



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD

October 12, 2001

MINUTES

PRESENT:

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

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 Tilton, Administrative Secretary, State Public Works Board
Jim Lombard, Assistant Administrative Secretary, Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Deborah Cregger, Legal Counsel for State Public Works Board

OTHERS PRESENT:

Anita Nord, State Treasurer's Office
Chris Vance, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Shelley Whitaker, Department of General Services
Rhonda Suzuki, CalTrans
Merle McDaniel, Department of General Services
Sabrina Winn, Department of General Services
Kathy Schnabel, Department of General Services
Yolie Martin, Department of General Services
Brenda Buckner, Department of General Services
Lorina Pisi, Department of General Services
Cynthia Spita, Department of Parks and Recreation
Candace Melehani, Department of General Services
Peggy Zenter, Department of Parks and Recreation
Lynn Houlihan, Serria Pacific Development and Investments

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. 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 September 14, 2001, meeting and believed them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the September 14, 2001, meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there was one bond item. We are pulling Item #1, Department of General Services, Department of Mental Health, California Community Colleges, Energy Conservation Revenue Bond Projects until the JLBC notification requirements are accomplished.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #2 through #21. We are pulling Item #3, Department of General Services, State Fleet Alternative Fuel Infrastructure at the request of the JLBC. We are also moving Item #6, Department of General Services, Department of Parks and Recreation, Kent Property, Andrew Molera State Park to an Action Item.

The **revised consent calendar** covers Items #2, #4, #5 and Items #7 through #21.

Mr. Tilton indicated that in summary, the revised consent calendar proposes ten requests to approve preliminary plans, one request to authorize site selection and acquisition, two requests to authorize site selection, one request to approve the use of Inmate Day Labor, three requests to approve an augmentation, and two requests to recognize a scope change.

Mr. Tilton noted that there were four 20-day letters. Item #3, Department of General Services, State Fleet Alternative Fuel Infrastructures. A 20-day letter was sent to the Legislature on September 21, 2001. We received comment back from the JLBC and we are pulling this item to address those concerns. Item #9, Department of Transportation, Los Angeles Office Building Replacement Project, recognize scope change. A 20-day letter was sent to the Legislature on September 21, 2001, without comment. Item #18, University of California, San Diego Campus, Pharmaceutical Sciences Building, recognize scope change. A 20-day Letter was sent to the Legislature on September 21, 2001, without comment. Item #20 and #21, California Community Colleges, Kern Community College District, Easter Sierra Center, Initial Buildings and On/Off Site Development, approve augmentation. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

Staff recommends approval of the revised consent calendar, Items #2, #4, #5 and Items #7 through #21.

A motion was made by Ms. Bolden, and by Seconded Ms. Porini to adopt the Revised Consent Calendar, and to approve Agenda Items #2, #4, #5, and Items #7 through #21.

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

ACTION ITEMS:

Mr. Tilton noted there were four action items.

Item #22, Department of General Services, State Coastal Conservancy, Kriss. This item will authorize acquisition of an easement for public access and passive recreational use through acceptance of an offer to dedicate.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt Action Item #22.

The Action Item was adopted by a 2-0 vote.

Item #23, Department of General Services, State Coastal Conservancy, Valentine. This item will authorize acquisition of an easement for public access and passive recreational use through acceptance of an offer to dedicate.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt Action Item #23.

The Action Item was adopted by a 2-0 vote.

Item #24, Department of General Services, State Coastal Conservancy, Taylor. This item will authorize acquisition of a scenic easement through acceptance of an offer to dedicate.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt Action Item #24.

The Action Item was adopted by a 2-0 vote.

Item #6, Department of General Services, Department of Parks and Recreation, Kent Property, Andrew Molera State Park. This item will authorize site selection and acquisition consistent with the staff analysis. The funding source identified in your package is incorrect. The correct citation is Chapter 52/00, Item 2660-101-0890. We have had verbal confirmation from the Department of Transportation that this project appropriately uses transportation funds. We recommend approving this item contingent upon written confirmation of the appropriate use of these funds.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to adopt Action Item #6.

The Action Item was adopted by a 2-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there were three items of other business.

1. Approve the 2002 State Public Works Board Screening Meeting and Official Meeting Calendar. If you would like a copy, please list your email address on the sheet provided and it will be emailed to you.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to approve the 2002 State Public Works Board Screening Meeting and Official Meeting Calendar.

The motion was adopted by a 2-0 vote.

2. Add Jim Lombard as an Assistant Administrative Secretary.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to add Jim Lombard as an Assistant Administrative Secretary.

The motion was adopted by a 2-0 vote.

3. Remove Stephen Lehman as an Assistant Administrative Secretary.

A motion was made by Ms. Bolden, and Seconded by Ms. Porini to remove Stephen Lehman as an Assistant Administrative Secretary.

The motion was adopted by a 2-0 vote.

REPORTABLES:

Mr. Tilton indicated there were twelve reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, November 9, 2001, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:07 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MENTAL HEALTH (4440)
CALIFORNIA COMMUNITY COLLEGES (6870)
Energy Conservation Revenue Bond Projects

Authority: Government Code Sections 15814.10 – 15814.25

Adopt a resolution to:

1. Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.
2. Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. Authorization is contingent upon the a) non-eventful passage of the 15-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; and c) receipt of a validity opinion from the participating agencies' counsel.
3. Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.
4. Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Total estimated cost:

\$23,170,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services
Energy Conservation Revenue Bond Projects

Action Requested

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

Scope Description

Funding and Project Cost Verification

Project Schedule Summary

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

Energy Service Contracts

The Department of General Services, Energy Management Division, as staff to the State Public Works Board (“Board”) has recommended the projects described in Attachment A for financing through the Energy Conservation Revenue Bond Program (Government Code Sections 15814.10 – 15814.25). Several energy conservation projects are typically combined into a single Energy Service Contract as long as the projects as a whole achieve the required cost savings over the term of the financing.

Prior to the Board executing the proposed Energy Service Contracts, the following events or activities must occur:

1. Passage of the 15-day notice period to the Joint Legislative Budget Committee (Government Code Section 15814.20 and Chapter 7, Senate Bill 5X).
2. Execution of the Project Savings Certification found in Schedule VI of the Energy Service Contract by the Program Director, Energy Management Division, Department of General Services.
3. Delivery by the participating agency of a signed Energy Service Contract together with an unqualified opinion of its counsel containing the information set forth in Section 2.01(a)-(d) of the Energy Service Contract.

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT – ITEM 2

DEPARTMENT OF GENERAL SERVICES (1760)
METROPOLITAN STATE HOSPITAL, NORWALK
Laundry Building, Structural Retrofit

Authority: Chapter 106/01, Item 1760-301-0768 (4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services
State Mental Hospital, Norwalk, CA
Laundry Building, Structural Retrofit

Action requested

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

Scope Description

This project is within scope. PWB approval of preliminary plan documents and associated project cost will provide the authority to proceed with working drawings and construction of the seismic retrofit of this Laundry Building at State Mental Hospital, for the Department of Mental Health in Norwalk. The Laundry building is a one-story structure designed in 1956. It has a footprint of approximately 107 feet by 337 feet on a level site.

The building will be retrofitted to the criteria of the LA City building code Division 91, which is the tilt-up retrofit section. As a result, the strengthening consists of wall anchorage, subdiaphragm ties, and continuity ties. The preliminary plans have been checked by an independent Peer Review Member as required and approved to proceed.

Funding and Cost Verification

This project is within cost.

\$1,909,000 total estimated project costs

\$135,000 project costs previously allocated:

\$1,774,000 project costs to be allocated:

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2001, and the waiting period expired on April 5, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2002
Complete construction:	July 2003

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

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)
STATE FLEET ALTERNATIVE FUEL INFRASTRUCTURES
Los Angeles / Oakland and Sacramento

Authority: Chapter 52/00, Item 1760-301-0853(1)
Chapter 106/01, Item 1760-490-0853(1)

a. **Recognize scope change**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of General Services
State Fleet Alternative Fuel Infrastructures
Los Angeles / Oakland and Sacramento

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 infrastructure components for alternative fuel storage and dispensing including compressed natural gas storage tanks, compressors, pumps, card readers, licensing, permits, connections to utilities CNG lines and environmental impact at the Office of Fleet Administration State Garage's at Los Angeles / Oakland and Sacramento. The requested scope change would eliminate the CNG infrastructure at the Oakland Garage. This scope change is being driven by the fact that the City of Oakland is installing the CNG fueling system themselves and the original budget would not have been sufficient to provide the Scope at all three sites. The project is currently at the Preliminary Plans phase. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

Funding and Cost Verification

This project is within cost.

\$1,989,000 total estimated project costs

\$105,000 project costs previously allocated

\$1,884,000 project costs to be allocated

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:	November 2001
Complete construction:	September 2002

Staff Recommendations: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MARCOS FOREST FIRE STATION, SAN DIEGO COUNTY
CDF159, DGS Parcel 9830

Authority: Chapter 106/01, Item 3540-301-0001(18.5)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services
Department of Forestry and Fire Protection
San Marcos Forest Fire Station

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the San Marcos Forest Fire Station. The acquisition phase of the project includes acquiring fee simple interest in a vacant parcel of approximately 5.8 acres. The area to be acquired is unimproved.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3540-301-0001(18.5) provides \$675,000 for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

\$1,723,000 total estimated project costs

\$46,000 project costs previously allocated: acquisition

\$1,677,000 project costs to be allocated: acquisition \$629,000, preliminary plans \$48,000, working drawings \$67,000, and construction \$933,000 (\$805,000 contract, \$40,000 contingency, \$88,000 project administration)

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2002.

Other:

- The proposed site meets the location requirements of the Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.
- No obvious environmental issues were identified on initial inspection by DGS staff. At a minimum, a preliminary site assessment (PSA 1) will be performed prior to PWB acquisition approval.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HEILBRON HOUSE, SACRAMENTO COUNTY
DPR Parcel Number A33601

Authority: Chapter 52/00, Item 3790-302-0001(2)

a. Authorize site selection and acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of Parks and Recreation
Heilbron House, Sacramento County

Action Requested:

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is not within scope. The Legislature has approved funding for the acquisition and restoration of the Heilbron House for occupancy by the Office of Historic Preservation. . This request will authorize use of the appropriation for acquisition only. The project is not within scope because the appropriation is inadequate to also renovate the property. Senate Bill 809, introduced by Senator Ortiz, was enrolled September 17, 2001 and is currently pending the Governor's approval. This bill authorizes the Director of the Department of General Services (DGS) to construct facilities on state-owned land in the Capitol area located in the block containing the Heilbron House. The bill includes a provision to include the cost of rehabilitating and possibly relocating the Heilbron House. By passing Senate Bill 809, the Legislature has recognized the change in scope.

Funding and Project Cost Verification:

This project is within cost. Chapter 52/00, Item 3790-302-0001(2) provides \$1,200,000 for acquisition and restoration. The property can be acquired within the funds available and in accordance with Legislative intent.

\$978,033	total estimated project costs
\$2,751	project costs previously allocated [DGS and DPR administrative costs]
\$975,282	project costs to be allocated: \$950,000 acquisition, \$20,000 relocation benefits and approximately \$5,282 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearing House on August 15, 2001, and the waiting period expired on September 19, 2001.

Project Schedule:

The project schedule is as follows:

The anticipated close of escrow is in November 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.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require deliver of clear title to the property.
- Any request for future staffing or operating and maintenance costs will be considered through the normal budget process.
- The property is currently used as an office building by the owner and two other tenants who will be relocated after close of escrow. Relocation costs have been estimated by DGS at approximately \$20,000.
- Senate Bill 809 recognizes that the State may have a higher use for the Heilbron site as part of the West End Project in the Capitol Plan. The issue of whether the Heilbron building will be renovated and/or removed from the site will be addressed in the analysis of the West End Project.
- There are two assessments associated with ownership of this building. The costs of these assessments are unknown but are not expected to be significant.
- There are potentially some environmental issues that would need to be addressed once this building is acquired; however, the cost of remediation is insignificant and can be absorbed within the costs of the West End Project.

Staff Recommendation: Authorize site selection and acquisition consistent with staff analysis, contingent upon the Governor's approval of Senate Bill 809.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
KENT PROPERTY, ANDREW MOLERA STATE PARK
MONTEREY COUNTY
DGS Parcel Number 10050, DPR Parcel Number A30300

Authority: Chapter 52/00, Item 2660-301-0890 (a)
CORRECTED AUTHORITY: Chapter 52/00, Item 2660-101-0890 (a)

a. Authorize acquisition consistent with staff analysis

PULLED AND MOVED TO AN ACTION ITEM

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services
Department of Parks and Recreation
Kent Property, Andrew Molera State Park

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has provided for expenditure Federal grant funds by the Department of Transportation (Caltrans) for federal discretionary transportation corridor improvement grants and formula Section 163 grants. This request will authorize site selection of a 17.2 acre view shed property for the preservation of open space, scenic and natural resources. This property is adjacent to Highway 1 near the community of Big Sur and also shares a boundary with the existing Andrew Molera State Park, which is 4,800 acres in size. Although a relatively small parcel, its acquisition is key to preventing an approved commercial development, and to providing important access links in a trail system. It will also provide a potential southern entry to the park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 2660-301-0890 provides expenditure authority to DOT of \$1,656,000,000, which can be used for grants of this nature, and there is a sufficient balance remaining in the account to pay the total acquisition cost. The grant is administered by DOT, which has approved funding for the acquisition of this property. The funding will be available as a deposit to the escrow with title passing to the State of California, acting by and through the Department of Parks and Recreation (DPR). Acquisition staff costs, including potential inspections of the property for compliance with the terms of the Grant, are the only

costs to the Department of Parks and Recreation (DPR) for this acquisition. This land will be purchased for \$560,000 using the Federal Scenic Byways grant in the Caltrans budget.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 20, 2001, and the waiting period expired on March 27, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is November 2001.

Other

- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs other than potential inspections of the property for compliance with the terms of the Grant. The need for these funds will be reviewed as part of the budget process.
- Site section was approved at the September 14, 2001 PWB meeting.
- The purchase price will not exceed the appraised value approved by Caltrans and reviewed by the Department of General Service.
- The property is vacant and unimproved.
- A Phase I report was prepared in June of 1999 and found no indications or history of contamination.

Staff Recommendation: Authorize acquisition consistent with staff analysis.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MALIBU CREEK STATE PARK, LOS ANGELES COUNTY
DPR Parcel Number A36101 & 02, DGS Parcel Number 10064

Authority: Chapter 106/01, Item 3790-301-0005(29)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Department of Parks and Recreation
Malibu Creek 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 various sized parcels of land that are adjacent to or substantially enclosed within adjacent State Park property for purposes consistent with the Habitat Acquisition Program, 2000 Bond Fund and for the acquisition of properties and parcels that are a high priority for both State Park Systems and for habitat purposes. Department of Parks and Recreation (DPR) is requesting site selection authorization to acquire 131.2 acres of land that is near Malibu Creek State Park. In April of 2001, 88.9 acres of land in this vicinity was acquired under separate budget authority. At that time, DPR informed the board of its intent to acquire additional parcels in the region.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(29) provides \$35,000,000 for various acquisitions. This would be the first acquisition from this appropriation. The property can be acquired within the funds available and in accordance with Legislative intent.

\$2,690,581 total estimated project costs

\$1,000 project costs previously allocated: administrative costs

\$2,689,581 project costs to be allocated: \$2,680,140 acquisition, and approximately \$9,441 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 November 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 staff.
- Although there is no history of contamination from hazardous and toxic materials, DPR conducted a review of the property and found no evidence of contamination from hazardous materials. A Phase I site assessment will be completed prior to PWB acquisition approval.
- 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.
- Any requests for future staffing, operating and maintenance costs will be considered through the normal budget process.
- The property is improved with a small structure that is occupied by tenant-occupants. It does not contribute to the highest and best use of the site, and DPR proposes to remove the structure following the purchase of the property using existing district funds. DPR will prepare a Relocation Plan and Entitlement Report for the benefit of the tenant-occupants using the existing acquisition appropriation.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 8

**DEPARTMENT OF TRANSPORTATION (2660)
SAN DIEGO DISTRICT OFFICE BUILDING REPLACEMENT PROJECT
SAN DIEGO COUNTY**

*Authority: Chapter 50/99, Item 2660-311-0042 (5)
Chapter 52/00, Item 2660-311-0042 (2)
Chapter 106/01, Item 2660-490 (2)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

California Department of Transportation
San Diego District Office Building Replacement Project

Action Requested

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

Scope Description

This project is within scope. The project will provide a new 301,000 gross square foot replacement office building and an 815 space surface parking lot on California Department of Transportation (Department) owned property. Estimated construction is based upon square foot costs for building core and shell, tenant improvements and surface parking. Also included is modular system furniture and costs for relocating power lines underground.

Funding and Project Cost Verification

This project is within cost.

\$77,882,000 total estimated project cost

\$2,199,000 project costs previously allocated: preliminary plans

\$75,683,000 project costs to be allocated: working drawings \$3,084,000 and construction \$72,599,000 (contract - \$59,160,000, contingency \$2,958,000, A/E \$2,410,000 and other project costs \$8,070,238.)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 7, 2001, and the waiting period expired on October 7, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings	July 2002
Complete Construction	September 2005

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

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF TRANSPORTATION (2660)
LOS ANGELES OFFICE BUILDING REPLACEMENT PROJECT
LOS ANGELES COUNTY

Authority: Chapter 52/00, Item 2660-311-0042 (6)
Chapter 106/01, Item 2660-311-0042 (4)

- a. Recognize scope change
- b. Approve augmentation **\$1,190,000**
(0.7 percent of construction phase)
(0.6 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

California Department of Transportation
Los Angeles District Office Building Replacement Project

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 Department of Transportation (CalTrans) requests a change on the project scope to provide for an art program in the design-build phase of the Los Angeles District Office Building Replacement Project. CalTrans is in the preliminary phase of designing and constructing a District 7 Headquarters office building replacement in Los Angeles. The new building will provide 716,200 square feet of office space and 1142 parking spaces. The proposed art program will provide for public art in the new facility consistent with the provisions of Government Code Sections 15813-15813.8 that allow for funding of artwork in state buildings. The goals include an art program that is integrated with (embedded into) the architecture of the building. The Art Program will be defined as part of the design-build solicitation package and describe the goals of an integrated process and how this will be achieved. An advisory committee (art panel) will include the State Architect, the Project Master Architect, a Department representative, an art professional, and an arts coordinator. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

Funding and Project Cost Verification

This project is not within cost.

\$188,237,000	total estimated project cost
\$3,967,000	project costs previously allocated: preliminary plans (design-bid)
\$183,080,000	project costs to be allocated: construction \$183,080,000 (consisting of \$170,000,000 construction costs; \$2,772,000 A & E costs; \$10,308,000 other project costs)
\$1,190,000	augmentation

CEQA

A Notice of Determination is scheduled for November 19, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2002
Complete construction: April 2004

Staff Recommendation: Recognize scope change and approve an augmentation.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF PARKS AND RECREATION (3790)
SONOMA COAST STATE BEACH, SONOMA COUNTY
Trail Rehabilitation and Development

Authority: Chapter 52/00, Item 3790-301-0001(5)
Chapter 106/01, Item 3790-301-0005(30.8)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of Parks and Recreation
Sonoma Coast State Beach, Sonoma County
Trail Rehabilitation and Development

Action requested

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

Scope Description

This project is within scope. A scope change was previously recognized by the board at its September 2001 meeting. The project consists of providing a safe pedestrian trail and rehabilitating existing coast beach access trails. Specifically, about 7,500 linear feet of pedestrian trails and 1,100 linear feet of boardwalks would be constructed or repaired. In addition, this project includes repairing/replacing worn-out or missing signs, comfort facilities, interpretive panels, steps and erosion control devices. This project will also minimize impacts to quality native plant communities and designed wetlands.

Funding and Cost Verification

This project is within cost.

\$753,000 total estimated project costs

\$152,000 project costs previously allocated: studies \$31,000; preliminary plans \$121,000

\$601,000 project costs to be allocated: working drawings \$44,000, construction \$557,000 (\$421,000 contract, \$30,000 contingency, \$55,000 A&E costs \$51,000 agency retained items) at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 7, 2001, and the waiting period expired on October 7, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2002
Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF PARKS AND RECREATION (3790)
MORRO BAY STATE PARK, SAN LUIS OBISPO COUNTY
Natural History Museum Exhibit Rehabilitation

Authority: Chapter 106/01, Item 3790-301-0005(12)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation
Morro Bay State Park, San Luis Obispo County
Natural History Museum Exhibit Rehabilitation

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will develop, construct and install new museum exhibits within the Museum of Natural History at Morro Bay State Park. The plans prepared to meet the requirements for preliminary plans are sufficient to function as construction drawings and work will move directly from the preliminary plan phase to the construction phase, due to the nature of this project.

Funding and Cost Verification

This project is within cost.

\$850,000 total estimated project costs

\$850,000 project costs to be allocated: construction

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 7, 2001, and the waiting period expired on October 12, 2001.

Project Schedule

The project schedule is as follows:

Complete construction: May 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF PARKS AND RECREATION (3790)
MORRO BAY STATE PARK, SAN LUIS OBISPO COUNTY
Campground Rehabilitation and Day Use Area

Authority: Chapter 139/94, Item 3790-301-786(3)
Chapter 324/98, Item 3790-301-0001(1)
Chapter 50/99, Item 3790-301-0001(1)
Chapter 52/00, Item 3790-301-0001(4)
Chapter 106/01, Item 3790-490-0001 (2)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation
Morro State Park, San Luis Obispo County
Campground and Day Use Rehabilitation

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. A scope change was previously recognized by the board at its September 2001 meeting. As revised, the project will renovate and replace deteriorating facilities in the existing campground, correct unsafe and undesirable access and circulation problems and make day-use improvements at Morro Bay State Park.

Funding and Cost Verification

This project is within cost. The Legislature previously recognized a total project cost of \$3,974,000. At the time of the scope change, project costs were revised to \$3,732,000.

\$3,732,000 total estimated project costs

\$267,000 project costs previously allocated: preliminary plans \$267,000

\$3,465,000 project costs to be allocated: working drawings \$260,000, construction \$3,205,000 (\$2,617,000 contract, \$183,000 contingency, \$251,000 A&E, \$154,000 agency retained items) CCCI 4019

CEQA

The Notice of Determination was filed with the State Clearinghouse on May 8, 2001, and the waiting period expired on June 7, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002
Complete construction: February 2004

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

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF PARKS AND RECREATION (3790)
PIO PICO STATE HISTORIC PARK, LOS ANGELES COUNTY
Restoration, Phase B

Authority: Chapter 50/99, Item 3790-302-0001(2)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation
Pio Pico State Park, Los Angeles County
Restoration, Phase B

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. Funds were added to the 1999 Budget Act by the Legislature for structural restoration, construction of additional restroom facilities and general park improvements for Pio Pico State Historic Park. This project would use a portion of these funds to contribute toward a project to improve land that is owned by the City of Whittier and leased to the Department of Parks and Recreation for a period of 25 years. Specifically the project would focus on (1) reconstruction of historic landscape features, including orchards, grain fields, garden, corrals & fencing, dove cote, historic water system and historic road, (2) construction of operational facilities (office building, maintenance building, restroom), (3) construction of picnic areas, and (4) demolition on non-historic features.

Funding and Cost Verification

This project is within cost. The funds will be used for preliminary plans and working drawings for the project, which is being cooperatively accomplished with the City of Whittier. Based on the preliminary estimate, the city will spend \$2,985,000 to complete the project.

\$151,000 total estimated project costs

\$84,000 project costs previously allocated: preliminary plans

\$67,000 project costs to be allocated: working drawings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 10, 2001 and the waiting period will expire on October 15, 2001.

Project Schedule

The project schedule is as follows:

Approval of working drawings: January 2002

Staff Recommendation: Approve preliminary plans and the release of working drawing funds conditioned upon the expiration of the waiting period of the Notice of Exemption.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF CORRECTIONS (5240)

MULE CREEK STATE PRISON, IONE, AMADOR COUNTY

Correctional Clinical Case Management and Enhanced Outpatient Care

Authority: Chapter 282/97, Item 5240-303-0001 (15)
Chapter 324/98, Item 5240-301-0001 (31)
Chapter 50/99, Item 5240-301-0660 (17)
Chapter 52/00, Item 5240-301-0001 (54)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Corrections
Mule Creek State Prison, Ione, Amador County
Correctional Clinical Case Management and Enhanced Outpatient Care

Action requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 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 6,461 gross square feet of combined space for the Enhanced Outpatient Program and the Clinical Case Management. 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 18 inmates for this project.

Funding and Cost Verification

This project is within cost. Using IDL on the construction phase will result in a budget appropriation savings of \$33,000. Using DGS, the Department would have to augment the current appropriation by 8.2 percent. The use of IDL as opposed to DGS represents an estimated savings of 10 percent to the State.

\$2,325,000 total estimated project costs

\$482,000 project costs previously allocated (preliminary plans \$161,000; working drawings \$321,000)

\$1,876,000 project costs unallocated: construction (contract \$1,425,000; contingency \$71,000; project administration \$236,000; agency retained \$144,000)

-\$33,000 Bid savings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 30, 1998, and the waiting period expired on May 30, 1998, with no public comment.

Project Schedule

The project schedule is as follows:

Complete construction: February 2003

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 15

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Batchelor Hall Seismic Upgrade

Authority: Chapter 106/01, Item 6440-301-0574 (10)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

University of California, Riverside
Batchelor Hall Seismic Upgrade

Action Requested

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

Scope Description

This project is within scope. The Batchelor Hall Seismic Upgrade project will consist of various seismic upgrades using shear walls, buttresses, carbon overlay and ceiling drag beams. Upon completion the new construction will bring the hall up to a “Good” seismic rating.

Funding and Project Cost Verification

\$3,446,000 total estimated project cost.

\$47,000 project costs previously allocated: preliminary plans \$47,000 (campus funds).

\$3,399,000 project costs to be allocated: working drawings \$134,000 (State funds); construction \$3,265,000 (State funds)(\$2,826,000 contract, \$140,000 contingency, \$299,000 A & E) at CCCI 4019.

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2002

Complete construction: October 2003

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

CONSENT ITEMS

CONSENT – ITEM 16

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Fawcett Lab, Sproul Hall, and Life Sciences Seismic Upgrade

Authority: Chapter 106/01, Item 6440-301-0574 (12)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

University of California, Riverside
Fawcett Lab, Sproul Hall, and Life Sciences Seismic Upgrade

Action Requested

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

Scope Description

This project is within scope. The Fawcett Lab, Sproul Hall and Life Sciences Seismic Upgrade project will consist of various seismic upgrades to all three buildings including: new “strongback” columns, a roof diaphragm installation, new buttresses and tie beams. Upon completion the new construction of all three buildings will bring them from a seismically “Poor” rating to a “Good” rating.

Funding and Project Cost Verification

\$2,660,000 total estimated project cost.

\$32,000 project costs previously allocated: preliminary plans \$32,000 (campus funds).

\$2,628,000 project costs to be allocated: working drawings \$89,000 (State funds); construction \$2,539,000 (State funds)(\$2,189,000 contract, \$106,000 contingency, \$244,000 A & E) at CCCI 4019.

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2002
Complete construction: September 2003

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

CONSENT ITEMS

CONSENT – ITEM 17

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Hinderaker Hall Seismic Upgrade

Authority: Chapter 106/01, Item 6440-301-0574 (11)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

University of California, Riverside
Hinderaker Hall Seismic Upgrade

Action Requested

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

Scope Description

This project is within scope. The Hinderaker Hall Seismic Upgrade project will consist of various seismic upgrades using shear walls, buttresses and steel drag struts. Upon completion the new construction will bring the hall up to a “Good” seismic rating.

Funding and Project Cost Verification

\$894,000	total estimated project cost.
\$ 15,000	project costs previously allocated: preliminary plans \$15,000 (campus funds).
\$879,000	project costs to be allocated: working drawings \$42,000 (State funds); construction \$837,000 (State funds)(\$688,000 contract, \$35,000 contingency, \$114,000 A &E) at CCCI 4019.

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	February 2002
Complete construction:	May 2004

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

CONSENT ITEMS

CONSENT – ITEM 18

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Pharmaceutical Sciences Building

Authority: Chapter 106/01, Item 6440-301-0574(18)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

University of California, San Diego
Pharmaceutical Sciences Building

Action Requested

The requested action will recognize scope change.

Scope Description

This project is not within scope. The Pharmaceutical Sciences Building project as approved in the 2001 Budget Act will construct a 44,000 asf facility for the new School of Pharmacy at the San Diego campus. The facility will provide necessary space for pharmacy instructional and research activities and will include space for research labs and lab support, classrooms and class labs, and associated office support space. Based on early conceptual design studies in response to more developed curriculum planning, there have been minor redistributions in the detailed space distribution of the originally approved project which do not affect the overall total assignable area.

In order to respond to the increased space needs of the Health Sciences and in order to most efficiently develop the available site, the campus proposes to use campus funds to add 16,000 asf in one additional floor to house research laboratories, support space and research office space for activities of the Health Sciences. The addition of this space would result in a total project of 60,000 asf. With campus-funded and State-funded activities in the same building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. To address this concern, it is proposed that the two be combined into a single project. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

Funding and Project Cost Verification

This project is not within cost. The campus has committed a total of \$12,325,000 in non-State sources to pay all costs related to this added scope and any additional costs for this facility shall be borne by the University. There has been no change in the amount of State funding for the

project and the increased cost due to expansion of scope is to be covered entirely with campus funds.

\$42,053,000	total estimated project cost
\$1,356,000	project costs previously allocated: preliminary plans -- \$1,356,000 (State funds)
\$40,697,000	project costs to be allocated: preliminary plans -- \$405,000 (campus funds); working drawings -- \$1,658,000 (State funds), \$428,000 (campus funds); construction -- \$24,714,000 (State funds), \$10,552,000 (campus funds); equipment -- \$2,000,000 (State funds), \$940,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	August 2003
Complete construction:	October 2005

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 19

CALIFORNIA COMMUNITY COLLEGES (6870)
PALOMAR COMMUNITY COLLEGE DISTRICT,
PALOMAR COLLEGE, SAN DIEGO COUNTY
High Tech Lab/Classroom Building

Authority: Chapter 50/99, Item 6870-301-0574 (51.1)
Chapter 106/01, Item 6870-301-0574 (42)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

California Community Colleges
Palomar Community College District, Palomar College, San Diego County
High Tech Lab/Classroom Building

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. The project constructs a 67,313 asf High Tech Lab/Classroom building to include 37,025 asf labs, 16,052 asf offices and support, 8,314 asf classroom space, and 5,922 asf conference and other space.

Funding and Project Cost Verification

The project is within cost.

\$31,367,000 total estimated project costs

\$942,000 project costs previously allocated: preliminary plans

\$30,425,000 project costs to be allocated: working drawings \$1,063,000, construction \$27,956,000 (contracts \$25,360,000, contingency \$1,268,000, testing, A & E, and construction management \$1,328,000 at CCI 4019), and equipment \$1,406,000 at EPI 2564

CEQA

A Notice of Declaration was filed with the State Clearinghouse on April 14, 2000, and the waiting period expired on May 14, 2000

Project Schedule

The project schedule is as follows:

Complete construction November 2005

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

CONSENT ITEMS

CONSENT – ITEM 20

**CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT,
EASTERN SIERRA CENTER, INYO AND MONO COUNTIES**
Off/On Site Development

Authority: Chapter 52/00, Item 6870-301-0574 (25)

- a. **Approve augmentation** **\$656,000**
(18.48 percent construction)
(14.47 percent total)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

California Community Colleges
Kern Community College District, Eastern Sierra Center, Inyo and Mono Counties
Off/On Site Development

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. This project provides the initial off and on site development to support the initial buildings for the center's two sites, Mammoth and Bishop.

Funding and Project Cost Verification

The project is not within cost. The total project construction appropriation is \$3,548,000, with construction contract at \$3,120,000. The project was bid in summer 2001. The project was previously evaluated and cost-estimated by an independent party at 25, 50 and 90 percent completion of working drawings, and value-engineering was included whenever possible.

Due to the remoteness of both sites and a robust statewide construction environment, prime contractors were not interested in bidding on this project. Thus, the district used the construction management with subcontractors (trades) bidding methodology. Bid results reflect the additional costs of transporting materials and equipment. Importing out-of-the-area labor came with the supplementary costs of transportation, housing, and per diem. CEQA (deer migration season) and weather (snow) necessitates consecutive months of down time, adding to the length of the construction period, while costs continue without building activity. Finally, much higher costs in native plant landscaping were experienced due to the limited availability of commercially cultivated native plants. The district does not believe it is fiscally beneficial to rebid the project for these reasons.

An augmentation of \$656,000 (18.48 percent) is requested to award the construction contract. The revised project's state construction budget is \$3,776,000 for construction contract, \$156,000 for contingency, \$272,000 for tests, inspections, construction management and architectural and engineering oversight. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

\$4,533,000 total estimated project costs

\$329,000 project costs previously allocated: preliminary plans \$163,000 and working drawings \$166,000

\$656,000 requested augmentation to be allocated: construction contract \$656,000

\$3,548,000 project costs to be allocated: construction \$3,548,000 (\$3,120,000 contracts, \$156,000 contingency and \$272,000 administration, construction management, testing and inspection) at CCI 3909

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 15, 1999, and the waiting period ended on August 14, 1999.

Project Schedule

The project schedule is as follows:

Complete construction January 2002

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 21

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT,
EASTERN SIERRA CENTER, INYO AND MONO COUNTIES
Initial Buildings

Authority: Chapter 52/00, Item 6870-301-0574 (26)

- a. Approve augmentation \$2,264,000
(19.52 percent construction)
(15.24 percent total)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

California Community Colleges
Kern Community College District, Eastern Sierra Center, Inyo and Mono Counties
Initial Buildings

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. This project provides the initial facilities for the center's two sites, Mammoth and Bishop. Mammoth's 12,240 asf education facility includes 1,181 asf lecture, 4,134 asf laboratory, 2,118 asf office, 1,660 asf library, 489 asf AV/TV, and 2,658 asf other spaces. Bishop's 19,591 asf education facility includes 1,914 asf lecture, 6,525 asf laboratory, 3,968 asf office, 2,659 asf library, 800 asf AVTV, and 3,725 asf other spaces.

Funding and Project Cost Verification

The project is not within the authorized cost. The total project construction appropriation is \$11,598,000, with construction contract at \$10,496,000. The project was bid in summer 2001. The project was previously evaluated and cost-estimated by an independent party at 25, 50 and 90 percent completion of working drawings, and value-engineering was included whenever possible.

Due to the remoteness of both sites and a robust statewide construction environment, prime contractors were not interested in bidding on this project. Thus, the district used the construction management with subcontractors (trades) bidding methodology. Bid results reflect the additional costs of transporting materials and equipment, and importing out-of-the-area labor, which necessitates transportation, housing, and per diem costs. Furthermore, CEQA (deer migration season) and weather (snow) necessitates consecutive months of down time, adding to the length of the construction period, while costs continue without building activity. The district does not believe it is fiscally beneficial to rebid the project for these reasons.

An augmentation of \$2,264,000 (19.52%) is requested to award the construction contract. The revised project's state construction budget is \$12,760,000 for construction contract, \$525,000 for contingency, \$577,000 for tests, inspections, construction management and architectural and engineering oversight. A 20-day letter was sent to the Legislature on September 21, 2001, without comment.

\$17,122,000 total estimated project costs

\$926,000 project costs previously allocated: preliminary plans \$343,000 and working drawings \$583,000

\$2,264,000 requested augmentation to be allocated: construction contract \$2,264,000

\$13,932,000 project costs to be allocated: construction \$11,598,000 (\$10,496,000 contracts, \$525,000 contingency and \$577,000 administration, construction management, testing and inspection) at CCI 3909 and equipment \$2,334 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 15, 1999, and the waiting period expired on August 14, 1999.

Project Schedule

The project schedule is as follows:

Complete construction January 2002

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 22

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
KRISS, OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
ORANGE COUNTY
Project Number SCC 107, OTD P-80-6688

- a. **Authorize acquisition of an easement for public access and recreational use through acceptance of an Offer to Dedicate**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 22

Department of General Services
State Coastal Conservancy
Kriss, Offer to Dedicate Public Access Easement

Action requested

The requested action will authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number P-80-6688 on October 20, 1980, to construct and addition to a single family dwelling in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreational use over the property in the form of an Irrevocable Offer to Dedicate. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on October 19, 2001, unless accepted by a qualified governmental entity or non-profit organization. On June 25, 2001, the State Coastal Conservancy (“Conservancy”) voted to accept this OTD.

Terms and Restrictions

This OTD is an easement for public access on a sandy beach. The easement is ambulatory, measured inland from the mean high tide line, 25 feet wide along the beach, but never closer than 10 feet from the approved development. The OTD is situated on a beachfront residential lot in Three Arch Bay, a locked gated residential community in South Laguna Beach. As such, the easement cannot be accessed from land until or unless contiguous access is provided in the future.

Cost

The only acquisition costs associated with acceptance of this OTD are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 13, 2001, and the waiting period expired on August 16, 2001.

Other

- Acceptance of this OTD by the Conservancy is consistent with its goal to maximize public access opportunities along the coast. Acceptance of the easement at this time would preserve opportunities for future public access.
- Until and unless this property is opened for public use by the State of California, there will be no costs associated with acceptance of this OTD.

Staff Recommendation: Authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate.

ACTION ITEMS

ACTION – ITEM 23

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
VALENTINE, OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
ORANGE COUNTY
Project Number SCC 108, Permit No. CDP A-80-7091

- a. **Authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 23

Department of General Services
State Coastal Conservancy
Valentine, Offer to Dedicate Public Access Easement

Action requested

The requested action will authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number A-80-7091 on September 8, 1980, for residential construction in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreational use over the property in the form of an Irrevocable Offer to Dedicate. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on November 6, 2001, unless accepted by a qualified governmental entity or non-profit organization. On June 25, 2001, the State Coastal Conservancy (“Conservancy”) voted to accept this OTD.

Terms and Restrictions

This OTD is an easement for public access on a sandy beach. The easement is ambulatory, measured inland from the mean high tide line, 25 feet wide along the beach, but never closer than 10 feet from the approved development. The OTD is situated on a beachfront residential lot adjacent to Corona del Mar State Beach. The easement cannot be accessed from land until and unless additional real estate rights are acquired on adjacent land.

Cost

The only acquisition costs associated with acceptance of this OTD are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 13, 2001, and the waiting period expired on August 16, 2001.

Other

- Acceptance of this OTD by the Conservancy is consistent with its goal to maximize public access opportunities along the coast. Acceptance of the easement at this time would preserve opportunities for future public access.
- Until and unless this property is opened for public use by the State of California, there will be no costs associated with acceptance of this OTD.

Staff Recommendation: Authorize acquisition of an easement for public access and recreational use through acceptance of an Offer to Dedicate.

ACTION ITEMS

ACTION – ITEM 24

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
TAYLOR, OFFER TO DEDICATE OPEN SPACE EASEMENT
Project Number SMC 199, OTD P-80-6455

- a. **Authorize acquisition of a scenic easement through acceptance of an Offer to Dedicate.**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 24

Department of General Services
Santa Monica Mountains Conservancy
Taylor, Offer to Dedicate Scenic Easement

Action requested

The requested action will authorize acquisition of scenic easement through acceptance of an Offer to Dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number P-80-6455 on March 24, 1980, for a land division of a 2.5 acre parcel into two lots in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) for an open space or scenic easement over the property so as to restrict development on the property. The OTD was recorded in the form of an Offer to Dedicate and a Grant of Scenic Easement and Declaration of Restrictions. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on October 29, 2001, unless accepted by a qualified governmental entity or non-profit organization. On August 26, 1999, the Santa Monica Mountains Conservancy (SMMC) adopted a Resolution to accept this scenic easement.

Terms and Restrictions

The OTD does not grant public access to this privately held property, but acceptance of the OTD will allow the SMMC to enter the property for inspection purposes only.

The OTD will restrict the property owner's use of the property to natural open space uses and limited private open space uses. No structures may be constructed on this easement with the exception of fencing, "no trespass" signs and underground utilities.

Cost

The only costs associated with acceptance of this OTD are the staff costs to process the acceptance. No significant future costs have been identified with the acceptance of this OTD.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 14, 2001 and the waiting period will expire October 19, 2001.

Staff Recommendation: Authorize acquisition of a scenic easement through acceptance of an Offer to Dedicate contingent upon the uneventful passage of the 35 day waiting period associated with the CEQA filing.

ACTION ITEMS

ACTION – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
KENT PROPERTY, ANDREW MOLERA STATE PARK
MONTEREY COUNTY
DGS Parcel Number 10050, DPR Parcel Number A30300

Authority: Chapter 52/00, Item 2660-301-0890 (a)
CORRECTED AUTHORITY: Chapter 52/00, Item 2660-101-0890 (a)

a. Authorize acquisition consistent with staff analysis

PULLED AND MOVED TO AN ACTION ITEM FROM CONSENT CALENDAR

APPROVED, CONTINGENT UPON WRITTEN CONFIRMATION OF APPROPRIATE USE OF FUNDS.

ACTION ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services
Department of Parks and Recreation
Kent Property, Andrew Molera State Park

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has provided for expenditure Federal grant funds by the Department of Transportation (Caltrans) for federal discretionary transportation corridor improvement grants and formula Section 163 grants. This request will authorize site selection of a 17.2 acre view shed property for the preservation of open space, scenic and natural resources. This property is adjacent to Highway 1 near the community of Big Sur and also shares a boundary with the existing Andrew Molera State Park, which is 4,800 acres in size. Although a relatively small parcel, its acquisition is key to preventing an approved commercial development, and to providing important access links in a trail system. It will also provide a potential southern entry to the park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 2660-301-0890 provides expenditure authority to DOT of \$1,656,000,000, which can be used for grants of this nature, and there is a sufficient balance remaining in the account to pay the total acquisition cost. The grant is administered by DOT, which has approved funding for the acquisition of this property. The funding will be available as a deposit to the escrow with title passing to the State of California, acting by and

through the Department of Parks and Recreation (DPR). Acquisition staff costs, including potential inspections of the property for compliance with the terms of the Grant, are the only costs to the Department of Parks and Recreation (DPR) for this acquisition. This land will be purchased for \$560,000 using the Federal Scenic Byways grant in the Caltrans budget.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 20, 2001, and the waiting period expired on March 27, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is November 2001.

Other

- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs other than potential inspections of the property for compliance with the terms of the Grant. The need for these funds will be reviewed as part of the budget process.
- Site section was approved at the September 14, 2001 PWB meeting.
- The purchase price will not exceed the appraised value approved by Caltrans and reviewed by the Department of General Service.
- The property is vacant and unimproved.
- A Phase I report was prepared in June of 1999 and found no indications or history of contamination.

Staff Recommendation: Authorize acquisition consistent with staff analysis.

OTHER BUSINESS

1. **Approve the 2002 State Public Works Board Screening Meeting and Official Meeting Calendar.** - *Approved*
2. **Add Jim Lombard as Assistant Administrative Secretary.** - *Approved*
3. **Remove Stephen Lehman as Assistant Administrative Secretary.** - *Approved*

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary