma, Nimbus Flat, Boating Instruction. This item will approve project termination and the reversion of construction funds totaling \$2,444,000.

A motion was made by Ms. McGagin, and Seconded by Mr. Evans to adopt Action Item #32.

Item #33, University of California, Lease Revenue Bonds, Teaching Hospital Seismic Program, Irvine Campus. This item will adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

A motion was made by Mr. Evans, and Seconded by Ms. McGagin to adopt Action Item #33.

Item #34, University of California, Lease Revenue Bonds, Teaching Hospital Seismic Program, Davis Campus. This item will adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

A motion was made by Ms. McGagin, and Seconded by Mr. Evans to adopt Action Item #34.

Item #35, University of California, Lease Revenue Bonds, Teaching Hospital Seismic Program, San Diego Campus. This item will adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

A motion was made by Mr. Evans, and Seconded by Ms. McGagin to adopt Action Item #35.

Item #36, University of California, Lease Revenue Bonds, Teaching Hospital Seismic Program, San Francisco Campus. This item will adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

A motion was made by Ms. McGagin, and Seconded by Mr. Evans to adopt Action Item #36.

OTHER BUSINESS:

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

REPORTABLES:

Mr. Tilton indicated there were fifteen reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, May 11, 2001, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:16 a.m.

BOND ITEMS

BOND – ITEM

NO BOND ITEMS.

BOND ITEMS

STAFF ANALYSIS – ITEM

NO BOND ITEMS.

CONSENT ITEMS

CONSENT – ITEM 1

DEPARTMENT OF JUSTICE (0820)
REDDING REPLACEMENT LABORATORY, SHASTA COUNTY
DOJ 009, DGS Parcel 9871

Authority: Chapter 50/99, Item 0820-301-0001(4)

a. **Approve a resolution authorizing acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 1

Department of Justice, Redding Replacement Laboratory

Action Requested

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

Scope Description

This project is within scope. The project provides for selection of a 1.4 ± acre site that will be acquired in fee simple interest to relocate the existing forensics laboratory. This project constructs a 16,799 gross square foot forensic laboratory. The administrative area consists of office space for a staff of 14 including the following: reception area; records file room; employee room; conference room; library; showers & lockers; and separate restrooms for both employees and visitors.

The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault with walk-in freezer/refrigerator, drying cabinets, drug storage vault, and lab storage; firearms vault; test fire tank; general exam area; serology prep; trace evidence rooms (2 each) and trace microscopy area; instrument room; clean lab room; vehicle exam with lift; dark room; blood alcohol/intoxication; and maintenance shop. Site work, parking, and utilities are included.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 0820-301-0001(4) provides \$391,000 for acquisition of a fee simple interest and associated overhead for real property and preliminary plans. The property can be acquired within the funds available in accordance with legislative intent.

\$7,258,000 total estimated project costs

 \$710,000 project costs previously allocated: acquisition \$391,000; preliminary plans \$319,000

\$6,548,000 project costs to be allocated: working drawings \$308,000, and construction \$6,240,000 (\$5,461,000 contract, \$273,000 contingency, \$337,000, A&E costs, \$169,000 other project costs.)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 8, 2001, and the waiting period will expire April 7, 2001.

Project Schedule

The project schedule is as follows:

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

Other

- The proposed site meets the requirements of the Department of Justice (DOJ).
- 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 August 17, 2000.
- There is no implied dedication involved with this project.
- DGS and DOJ inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve a resolution authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COURT COUNSEL (0250)
5TH APPELLATE DISTRICT COURTHOUSE
FRESNO COUNTY
JCC002, DGS Parcel 10001

Authority: Chapter 52/00, Item 0250-301-0001 (3)

- a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services, Judicial Court Counsel (0250)
5th Appellate District Courthouse

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 a suitable site in Fresno County to construct a new courthouse.

Funding and Project Cost Verification

This project is within cost. Chapter 52, Item 0250-301-0001 (3) of the Budget Act of 2000, provides \$ 1,506,000 for site acquisition and preliminary plans.

\$16,757,000 total estimated project costs

\$1,506,000 project costs previously allocated: acquisition \$1,031,000, and preliminary plans \$475,000

\$15,251,000 project costs to be allocated: working drawings \$900,000, construction \$14,351,000 (\$12,272,000 contract; \$614,000 contingency; \$669,000 A&E; \$796,000 other)

Project Schedule

The project schedule is as follows:

Close escrow by February 2002.

Other

- The proposed site meets the requirements of the Judicial Court Counsel
- There is no relocation assistance involved with this project
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANDERSON MARSH STATE HISTORIC PARK
LAKE COUNTY
DPR A30901, DGS Parcel 10018

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

- a. Approve a resolution authorizing acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of Parks and Recreation, Anderson Marsh SHP

Action Requested:

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

Scope Description:

This project is within scope. The Legislature has approved the funding for the purchase of this particular addition, approximately 12.86 acres of unimproved property, to Anderson Marsh SHP 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.

\$750,000 total estimated project costs

\$19,320 project costs previously allocated

\$750,000 project costs to be allocated: \$750,000 acquisition and approximately \$4,272 in overhead costs

CEQA:

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

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in April 2001.

Other:

- This project was approved for site selection by the State Public Works Board on March 9, 2001.
- 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. 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. 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 a resolution authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUNGRY VALLEY STATE VEHICULAR RECREATION AREA
VENTURA COUNTY
DPR A25300, DGS Parcel 10025

*Authority: Chapter 50/99, Item 3790-301-0263(2) and
Chapter 52/00, Item 3790-301-0263(8)*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of Parks and Recreation, Hungry Valley State Vehicular Recreation Area

Action Requested:

The requested action will authorize site selection for this project.

Scope Description:

This project is within scope. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund (Statewide Opportunity Purchase Account) for the purchase of additions to units of the Off-Highway Vehicular Recreation System, without specifying particular parcels. This authorization will permit the acquisition of approximately 110.00 acres to be acquired from the property owner. The parcel is vacant and unoccupied and acquisition is sought in fee simple.

Funding and Project Cost Verification:

This project is within cost. Chapter 50/99, Item 3790-301-0263(2) and Chapter 52/00, Item 3790-301-0263(8) provide \$271,628 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$271,628 total estimated project costs

\$2,500 project costs previously allocated

\$271,628 project costs to be allocated: \$269,500 acquisition and approximately \$2,128 in overhead costs

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on March 6, 2001, and the waiting period expired on April 9, 2001.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in June of 2001.

Other:

- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- No environmental hazard assessment was conducted, as there were no indications or history of contamination.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of any implied dedication was reflected in the property valuation.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- Staffing pertaining to the acquisition of the Ward Property will be absorbed within the Department's existing support budget.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS SVRA, IMPERIAL COUNTY
DPR A31401, A31402, DGS Parcel 6006 and 6157

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

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Parks and Recreation, Ocotillo Wells SVRA

Action Requested

The 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 additions to the State Park System for purposes consistent with the OHV Opportunity Fund without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 40 acres to be acquired from the property owner.

Funding and Project Cost Verification:

This project is within cost. Chapter 324/98, Item 3790-301-0263(3) provides \$300,000 for this opportunity acquisition program. The property can be acquired within the funds available and in accordance with Legislative intent.

\$17,000 total estimated project costs

\$17,000 project costs to be allocated: \$17,000 acquisition and approximately \$1,110 in overhead costs

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on September 4, 1986, and the waiting period expired on October 9, 1986.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in June 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.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The property is vacant and unimproved.
- Staffing pertaining to this acquisition will be absorbed within the Department's existing support budget.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CHINO HILLS STATE PARK
ORANGE COUNTY
DPR A33201, DGS Parcel 10028

*Authority: Chapter 111/85, Item 3790-301-722(10.1)
as reappropriated by Chapter 587/92, Item 3790-490-722(2),
Chapter 303/95, Item 3790-490-722(7) and
Chapter 324/98, Item 3790-490-0722(1) PRC,
Sec. 5907(b)(1)(D) Prop 70, 3790-806-786
as reallocated by Chapter 326/98, Sec. 9,
Chapter 324/98, Item 3790-302-0001(2) and
Chapter 52/00, Item 3790-301-0005(11)*

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation, Chino Hills State Park

Action Requested

The 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 (and other non-specific “high priority” additions) to Chino Hills State Park for purposes consistent with the General Fund appropriation and with 84, 88 and 2000 Bond Fund appropriations. The request will authorize site selection of fee simple interest in approximately 29.53 acres to be acquired from the property owner.

Funding and Project Cost Verification

This project is within cost. Chapter 111/85, Item 3790-301-722 (10.1) as reappropriated by 324/98, Item 3790-490-0722(1) provides \$500,000 and PRC, Sec. 5907 (b)(1)(D) Prop 70, Item 3790-806-786 as reallocated by Chapter 326/98, Sec. 9 provides \$2,010,000 Chapter 324/98, Item 3790-302-0001(2) provides \$3,000,000 and Chapter 52/00, Item 3790-301-0005(11) provides \$4,490,000 for this acquisition. The remaining funds will be provided by an EEM Grant \$1,000,000, and private donations of \$2,500,000. The property can be acquired within the funds available and in accordance with Legislative intent.

\$10,171,500 total estimated project costs (does not include \$3,500,000 in non-DPR funds)

\$3,000 costs previously allocated

\$10,171,500 project costs to be allocated: \$10,000,000 acquisition, approximately \$16,500 in overhead costs, and approximately \$155,000 in relocation assistance costs

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on December 8, 1997, and the waiting period expired on January 20, 1998.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in early June 2001.

Other:

- The property was appraised by a private appraisal firm and reviewed by the Department of General Services and the proposed offer is consistent with the fair market value approved by DGS staff.
- This acquisition will receive a grant of \$1,000,000 from the California Transportation Commission, through its Environmental Enhancement Mitigation (EEM) program and a private donation of \$2,500,000 supporting the acquisition project.
- 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 State.
- Consideration of any implied dedication was reflected in the property valuation.
- A Phase I Environmental Site Assessment was done on the subject property in October 1995. 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 since that time.
- The property is improved. The improvements include horse stables, a small old single-family residence, a BMX bike track, and a spring relay station. These improvements, except for the relay tower, are interim in character and do not contribute to the highest and best use of the site. The Department proposes to remove the improvements following purchase of the property and relocation of the tenants.
- Requests for additional staffing and ongoing costs will be considered in a future budget change proposal.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
EMPIRE MINE STATE HISTORIC PARK
NEVADA COUNTY
DPR A23902 and A23903, DGS Parcel 10023

*Authority: Chapter 50/99, Item 3790-301-0262(1) and
Chapter 52/00, Item 3790-301-0262(1)*

- a. **Approve resolution authorizing acquisition and exercise of no-cost purchase option**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services, Department of Parks and Recreation,
Empire Mine State Historic Park

Action Requested

The requested action will approve a resolution authorizing acquisition and exercise of a no-cost purchase option for this project.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the Habitat Conservation Fund, without specifying particular parcels. This request will authorize acquisition and exercise of a no-cost option to purchase approximately 16 acres in two adjacent Assessor's parcels. This acquisition represents Phase 2 of a two-phase acquisition project containing a total of approximately 40 acres. Site selection was authorized on September 10, 1999 by the State Public Works Board. In the same agenda item, acquisition was authorized for Phase 1 and a no-cost option agreement for Phase 2, subject to availability of funds.

Funding and Project Cost Verification

This project is within cost. Phase 1 was acquired in December, 1999. Funds are available to acquire Phase 2 through Chapter 50/99, Item 3790-301-0262(1) and Chapter 52/00, Item 3790-301-0262(1). These two appropriations provide \$2,000,000 for habitat acquisition; a total of \$1,312,334 was previously allocated from these appropriations for other acquisition projects. The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$423,925	total Phase 2 estimated project costs
\$500	project costs previously allocated
\$423,425	project costs to be allocated: \$420,730 acquisition and approximately \$2,695 in overhead costs.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 6, 1999, and the waiting period expired on October 28, 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in early May 2001.

Other:

- This project was site selected by the PWB on September 10, 1999.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.
- The property is vacant and unimproved.

Staff Recommendation: Approve a resolution authorizing acquisition, and exercise of no-cost purchase option.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT REDWOODS STATE PARK
HUMBOLDT COUNTY
DPR A31001, DGS Parcel 10027

Authority: Chapter 52/00, Item 3790-301-0005(10)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services, Department of Parks and Recreation,
Humboldt Redwoods State Park

Action Requested

The 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 additions to the State Park System for purposes consistent with the Redwoods Acquisition Program, 2000 Bond Fund, without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 17.37 acres to be acquired from the property owner.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(10) provides \$480,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$480,000 total estimated project costs

\$1,500 project costs previously allocated

\$480,000 project costs to be allocated: \$480,000 acquisition and approximately \$4,312 in overhead costs

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on November 3, 2000, and the waiting period expired on December 9, 2000.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in May 2001.

Other:

- The property was appraised by a private appraiser under contract to Save-the Redwoods-League and the proposed offer is consistent with the fair market value approved by DGS staff.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.
- The property is vacant and unimproved.
- Save-the-Redwoods League will provide a donation of \$480,000 supporting the acquisition project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 9

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

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

- a. **Approve a resolution authorizing acquisition**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services, Coachella Valley Mountains Conservancy
Indio Hills, Riverside County

Action Requested

The requested action will approve a resolution authorizing acquisition 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 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 for acquisition of fee simple interest and associated overhead. A total of \$110,000 from this item will be applied toward the purchase of this parcel. The balance of acquisition costs will be provided from a \$500,000 TEA grant from the California Transportation Commission and a \$200,000 donation from the Center for Natural Lands Management (CNLM).

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 Coachella Valley Mountains 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 DGS 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: Approve a resolution authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
SAN QUENTIN STATE PRISON, MARIN COUNTY
North Block, Structural Retrofit

Authority: Chapter 282/97, Item 1760-301-0768 (15)
Chapter 324/98, Item 1760-301-0768 (8)
Chapter 50/99, Item 1760-490-0768 (8) (reappropriation of construction)

a. Approve augmentation **\$436,239**
(10.46 percent of construction phase)
(8.73 percent total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services, Department of Corrections
San Quentin State Prison North Block, Structural Retrofit

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The project consists of a "structural only" retrofit. Architectural/mechanical/ electrical costs are limited to incidental work to enable the structural retrofit only.

Built in 1934, the North Cell Block is considered a historically significant structure. The building is basically a rectangular shaped concrete shell, connected to the East Cell Block by an entrance Rotunda. The cellblock is comprised of six tiers of cells in two back-to-back towers. The seismic retrofit scheme includes new concrete walls and footings at the rotunda, steel framing below the sixth floor, steel beams and ties at the sixth tier and roof area, installing steel ties to connect the high roof diaphragm to the low roof and cell walls, and adding a series of collector beams over the cell walls to tie the two cell wall towers together. Construction started in September 2000 and is now 35 percent complete and anticipated to complete in July 2001. A 20-day letter was sent to the Legislature on March 23, 2001, without comment.

Funding and Project Cost Verification

This project is not within cost. Unforeseen and hidden site conditions have required additional engineering design efforts and site visit services to complete the retrofit work. The contractor is performing construction operations at multiple locations on the site. Consequently, the number of correctional officers required to oversee security has increased.

\$4,997,469 total estimated project costs

\$4,561,230 project costs previously allocated: preliminary plans (\$135,000); working drawings (\$277,000); and construction \$4,149,230 (contract - \$2,889,000, contingency - \$593,460; A/E - \$635,000, and agency retained items - \$423,000)

\$436,239 augmentation required

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 17, 1998, and the waiting period expired on September 15, 1998.

Project Schedule

The project schedule is as follows:

Complete Construction: July 2001

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

ALDER CONSERVATION CAMP, DEL NORTE COUNTY

Replace Wastewater and Water System/Construct Access Road

*Authority: Chapter 324/98, Item 3540-301-0001(15)
Chapter 52/00, Item 3540-301-0001(15)*

- a. **Recognize scope change**
- b. **Approve augmentation**

\$49,000
(5.2 percent of construction phase)
(4.1 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Forestry and Fire Protection, Alder Conservation Camp:
Replace Wastewater and Water System/Construct Access Road

Action Requested

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

Scope Description

This project is not within scope. The authorized project consists of the following: replace the well house with a 16' X 24" well house and air stripper building; construct a three bay 1,875 +/- sq. ft. crew carrying vehicle apparatus building, install a new 20,000-gallon septic tank and 5,000 +/- ft of leach field, and provide roadway stabilization with drainage and asphalt concrete overlay. This scope change seeks to replace the septic tank and leach field with a new wastewater treatment system and pressurized leach field. This new treatment system is expected to yield more reliable results for the treatment and disposal of wastewater. A 20-day scope change letter was sent to the Legislature on February 16, 2001, without comment.

Funding and Project Cost Verification

This project is not within cost. Chapter 52/00, Item 3540-301-0001(15) provides \$948,000 for construction and \$148,000 for working drawings. The proposed scope change would result in a cost increase of \$49,000 for the construction phase of this project. Therefore, additional funds in the amount of \$49,000 are needed to complete this project with the proposed scope change.

\$1,207,000	total estimated project cost
\$259,000	project costs previously allocated: preliminary plans \$111,000 and working drawings \$148,000
\$948,000	project costs to be allocated: construction \$948,000 (\$948,000 agency retained)
\$49,000	pending augmentation

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2001
Complete construction:	October 2002

Staff Recommendation: Recognize scope change and approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(20)

- a. Approve preliminary plans
 - b. Recognize anticipated deficit **\$283,000**
- (8.7 percent of construction phase)
(7.9 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Forestry and Fire Protection
Hemet-Ryan Air Attack Base, Relocate Facility

Action Requested

The requested action will approve preliminary plans, release working drawing funds, and recognize anticipated deficit.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hangar (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22-bed) barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping.

Funding and Project Cost Verification

This project is not within cost. Based on preliminary plan estimates, costs associated with the construction phase of this project have increased by \$283,000. The increase in cost has been attributed to a scope change approved by the PWB on May 14, 1999, that resulted in moving the construction of the new facility from the existing site to a new site at March Air Reserve Base. Because conditions at the new site were not anticipated in the original estimate, the new estimate was adjusted to incorporate additional site work needed at the new site to accommodate the facility.

\$3,879,000	total estimated project cost
\$164,000	project costs previously allocated: preliminary plans \$164,000
\$166,000	project costs to be allocated: working drawings \$166,000
\$3,266,000	project costs to be appropriated: construction \$3,266,000 (\$2,807,000 contract, \$141,000 contingency, \$318,000 A&E)
\$283,000	anticipated deficit

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2001
Approve working drawings:	August 2001
Complete construction:	September 2002

Staff Recommendation: Approve preliminary plans, release working drawing funds, and recognize anticipated deficit.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF PARKS AND RECREATION (3790)
MALIBU CREEK STATE PARK
LOS ANGELES COUNTY
DPR A31900, A31901, A31902, A31903, DGS Parcel 10017

Authority: Chapter 52/00, 3790-301-0005(17)

- a. Recognize scope change
- b. Authorize site selection and approve a resolution authorizing acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation, Malibu Creek State Park

Action Requested

The requested action will recognize a scope change for this project, authorize site selection, and approve a resolution authorizing acquisition for this project.

Scope Description

This project is not within scope. As approved by the Legislature, the original project scope provided funds to acquire a “significant portion” of the approximately 800 acres of privately held lands that are needed to complete public ownership and protection of the Liberty Canyon wildlife corridor and nature area. The original project scope description did not recognize that much of the overall 800 acre project area was being pursued and funded through the partnership efforts with the Santa Monica Mountains Conservancy (SMMC), the National Park Service, and the County of Los Angeles. Based upon the successful land purchases by these partners, only 208 acres of the most threatened and underdeveloped private property remains for acquisition and is valued at approximately \$5.2 million. DPR is requesting to amend the scope of this project to purchase 88.9 acres of the remaining 208 with the appropriated funds. DPR proposes to acquire the balance of the land, approximately 120 acres, with the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000. The amount needed for the remaining 120 acres is proposed in the 2001-02 Governor’s Budget. The refined project scope combined with the successful efforts of DPR’s partners will achieve the original project intent of providing a critical wildlife linkage in the heavily urbanized Los Angeles area. A 20-day letter was sent to the Legislature on March 23, 2001, without comment.

Funding and Project Cost Verification:

This project is within cost. Chapter 52/00, Item 3790-301-0005(17) provides \$2,500,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$2,500,000 total estimated project costs
\$1,000 project costs previously allocated
\$2,489,273 project costs to be allocated: \$2,489,273 acquisition and approximately \$9,727 in overhead costs

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on January 2, 2001, and the waiting period expired on February 6, 2001.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in April 2001.

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.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property other than those needs indicated below.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- A COBCP submitted in the Department's 2000/01 Budget request estimated future potential staffing needs for the acquisition lands of four py (\$80,000) to provide for public health and safety, patrol of the property for resource protection, signing and fencing and control of invasive exotic plants, and OE&E of (\$85,000) for a total estimate of \$165,000. This request for additional funds will be considered in a future budget change proposal.
- The property is vacant and unimproved.

Staff Recommendation: Recognize scope change, approve site selection, and authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF CORRECTIONS (5240)
FOLSOM STATE PRISON, SACRAMENTO COUNTY
Construct Pretreatment System

Authority: Chapter 52/00, Item 5240-301-0001 (4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Corrections, Folsom State Prison
Construct Pretreatment System

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. The proposed project would install a pretreatment unit to reduce high turbidity in the incoming raw water prior to its delivery to the existing Folsom State Prison (FSP) Water Treatment Plant (WTP). The pretreatment unit consists of one 1.5 million gallon/day steel fabricated ACTOFLO unit manufactured by Kruger Inc. of North Carolina. The unit will be connected to the existing raw water pumping station at the facility. Site work will include providing a concrete pad for the unit, minor drainage improvements, and grading.

Funding and Project Cost Verification

The project is within cost.

\$1,090,000	total estimated project cost
\$52,000	project costs previously allocated: preliminary plans \$52,000
\$1,038,000	project costs to be allocated: working drawings \$83,000; construction \$955,000 (contract \$821,000, contingency 57,000, construction support \$39,000, and project administration \$38,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 3, 2000, and the waiting period expired on November 7, 2000.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2001
Approve working drawings:	November 2001
Complete Construction:	August 2002

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

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA REHABILITATION CENTER, RIVERSIDE COUNTY
Perimeter Fence Project

Authority: Chapter 50/99, 5240-301-0001(22)
Chapter 52/00, 5240-301-0001(33)

- a. **Approve use of Inmate Day Labor**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Corrections, California Rehabilitation Center
Perimeter Fence

Action Requested

The requested action will approve the use of Inmate Day Labor (IDL) resources for the construction of this project, pursuant to Public Contract Code Section 10103.5.

Scope Description

This project is within scope. This project will provide for repair and replacement of approximately 7,400 linear feet of the outer perimeter chain link fence at California Rehabilitation Center. The scope of work will also include drainage improvements along the fence, modification of armed towers to provide additional view windows, removal of abandoned utilities, installation of lights between two existing light poles, and installation of a three foot sidewalk with 3-inch reinforced gahnite on each side.

Funding and Project Cost Verification

This project is not within cost. The construction appropriation from the 2000-2001 Budget Act is \$1,981,000. The Department of General Service's (DGS) revised construction cost estimate based on 95 percent working drawings is \$2,065,000 (4.2 percent higher than the construction appropriation). The Inmate Day Labor construction cost estimate of \$1,929,000 is 7.1 percent (\$136,000) lower than the revised DGS construction cost and 2.7 percent (\$52,000) lower than the construction appropriation. The Department expects to utilize approximately 16 inmates (or 44,800 person-hours) for the construction of this project.

\$2,305,000 total estimated project cost

\$240,000 project costs previously allocated: preliminary plans \$120,000 and working drawings \$120,000

\$2,065,000 project costs to be allocated: construction \$2,065,000 (\$1,727,000 contract, \$121,000 contingency, \$90,000 A&E, \$69,000 agency retained (guarding), and \$58,000 project administration)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 27, 2000, and the waiting period expired on March 4, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings April 2001
Complete construction November 2002

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF CORRECTIONS (5240)

STATEWIDE

Small Management Exercise Yards

Authority: Chapter 52/00, 5240-301-0001(1.5)

- a. **Approve preliminary plans**
- b. **Approve use of Inmate Day Labor**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of Corrections, Statewide
Small Management Exercise Yards

Action Requested

The requested action will approve preliminary plans, the release of working drawing funds, and the use of IDL resources for the construction of this project in accordance with Public Contract Code Section 10103.5.

Scope Description

The project is within scope. The purpose of this project is to construct 92 small management exercise yards at four maximum-security housing institutions to provide out-of-cell exercise to Administrative Segregation population inmates. These small management yards, which will be constructed at High Desert State Prison, California State Prison-Sacramento, California State Prison-Los Angeles, and Salinas Valley State Prison, shall be 10' x 15' chain link enclosures with partial pan deck covering. The yards also include sanitation facilities that will require connection to the institution's utility systems. The Department expects to utilize five inmates at each of the four aforementioned locations.

Funding and Project Cost Verification

This project is within cost.

\$1,380,000 total estimated project cost

\$33,000 project costs previously allocated: preliminary plans \$11,000 and working drawings \$22,000

\$1,347,000 project costs to be allocated: construction (\$1,239,000 contracts, \$46,000 contingency, \$25,000 project administration, and \$37,000 agency-retained)

CEQA

CEQA is not required because this project only converts a large exercise yard into smaller, safer, and more manageable exercise yards.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: April 2001

Approve working drawings: May 2001

Complete construction: July 2002

Staff Recommendation: Approve preliminary plans, the release of working drawing funds, and authorize use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 17

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
UC Irvine Medical Center Seismic Upgrades

*Authority: Section 15820.83 of the Government Code
as amended by Senate Bill 1667 (Chapter 71/00)*

- a. **Approve project scope and cost**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

University of California, Irvine, UC Irvine Medical Center Seismic Upgrades

Action Requested

The requested action will provide approval of the program scope and cost and establish eligibility for reimbursement as required by Government Code Section 15280.83.

Scope Description

The University of California, Irvine Medical Center (UCI Medical Center) proposes to construct a new replacement hospital building and undertake a program of upgrades to various facilities in order to satisfy the seismic safety requirements for acute care hospital facilities imposed by SB 1953 (Chapter 740/94). The required SB 1953 work includes construction of a new 162,500 asf hospital facility to replace UCI Medical Center's main acute care facility, Building 1, as well as seismic corrections to Building 1A and the Center's steam plant, electrical facility and utility tunnel.

Funding and Project Cost Verification

The State of California authorized \$600 million in lease revenue bonds in Chapter 71/00 to assist in financing hospital seismic projects. The total program cost for the UCI Medical Center Seismic Upgrades is \$286,145,000 of which \$235,000,000 is proposed to be funded from State lease revenue bonds. This amount will be supplemented as required by a combination of hospital reserves and donor funds, estimated at \$51,145,000 for the complete program.

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: 2007

Staff Recommendation: Approve program scope and cost in order to establish eligibility for reimbursement under Government Code Section 15820.83.

CONSENT ITEMS

CONSENT – ITEM 18

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
UC San Diego Medical Center Seismic Upgrades

*Authority: Section 15820.83 of the Government Code
as amended by Senate Bill 1667 (Chapter 71/00)*

a. Approve project scope and cost

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

University of California, San Diego
UC San Diego Medical Center Seismic Upgrades

Action Requested

The requested action will provide approval of the program scope and cost and establish eligibility for reimbursement under as required by Government Code Section 15280.83.

Scope Description

The University of California, San Diego Medical Center (UCSD Medical Center) proposes to undertake a program of upgrades to its hospital facilities at the Hillcrest and La Jolla campuses to satisfy the seismic safety requirements for acute care hospital facilities imposed by SB 1953 (Chapter 740/94). The required SB 1953 work includes performing non-structural retrofit work at four buildings on the Hillcrest Campus, including the Main Hospital, and minor non-structural work in the critical care service areas in the Thornton Hospital Building on the La Jolla Campus.

Funding and Project Cost Verification

The State of California authorized \$600 million in lease revenue bonds in Chapter 71/00 to assist in financing hospital seismic projects. The total estimated program cost for the UCSD Medical Center SB 1953 Compliance Plan is \$48,182,000 of which \$40,000,000 is proposed to be funded from State lease revenue bonds. This amount will be supplemented as required by a combination of hospital reserves and donor funds, estimated at \$8,182,000 for the complete program.

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: 2007

Staff Recommendation: Approve program scope and cost in order to establish eligibility for reimbursement under Government Code Section 15820.83.

CONSENT ITEMS

CONSENT – ITEM 19

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, YOLO COUNTY
Life Sciences Alterations, Phase 1

Authority: Chapter 50/99, Item 6440-301-0574 (4)
Chapter 52/00, Item 6440-301-0574(6)

- a. **Recognize scope change and approve budget reduction**
- b. **Approve reversion of funds**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

University of California, Davis
Life Sciences Alterations, Phase 1

Action Requested

The requested action will recognize a scope change, approve a reduction in budget, and the reversion of funds.

Scope Description

This project is not within scope. The scope for the Life Sciences Alterations, Phase 1 project as approved in the 1999 Budget Act involves the renovation of portions of Robbins and Hutchison Hall to provide space for modern class laboratories, wet research labs, lab support, academic offices, and academic support space. The project provided for renovating Robbins Hall, a wet lab building, for use by Landscape Architecture and Vegetable Crops programs; and for renovating portions of Hutchinson Hall for use by the Plant Pathology and Nematology programs. Preliminary plans were approved by the State Public Works Board on January 14, 2000.

Subsequent to the approval of preliminary plans, the campus and the College of Agriculture and Environmental Sciences concluded that the Agricultural Genomics program, which requires the use of wet labs, represents a higher priority for space than those programs designated in the existing project. Therefore, the University proposes to eliminate the renovations to Robbins Hall from the State-funded project, and instead use campus funds to renovate Robbins Hall for the Agricultural Genomics program. A separate campus-funded project scheduled for FY 2001-2002 will renovate space in Hunt Hall for use by the Landscape Architecture Department. Renovations within Robbins Hall for the Vegetable Crops program will also be deferred so that the use of the building will not be disrupted. The renovations to Hutchinson Hall for use by the

Plant Pathology and Nematology programs will remain as proposed in the original project scope. A 20-day letter was sent to the Legislature on March 23, 2001, without comment.

Funding and Project Cost Verification

This project is within cost. The total project budget as approved was \$4,199,000 at CCCI 3909. Due to the change in scope following the completion of preliminary plans, the construction costs for the Robbins Hall (Landscape Architecture and Vegetable Crops) components of the project have been deleted from the budget and the total amounts for design fees, contingency and other soft costs in the budget have been proportionally reduced. The total estimated cost to the State for the reduced scope is \$2,090,000 at CCCI 3909. The difference of \$2,109,000 will be reverted from the State funds. The campus will provide \$110,000 from non-State sources in lieu of State funds for preliminary plans, resulting in a total project cost of \$2,200,000.

- \$2,200,000 total estimated project costs

- \$191,000 project costs previously allocated: preliminary plans \$96,000 (State funds); working drawings \$95,000 (State funds)

- \$1,899,000 project costs to be allocated: preliminary plans \$110,000 (campus funds); construction \$1,899,000 (State funds)(\$1,689,000 contract, \$83,000 contingency, \$127,000 A & E) at CCCI 3909

- \$2,109,000 project costs to be reverted: preliminary plans \$110,000; working drawings \$110,000; construction \$1,889,0000

CEQA

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

Project Schedule

The project schedule is as follows:

- Approve working drawings: June 2001
- Complete construction: October 2002

Staff Recommendation: Recognize scope change, approve a reduction in budget, and reversion of funds.

CONSENT ITEMS

CONSENT – ITEM 20

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Physical Sciences 1

Authority: Chapter 52/00, Item 6440-301-0574 (10)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

University of California, Riverside
Physical Sciences 1

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 Physical Sciences 1 project will construct a new multi-disciplinary instruction and research lab facility for programs in the Chemical Sciences. The total assignable square feet (asf) at the completion of the preliminary plans is 72,902 asf, which is 348 asf less (approximately 0.5 percent less) than the project size as defined in the original scope (73,250 asf). The reduction in assignable area was primarily associated with departmental offices and office support.

Funding and Project Cost Verification

This project is within cost.

\$50,344,000 total estimated project cost.

\$ 1,341,000 project costs previously allocated: preliminary plans \$1,341,000 (State funds).

\$49,003,000 project costs to be allocated: working drawings \$2,058,000 (State funds); construction \$45,920,000 (State funds)(\$41,352,000 contract; \$2,068,000 contingency; \$2,500,000 A & E) at CCCI 4019; equipment \$1,025,000 (campus funds) at EPI 2564

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2002

Complete construction: November 2004

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

CONSENT ITEMS

CONSENT – ITEM 21

UNIVERSITY OF CALIFORNIA (6440)
Teaching Hospital Infrastructure

Authority: Chapter 52/00, Item 6440-301-0001(2)

- a. **Approve scope and cost of projects at five teaching hospitals**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

University of California
Teaching Hospital Infrastructure

Action Requested

The requested action will provide approval of the scope and cost of various projects associated with infrastructure improvements at five teaching hospitals.

Scope Description

The University of California (UC) proposes projects at its five teaching hospitals (Davis, Irvine, Los Angeles, San Diego, San Francisco) to address infrastructure needs associated with the seismic work required by SB 1953, the Alfred E. Alquist Hospitals Facilities Seismic Act. The State authorized \$600,000,000 in lease revenue bonds to assist UC in complying with the seismic requirements in SB 1953. In addition, the 2000 Budget Act provides \$50,000,000 General Fund (GF) for infrastructure improvements at the five UC teaching hospitals in recognition that the seismic work required by SB 1953 would trigger ancillary work to address code and obsolescence issues, and that the hospitals had other urgent capital needs—to renew, upgrade, or replace utility systems, to upgrade or expand existing hospital functions to meet modern codes and standards or to meet increasing patient loads.

Funding and Project Cost Verification

The total cost for the Teaching Hospital Infrastructure projects is \$69,688,000, including the \$50,000,000 GF appropriation in the 2000 Budget Act. This amount will be supplemented as required by a combination of hospital reserves (and in one case, lease revenue bond funds) estimated at \$19,688,000 for the complete program. UC proposes to allocate the \$50,000,000 GF as follows: Davis: \$5,000,000; Irvine: \$5,000,000, Los Angeles, \$10,000,000; San Diego \$25,000,000; San Francisco: \$5,000,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: Fall 2004

Staff Recommendation: Approve scope and cost of projects at five teaching hospitals.

CONSENT ITEMS

CONSENT – ITEM 22

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Learning Resource Center – Seismic Replacement

Authority: Chapter 50/99, Item 6870-301-0574(61)
Chapter 52/00, Item 6870-301-0574(55)

- a. **Recognize scope change**
 - b. **Approve cost increase** **\$190,000**
- (8.1 percent of total state funded project)**
(8.5 percent of construction cost)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

California Community Colleges, San Bernardino Valley College
Learning Resource Center – Seismic Replacement

Action Requested

The requested action will recognize a scope change and approve a cost increase for this project.

Scope Description

The project is not within scope. Item 6870-301-0574 (55), Budget Act of 2000 appropriated \$2,242,000 for construction of the San Bernardino Community College District (District), San Bernardino Valley College Seismic Replacement Learning Resource Center project. The authorized scope of the project provides for the construction of a 28,026 assignable square feet (asf) state-of-the-art Learning Resource Center (LRC). The existing library, constructed in 1928 with a wing added in 1963, is located on the western edge of the campus adjacent to the San Jacinto earthquake fault. A 20-day letter was sent to the Legislature on March 23, 2001, without comment.

The proposed scope change is based on the following factors:

- Based on seismic trenching studies, the Division of Mines and Geology (DMG) determined that the proposed location was unsuitable given the size of the building and its proximity to the fault. The new location meets both the Division of the State Architect (DSA) and DMG requirements.
- The original seismic program for this campus, which consists of five replacement projects, provide that demolition and infrastructure work would be scheduled during the last phase of

the seismic program. Due to relocation of several of these projects, it is no longer feasible to wait until the later phase to complete this work. As a result, demolition and infrastructure work related to the Learning Resource Center is proposed to be completed concurrently.

- The original project scope would construct the same gross square feet (gsf) and assignable square feet as in the existing Learning Resource Center. This building, which was designed with wide corridors and large open reading areas, is inefficient in its use of space. The District proposes to reconfigure the internal design to increase the assignable square feet available for instruction and other education programs, while making no change in the gross square footage. The proposed change would increase the total asf from 28,026 to 33,374, or a net increase of 5,348 asf (19.1 percent). The revised scope provides for 6,482 asf of laboratory space; 2,253 asf of office and administrative support space; 19,634 asf of library space; 1,517 asf of AV/TV space; and 3,488 asf of other space.
- The level of structural design is proposed to be changed from minimum life/safety standards, the lowest structural level that DSA will accept, to the immediate occupancy level. After ongoing discussions with DSA, DMG and the project architect and engineer, the District believes that the immediate occupancy level of seismic standards would be more appropriate given this campus is located in a seismic zone 4. The immediate occupancy level means that occupants of the building will be able to exit the building after a seismic event and the building could be reoccupied in 30-60 days.

Funding and Project Cost Verification

The project is not within cost. The District has received a Federal Emergency Management Act (FEMA) grant to fund 75 percent of the Learning Resource Center replacement cost, with State funding constituting the remaining 25 percent of project costs. The original project cost was estimated to be \$11,036,000, including \$2,343,000 in State funding. The District is requesting an augmentation of State funds of \$190,000, representing 8.5 percent of State construction costs. In addition, the District is also providing \$197,000 for the additional costs brought about by the increased structural design.

\$11,423,000 total estimated project cost

\$2,343,000 project costs previously allocated: working drawings, \$101,000 and construction \$2,242,000 (\$1,962,000 contracts, \$98,000 contingency, \$182,000 architect oversight, construction management, testing and inspection) at CCCI 3909

\$8,693,000 FEMA funded

\$197,000 district funded

\$190,000 requested augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired on February 2, 2001.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2001

Complete construction: March 2003

Staff Recommendation: Recognize scope change and approve a cost increase.

CONSENT ITEMS

CONSENT – ITEM 23

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Life Science Building – Seismic Replacement (FEMA)

Authority: Chapter 50/99, Item 6870-301-0574(59)
Chapter 52/00, Item 6870-301-0574(53)

- | | | |
|----|------------------------|---|
| a. | Recognize scope change | |
| b. | Approve cost increase | \$121,000 |
| | | (4.2 percent of construction cost) |
| | | (4.1 percent of total state funded project) |

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

California Community Colleges, San Bernardino Valley College, Life Science Building– Seismic Replacement

Action Requested

The requested action will recognize a scope change and approve a cost increase.

Scope Description

The project is not within scope. Item 6870-301-0574 (53), Budget Act of 2000 appropriated \$2,858,000 for construction of the San Bernardino Community College District (District), San Bernardino Valley College Seismic Replacement Life Science Building project. The authorized scope of the project provides for the construction of a 30,453 assignable square feet (asf) life science building. The existing life science building is located in the northwest quadrant of the campus adjacent to the San Jacinto earthquake fault. A 20-day letter was sent to the Legislature on March 23, 2001, without comment.

The proposed scope change is based on the following factors:

- Based on seismic trenching studies, the Division of Mines and Geology (DMG) determined that the proposed location was unsuitable given the size of the building and its proximity to the fault. The new location meets both the Division of the State Architect (DSA) and DMG requirements.
- The original seismic program for this campus, which consists of five replacement projects, provides that demolition and infrastructure work would be scheduled during the last phase of the seismic program. Due to relocation of several of these projects, it is no longer feasible to

wait until the later phase to complete this work. As a result, demolition and infrastructure work related to the Learning Resource Center is proposed to be completed concurrently.

- The original project scope would construct the same gross square feet (gsf) and assignable square feet as in the existing Life Science Building. This building, which was designed with wide corridors and large open areas, is inefficient in its use of space. The District proposes to reconfigure the internal design to increase the assignable square feet available for instruction and other education programs, while making no change in the gross square footage. The proposed change would increase the total asf from 30,453 to 31,504, or a net increase of 1,051 asf (3.5 percent). The revised scope provides for 11,473 asf of lecture space; 13,716 asf of laboratory space; 4,654 asf of office and administrative support space; 376 asf of library space; 101 space of AV/TV space; and 1,184 asf of other space.
- The level of structural design is proposed to be changed from minimum life/safety standards, the lowest structural level that DSA will accept, to the immediate occupancy level. After ongoing discussions with DSA, DMG and the project architect and engineer, the District believes that the immediate occupancy level of seismic standards would be more appropriate given this campus is located in a seismic zone 4. The immediate occupancy level means that occupants of the building will be able to exit the building after a seismic event and the building could be reoccupied in 30-60 days.

Funding and Project Cost Verification

The project is not within cost. The District has received a Federal Emergency Management Act (FEMA) grant to fund 75 percent of the Life Science Building replacement cost, with State funding constituting the remaining 25 percent of project costs. The original project cost was estimated to be \$12,834,000, including \$2,953,000 in State funding. The District is requesting an augmentation of State funds of \$121,000, representing 4.2 percent of State construction costs. In addition, the District is also providing \$23,000 for the additional costs brought about by the increased structural design.

\$12,978,000 total estimated project cost

\$2,953,000 project costs previously allocated: working drawings, \$95,000 and construction \$2,858,000 (\$2,477,000 contracts, \$124,000 contingency, \$257,000 architect oversight, construction management, testing and inspection) at CCCI 3909

\$9,881,000 FEMA funded

\$23,000 district funded

\$121,000 additional funds requested.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired February 2, 2001.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: May 2001

Complete construction: May 2003

Staff Recommendation: Recognize scope change and approve a cost increase.

CONSENT ITEMS

CONSENT – ITEM 24

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
- b. Recognize anticipated deficit
- c. Approve preliminary plans

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

California Community Colleges, Mendocino College, Science Building

Action Requested

The requested action will recognize a scope change, recognize an anticipated deficit, and approve preliminary plans 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 back from the JLBC on March 7, 2001, raising concerns with this project. Since then, we have worked with the JLBC to address these concerns. Another 20-day letter was sent to the Legislature on March 23, 2001. We are pulling this item to address additional concerns raised by the JLBC.

Funding and Project Cost Verification

The project is not within cost. The District has identified \$882,000 (15.7 percent of construction) in costs associated with this scope change, and has requested an augmentation of the construction budget to reflect these costs. Department of Finance intends to recognize these costs in a future request for project construction funding. The District has been instructed,

however, 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.

\$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:

Approve working drawings: February 2002
Complete Construction December 2003

Staff Recommendation: Recognize scope change, recognize anticipated deficit, and approve preliminary plans.

ACTION ITEMS

ACTION – ITEM 25

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERAN AFFAIRS (8950)
VETERANS' HOME OF CALIFORNIA, YOUNTVILLE
Administration Building, Structural Retrofit

Authority: Chapter 52/00, Item 1760-301-0768 (11)

- a. **Approve project termination**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 25

Department of General Services, Administration Building, Structural Retrofit
Veterans' Home of California, Yountville

Action Requested

The requested action will approve the termination of this project. During preparation of preliminary plans for this project the Structural Engineer determined the project to be a risk level 4 rather than a risk level 5. The state has funded buildings with a seismic risk level 5 or 6. A building with a risk level 4 does not meet the current program criteria for seismic retrofit funding.

Scope Description

This project is within scope. This project consists of a structural seismic retrofit. Architectural, mechanical, electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit will add 10" thick concrete buttresses at exterior corridor, remove hollow clay tile walls and replace them with 8" concrete shear walls and new foundations in two locations, and infill two existing windows with concrete.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00 1760-301-0768 (11) appropriated \$65,000 for the preliminary plans phase of this project.

\$590,000 total estimated project costs

\$65,000 project costs previously allocated: preliminary plans (\$65,000)

\$525,000 project costs to be allocated: working drawings (\$63,000); and construction \$462,000 (contract - \$361,000, contingency - \$25,000, A/E - \$63,000, and agency retained items - \$13,000).

Staff Recommendation: Approve project termination.

ACTION ITEMS

ACTION – ITEM 26

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MARCOS FOREST FIRE STATION, SAN DIEGO COUNTY
Relocate Facility – Acquisition

Authority: Chapter 324/98, Item 3540-301-0001(21)

- a. **Approve project termination**
- b. **Approve reversion** **\$160,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 26

Department of Forestry and Fire Protection, San Marcos Forest Fire Station
Relocate Facility - Acquisition

Action Requested

The requested action will approve termination and the reversion of acquisition funds for this project.

Scope Description

This project is within scope. This replacement project acquires a 5 +/- acre site and constructs a new CDF one-engine Forest Fire Station. The new station consists of the following: a new 2,330 +/- sq. ft. wood-framed barracks/messhall (8 beds); a 1,697 +/- sq. ft. wood-framed apparatus building (1 office, 2 bays); a 100 +/- sq. ft. flammables storage building (1 pump, 1-1,000 gallon fuel tank); a 156 +/- sq. ft. pump house; site work; fencing; landscaping; communications tower and other appurtenances as needed.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 3540-301-0001(21) provided \$222,000 for the acquisition of a new site for the San Marcos Forest Fire Station. Based on recent market information and numerous site searches in the area, it has been determined that the amount provided is insufficient to acquire a new site. As such, the acquisition phase of this project cannot proceed at this time.

\$1,225,000	total estimated project cost
\$140,000	project costs previously allocated: acquisition \$92,000 (\$30,000 not expended) and preliminary plans \$48,000
\$130,000	project costs to be allocated: acquisition \$130,000
\$985,000	project costs to be appropriated: working drawings \$66,000 and construction \$919,000 (\$792,000 contract, \$40,000 contingency, and \$87,000 A&E)
\$160,000	funds to be reverted: acquisition \$160,000 (\$30,000 allocated but unexpended and \$130,000 unallocated)

Staff Recommendation: Approve project termination and reversion of acquisition funds.

ACTION ITEMS

ACTION – ITEM 27

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

BATTERSON FOREST FIRE STATION – REPLACE FACILITY

Relocate Facility – Working Drawings

Authority: Chapter 162/96, Item 3540-301-0001(13)
Chapter 324/98, Item 3540-301-0001(27)

- a. **Approve project termination**
- b. **Approve reversion** **\$59,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 27

Department of Forestry and Fire Protection, Batterson Forest Fire Station
Replace Facility

Action Requested

The requested action will approve termination and the reversion of working drawing funds.

Scope Description

This project is within scope. This project provide for the construction of a new standard CDF one-engine Forest Fire Station on a new site. The new station consists of the following; a 2,330 +/- sq. ft., wood-framed living quarters (8 beds); a 1,697 + / - sq. ft., wood-framed apparatus building (1 office, 2 bays); a 100 +/- sq. ft. fuel building w/ 1-2,000 gallon, split fuel tank); 20,000 gallon water storage tank; hose rack; fuel/equipment; site work; utilities, and paving.

Funding and Project Cost Verification

This project is not within cost. Based on a revised cost estimate, it has been discovered that the costs for this project have substantially increased since the appropriation of preliminary plans and working drawings. These cost increases have been attributed to site conditions, changes in the building code, and changes in the design and construction market. As a result, it was determined that this project cannot continue at this time.

\$1,117,000	total estimated project costs
\$44,000	project costs previously allocated: preliminary plans \$44,000
\$59,000	project costs to be allocated: working drawings \$59,000
\$735,000	project costs not appropriated: construction \$735,000 (\$633,000 contract, \$32,000 contingency, and \$70,000 A&E)
\$59,000	project costs to be reverted: working drawings \$59,000

Staff Recommendation: Approve project termination and reversion of working drawing funds.

ACTION ITEMS

ACTION – ITEM 28

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FENNER CANYON CONSERVATION CAMP, LOS ANGELES COUNTY
Construct Vehicle Apparatus, Replace Office

Authority: Chapter 50/99, Item 3540-301-0001(27)
Chapter 52/00, Item 3540-490(27)

- a. **Approve project termination**
- b. **Approve reversion** **\$114,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 28

Department of Forestry and Fire Protection, Fenner Canyon Conservation Camp Construct
Vehicle Apparatus, Replace Office

Action Requested

The requested action will approve termination and the reversion of working drawing funds.

Scope Description

This project is within scope. This project consists of the following: construction of an 8,000 sq. ft. administrative office/officer's quarters, two 1,984 sq. ft. CCV apparatus buildings, and a 1,260 sq. ft. vehicle storage building; site work; utilities; paving; landscaping; and necessary appurtenances.

Funding and Project Cost Verification

This project is not within cost. The Budget Act of 1999, Item 3540-301-0001(27), as partially reappropriated by the Budget Act of 2000, provides \$114,000 for the working drawings phase of this project. Based on updated cost information, it has been determined that this project cannot proceed with current levels of funding. The increase in cost has been attributed to an inaccurate conceptual estimate, unanticipated site conditions and related site work, and changes in the design and construction market.

\$1,747,000	total estimated project cost
\$86,000	project costs previously allocated: preliminary plans \$86,000
\$114,000	project costs to be allocated: working drawings \$114,000
\$1,547,000	projects costs to appropriated: construction \$1,547,000 (\$1,258,000 contract, \$63,000 contingency, and \$226,000 A&E)
\$114,000	funds to be reverted: working drawings \$114,000

Staff Recommendation: **Approve project termination and reversion of working drawing funds.**

ACTION ITEMS

ACTION – ITEM 29

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BRIDGEVILLE FOREST FIRE STATION, HUMBOLDT COUNTY
Relocate Facility

Authority: Chapter 324/98, Item 3540-301-0001(3)
Chapter 50/99, Item 3540-301-0001(2)

- a. **Approve project termination**
- b. **Approve reversion** **\$92,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 29

Department of Forestry and Fire Protection
Bridgeville Forest Fire Station - Relocate Facility

Action Requested

The requested action will approve termination and the reversion of working drawing funds.

Scope Description

This project is within scope. The project consists of acquiring 5+/- acres of land, relocate and construct a standard one engine Forest Fire Station consisting of the following: a 2,330 sq. ft. barracks/messhall; a 1,697 sq. ft. apparatus building; a 1,650 sq. ft. office building; a 100 sq. ft. fuel facility; a concrete pad for mobile residence; site work; paving; utilities and all appurtenances.

Funding and Project Cost Verification

This project is not within cost. Due to unanticipated site-specific conditions and changes in the design and construction market, reflected in a new cost estimate, the costs for this project have increased substantially. As such, it has been determined that this project cannot continue with current funding and recognized costs.

\$1,589,000	total estimated project cost
\$ 61,000	project costs previously allocated: preliminary plans \$61,000
\$92,000	project costs to be allocated: working drawings \$92,000
\$1,291,000	project costs not appropriated: construction \$1,291,000 (\$1,041,000 contract, \$52,000 contingency, and \$198,000 A&E)
\$92,000	funds to be reverted: working drawings \$92,000

Staff Recommendation: Approve project termination and the reversion of working drawing funds.

ACTION ITEMS

ACTION – ITEM 30

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

BLASINGAME FOREST FIRE STATION, FRESNO COUNTY

Replace Facility - Acquisition

Authority: Chapter 52/00, Item 3540-301-0001(37)

- a. **Approve project termination**
- b. **Approve reversion** **\$30,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 30

Department of Forestry and Fire Protection, Blasingame Forest Fire Station:
Replace Facility - Acquisition

Action Requested

The requested action will approve termination and the reversion of working drawing funds.

Scope Description

The project is within scope. The project includes acquisition of a 4 +/- acre site, construction of a two-engine station consisting of a 2,994 sq. ft. barracks/messhall building and a 150 sq. ft. flammable materials storage building, site work, utilities, paving and appurtenances.

Funding and Project Cost Verification

This project is not within cost. Chapter 52/00, Item 3540-301-0001(37) provides \$100,000 for the acquisition of the existing Blasingame Forest Fire Station site. It was estimated that \$30,000 would be needed to purchase the site with balance budgeted for staff costs. However, based on updated cost information, it has been determined that the funds provided are insufficient to purchase the site. As such, the acquisition phase of this project cannot proceed at this time.

\$1,327,000	total estimated project cost
\$161,000	project cost previously allocated: acquisition \$100,000 and preliminary plans \$61,000
\$89,000	project costs to be allocated: working drawings \$89,000
\$1,077,000	project costs to be appropriated: construction \$1,077,000 (\$906,000 contract, \$45,000 contingency, \$126,000)
\$30,000	funds to be reverted: acquisition \$30,000

Staff Recommendation: Approve project termination and the reversion of acquisition funds.

ACTION ITEMS

ACTION – ITEM 31

DEPARTMENT OF BOATING AND WATERWAYS (3680)
SAN LUIS RESERVOIR SRA - O'NEILL FOREBAY (PHASE 1), (MEDEIROS AREA)
MERCED COUNTY
Boat Launching Facility - Construction

Authority: Chapter 52/00, Item 3680-301-0516 (4)

- a. **Approve project termination**
- b. **Approve reversion** **\$1,227,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 31

Department of Boating and Waterways
San Luis Reservoir SRA - O'Neill Forebay (Phase 1), (Medeiros Area)
Boat Launching Facility

Action Requested

The requested action will approve the termination of this project and allow the reversion of construction funds.

Scope Description

This project is within scope. This project consists of the following: grading and paving for parking approximately 78 cars/trailers; water system connection to a municipal source (Santa Nella Water District); 4 unit unisex restroom (341 gsf) and related utilities. Site improvements consist of concrete walks, shade ramadas (9 each), shoreline armoring, irrigation for future landscaping and signs.

Funding and Cost Verification

This project is not within cost. Chapter 52/00, Item 3680-301-0516(4) provides \$1,227,000 for the construction phase of this project. Based on updated cost information identified during the working drawings phase, it is estimated that construction costs will exceed 20 percent of the amount provided for construction. Minor scope changes related to non-critical portions of the project were considered; however, it was determined that these scope changes would result in insignificant cost savings and that this project could not proceed with the level of funding currently available. The Department of Boating and Waterways will reevaluate the scope and justification for the project in light of the updated cost information and will consider requesting a new appropriation in a future fiscal year.

\$1,340,000	total estimated project cost
\$113,000	total funds previously allocated: preliminary plans \$47,000 and working drawings \$66,000
\$1,227,000	total estimated project costs to be allocated: construction \$1,227,000 (\$964,000 contract, \$67,000 contingency, \$146,000 A/E, and \$50,000 agency retained)
\$1,227,000	funds available for reversion

Staff Recommendation: **Approve termination of the project and allow the reversion of construction funds.**

ACTION ITEMS

ACTION – ITEM 32

DEPARTMENT OF BOATING AND WATERWAYS (3680)
LAKE NATOMA, NIMBUS FLAT, SACRAMENTO COUNTY
Boating Instruction and Safety Center

Authority: Chapter 52/00, Item 3680-301-0516 (5)

- a. **Approve project termination**
- b. **Approve reversion** **\$2,444,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 32

Department of Boating and Waterways
Lake Natoma, Nimbus Flat – Boating Instruction and Safety Center

Action Requested

The requested action will approve the termination of this project and allow the reversion of construction funds.

Scope Description

This project is within scope. The approved project consists of the following: construct three new buildings at the CSUS Aquatic Center for boat storage (two 9,327 gsf buildings) and instruction/administration offices (6,784 gsf building); construct concrete pedestrian walks and asphalt driveways and turnarounds; site work; and demolition. Site work includes the connection to municipal water and sewer systems as well as re-grading to lower the easterly portion of the peninsula to provide shoreline access. Demolition of the existing buildings, walkways and roads will be accomplished as part of this project.

Funding and Cost Verification

This project is not within cost. Chapter 52/00, Item 3680-301-0516 (5) provides \$2,444,000 for the construction phase of this project. The lowest bid received for this project was in excess of 20 percent of the funds available. DGS attributes the cost increase to the following factors: first, higher than expected energy prices increased the cost of transportation and materials. As a result, contractors reacted by increasing bid prices; secondly, due to requirements imposed by the Sacramento County Fire District, it was necessary to increase the size of the fire hydrant and sprinkler system pump and its enclosure. The resized pump significantly increased the cost of this project; lastly, an older database, containing dated price information, was used to estimate the construction costs. In light of this new cost information, it was determined that this project could not proceed with the funds currently provided.

\$2,714,000	total estimated project cost
\$270,000	project costs previously allocated: preliminary plans \$123,000 and working drawings \$147,000
\$2,444,000	project costs to be allocated: construction \$2,444,000 (\$2,053,000 contract, \$144,000 contingency, \$247,000 A/E)
\$2,444,000	funds available for reversion

Staff Recommendation: **Approve the termination of this project and allow the reversion of construction funds.**

ACTION ITEMS

ACTION – ITEM 33

UNIVERSITY OF CALIFORNIA (6440)

LEASE REVENUE BONDS

Teaching Hospital Seismic Program: University of California, Irvine Campus

Authority: Section 15820.83 of the Government Code

- a. **Adopt a resolution declaring the State Public Works Board’s official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 33

University of California, Irvine
Teaching Hospital Program, University of California, Irvine campus

Action Requested

Adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

Internal Revenue Service reimbursement regulations, effective for all bonds issued after March 2, 1992, require that (a) on or before the date of the expenditure to be reimbursed, the issuer of the bonds must declare its reasonable intent to reimburse such expenditure with tax-exempt bond proceeds (this requirement is called the "Official Intent Requirement"); (b) the bond proceeds to be allocated to a particular expenditure no later than 18 months after the later of (i) the date on which the expenditure is paid and (ii) the date on which the financed property is placed in service, but in no event more than three (3) years after the original expenditure is paid; and (c) the expenditure to be reimbursed must be a cost chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles. Note in long term construction projects the three years may be extended to five years under certain circumstances.

The Official Intent Requirement is satisfied by a valid "reimbursement resolution." A valid reimbursement resolution (a) declares that the issuer (or the 501(c)(3) borrower) reasonably expects to reimburse the expenditure with proceeds of a borrowing, (b) states that the resolution is intended to be a declaration of official intent within the meaning of the reimbursement regulations, (c) includes a general functional description of the project for which the expenditure to be reimbursed is paid, (d) states that the maximum reasonably expected principal amount of reimbursement bonds to be issued for such purpose, and (e) is reasonably available for public inspection.

ACTION ITEMS

ACTION – ITEM 34

UNIVERSITY OF CALIFORNIA (6440)

LEASE REVENUE BONDS

Teaching Hospital Seismic Program: University of California, Davis Campus

Authority: Section 15820.83 of the Government Code

- a. **Adopt a resolution declaring the State Public Works Board’s official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 34

University of California
Teaching Hospital Program, University of California, Davis campus

Action Requested

Adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

Internal Revenue Service reimbursement regulations, effective for all bonds issued after March 2, 1992, require that (a) on or before the date of the expenditure to be reimbursed, the issuer of the bonds must declare its reasonable intent to reimburse such expenditure with tax-exempt bond proceeds (this requirement is called the "Official Intent Requirement"); (b) the bond proceeds to be allocated to a particular expenditure no later than 18 months after the later of (i) the date on which the expenditure is paid and (ii) the date on which the financed property is placed in service, but in no event more than three (3) years after the original expenditure is paid; and (c) the expenditure to be reimbursed must be a cost chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles. Note in long term construction projects the three years may be extended to five years under certain circumstances.

The Official Intent Requirement is satisfied by a valid "reimbursement resolution." A valid reimbursement resolution (a) declares that the issuer (or the 501(c)(3) borrower) reasonably expects to reimburse the expenditure with proceeds of a borrowing, (b) states that the resolution is intended to be a declaration of official intent within the meaning of the reimbursement regulations, (c) includes a general functional description of the project for which the expenditure to be reimbursed is paid, (d) states that the maximum reasonably expected principal amount of reimbursement bonds to be issued for such purpose, and (e) is reasonably available for public inspection.

ACTION ITEMS

ACTION – ITEM 35

UNIVERSITY OF CALIFORNIA (6440)

LEASE REVENUE BONDS

Teaching Hospital Seismic Program: University of California, San Diego Campus

Authority: Section 15820.83 of the Government Code

- a. **Adopt a resolution declaring the State Public Works Board’s official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 35

University of California
Teaching Hospital Program, University of California, San Diego campus

Action Requested

Adopt a resolution declaring the State Public Works Board's official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.

Internal Revenue Service reimbursement regulations, effective for all bonds issued after March 2, 1992, require that (a) on or before the date of the expenditure to be reimbursed, the issuer of the bonds must declare its reasonable intent to reimburse such expenditure with tax-exempt bond proceeds (this requirement is called the "Official Intent Requirement"); (b) the bond proceeds to be allocated to a particular expenditure no later than 18 months after the later of (i) the date on which the expenditure is paid and (ii) the date on which the financed property is placed in service, but in no event more than three (3) years after the original expenditure is paid; and (c) the expenditure to be reimbursed must be a cost chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles. Note in long term construction projects the three years may be extended to five years under certain circumstances.

The Official Intent Requirement is satisfied by a valid "reimbursement resolution." A valid reimbursement resolution (a) declares that the issuer (or the 501(c)(3) borrower) reasonably expects to reimburse the expenditure with proceeds of a borrowing, (b) states that the resolution is intended to be a declaration of official intent within the meaning of the reimbursement regulations, (c) includes a general functional description of the project for which the expenditure to be reimbursed is paid, (d) states that the maximum reasonably expected principal amount of reimbursement bonds to be issued for such purpose, and (e) is reasonably available for public inspection.

ACTION ITEMS

ACTION – ITEM 36

UNIVERSITY OF CALIFORNIA (6440)

LEASE REVENUE BONDS

Teaching Hospital Seismic Program: University of California, San Francisco Campus

Authority: Section 15820.83 of the Government Code

- a. **Adopt a resolution declaring the State Public Works Board’s official intent to reimburse certain capital outlay expenditures from proceeds of tax-exempt indebtedness.**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 36

University of California, Teaching Hospital Program
University of California, San Francisco campus

Action Requested

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OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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