



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD

May 11, 2001

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance

Ms. Rosamond Bolden, Chief Deputy Director, Department of General Services

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

Rocel Bettencourt, Budget Analyst, Department of Finance

OTHERS PRESENT:

Jon C. Stephens, Lake Tahoe Community College

Irene Anderson, Department of General Services

Angelique Scott, Department of General Services

Lan Hoang, Department of General Services

Sabrina Winn, Department of General Services

Deborah Cregger, Department of General Services

Anita Nord, State Treasurer's Office

Chris Vance, State Treasurer's Office

Alison Okabayashi, Department of Parks and Recreation

Gordon McDaniel, Department of Parks and Recreation

Peggy Zenter, Department of Parks and Recreation

Keith Beland, Department of Corrections

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:08 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the March 2, 2001, special meeting and the April 13, 2001; regular meeting believed them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the March 2, 2001, special meeting, and the April 13, 2001, regular meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were no bond items.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #1 through #32. Mr. Tilton then noted that Item #6, Department of General Services, Department of Parks and Recreation, Chino Hills State Park was being pulled to address concerns raised by the Department of Finance Staff.

Mr. Tilton noted that the Revised Consent Calendar covered Items #1 through #5, and Items #7 through #32.

Mr. Tilton indicated that in summary, the revised consent calendar proposes eighteen requests to approve preliminary plans, 1 request to approve site selection and acquisition, 3 requests to authorize acquisition, 1 request to approve site selection, four requests to approve augmentation, 1 request to approve award of construction contract, three requests to recognize scope change, two requests to approve the use of Inmate Day Labor, three requests to approve combine bid, and seven requests to recognize anticipated deficit.

Mr. Tilton then noted that there were six 20-day letters. Item #10, Department of Parks and Recreation, Tahoe State Recreation Area, Truckee River Outlet Parcel-Restoration and Rehabilitation, recognize scope change. A 20-day letter was sent to the Legislature on April 20, 2001, without comment. Item #18, Department of the Youth Authority, Fred C. Nelles, Youth Correctional Facility, Replace Taft Adjustment Center, recognize scope change. A 20-day letter was sent to the Legislature on April 20, 2001, without comment. Item #21, California Community Colleges, Mendocino-Lake Community College District, Science Building Project, recognize scope change and cost increase. A 20-day letter was sent to the Legislature on April 20, 2001, without comment. Item #30, California Community Colleges, Cerritos Community College District, Seismic Retrofit, Liberal Arts, recognize anticipated deficit. A 20-day letter was sent to the Legislature on April 20, 2001, without comment. Item #31, California Community Colleges, Cerritos Community College District, Seismic Retrofit, Social Sciences, recognize anticipated deficit. A 20-day letter was sent to the Legislature on April 20, 2001. Item #32, California Community Colleges, Lake Tahoe Community College District, Lake Tahoe College Phase II Facilities, South Project, approve an augmentation. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

Staff recommends approval of the revised consent calendar, Items #1 through #5, and Items #7 through #32.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt the Revised Consent Calendar, and to approve Agenda Items #1 through #5, and Items #7 through #32.

The consent calendar was adopted by a 2-0 vote.

ACTION ITEMS:

Mr. Tilton noted there was one action item.

Item #33, Department of Corrections, California State Prison, Coalinga. This item will:

- a. Authorize execution of the First Amendment to Site Lease by and between the State Public Works Board and the Department of General Services and the First Amendment to Facility Lease by and between the State Public Works Board and the Department of Corrections, for the 1993 Series B Lease Revenue Bonds, California State Prison-Fresno County, Coalinga.

A certificate and supporting memorandum is on file from the Department of Corrections attesting that the approximate 320 easterly acres adjacent to the prison facility are not essential for the efficient and proper operation of the prison. Additionally, the removal of this vacant, unimproved acreage will not impact the fair rental value of the prison facility or require an adjustment in the rental payments. A certificate is on file from the State Treasurer concluding that the removal of this acreage from the Site Lease and Facility Lease will not result in any material impairment of the security given, or intended given, for the payment of the 1993 Series B Bonds.

Ms. Bolden noted that it was a good use of the 320 acres.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt Action Item #33.

The action item was adopted by a 2-0 vote.

OTHER BUSINESS:

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

REPORTABLES:

Mr. Tilton indicated there were thirty-one reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, June 8, 2001, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:13 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

Authority: Chapter 50/1999, Item 0820-301-0001(4)
Chapter 52/2000, Item 0820-301-0001(2)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 1

Department of Justice
Redding Replacement Laboratory

Action Requested

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

Scope Description

This project is within scope. 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; copy & supplies room; employee room; conference room; library; showers & lockers; and separate rest rooms for both employees and visitors.

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

Funding and Cost Verification

The project is within cost.

\$7,258,000 total estimated project cost

\$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, \$169,000 other project costs.)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2001

Complete construction: June 2003

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

CONSENT ITEMS

CONSENT – ITEM 2

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

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

- a. Authorize site selection and approve a resolution authorizing acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services, California Department of Forestry and Fire Protection
Springville Forest Fire Station, Relocate Facility

Action Requested

The requested action will authorize site selection and approve a resolution authorizing acquisition.

Scope Description

This project is within scope. The approved project provides for acquisition of a 5 to 10-acre site and construction of a replacement facility for the Springville Forest Fire Station. On November 9, 2000, the State Public Works Board (Board) authorized site selection of a smaller parcel, approximately 5.0 acres in size. The parcel is a portion of a larger 44.0-acre parcel. The selected site has been reconfigured to eliminate an uneconomic remainder parcel, which has resulted in a larger subject parcel 6.7 acres in size. The site is unimproved and the additional acreage has no effect on the proposed project site plan. Acquisition of a 6.7-acre parcel is within scope and the property can be acquired within the funds available in accordance with the intent of the Legislature.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(44), provides \$200,000 for acquisition and associated overhead for real property needed to complete the relocation the Springville Forest Fire Station. The replacement property can be acquired within the funds available in accordance with the intent of the Legislature.

\$1,856,000	total estimated project costs
\$85,000	project costs previously allocated: acquisition \$85,000
\$1,771,000	project costs to be allocated: acquisition \$115,000, preliminary plans \$77,000,

working drawings \$109,000, and construction \$1,470,000 (\$1,150,000 contract, \$58,000 contingency, and \$262,000 administration).

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before June 30, 2001.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2000, and the waiting period expired on January 19, 2001.

Other

- The proposed site meets the location requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal dated April 17, 2001.
- There is no implied dedication involved with this project.
- The DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection and approve a resolution authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 3

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

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

- a. Authorize acquisition consistent with the staff analysis provided to the Board

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of Parks and Recreation
Ocotillo Wells State Vehicular Recreation Area

Action requested

Authorize acquisition consistent with the staff analysis provided to the Board.

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 Off-Highway Vehicle Opportunity Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 40 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. Chapter 324/98, Item 3790-301-0263(3) provides \$300,000 for this opportunity acquisition program. Total costs of \$181,178 were previously allocated from this appropriation for acquisition projects. The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$20,110 total estimated project costs

\$2,000 project costs previously allocated: appraisal costs

\$18,110 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:

- This project was approved for site selection by the State Public Works Board on April 13, 2001.
- 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.
- Although there was no history of contamination, the Department of Parks and Recreation (DPR) conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- DPR 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.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis provided to the Board.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUNGRY VALLEY STATE VEHICULAR RECREATION AREA, VENTURA COUNTY
DGS Parcel Number 10026, DPR Parcel Number A25301

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

- a. Authorize acquisition consistent with the staff analysis provided to the Board

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of Parks and Recreation
Hungry Valley State Vehicular Recreation Area

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 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 interest.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-301-0263(2) and Chapter 52/00, Item 3790-301-0263(8) jointly provide \$800,000 for this acquisition program. Total costs of \$106,806 were previously allocated from this appropriation for acquisition projects. The property can be acquired within the funds available and in accordance with Legislative intent.

\$274,128 total estimated project costs

\$2,500 project costs previously allocated: appraisal costs

\$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 June 2001.

Other:

- This project was approved for site selection by the State Public Works Board on April 13, 2001.
- 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 of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the property.
- Consideration of any implied dedication was reflected in the property valuation.
- DPR 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 DPR's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis provided to the Board.

CONSENT ITEMS

CONSENT – ITEM 5

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

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

- a. Authorize acquisition consistent with the staff analysis provided to the Board

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Parks and Recreation
Humboldt Redwoods State Park

Action requested

Authorize acquisition consistent with the staff analysis provided to the Board.

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 acquisition of fee simple interest in approximately 17.4 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. Chapter 52/00, item 3790-301-0005(10) provides \$5,000,000 for the Redwoods Acquisition Program. Total costs of \$1,500 were previously allocated from this appropriation. The property can be acquired within the funds available and in accordance with Legislative intent.

\$485,812 total estimated project costs

\$1,500 project costs previously allocated: appraisal reviews

\$484,312 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 May 2001.

Other:

- This project was approved for site selection by the State Public Works Board on April 13, 2001.
- 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 the Department of General Services' staff.
- Although there was no history of contamination, the Department of Parks and Recreation (DPR) conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found.
- DPR is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- DPR 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 acquisition consistent with the staff analysis provided to the Board.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CHINO HILLS STATE PARK, ORANGE COUNTY
Project Number DPR 182A, Parcel 10028
DPR Parcel Number A33201

*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 Item 3790-806-786
as reallocated by Chapter 326/98, Sec.9,
Chapter 324/98, Item 3790-302-0001(2),
Chapter 52/00, Item 3790-301-0005(11),*

- a. **Authorize acquisition consistent with the staff analysis provided to the Board**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation
Chino Hills State Park

Action requested

Authorize acquisition consistent with the staff analysis provided to the Board.

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 1984, 1988 and 2000 Bond Fund Appropriations. The request will authorize acquisition of fee simple interest in approximately 29.5 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. The Legislature has appropriated funds totaling \$25,200,000 for this project and other non-specific “high priority additions”. Of this funding \$11,472,552 was previously allocated. The fund sources are identified below:

Fund Source

Chapter 111/85, Item 3790-301-0722(10.1)

Reappropriated

Chapter 587/92, Item 3790-490-0722(2)
Chapter 303/95, Item 3790-490-0722(7)
Chapter 324/98, Item 3790-490-0722(1)

Section 5907(b)(1)(D) of Public Resources Code,

Reallocated

Chapter 326/98, Section 9

Proposition 70, Item 3790-806-786

Chapter 324/98, Item 3790-302-0001(2)

Chapter 52/00, Item 3790-301-0005(11)

A total of \$10,171,500 will be allocated from the above funding sources. The balance of acquisition costs will be provided by an Environmental Enhancement Mitigation Grant of \$1,000,000 and a private donation of \$2,500,000. The property can be acquired within the funds available and in accordance with Legislative intent.

\$10,174,500 total estimated project costs (does not include \$3,500,000 in non-DPR funds)

\$3,000 project 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 June 2001.

Other:

- This project was approved for site selection by the State Public Works Board on April 13, 2001.
- 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.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- 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. DPR 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. DPR 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 BCP.

Staff Recommendation: Authorize acquisition consistent with the staff analysis provided to the Board.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MARSHALL GOLD DISCOVERY STATE HISTORIC PARK, EL DORADO COUNTY
DGS Parcel Number 10033, DPR Parcel Number A31601

Authority: Chapter 50/99, Item 3790-301-0001(5)

- a. Authorize site selection consistent with the staff analysis provided to the Board

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation
Marshall Gold Discovery State Historic Park

Action requested

Authorize site selection consistent with the staff analysis provided to the Board.

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 1999 General Fund/Inholding Purchase Account without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 11.3 acres to be acquired from the property owner.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-301-0001(5) provides \$500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. Total costs of \$255,500 were previously allocated from this appropriation for acquisition projects. The property can be acquired with the funds available and in accordance with Legislative intent.

\$238,671 total estimated project costs

\$1,600 project costs previously allocated: appraisal review and related costs

\$237,071 project costs to be allocated: \$235,000 acquisition and approximately \$2,071 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 27, 2001, and the waiting period expired on May 1, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2001.

Other:

- A private appraiser under contract to the owner appraised the property and the proposed offer is consistent with the fair market value approved by Department of General Services (DGS) staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is improved. The improvements are aged and considered obsolete (as evidenced by zero value by the appraiser) and include a 624 square foot single family residence, 12' X 20' garage, a 10' X 30' storage shed, a 6' X 6' smaller shed, and remnants of three other buildings. DPR intends to remove the structures following the close of escrow.
- An environmental hazard assessment was conducted by the DPR on March 26, 2001. DPR has identified several objectionable personal items that will be removed by the owner prior to the close of escrow. In addition, some structures may contain asbestos and lead based paint; all of these items will be abated after the acquisition, as DPR will remove the structures after the close of escrow using existing funds.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.

Staff Recommendation: Authorize site selection consistent with the staff analysis provided to the Board.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEN'S COLONY, SAN LUIS OBISPO COUNTY
Officers and Guards Building, Structural Retrofit

Authority: Chapter 324/98, Item 1760-301-0768 (22)
Chapter 52/00, Item 1760-301-0768 (4)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
California Men's Colony, San Luis Obispo, San Luis Obispo County
Buildings B, D, L, Q Structural Retrofit

Action requested

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

Scope Description

This project is within scope. The project consists of a "Structural Only" retrofit. Architectural/mechanical/ electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit of each of the four buildings will include adding new transverse shear walls at the first floor, infilling several bays of windows at the exterior longitudinal walls, and creating a separation adjacent to two columns at the second floor.

Funding and Cost Verification

This project is within cost.

\$6,793,000 total estimated project costs

\$285,000 project costs previously allocated: preliminary plans.

\$6,508,000 project costs to be allocated: working drawings - \$449,000; and construction – 6,059,000 (\$4,425,000 contract, \$307,000 contingency, \$775,000 A/E, and \$552,000 agency retained items).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2001, and the waiting period expired on March 20, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2001

Complete construction: November 2002

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

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF CORRECTIONS (5240)

SAN QUENTIN STATE PRISON, SAN QUENTIN, MARIN COUNTY

Gas Pipe Aggregation, Main Water Valve Replacement, Residential Space Heating Replacements

Authority: Government. Code 15814.15

- a. **Approve augmentation**
- b. **Approve award of construction contract**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services, Department of Corrections
San Quentin State Prison, Gas Pipe Aggregation, Main Water Valve Replacement, Residential
Space Heating Replacements

Action requested

The requested action will approve an augmentation and award a construction contract for this project.

Scope Description

This project is within scope. The project is within scope as defined in Energy Service Contract 5390.04 Schedule III, and as referenced in “Natural Gas Service Consolidation” Study Report prepared for the Office of Energy Assessments by Kuhn and Kuhn Industrial Energy Consultants dated January 9, 1998.

Funding and Cost Verification

This project is not within cost. Changes in cost allocation have occurred since authorization to proceed to bid. The low bid, at \$510,000, exceeded the State’s estimate of \$466,000. Costs for the water valve replacement and residential space heating were lower than estimated; however, the cost for the gas pipe aggregation was significantly higher. This may be due to the limited availability of trained labor for this work, much of which has been absorbed by increased construction activity related to natural gas distribution and power generating facilities.

\$858,700 total estimated project costs

\$97,000 project costs previously allocated: preliminary plans \$58,900, working drawings \$38,100

\$761,700 project costs to be allocated: construction \$761,700 (\$510,000 contracts, \$35,700 contingency, \$70,500 A&E, \$145,500 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 19, 1999, and the waiting period expired on September 23, 1999.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 1999
Approve working drawings:	January 2001
Complete construction:	October 2001

Staff Recommendation: Approve augmentation and award construction contract.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF PARKS AND RECREATION (3790)
TAHOE STATE RECREATION AREA, PLACER COUNTY
Restoration and Rehabilitation of Truckee River Outlet Parcel

Authority: Chapter 52/00, Item 3790-301-0001(9)

- a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation, Tahoe State Recreation Area, Restoration and Rehabilitation of Truckee River Outlet Parcel

Action Requested

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

Scope Description

This project is not within scope. As approved by the Legislature, this project would provide a more accessible lake and river shoreline to the public and provide day use facilities that meet current codes and demand. The project included improvements on both the north and south shores of the river and a restaurant building of 4,875 square feet. DPR is proposing to delete the improvements on the north side of the river because the Tahoe City Public Utility District (TCPUD), which operates this park on behalf of DPR, has obtained a grant to accomplish this work. Allowing the TCPUD to accomplish the improvements will result in facilities that better serve the public and in savings of approximately \$65,000. In addition, DPR is proposing to increase the size of the restaurant building from 4,875 to 5,409 square feet. This increase is due to 1) code requirements that increased the size of the restrooms, kitchen, and food storage areas, and 2) the enlargement of the serving area to support an economically viable restaurant operation. The estimated cost of this change is \$157,000. Thus, the net effect of the proposed revisions is an estimated \$92,000 increase in project costs. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

Funding and Project Cost Verification

This project is not within cost. Based on a rough estimate of the costs associated with the scope change, construction cost will increase by a net amount of \$92,000, or 5.1 percent of the construction amount. This cost increase will be formally recognized at preliminary plan approval when an official estimate is available.

\$2,707,000 total estimated project cost

\$251,000 project costs previously allocated: preliminary plans \$251,000

\$2,364,000 project costs to be allocated: working drawings \$179,000; construction \$2,185,000 (\$1,740,000 contracts, \$122,000 contingency, \$277,000 A&E costs, and \$46,000 agency retained items) Adjusted to current CCCI 4019 as recognized in the 2001-02 Governor's Budget

\$92,000 estimated cost increase

CEQA

This action does not require completion of CEQA process. This will be accomplished prior to approval of preliminary plans.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2001
Approve working drawings:	January 2002
Complete construction:	July 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF PARKS AND RECREATION (3790)
SUGAR PINE POINT STATE PARK, EL DORADO COUNTY
Rehabilitate Day Use Area

Authority: Chapter 52/00, Item 3790-301-0001(8)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation, Sugar Pine Point State Park, Rehabilitate Day Use Area

Action Requested

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

Scope Description

This project is within scope. This project includes the realignment of the entrance road to provide a return lane, additional parking, and a turn-around at the contact station. Two comfort stations will be added and a contact station will be replaced. The existing picnic facilities will be rehabilitated. Some existing trails and roads will be removed and planted with native plants. Some roads and trails will be improved and paved. Trails will be made accessible, interpretive information areas will be added, existing lawn areas within the estate will be rehabilitated, and an irrigation system installed.

Funding and Project Cost Verification

This project is within cost

\$2,242,000 previously estimated project cost

\$2,239,000 total estimated project cost

\$200,000 project costs previously allocated: preliminary plans \$200,000

\$2,039,000 project costs to be allocated: working drawings \$153,000; construction \$1,886,000 (\$1,444,000 contracts, \$101,000 contingency, \$224,000 A&E costs, \$117,000 agency retained items) Adjusted to current CCCI 4019 as recognized in the 2001-02 Governor's Budget.

\$3,000 estimated savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 3, 2001, and the waiting period expired on May 3, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2002
Complete Construction: September 2003

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

CONSENT ITEMS

CONSENT – ITEM 12

CAL EPA – AIR RESOURCES BOARD (3900)
HAAGEN-SMIT LABORATORY, EL MONTE, LOS ANGELES COUNTY
Haagen-Smit Laboratory Breezeway Renovation

Authority: Chapter 52/00, Item 3900-301-0115 (1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

CAL EPA – Air Resources Board
Haagen-Smit Laboratory, El Monte, Los Angeles County
Haagen-Smit Laboratory Breezeway Renovation

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 renovation includes portions of the existing 40,000+/- gross square foot (GSF) of the existing Breezeway and Laboratory. Renovation includes extending roof structures (5,800 SF), relocation of some mechanical equipment, increasing the cold soak capacity area, adding a temperature controlled storage area, and upgrading H.V.A.C. and electrical systems for the remodeled portions of the building. The Site work includes utility tie-ins, concrete walkways and paving. Renovated areas will have asbestos abated, lead removed, and demolition completed as required.

Funding and Cost Verification

This project is within cost.

\$2,470,000 total estimated project costs

\$123,000 project costs previously allocated: preliminary plans \$123,000

\$2,347,000 project costs to be allocated: working drawings \$148,000; construction \$2,199,000 (contract \$1,813,000, contingency \$127,000, A & E costs \$259,000)
Adjusted to current CCCI 4019 as recognized in the 2001-02 Governor's Budget.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 6, 2000, and the waiting period expired on December 10, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2001

Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF CORRECTIONS (5240)
WASCO STATE PRISON, KERN COUNTY
Prescreening Facility at Wastewater Treatment Plant

Authority: Chapter 52/00, Item 5240-301-0001 (38)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Corrections
Wasco State Prison, Kern County
Prescreening Facility at Wastewater Treatment Plant

Action Requested

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

Scope Description

This project is within scope. This project proposes to construct a new prescreening facility to remove large debris from the wastewater flow upstream of the existing headworks screw pumps.

Funding and Project Cost Verification

This project is within cost. During the design it was determined that because of the necessary pipe size, larger manholes would be required which increased the construction cost.

\$1,218,000 total estimated project cost

\$148,000 project costs previously allocated: preliminary plans \$59,000 and working drawings \$89,000

\$1,070,000 project costs to be allocated: construction (contract \$913,000, contingency \$64,000, project administration \$93,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 27, 2000, and the waiting period has expired for this project.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2001
Approve working drawings:	January 2002
Complete construction:	March 2003

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

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON - LOS ANGELES COUNTY
Correctional Clinical Case Management and Enhanced Outpatient Care

Authority: Chapter 52/00, Item 5240-301-0001 (55)

- a. **Approve use of Inmate Day Labor**
 - a. **Approve augmentation** **\$120,000**
- (9.0 percent of construction phase)**
(6.5 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Corrections
California State Prison - Los Angeles County, Los Angeles County
Correctional Clinical Case Management and Enhanced Outpatient Care

Action requested

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

Scope Description

This project is within scope. The project is comprised of a new, single-story free-standing reinforced masonry block building, which will provide approximately 6,747 gross square feet of combined space for the Enhanced Outpatient Program and the Correctional Clinical Case Management Program, and related site improvements. The building includes offices, group rooms, and other support areas. Site improvements include grading, building pad preparation, utility connections, site lighting, fencing, and concrete walkways. The IDL anticipates employing 20 inmates for this project.

Funding and Cost Verification

This project is not within cost. The project was bid by the Department of General Services, and all bids exceeded the statute authority of 20 percent above the appropriation. The IDL is able to complete the project with a 9.0 percent augmentation. Additional funding is necessary for IDL to complete the construction phase of this project. Additional funding for guarding, telecommunications, and contingency (i.e., renovation vs. new construction) were not included in the IDL preliminary plan cost estimate, and represent a total of 9 percent of the construction appropriation.

\$1,944,000 total estimated project costs

\$504,000 project costs previously allocated (preliminary plans \$168,000, working drawings \$336,000)

\$1,320,000 project costs to be allocated: construction (contract \$1,116,000; contingency \$60,000; A/E \$72,000; agency-retained \$72,000)

\$120,000 augmentation required

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 7, 1998, and the waiting period expired on September 11, 1998.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 1999
Approve working drawings:	December 2000
Complete construction:	July 2000

Staff Recommendation: Approve use of Inmate Day Labor and augmentation.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, SACRAMENTO, REPRESA, SACRAMENTO COUNTY
Correctional Clinical Case Management and Enhanced Outpatient Care

Authority: Chapter 52/00, Item 5240-301-0001 (45)

- a. **Approve use of Inmate Day Labor**
- b. **Approve augmentation** **\$128,000**
(9.9 percent of construction phase)
(6.9 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Corrections
California State Prison, Sacramento, Represa, Sacramento County
Correctional Clinical Case Management and Enhanced Outpatient Care

Action requested

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

Scope Description

This project is within scope. The project is comprised of a new, single-story building remodel, which will provide approximately 7,293 gross square feet of Enhanced Outpatient Program and the Correctional Clinical Case Management Program space, and related site improvements. The building includes offices, group rooms, and other support areas. IDL anticipates employing 20 inmates for this project.

Funding and Cost Verification

This project is not within cost. The project was bid by the Department of General Services, and all bids exceeded the statute authority of 20 percent above the appropriation. The IDL is able to complete the project with a 9.9 percent augmentation. Additional funding is necessary for IDL to complete the construction phase of this project. Additional funding for guarding, telecommunications, and contingency (i.e., renovation vs. new construction) were not included in the IDL preliminary plan cost estimate, and represent a total of 9.9 percent of the construction appropriation.

\$1,968,000 total estimated project costs

\$556,000 project costs previously allocated (preliminary plans \$185,000, working drawings \$371,000)

\$1,284,000 project costs unallocated: construction (contract \$1,043,000; contingency \$61,000; A/E \$82,000; agency-retained \$98,000)

\$128,000 augmentation required

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 5, 1998, and the waiting period expired on December 11, 1998, with no public comment.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 1999
Approve working drawings:	October 2000
Complete construction:	September 2002

Staff Recommendation: Approve use of Inmate Day Labor and augmentation.

CONSENT ITEMS

CONSENT – ITEM 16

CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA INSTITUTION FOR MEN, CHINO, SAN BERNARDINO COUNTY
Drilling New Domestic Water Supply Well

Authority: Chapter 52/00, Item 5240-301-0001 (14)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

California Department of Corrections
California Institution for Men, Chino, San Bernardino County
Drilling New Domestic Water Supply Well

Action requested

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

Scope Description

This project is within scope. This project will locate, drill, and establish a new domestic water supply well within the confines of the California Institution for Men (where concentrations of PCEs and nitrates are present), in accordance with standards set forth for water supply well production by the American Water Works Association. This well is designed to provide an additional water supply of 1,000 gallons per minute.

Funding and Cost Verification

This project is within cost. A savings of \$67,000 in the preliminary plan phase has resulted from the anticipated services of a Special Consultant for Environmental Documents in lieu of the Notice of Exemption on record. The cost of construction has an anticipated savings of \$44,000, as a result of reduced well drilling costs (i.e., shallow vs. deep well).

\$797,000 total estimated project costs

\$179,000 project costs previously allocated: preliminary plans \$179,000

\$685,000 project costs to be allocated: working drawing \$67,000; construction \$618,000
(contract \$481,000; contingency \$34,000; A/E \$67,000; agency-retained \$36,000)

(-\$67,000) estimated reversion amount: preliminary plans \$67,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 28, 2000, and the waiting period expired on May 2, 2001.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2001
Approve working drawings:	April 2002
Complete construction:	September 2003

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

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF YOUTH AUTHORITY (5460)
N. A. CHADERJIAN YOUTH CORRECTIONAL FACILITY, SAN JOAQUIN COUNTY
Upgrade Personal Alarm System

Authority: Chapter 52/00, Item 5460-301-0001 (08)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of the Youth Authority
Upgrade Personal Alarm System, N. A. Chaderjian Youth Correctional Facility

Action Requested

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

Scope Description

The project is within scope. This project will upgrade the existing personal alarm system into a new master alarm system. An improved Personal Security System will provide the needed security for staff and will be identical to other alarm systems at the other three institutions and central core, which constitute the Northern California Youth Correctional Center.

Funding and Project Cost Verification

This project is within cost. The preliminary plans indicate there could be an estimated \$30,000 more in construction costs. The department has been instructed to look for saving during the working drawing phase.

\$1,386,000 total estimated project costs

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

\$1,323,000 project costs to be allocated: working drawings \$97,000 and construction \$1,226,000 (\$990,000 contract amount; \$69,000 contingency; \$91,000 A&E; \$57,000 other project costs; 19,000 agency retained)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on August 25, 2000, and the waiting period expired on September 30, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2002

Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
FRED C. NELLES YOUTH CORRECTIONAL FACILITY, LOS ANGELES COUNTY
Replace Taft Adjustment Center

Authority: Chapter 50/99, Item 5460-301-0001 (13.1)
Chapter 52/00, Item 5460-301-0001 (13)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of the Youth Authority
Fred C. Nelles Youth Correctional Facility, Replace Taft Adjustment Center

Action Requested

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

Scope Description

This project is not within scope. This project provides for replacement of the Taft Adjustment Center at the Fred C. Nelles Youth Correctional Facility. The requested scope change increases by 1,000 square feet the proposed floor plan. This additional floor space will accommodate changes needed to meet the conditions of the U. S. District Court Stipulation and Order No. CIV S 897055GEBGGH docketed July 5, 2000 to the extend period of Court Supervision, (Nick O vs. C.A. Terhune), which requires the Department of the Youth Authority to meet the “5-day” rule for getting wards into regular school academic classes or alternative education programs, including wards in orientation, special management programs, protective custody, or temporary detention. As a result of the Stipulation and Order, the planned number of individual education rooms will be increased from six to sixteen to augment the number of wards that can be concurrently taught in each of the three education hubs. The current requirements of the Stipulation and Order were not in effect when the project design started. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

Funding and Cost Verification

This project is within cost. An estimated future increase of \$200,000 for construction costs may be needed to accommodate the additional square footage. However, it is anticipated this will not be needed given the current bidding climate in that area.

\$3,031,000 total estimated project costs

\$323,000 project costs previously allocated: preliminary plans \$128,000; working drawings \$195,000.

\$2,708,000 project costs to be allocated: construction \$1,708,000 (\$2,248,000 contract; \$112,000 contingency; \$232,000 A&E, \$69,000 other project costs; and \$47,000 agency retained)

CEQA

A notice of Exemption was filed with the State Clearinghouse on September 22, 1999, and the waiting period expired October 28, 1999.

Project Schedule

The project schedule is as follows:

Complete working drawings: July 2001
Complete construction: May 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF EDUCATION (6110)
STATE SPECIAL SCHOOLS & SERVICES DIVISION
CALIFORNIA SCHOOL FOR THE DEAF, FREMONT, ALAMEDA COUNTY
Pupil Personnel Services

Authority: Chapter 52/00, Item 6110-301-0001 (3)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Education, State Special Schools & Services
California School for the Deaf, Fremont, Alameda County
Pupil Personnel Services

Action requested

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

Scope Description

This project is within scope. This project is to design and construct an 8,922 square foot single-story, wood frame building for Pupil Personnel Services. The building has been designed to architecturally match the adjacent buildings (asphalt shingles; plaster and wood siding); wood studs with Type "X" Gypsum Board at both sides of the corridors to comply with one-hour construction requirement.

Funding and Cost Verification

This project is within cost.

\$2,381,000 total estimated project costs

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

\$2,270,000 project costs to be allocated: working drawings \$146,000 and construction
\$2,124,000

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2002

Complete construction: May 2003

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

CONSENT ITEMS

CONSENT – ITEM 20

**CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT,
CERRITOS COLLEGE, LOS ANGELES COUNTY**
Seismic Retrofit - Administration

Authority: Chapter 52/00, Item 6870-301-0574 (5.1)

- a. **Approve combine bid**
 - b. **Approve preliminary plans**
 - c. **Recognize anticipated deficit** **\$54,000**
- (4.7 percent of construction costs)**
(4.3 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

California Community Colleges
Cerritos Community College District, Cerritos College, Norwalk, Los Angeles County
Seismic Retrofit – Administration

Action Requested

The requested action will recognize an anticipated deficit, approve the combining of bids of three state projects, and the preliminary plans.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 32,378 asf administrative building, including 16,619 asf for office space, and 15,759 asf for other uses including 10,772 asf for health services.

Funding and Project Cost Verification

The project is not within cost. In recent soils tests performed as part of the preliminary planning for this project, it was found that the building required an improved seismic structural design due to a greater likelihood of soil liquefaction at the site in the case of an earthquake. Due to the increased design requirements, project costs have increased by \$95,000. To partially mitigate the need for additional state funding, the district is seeking to combine the three projects into one bid effort thereby simplifying their administrative effort and shortening the construction period. This has resulted in the lower estimate for inspection and project management costs thereby reducing the overall increase in construction by \$41,000, to \$54,000 (4.7 percent of construction). A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter. It should also be noted that the combining of the bids for the three projects is also

expected to result in lower construction bids, however there is no way to estimate these savings at this time.

\$1,301,000 total estimated project costs

\$48,000 state funding previously allocated: preliminary plans \$48,000

\$1,199,000 state funding to be allocated: working drawings \$53,000, construction \$1,146,000 (contracts \$949,000, contingency \$66,000, administration \$19,000, testing and inspection \$93,000 and construction management \$19,000) at CCCI 4019.

\$54,000 anticipated deficit: construction \$54,000 (\$88,000 contracts, \$7,000 contingency, and a reduction of \$41,000 in administration, testing, and inspection) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 26, 2001, and the waiting period expired on May 1, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2001

Complete construction: July 2002

Staff Recommendation: Recognize anticipated deficit, approve combine bid and preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 21

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. **Approve preliminary plans**
- c. **Recognize anticipated deficit** **\$772,000**
(13.9 percent of construction)
(11.6 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

California Community Colleges
Mendocino – Lake Community College District, Mendocino College, Ukiah,
Mendocino County - 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

This 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. Since the original design was developed, the District has retained a new architect along with a special laboratory consultant with more experience in community college science building design to improve the design to better meet program needs and address access issues. The increase in space in the laboratories provides for larger worktables necessary to meet the increasing use of technology, and will also address the need for required circulation space for students, staff and the movement of equipment. Due to these design changes and the need to address issues of access and fire safety, the gross square feet (gsf) of the building has increased by 4,640 gsf. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

Funding and Cost Verification

This project is not within cost. The District has identified \$772,000 (11.6 percent of total project) in costs associated with the scope change (\$683,000 for construction and \$89,000 for equipment). The District has requested an augmentation of the project's budget to reflect these costs. Department of Finance is willing to recognize these costs in the District's future request for project funding, however, the District has also been encouraged 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.

\$7,423,000 total estimated project costs

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

\$5,840,000 project costs to be allocated: working drawings \$267,000, construction \$5,573,000 (\$4,975,000 contracts, \$249,000 contingency and \$349,000 administration, testing and inspection) at CCCI 4019, and equipment \$568,000 at EPI 2564.

\$772,000 anticipated deficit: construction \$683,000 (\$624,000 contact, \$31,000 contingency and \$28,000 administration, testing and inspection) and equipment \$89,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2002
Complete construction: December 2003

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

CONSENT ITEMS

CONSENT – ITEM 22

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
SANTA ANA COLLEGE, ORANGE COUNTY
Seismic Retrofit, Auto Diesel

Authority: Chapter 52/00, Item 6870-301-0574 (46)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

California Community Colleges
Rancho Santiago Community College District, Santa Ana College, Santa Ana,
Orange County - Seismic Retrofit, Auto Diesel

Action requested

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

Scope Description

This project is within scope. The authorized project strengthens the structural integrity of a 17,841 asf instructional building originally built in 1958.

Funding and Cost Verification

This project is within cost.

\$777,000 total estimated project costs

\$26,000 project costs previously allocated: preliminary plans \$26,000

\$751,000 project costs to be allocated: working drawings \$33,000, construction \$718,000 (\$615,000 contracts, \$43,000 contingency and \$60,000 administration, testing and inspection) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 27, 2001, and the waiting period expired on May 2, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2002
Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 23

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
SANTA ANA COLLEGE, ORANGE COUNTY
Seismic Retrofit, Library A

Authority: Chapter 52/00, Item 6870-301-0574 (47)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

California Community Colleges
Rancho Santiago Community College District, Santa Ana College, Santa Ana
Orange County - Seismic Retrofit, Library A

Action requested

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

Scope Description

This project is within scope. The authorized project strengthens the structural integrity of the roof diaphragm of that portion of the library building constructed in 1957 totaling 16,803 asf.

Funding and Cost Verification

This project is within cost.

\$954,000 total estimated project costs

\$31,000 project costs previously allocated: preliminary plans \$31,000

\$923,000 project costs to be allocated: working drawings \$41,000, construction \$882,000 (\$764,000 contracts, \$53,000 contingency, and \$65,000 administration, testing and inspection) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 27, 2001, and the waiting period expired on May 2, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2002
Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 24

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
SANTA ANA COLLEGE, ORANGE COUNTY
Seismic Retrofit, Library B

Authority: Chapter 52/00, Item 6870-301-0574 (48)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

California Community Colleges
Rancho Santiago Community College District, Santa Ana College, Santa Ana,
Orange County - Seismic Retrofit, Library B

Action requested

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

Scope Description

This project is within scope. The authorized project strengthens the structural integrity of that portion of the library building constructed in 1970 and 1991 totaling 23,666 asf.

Funding and Cost Verification

This project is within cost.

\$1,137,000 total estimated project costs

\$37,000 project costs previously allocated: preliminary plans \$37,000

\$1,100,000 project costs to be allocated: working drawings \$49,000, construction \$1,051,000 (\$918,000 contracts, \$64,000 contingency, and \$69,000 administration, testing and inspection) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 27, 2001, and the waiting period expired on May 2, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2002
Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 25

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

Authority: Chapter 50/99, Item 6870-301-0574 (59)
Chapter 52/00, Item 6870-490-Reappropriation
Chapter 52/00, Item 6870-301-0574 (53)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
San Bernardino County - Seismic Replacement - Life Science Building

Action Requested

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

Scope Description

The project is within scope. This project constructs a new 31,504 asf life science building that will replace the existing life science building. This building is one of seven buildings to be demolished on the campus due to its close proximity to the San Jacinto earthquake fault. The new construction provides for 11,473 asf of lecture space; 13,716 asf of laboratory space, 4,654 asf of office and administrative space; 376 asf of library space; 101 asf AV/TV space; and 1,184 asf of other space.

Funding and Project Cost Verification

The project is within cost.

\$12,978,000 total estimated project costs

\$464,000 federal funds previously allocated: preliminary plans \$464,000.

\$23,000 local funds to be allocated: construction \$23,000 construction (\$23,000 contracts) at CCI 3909

\$9,417,000 federal funds to be allocated: working drawings \$374,000 and construction \$9,043,000 (\$8,176,000 contracts, \$414,000 contingency, and \$454,000 administration, contract management, testing and inspection) at CCI 3909

\$3,074,000 state funds to be allocated: working drawings \$95,000 and construction \$2,979,000 (\$2,702,000 contracts, \$132,000 contingency and \$369,000 administration, contract management, testing and inspection) at CCI 3909

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 working drawings: November 2001

Complete construction: May 2003

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

CONSENT ITEMS

CONSENT – ITEM 26

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

Authority: Chapter 50/99, Item 6870-301-0574 (61)
Chapter 52/00, Item 6870-490-Reappropriation
Chapter 52/00, Item 6870-301-0574 (55)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
San Bernardino County - Seismic Replacement, Learning Resource Center

Action Requested

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

Scope Description

The project is within scope. This project constructs a new 33,374 asf learning resource center that will replace the existing library building. The existing library is one of seven buildings to be demolished on the campus due to its close proximity to the San Jacinto earthquake fault. The new construction provides for 19,634 asf of library space; 6,482 asf of laboratory space, 2,253 asf of office and administrative space; 1,517 asf AV/TV space; and 3,488 asf of other space.

Funding and Project Cost Verification

The project is within cost.

\$11,423,000 total estimated project costs

\$414,000 federal funds previously allocated: preliminary plans \$414,000

\$197,000 local funds to be allocated: construction \$197,000 (\$197,000 contracts) at CCI 3909

\$8,279,000 federal funds to be allocated: working drawings \$311,000 and construction \$7,969,000 (\$7,180,000 contracts, \$370,000 contingency, and \$418,000 administration, contract management, testing and inspection) at CCI 3909

\$2,533,000 state costs to be allocated: working drawings \$101,000 and construction \$2,432,000 (\$2,196,000 contracts, \$109,000 contingency and \$237,000 administration, contract management, testing and inspection) at CCI 3909

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 working drawings: October 2001

Complete construction: March 2003

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

CONSENT ITEMS

CONSENT – ITEM 27

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Seismic Retrofit Auditorium Building

Authority: Chapter 52/00, Item 6870-301-0574 (57)

- a. **Approve preliminary plans**
 - b. **Recognize anticipated deficit** **\$294,000**
- (9.2 percent of construction costs)**
(8.5 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
San Bernardino County - Seismic Retrofit, Auditorium Building

Action Requested

The requested action will recognize an anticipated deficit, approve the preliminary plans and the release working drawing funds for this project.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 17,133 asf auditorium building.

Funding and Project Cost Verification

The project is not within cost. Construction costs have increased by \$294,000 (9.2 percent of construction) due to the need for further strengthening of the seismic retrofit. Seismic trenching tests of the existing San Jacinto earthquake fault indicate that ground acceleration during an earthquake may be greater than originally thought. A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter.

\$3,760,000 total estimated project costs

\$137,000 state funding previously allocated: preliminary plans \$137,000

\$3,329,000 state funding to be allocated: working drawings \$144,000 and construction \$3,185,000 (\$2,780,000 contracts, \$195,000 contingency, \$210,000 administration, testing, inspection) at CCCI 4019.

\$294,000 anticipated deficit: construction \$294,000 (\$332,000 contracts, \$23,000 contingency, and a reduction of \$61,000 in administration, tests and inspection) at CCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 22, 2001, and the waiting period expired on April 27, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2002

Complete construction: January 2003

Staff Recommendation: Recognize anticipated deficit, approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 28

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT,
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Seismic Retrofit Business Education Building

Authority: Chapter 52/00, Item 6870-301-0574 (58)

- a. **Approve preliminary plans**
- b. **Recognize anticipated deficit** **\$162,000**
(8.8 percent of construction cost)
(8.1 percent of total project cost)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
San Bernardino County - Seismic Retrofit, Business Education Building

Action Requested

The requested action will recognize an anticipated deficit, approve the preliminary plans and release working drawing funds for this project.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 27,120 asf business education building 12,487 asf lecture space, 8,448 asf laboratory space, 4,036 asf office space and 2,149 other space.

Funding and Project Cost Verification

The project is not within cost. Construction costs have increased by \$162,000 (8.8 percent of construction) due to the need for further strengthening of the seismic retrofit. Seismic trenching tests of the existing San Jacinto earthquake fault indicate that ground acceleration during an earthquake may be greater than originally thought. A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter.

\$2,165,000 total estimated project costs

\$85,000 state funding previously allocated: preliminary plans \$85,000

\$1,918,000 state funding to be allocated: working drawings \$84,000 and construction \$1,834,000 (\$1,587,000 contracts, \$111,000 contingency, \$136,000 administration, testing, inspection) at CCCI 4019.

\$162,000 anticipated deficit: construction \$162,000 (\$178,000 contracts, \$12,000 contingency and a reduction of \$28,000 in administration) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 22, 2001, and the waiting period expired on April 27, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2002
Complete construction: January 2003

Staff Recommendation: Recognize anticipated deficit, approve preliminary plans and release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 29

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Seismic Retrofit, Technical Building

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

- a. **Approve preliminary plans**
 - b. **Recognize anticipated deficit** **\$76,000**
- (9.9 percent of construction costs)**
(9.0 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 29

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
San Bernardino County - Seismic Retrofit, Technical Building

Action Requested

The requested action will recognize an anticipated deficit, approve the preliminary plans and the release working drawing funds for this project.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 51,512 asf technical building, including 5,027 asf for lecture space, 44,658 asf for laboratory space and 1,827 asf for office space.

Funding and Project Cost Verification

The project is not within cost. Construction costs have increased by \$76,000 (9.9 percent of construction) due to the need for further strengthening of the seismic retrofit. Seismic trenching tests of the existing San Jacinto earthquake fault indicate that ground acceleration during an earthquake may be greater than originally thought. A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter.

\$922,000 total estimated project costs.

\$43,000 state funding previously allocated: preliminary plans \$43,000.

\$803,000 state funding to be allocated: working drawings \$36,000 and construction \$767,000 (\$647,000 contracts, \$45,000 contingency, \$76,000 administration, testing, inspection) at CCCI 4019.

\$76,000 project costs to recognize: construction \$76,000 (\$81,000 contract, \$6,000 contingency, and a reduction of \$11,000 in administration, testing, and inspection) at CCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 22, 2001, and the waiting period expired on April 27, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2001

Complete construction: July 2002

Staff Recommendation: Recognize anticipated deficit, approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 30

CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT
CERRITOS COLLEGE, NORWALK, LOS ANGELES COUNTY
Seismic Retrofit – Liberal Arts

Authority: Chapter 52/00, Item 6870-301-0574 (5.2)

- a. Approve combine bids
 - b. Recognize anticipated deficit \$102,000
- (11.3 percent of construction costs)
(10.4 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

California Community Colleges, Cerritos College,
Norwalk, Los Angeles County - Seismic Retrofit, Liberal Arts

Action Requested

The requested action will recognize an anticipated deficit and approve the combining of bids of three state projects.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 15,762 asf instructional building, including 9,207 asf for lecture, 3,422 asf for lab, 2,331 asf for office space, and 802 asf for other uses.

Funding and Project Cost Verification

The project is not within cost. In recent soils tests performed as part of the preliminary planning for this project, it was found that the building required an improved seismic structural design due to a greater likelihood of soil liquefaction at the site in the case of an earthquake. Due to the increased design requirements, project costs have increased by \$147,000. To partially mitigate the need for additional state funding, the district is seeking to combine the three projects into one bid effort thereby simplifying their administrative effort and shortening the construction period. This has resulted in the lower estimate for inspection and project management costs thereby reducing the overall increase in construction by \$45,000, to \$102,000 (11.3 percent of construction). A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter. It should also be noted that the combining of the bids for the three

projects is also expected to result in lower construction bids, however there is no way to estimate these savings at this time. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

\$1,081,000 total estimated project costs

\$38,000 state funding previously allocated: preliminary plans \$38,000

\$941,000 state funding to be allocated: working drawings \$40,000, construction \$901,000 (contracts \$730,000, contingency \$51,000, administration \$15,000, testing and inspection \$91,000, and construction management \$14,000) at CCCI 4019.

\$102,000 Anticipated deficit: construction \$102,000 (contracts \$147,000, contingency \$10,000, and a reduction of \$55,000 in administration, testing, inspections and construction management) at CCCI 4019.

CEQA

A Notice of Exemption for this project was filed with the State Clearinghouse on March 26, 2001, and the waiting period expired on May 1, 2001.

Project Schedule

The project schedule is as follows:

Approve bid October 2001

Complete Construction July 2002

Staff Recommendation: Recognize anticipated deficit and approve combine bids.

CONSENT ITEMS

CONSENT – ITEM 31

CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT
CERRITOS COLLEGE, NORWALK, LOS ANGELES COUNTY
Seismic Retrofit – Social Sciences

Authority: Chapter 52/00, Item 6870-301-0574 (5.3)

- a. **Approve combine bids**
- b. **Recognize anticipated deficit** **\$376,000**
(18.2 percent of construction costs)
(16.7 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 31

California Community Colleges, Cerritos College,
Norwalk, Los Angeles County - Seismic Retrofit, Social Sciences

Action Requested

The requested action will recognize an anticipated deficit and approve the combining of bids of three state projects.

Scope Description

The project is within scope. The authorized project strengthens the structural integrity of a 38,905 asf three story steel framed instructional building, including 20,609 asf lecture, 7,925 asf laboratory, 6,972 asf office, 2,700 asf data processing/computer, and 699 asf other space.

Funding and Project Cost Verification

The project is not within cost. In recent soils tests performed as part of the preliminary planning for this project, it was found that the building required an improved seismic structural design due to a greater likelihood of soil liquefaction at the site in the case of an earthquake. Due to the increased design requirements, project costs have increased by \$413,000. To partially mitigate the need for additional state funding, the district is seeking to combine the three projects into one bid effort thereby simplifying their administrative effort and shortening the construction period. This has resulted in the lower estimate for inspection and project management costs thereby reducing the overall increase in construction by \$37,000, to \$376,000 (18.2 percent of construction). A request to augment the existing construction funding in the Governor's 2001-02 Budget by this amount will be submitted to the legislature in the Capital Outlay May Finance Letter. It should also be noted that the combining of the bids for the three

projects is also expected to result in lower construction bids, however there is no way to estimate these savings at this time. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

\$2,618,000 total estimated project costs

\$83,000 project costs previously allocated: preliminary plans \$83,000

\$2,159,000 project costs to be allocated: working drawings \$94,000 and construction \$2,065,000 (\$1,769,000 contracts, \$124,000 contingency, \$35,000 architect oversight, \$102,000 testing and inspection, and \$35,000 construction management) at CCCI 4019.

\$376,000 anticipated deficit: construction \$376,000 (\$413,000 contracts, \$29,000 contingency, and a reduction of \$66,000 in administration, testing, inspections and construction management) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 26, 2001, and the waiting period expired on May 1, 2001.

Project Schedule

The project schedule is as follows:

Complete construction July 2002

Staff Recommendation: Recognize anticipated deficit and approve combine bids.

CONSENT ITEMS

CONSENT – ITEM 32

CALIFORNIA COMMUNITY COLLEGES (6870)
LAKE TAHOE COMMUNITY COLLEGE DISTRICT
LAKE TAHOE COLLEGE, EL DORADO COUNTY
Phase II Facilities South

Authority: Chapter 52/00, Item 6870-301-0574 (27)

- a. **Approve augmentation** **\$1,215,000**
(15.9 of construction phase)
(13.7 of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 32

California Community Colleges,
Lake Tahoe College, South Lake Tahoe, El Dorado County
Phase II Facilities South

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. Item 6870-301-0574 (27), Budget Act of 2000 appropriated \$7,620,000 for construction of a 27,491 asf physical education and culinary arts facility and reconstruction of 1,400 asf of existing facilities. Total estimated cost is 8,856,000 (CCCI 3909) including preliminary plans (\$527,000), working drawings (\$293,000), construction (\$7,620,000), and equipment (\$416,000). The amount for construction includes \$343,000 for contingency, \$409,000 for project administration and \$6,868,000 for construction contracts.

Funding and Project Cost Verification

The project is not within cost. The project was bid on March 28, 2001, and the lowest bidder came in at \$1,215,000 (15.9 percent) over the construction appropriation. The increased costs are consistent with a report of the research conducted pursuant to the Leroy F. Greene School Facilities Act of 1998, indicating construction costs for the Eastern Part of El Dorado County were 15 percent higher than the statewide average. Increased construction costs in the region are due to several factors including a shortened construction season, lack of availability of contractors, and strict planning requirements imposed by the Tahoe Regional Planning Association. A 20-day letter was sent to the Legislature on April 20, 2001, without comment.

\$10,071,000 total estimated project costs

\$820,000 project costs previously allocated: preliminary plans (\$527,000) and working drawings (\$293,000)

\$8,036,000 project costs to be allocated: construction \$7,620,000 (contracts, \$6,868,000 contingency, \$343,000, architect oversight, construction management, testing and inspection \$409,000 CCI 3909, and equipment \$416,000 at EPI 2564.

\$1,215,000 additional state funds requested

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 19, 2000, and the waiting period expired February 17, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: June 2002

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 33

DEPARTMENT OF CORRECTIONS (5240)

California State Prison – Fresno County, Coalinga

Authority: Government Code Section 15809; Section 5.03 and 5.11 of the Indenture by and between the State Public Works Board and the Treasurer of the State of California dated as of March 1, 1993; and Section 21 of the Facility Lease by and between the State Public Works Board and the Department of Corrections dated as of March 1, 1993.

- a. **Authorize execution of the First Amendment to Site Lease by and between the State Public Works Board and the Department of General Services and the First Amendment to Facility Lease by and between the State Public Works Board and the Department of Corrections, for the 1993 Series B Lease Revenue Bonds, California State Prison – Fresno County, Coalinga**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 33

Department of Corrections
1993 Series B
California State Prison – Fresno County, Coalinga

Action Requested

The requested action will Authorize execution of the First Amendment to Site Lease by and between the State Public Works Board and the Department of General Services and the First Amendment to Facility Lease by and between the State Public Works Board and the Department of Corrections, for the 1993 Series B Lease Revenue Bonds, California State Prison – Fresno County, Coalinga

Background Information

In 1993 the State Public Works Board (“Board”) issued lease revenue bonds (1993 Series B) to finance the acquisition and construction of the prison facility known as the California State Prison – Fresno County, Coalinga. The prison facility is also known as the Pleasant Valley State Prison. At the time the bonds were issued, the Board entered into a Site Lease with the Department of General Services and a Facility Lease with the Department of Corrections.

The property described in the Site Lease and the Facility Leases covers approximately 640 acres; however, the prison operations are contained in the western most portion of the leased property. The easterly 320 acres (approximately) is not necessary for the efficient and proper operation of the prison facility and has been site selected for the Department of Mental Health’s Sexually Violent Predator (SVP) Facility. In accordance with the Budget Act of 2000, Section 4440-301-0001, Provision 1, the Departments of Corrections and Mental Health worked jointly in selecting this site and have notified the Joint Legislative Budget Committee.

The proposed First Amendment to Site Lease and First Amendment to Facility Lease will delete approximately 320 of the eastern most acres that are currently described in the 1993 Series B Site Lease and Facility Lease. A certificate and supporting memorandum is on file from the Department of Corrections attesting that the approximate 320 easterly acres adjacent to the prison facility are not essential for the efficient and proper operation of the prison. Additionally, the removal of this vacant, unimproved acreage will not impact the fair rental value of the prison facility or require an adjustment in the rental payments. A certificate is on file from the State Treasurer concluding that the removal of this acreage from the Site Lease and Facility Lease will not result in any material impairment of the security given, or intended to be given, for the payment of the 1993 Series B Bonds. Lastly, consent from the bond insurer, MBIA Assurance Corporation, has been obtained.

Staff Recommendation: Authorize execution of the First Amendment to Site Lease and the First Amendment to Facility Lease.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary