



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD

November 9, 2001

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Ms. Karen McGagin, Deputy Director, Department of General Services
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Ms. Cindy Aronberg, State Controller's Office
Mr. Juan Fernandez, State Treasurer'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:

Kathryn Amann, Assistant Administrative Secretary, Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Aaron Tenn, State Treasurer's Office
Chris Vance, State Treasurer's Office
Cynthia Spita, Department of Parks and Recreation
Candace Melehani, Department of General Services
Syed Alan, Department of Mental Health
Ron Briggs, Siemens
Irene Anderson, Department of General Services
Kevin Kaestner, Department of General Services
Kevin Wong, Gilbert Accountancy Corp.

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:05 am called the meeting to order. Ms. Amann, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Ms. Amann reported staff had reviewed the minutes from the October 12, 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 October 12, 2001, meeting were unanimously approved.

From approximately 10:07 am to 10:35 am, there was a practice evacuation drill for the State Capitol.

BOND ISSUES:

Ms. Amann reported that there were four bond items. We are pulling Item #1, Department of General Services, Department of Mental Health, Energy Conservation Revenue Bond Projects to give the JLBC time to review these projects. This item will be heard at the Special PWB Meeting on November 19, 2001 in room 2040.

Item #2, Department of Health Services, Richmond Laboratory Campus Phase III Office Building. This item will adopt a resolution authorizing interim financing.

A motion was made by Mr. Fernandez and Seconded by Mr. Garcia, to approve Bond Item #2.

Item #3, Department of Mental Health, Atascadero State Hospital, Hospital Addition. This item will authorize the sale of lease revenue bonds for this project.

A motion was made by Mr. Garcia and Seconded by Mr. Fernandez, to approve Bond Item #3.

Item #4, Department of Youth Authority, Ventura Youth Correctional Facility, Visitor's Security Entrance/Hall and Southern Youth Correctional Reception Center/Clinic, Visiting Facility.

A motion was made by Ms. Aronberg and Seconded by Ms. McGagin, to approve Bond Item #4.

CONSENT CALENDAR:

Ms. Amann noted that the Consent Calendar covered Items #5 through #17. We are pulling Item #17, California Community Colleges, West Valley Mission Community College, Science and Technology Complex, at the request of the JLBC.

The **revised consent calendar** covers Items #5 and through #16.

Ms. Amann indicated that in summary, the revised consent calendar proposes three requests to approve preliminary plans, five requests to authorize acquisition, two requests to authorize site selection and acquisition, one request to recognize scope change, and one request to approve performance criteria and conditionally release funds for design and construction.

There are two 20-day letters in the member's packages. Item #15, University of California, Merced Campus, Site Development and Infrastructure, Phase I. This item will recognize a scope change. A 20-day letter was sent to the Legislature on October 19, 2001, without comment. Item #17, California Community Colleges, West Valley Mission Community College District, Science and Technology Complex. This item will approve an augmentation. A 20-day letter was sent on October 18, 2001. We received a letter on November 2, 2001, from the JLBC raising concerns with this item.

Staff recommends approval of the revised consent calendar, Items #5 and through #16.

A motion was made by Ms. McGagin, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar, and to approve Agenda Items #5 through #16.

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

ACTION ITEMS:

Mr. Tilton noted there were four action items. We are pulling Item #18, Department of General Services, State Coastal Conservancy, Dupuy at the request of the Department of General Services. We are also pulling Item #20, Department of General Services, State Coastal Conservancy, San Dieguito River Watershed at the request of the Department of General Services.

Item #19, Department of General Services, Santa Monica Mountains Conservancy, Gottlieb. This item will authorize acquisition of a scenic easement through an acceptance of an Offer to Dedicate.

A motion was made by Ms. McGagin, and Seconded by Mr. Garcia to adopt Action Item #19.

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

Item #21, Department of General Services, Department of Parks and Recreation, Anza-Borrego Desert State Park. This item will authorize the acquisition of real property through the acceptance of a gift.

A motion was made by Mr. Garcia, and Seconded by Ms. McGagin to adopt Action Item #21.

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

Ms. Porini asked the members that in the future, if staff could move all Offers to Dedicate to the Consent Calendar. If there are any items that need to be brought to the Board's attention, put those as Action Items on the Agenda.

OTHER BUSINESS:

Ms. Amann noted that there was one item of other business.

1. Approve the State Public Works Board Audit Reports.

Ms. Amann introduced Mr. Kevin Wong, CPA from Gilbert Accountancy Corp, is here to give a brief overview of the three reports and to answer any questions the members might have.

Mr. Wong noted that between late August and early September we audited the Financial Statements of the New Prison Construction Fund, the High Technology Education Revenue Bond Fund, and the Public Buildings Construction Fund. We audited these financial statements in accordance with our professional standards and have given an unqualified opinion, which is the best opinion that we are allowed to give. We also evaluated the internal controls over the disbursement and receipt of funds and no items arose that caused concern. He then stated that he would answer any questions that the Board members might have.

Ms. Porini thanked Mr. Wong for the company's work.

REPORTABLES:

Ms. Amann indicated there were eight reportables.

NEXT MEETING:

Ms. Amann noted that the next PWB meeting is scheduled for Friday, December 14, 2001, at 10:00 am in Room 112. There also is a Special PWB Meeting scheduled for Monday November 19, 2001, at 10:00 am in Room 2040.

Having no further business, the meeting was adjourned at 10:44 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF MENTAL HEALTH (4440)

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 project costs:

\$14,199,595

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services

Department of Mental Health

Energy Conservation Revenue Bond Projects

Action Requested

The requested action will authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A; conditionally authorize execution of the Energy Service Contracts for those same projects; authorize the use of interim financing, if needed, for those projects to be repaid from the Public Buildings Construction Fund from

proceeds of the sale of bonds; and approve a form of indenture to be used in the interim financing package.

Scope Description

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

HVAC Systems: Upgrading chilled water TES systems; replacing cooling towers with appropriately-sized equipment; upgrading variable air volume systems; upgrading direct digital controls and optimized control strategies for chiller plants and air handler units; utilizing after-hours controls for heating and cooling; and installing window tinting film to reduce solar heat gain.

Motors and Variable Speed Drives: Replacing inefficient motors on air handler units with high efficiency motors and installing variable speed drives on chillers, TES pumps, water pumps, cooling tower fans, air handler fans, other types of fans.

Energy Management Systems: Installing energy management system hardware and software to control the largest electrical loads in facilities, such as HVAC systems and steam heating and hot water systems.

Lighting: Upgrading lighting systems with T-8 fluorescent lamps and electronic ballasts, retrofitting incandescent lamps with energy efficient compact fluorescent lamps, installing lighting control systems that will dim or turn off lights when illumination is not needed, and installing low-wattage luminescent emitted diode exit signs.

Carbon Monoxide Control Systems: Installing parking garage carbon monoxide control systems with variable speed drives on fan motors.

Reclaimed Water: Retrofitting existing irrigation systems to use reclaimed water for landscape irrigation.

Funding and Project Cost Verification

The total amount set forth in the Energy Service Contracts is \$17,635,000, with a total project cost of \$14,199,595 for the energy conservation projects. The total project cost breakout by participating agency is as follows:

Department of General Services	\$8,569,360
Department of Mental Health	\$5,630,235

Staff analysis indicates the total estimated annual cost savings produced by these energy conservation projects is \$2,288,670. The annual cost savings is sufficient to repay the requisite proportional share of the revenue bonds and related costs for each year over the payment term.

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. The participating agencies are contractually obligated to take all steps necessary to complete the various energy conservation project components in accordance with the proposed project schedule.

Energy Service Contracts

- The form of the Energy Service Contract to be executed is consistent with the approval given by the Board at its November 9, 2000 meeting and is the most current form of the Energy Service Contract.
- Each Energy Service Contract may contain several different energy conservation projects to be implemented at the participating agency facility. The cost and schedule for the individual project components are detailed in Schedule III of each Energy Service Contract and are summarized in Attachment A.
- Prior to the Board executing the proposed Energy Service Contracts, the following events or activities must occur:
 - Passage of the 15-day notice period to the Joint Legislative Budget Committee.
 - Execution of the Project Savings Certification found in Schedule VI of the Energy Service Contract by the Program Director, Office of Energy Assessments, Department of General Services.
 - 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.
 - Receipt of a favorable analysis from the Public Works Board's bond counsel that the issuance of these energy revenue bonds does not conflict with the terms and conditions of the existing debt on the Joint Powers Authority (JPA) financed facilities.

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

DEPARTMENT OF HEALTH SERVICES (4260) RICHMOND LABORATORY CAMPUS PHASE III OFFICE BUILDING

*Authority: Chapter 52/00, Item 4260-301-0001 (2)
Chapter 106/01, Item 4260-301-0660 (1)*

a. Adopt a resolution to:

- 1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- 2) Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
- 3) Approve the form of and authorize the execution of a Facility Lease between the Department of Health Services and the State Public Works Board.
- 4) Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of Health Services and the State Public Works Board.
- 5) Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds, or other appropriate source.

Total estimated project costs: \$2,183,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of Health Services
Richmond Laboratory Campus Phase III Office Building

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The project consists of constructing a 200,000 gsf, 3-story office building on approximately 9 acres of undeveloped land at the DHS Richmond Campus, adjacent to the Phase I and II Laboratories. The building will be similar in architectural style to the laboratory buildings in Phases I and II, with a reinforced concrete frame and pre-cast concrete/window wall building skin. Site work will include utilities and parking for approximately 600 vehicles.

Funding and Cost Verification

This project is within cost.

\$51,555,000 total estimated project costs

\$1,845,000 project costs previously allocated: preliminary plans

\$2,183,000 project costs to be allocated: \$2,183,000 working drawings; \$47,527,000 construction (\$35,880,000 contract, \$1,794,000 contingency, \$4,778,000 project administration, and \$5,075,000 agency retained items) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 27, 2001, and the waiting period expired on October 30, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002

Complete construction: May 2004

Other

- The land upon which the Phase III Office Building will be constructed is currently included in the legal description of the Phase I and II Laboratories. The Department of General Services will work with the State Treasurer and the State Public Works Board bond counsel to remove the land from the legal description of the laboratory sites. The Department of General Services will also perform real estate due diligence to resolve any additional site issues.

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 3

**DEPARTMENT OF MENTAL HEALTH (4440)
ATASCADERO STATE HOSPITAL, SAN LUIS OBISPO COUNTY
HOSPITAL ADDITION**

*Authority: Chapter 282/97 Item 4440-301-0001 (1.5)
Chapter 324/98, Item 4440-301-0660 (1)*

a. Adopt a resolution to:

- 1) Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of Mental Health, 2001 Series A, Hospital Addition at Atascadero State Hospital.
- 2) Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property between the Department of Mental Health and the State Public Works Board.
- 3) Approve the form of and authorize the execution of Facility Leases between the Department of Mental Health and the State Public Works Board.
- 4) Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
- 5) Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
- 6) Approve and authorize the execution and delivery of an Official Statement.
- 7) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total estimated project costs:

\$33,015,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

Department of Mental Health, Atascadero Hospital

Action Requested

The requested action would authorize the sale of lease revenue bonds for this project.

Scope Description

This project is within scope. The project will construct a new Hospital Addition at Atascadero State Hospital, consisting of six identical nursing units of 43 beds each and a central support area, connecting corridor, utility tunnel, and facility improvements totaling approximately 131,000 square feet.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 4440-301-0660 provided \$33,235,000 for the construction phase of this project. After this project was bid, \$1,854,000 of bid savings was reverted on May 3, 1998. Change orders related to unforeseen site conditions, additional State Fire Marshall requirements, and project delays have necessitated construction cost increases. In September 2000 and May 2001, the State Public Works Board recognized increases within the original appropriation of \$895,000. It is estimated that one additional increased cost within appropriation of \$739,000 will be necessary to complete the project. This will leave remaining bid savings of \$220,000.

\$36,213,000 total estimated project costs

\$35,474,000 project costs previously allocated: preliminary plans \$1,176,000; working drawings \$2,022,000; construction \$32,276,000 (\$27,329,000 contract; \$2,171,000 contingency; \$1,466,000 A & E, \$1,309,000 other) at CCCI 3748

\$739,000 to be allocated: future increased cost within appropriation

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 9, 1998, and the waiting period expired on February 8, 1998.

Project Schedule

The project schedule is as follows:

Complete construction: March 2002

Staff Recommendation: Approve the resolution.

BOND ITEMS

BOND – ITEM 4

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)
VENTURA YOUTH CORRECTIONAL FACILITY, VENTURA COUNTY
VISITOR'S SECURITY ENTRANCE/HALL**

*Authority: Chapter 324/98, Item 5460-301-0001 (10)
Chapter 50/99, Item 5460-301-0660 (4)*

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)
SOUTHERN YOUTH CORRECTIONAL RECEPTION CENTER/CLINIC, LOS ANGELES COUNTY
VISITING FACILITY**

*Authority: Chapter 324/98, Item 5460-301-0001 (8)
Chapter 50/99, Item 5460-301-0660 (3)*

a. Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of the Youth Authority, 2001 Series B, Various Correctional Projects.
2. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property between the Department of the Youth Authority and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases between the Department of the Youth Authority and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total estimated project costs:

\$3,907,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

Department of the Youth Authority, Ventura Youth Correctional Facility Visitor's Security Entrance/Hall, Southern Youth Correctional Reception Center/Clinic Visiting Facility

Action Requested

The requested action would authorize the sale of lease revenue bonds for these projects.

Scope Description

These projects are within scope.

Ventura Youth Correctional Facility Visitor's Security Entrance/Hall

This project consists of constructing an approximately 9,500 square foot Visitor's Facility adjacent to the visitor parking lot, main entry gate and administration building. The new facility includes a waiting area capable of holding a minimum of 50 people, public toilet facilities, a processing and security area with a bullet resistant guard station, in and out sally ports, package storage, ward search rooms, a visiting hall with a minimum capacity of 350 people, controlled toilet facilities and a fenced outdoor visiting yard with covered picnic tables. A movable partition will be installed in the visiting area.

Southern Youth Correctional Reception Center/Clinic Visiting Facility

This project consists of demolishing the existing visitors entrance and processing room and constructing in its place a new 3,390 square foot visitors facility. The visitors facility will include an outdoor entry patio, waiting room, bullet resistant guard station, in and out sally ports, package storage and inspection room, and a visiting hall with controlled toilet rooms and ward search room. In addition, a covered walkway will be built to connect the new building with the existing covered outdoor visiting area.

Funding and Project Cost Verification

These projects are within cost.

Ventura Youth Correctional Facility Visitor's Security Entrance/Hall

\$2,926,000	total authorized project costs
\$2,778,000	total estimated project costs
\$2,778,000	project costs previously allocated: preliminary plans \$97,000, working drawings \$137,000, construction \$2,544,000 (\$2,053,000 contract amount; \$102,000 contingency; \$299,000 A&E; \$65,000 other project costs; and \$25,000 agency retained)

Southern Youth Correctional Reception Center/Clinic Visiting Facility

\$1,338,000	total authorized project costs
\$1,307,000	total estimated project costs
\$1,307,000	Project costs previously allocated: Preliminary Plans \$48,000; Working Drawings \$75,000; Construction \$1,184,000 (\$972,000 contract amount; \$54,000 contingency; \$95,000 A&E; \$10,000 agency retained; and \$53,000 other project costs)

CEQA

Ventura Youth Correctional Facility Visitor's Security Entrance/Hall

The Notice of Exemption was filed with the State Clearinghouse on April 15, 1999, and the waiting period expired on May 21, 1999.

Southern Youth Correctional Reception Center/Clinic Visiting Facility

A Notice of Exemption was filed with the State Clearinghouse on December 1, 1998, and the waiting period expired on January 5, 1999.

Project Schedule

The project schedules are as follows:

Ventura Youth Correctional Facility Visitor's Security Entrance/Hall

Complete construction: November 2001

Southern Youth Correctional Reception Center/Clinic Visiting Facility

Complete construction: November 2001

Staff Recommendation: Approve the resolution

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
BARBIERI CONSERVATION EASEMENT, EL DORADO COUNTY
DGS Parcel Number 10042, CTC Project Number 002A

Authority: Chapter 50/99, Item 3125-301-0001(3)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services
California Tahoe Conservancy
Barbieri Conservation Easement

Action requested

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

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize site selection of approximately 14,750 square feet (0.339 acre) for acquisition of a conservation easement together with restricted access for purposes of protecting or restoring the environment and scenic beauty.

Funding and Cost Verification

This project is within cost. Chapter 50, Budget Act of 1999, Item 3125-301-0001(3), provides \$2,961,000 for the acquisition of land or interests therein. There is a sufficient balance remaining in the budget item to pay for the costs outlined below. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$390,000 total estimated project costs

\$10,000 project costs previously allocated: title and escrow related services.

\$380,000 project costs to be allocated:

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 31, 2001, and the waiting period expired on September 3, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is November, 2001.

Other:

- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is a lawsuit pending between the property owners and the Tahoe Regional Planning Agency (TRPA) regarding illegal structures and improvements on the property. To settle the suit, the owners agreed to sell a conservation easement to the California Tahoe Conservancy (CTC), and to pay TRPA the sum of \$30,000. The settlement was approved by the TRPA in June 2001. The final order by the court will be recorded upon the transfer of the easement interest to CTC.
- The state is acquiring a conservation easement only. The property has assorted illegal structures and personal property situated on it but the owner is required to remove all such items prior to close-of-escrow.
- The terms of the conservation easement do not provide for public access to the property.
- The CTC will, under the terms of the conservation easement, be able to perform site restoration work related to the elimination of approximately 1,400 square feet of compacted areas on the site. Once this work is completed under CTC's established budget for such work, CTC's ongoing management obligation will be an annual inspection of the property.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
LEO CARRILLO STATE PARK, LOS ANGELES COUNTY
DPR Parcel Number A35101, DGS Parcel Number 10072

Authority: Chapter 52/00, Item 3790-302-0005(17)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services
Department of Parks and Recreation
Leo Carrillo State Park

Action requested

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

Scope Description

This project is within scope. The Legislature has approved funding for acquisition of adjacent property to the Leo Carrillo State Beach at Nicholas Canyon Ridge. This request will authorize site selection and acquisition of fee simple interest in approximately 160.00 acres to be acquired from the property owners for an addition to the Leo Carrillo State Park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-302-0005(17) provides \$3,250,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$3,250,000	total estimated project costs
\$1,000	project costs previously allocated: DGS administrative costs
\$3,249,000	project costs to be allocated: \$3,239,000 acquisition; and \$10,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 2, 2001, and the waiting period will expire on November 6, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2001.

Other:

- The purchase price does not exceed the fair market value as established by a Department of General Services approved appraisal.
- The Department of General Services staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of the site inspection, ESS staff categorized the property as wilderness and concluded a formal Preliminary Site Assessment Report is not required.
- 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 property.
- Any requests for increased staffing will be considered through the normal budget process.
- The property is vacant and unimproved.

Staff Recommendation: Authorize site selection and acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
RANCHO SAN ANDRES CASTRO ADOBE (“CASTRO ADOBE”), SANTA CRUZ COUNTY
DPR Parcel Number A29401, DGS Parcel Number 10071

Authority: Chapter 50/99, Item 3790-302-0001(4) as added by 1021/99, Section 12

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Department of Parks and Recreation
Castro Adobe

Action requested

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

Scope Description

This project is within scope. The Legislature has approved funding for the acquisition, repair, and renovation of this approximately 153 year old Monterey colonial adobe residence that was severely damaged by the Loma Prieta earthquake in 1989. The structure sits on approximately one acre and is one of the only four Hispanic period adobe structures remaining in Santa Cruz County. It is the only remaining rancho hacienda in Santa Cruz County, and is the largest rancho home ever constructed in the County by one of the most distinguished families of the Mexican era - the Jose Joaquin Castro family. The structure has been listed on the National Register of Historic Places since 1976, and has been a State landmark (Historical Landmark #998) since 1991. Department of Parks and Recreation (DPR) will use Castro Adobe as a stand-alone state park and historic museum.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(4), as added by 1021/99, Section 12, included \$950,000 for the acquisition and renovation of this historic adobe residence. The approval of this acquisition will not obligate the state to additional operating costs.

\$950,000	total estimated project costs
\$24,000	project costs previously allocated: DGS and DPR administrative costs
\$926,000	project costs to be allocated: \$310,000 acquisition, \$3,000 in overhead costs, and \$613,000 for restoration and repairs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 6, 2000, and the waiting period expired on October 11, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is 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 Department of General Service's (DGS) staff.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- 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 is not aware of any contamination on the property and an environmental site assessment will be completed before the November 9, 2001 PWB meeting.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required.

Staff Recommendation: **Authorize site selection and acquisition consistent with the staff analysis contingent on a completed environmental site assessment that indicates the property has no significant environmental issues.**

CONSENT ITEMS

CONSENT – ITEM 8

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 acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
Department of Parks and Recreation
Malibu Creek 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 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 authorization to acquire 112.5 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 is the first acquisition from that appropriation. The property can be acquired within the funds available and in accordance with Legislative intent.

\$2,750,000	total estimated project costs
\$1,000	project costs previously allocated: administrative costs
\$2,749,000	project costs to be allocated: \$2,680,000 acquisition, and approximately \$9,000 in overhead costs, \$60,000 relocation 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:

- The State Public Works Board approved site selection on October 12, 2001. The site selection request incorrectly reported 131.2 acres. The correct acreage should have been 112.5 acres.
- 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 Department of General Services (DGS) staff.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorized the property as wilderness and concluded a formal Preliminary Site Assessment Report is not required.
- 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 has prepared a Relocation Plan and Entitlement Report for the benefit of the tenant-occupants using the existing acquisition appropriation. The identified cost of relocation is \$59,700.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, SAN DIEGO COUNTY
DPR A11501-A11509, DGS Parcel 10036 and Parcel 10045

Authority: Chapter 52/00, Item 3790-301-0262(1)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert 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 approved the funding for the purchase of additions to the State Park System for purposes consistent with the 2000/2001 Habitat Conservation Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 531.47 acres to be acquired from the property owner as an addition to the Anza-Borrego Desert State Park.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 3790-301-0262(1) provides \$1,000,000 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 \$500,000 were previously allocated from this appropriation for acquisition projects. The property can be acquired with the funds available and in accordance with Legislative intent.

\$252,560 total estimated project costs

\$500 project costs previously allocated: appraisal review

\$252,060 project costs to be allocated: \$250,000 acquisition and approximately \$2,060 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 26, 2001, and the waiting period expired on May 31, 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, the Anza-Borrego Foundation, appraised the property and the proposed offer is consistent with the fair market value approved by Department of General Services (DGS) staff.
- The Foundation has agreed to sell the property for \$40,000 below the approved value thus making a land value donation to the State in this amount.
- 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 vacant and unimproved.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorize the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required.
- 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.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, SAN DIEGO COUNTY
DPR A11401-A11416, DGS Parcel 10037

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

- a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert 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 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 acquisition of fee simple interest in approximately 492.70 acres to be acquired from the property owner as an addition to the Anza-Borrego Desert State Park.

Funding and Cost Verification

This project is within cost. Chapter 50, Budget act of 1999, 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.

\$252,560 total estimated project costs

\$500 project costs previously allocated: appraisal review

\$252,060 project costs to be allocated: \$250,000 acquisition and approximately \$2,060 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 26, 2001, and the waiting period expired on May 31, 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, the Anza-Borrego Foundation, appraised the property and the proposed offer is consistent with the fair market value approved by Department of General Services 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 vacant and unimproved.
- Consideration of any implied dedication was reflected in the property valuation.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS categorize the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required. The site is categorized as wilderness with the exception of an 800 square foot house that was under construction in the 1950's a few hundred feet from the highway that borders the property. The house was constructed of brick and cement block and was destroyed by fire before completion, it was never occupied and had no utilities.
- The DPR is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, SAN DIEGO COUNTY
DPR Parcel Numbers A24401-A24405, DGS Parcel Number 10051

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

- a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of Parks and Recreation
Anza-Borrego Desert State Park

Action Requested

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

Scope Description

This project is within scope. Without specifying particular parcels, the Legislature has approved the funding for the purchase of additions of various sized parcels of land that are substantially enclosed within adjoining state Park property provided that the purchase would improve operations of the existing State Park unit. This request will authorize site selection for approximately 32.5 acres of land surrounded by Anza-Borrego State Park.

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.

\$3,131	total estimated project costs
\$500	project costs previously allocated: appraisal review
\$2,631	project costs to be allocated: \$2,350 acquisition and \$281.25 in administrative costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 1999, and the waiting period expired on June 16, 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is November 2001.

Other:

- A justification of value was approved by DGS on May 19, 1999.
- The parcel contained in this project is being sold by San Diego County through a tax sale for less than market value. The value is based upon delinquent property taxes owed to the County (\$2,350), together with the County's administrative costs associated with the transfer of title (\$281.25).
- 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 vacant and unimproved.
- The total sale price (\$2,631.25) is within the value approved by DGS staff.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorize the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.
- The Chapter 8 Agreement to Purchase Tax-Defaulted Property will clear title to the property.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 12

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

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

- | | | |
|----|---|----------------------|
| a. | Approve performance criteria and conditionally
release funds for the design and construction of this project | \$183,080,000 |
|----|---|----------------------|

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

California Department of Transportation
Los Angeles District Office Building Replacement Project

Action Requested

The requested action will approve performance criteria and conditionally release funds for the design and construction of this project.

Scope Description

This project is within scope. The proposed project will provide 716,200 square feet of office space and 1,142 parking spaces.

This project is being processed through the Design-Build process as authorized by the 2001 Budget Act and Government Code Section 14661.

The District 7 Headquarters proposed building site includes parcels of land located on 1st Street, which the City of Los Angeles (City) will acquire and transfer to Caltrans in exchange for the existing Caltrans property located on 120 South Spring Street. This acquisition of land will allow Caltrans District 7 to design and build the new District 7 Headquarters on the full block. In order for the City to move forward in acquiring this property, the City requires PWB approval of the project. PWB approval on November 9, 2001 will allow the City to proceed to the City Council for their approval to acquire this land.

Funding and Project Cost Verification

This project is within cost.

\$188,237,000	total estimated project cost
\$3,967,000	project costs previously allocated: preliminary plans
\$183,080,000	project costs to be allocated: construction \$183,080,000 (consisting of \$170,000,000 Design/Build costs; \$7,991,000 Project Administration costs; \$5,089,000 contingency costs)
\$1,190,000	Artwork

CEQA

The Notice of Preparation was issued on January 22, 2001. Final Environmental Impact Report and Notice of Determination is scheduled for November 8, 2001.

Environmental Impact Report Proposed Schedule

Issue final Environmental Impact Report (EIR)	10/29/01
10-day public agency review period	11/08/01
Certification of EIR	11/08/01
30 day CEQA statute of limitation period ends	12/08/01

Project Schedule

The project schedule is as follows:

Design-Build Solicitation Advertisement	07/05/01
Design/Build Contract Execution	12/20/01
Tenant Occupancy Initiated	05/20/04
Complete Construction	07/01/05

Land Exchange:

The City of Los Angeles has contractually agreed to acquire and convey the First Street Properties to the State. The schedule for acquisition would allow the onsite construction phase of the project to begin approximately March 1, 2002. If the City must pursue condemnation, they should be able to obtain an order of possession, which would allow the project to proceed forward.

Lease with City of Los Angeles

The agreement between Caltrans and LADOT co-locates them to the Headquarters building for 25 years. Due to Government Code 14670, the State cannot execute a lease for a State-owned facility greater than 5 years. Proposed legislation is currently being drafted by Department of General Services (DGS) to allow DGS to negotiate and execute a 25-year lease on behalf of Caltrans.

Terms and Restrictions

DOF approval authorizing the transfer of the Design/Build funds to the DGS Architectural Revolving Fund is contingent upon:

EIR – 30 day CEQA statute of limitation period has expired.

No litigation or challenge to the EIR occurs during the 30 day CEQA limitation period. If litigation occurs, the DOF will be notified and the transfer of funds shall be at their discretion.

Notification to DOF of Changes In Project Status

If the City of Los Angeles is not able to acquire the parcels of land along 1st Street by May 1, 2002, Caltrans and DGS will notify DOF to discuss project options.

Staff Recommendation: Approve performance criteria and conditionally release funds for the design and construction of this project, subject to the terms and restrictions referenced above, and the City starting the condemnation process and obtaining an order of possession for the First Street properties.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF PARKS AND RECREATION (3790)
HENRY W. COE STATE PARK, STANISLAUS COUNTY
Day Use Development at Dowdy Ranch

Authority: Chapter 52/00, Item 3790-301-0005 (3)
Chapter 106/01, Item 3790-301-0005(11)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation
Henry W. Coe State Park, Stanislaus County
Day Use Development at Dowdy Ranch

Action requested

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

Scope Description

This project is within scope. This project will improve visitor services to the public at Henry W. Coe State Park by providing safer access to the Dowdy Ranch area, and will provide landscaping, gates, parking, picnic sites, water, restrooms, trailer parking and interpretive and trailhead information for visitors at the Dowdy Ranch area.

Funding and Cost Verification

This project is within cost.

\$2,522,000 total estimated project costs

\$278,000 project costs previously allocated: preliminary plans \$278,000

\$2,244,000 project costs to be allocated: working drawings \$207,000, construction \$2,036,000 (\$1,565,000 contract, \$78,000 contingency, \$248,000 A&E costs \$145,000 agency retained items), and equipment \$1,000 at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 5, 2001, and the waiting period expired on November 5, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2002
Complete construction:	December 2003

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

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF HEALTH SERVICES (4260)
RICHMOND LABORATORY CAMPUS, CONTRA COSTA COUNTY
Phase III Office Building

Authority: Chapter 52/00, Item 4260-301-0001 (2)
Chapter 106/01, Item 4260-301-0660 (1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Health Services, Richmond Campus, Contra Costa County
Phase III Office Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project consists of constructing a 200,000 gsf , 3-story office building on approximately 9 acres of undeveloped land at the DHS Richmond Campus. The building will be similar in architectural style to the laboratory buildings in Phases I and II, with a reinforced concrete frame and pre-cast concrete/window wall building skin. Site work will include utilities and parking for approximately 600 vehicles

Funding and Cost Verification

This project is within cost.

\$51,555,000 total estimated project costs

\$1,845,000 project costs previously allocated: preliminary plans

\$49,710,000 project costs to be allocated: \$2,183,000 working drawings; \$47,527,000 construction (\$35,880,000 contract, \$1,794,000 contingency, \$4,778,000 project administration, and \$5,075,000 agency retained items) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 27, 2001, and the waiting period expired on October 30, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002

Complete construction: May 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 15

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Site Development and Infrastructure, Phase 1

Authority: Chapter 52/00, Item 6440-301-0574(22)

a. **Recognize scope change**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

University of California, Merced
Site Development and Infrastructure, Phase 1

Action Requested

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

Scope Description

This project is not within scope. The first increment of funds for this project, \$10,000,000 from the 1998 General Obligation Bond for the start of preliminary plans, working drawings, and construction, were appropriated in the 2000 Budget Act. As the design work progressed, it became clear that to complete an efficient, integrated site development and infrastructure design, the preliminary plans for the comprehensive scope need to be completed in a single package rather than sequentially. To meet this need, the University proposes that the funds in the initial \$10,000,000 "PWC" appropriation (Chapter 52/00, Item 6440-301-0574(22)) be reallocated. There is no change in the overall scope of the infrastructure project, only an adjustment as to when planning and design take place. Schedule impact of the proposed change is positive, however significant potential delay could result if the preliminary plans for the Phase 2 and Phase 3 projects are not completed with the Phase 1 design as proposed here. A 20-day letter was sent to the Legislature on October 19, 2001.

Funding and Project Cost Verification

This project is within cost. There is no change to the total amount appropriated. In addition, there is no change in the amount of State funding for the overall Site Development and Infrastructure project, but a change to the timing of design funding for the overall project. Funds that had been planned in the subsequent Phase 2 and Phase 3 projects for preliminary plans will now be reallocated to construction, maintaining the total balance of funds required for design and construction. The current allocation of the \$10,000,000 in PWC funding appropriated as Item 52/00 6440-301-0574(22) is preliminary plans funds of \$2,101,000, working drawings funds of \$1,707,000 and construction funds of \$6,192,000. The proposed allocation is preliminary plans funds of \$3,437,000, working drawings funds of \$1,707,000 and construction funds of \$4,856,000.

\$10,000,000 total estimate project cost

\$2,101,000 project costs previously allocated: preliminary plans -- \$2,101,000

\$7,889,000 project costs to be allocated: preliminary plans -- \$1,336,000; working drawings -- \$1,707,000; construction -- \$4,856,000 (\$4,530,648 contract; \$203,952 contingency; \$121,400 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: April 2002

Complete construction: September 2004

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 16

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, YOLO COUNTY
Tower II Phase 3

*Authority: Section 15820.81 of the Government Code
As amended by Senate Bill 1667 (Chapter 71, 2000)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

University of California, Davis
Tower II Phase 3

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope.

The project will construct interior improvements and mechanical systems in 46,200 gsf and 28,200 asf on two shelled floors in the Fourteen Story Tower II Building addition at Davis Medical Center; the fifth floor for Neonatal Intensive Care Unit (NICU), Continuing Care Nursery, and Blood Gas Lab; and to the twelfth floor to accommodate medical/surgical ENT patients. Mechanical systems and equipment will be installed on the ninth floor. The SB 1953 component of the budget supports improvements for the NICU and a general medical/surgical unit, allowing for their relocation from seismically deficient space.

Funding and Project Cost Verification

This project is within cost.

\$26,858,000 total estimated project cost

\$15,155,000 project costs previously allocated: preliminary plans -- \$1,784,000 (Hospital Reserves); working drawings -- \$1,318,000 (Hospital Reserves); construction -- \$12,053,000 (Hospital Reserves)(\$11,450,350 contract; \$482,120 contingency; \$120,530 A & E) at CCCI 3909

\$8,265,000 project costs to be allocated: construction \$ 8,265,000 (State funds)(\$7,851,750 contract; \$330,600 contingency; \$82,650 A & E) at CCCI 3909

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings	August 2002
Complete construction	November 2003

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 17

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST VALLEY MISSION COMMUNITY COLLEGE DISTRICT
MISSION COLLEGE, SANTA CLARA COUNTY
Science and Technology Complex

Authority: Chapter 52/00, Item 6870-301-0574 (82)

- a. **Approve augmentation** **\$1,785,000**
(19.99 percent construction)
(17.18 percent total)

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

California Community Colleges
West Valley–Mission Community College District, Mission College
Science and Technology Complex

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. The project constructs a 21,070 asf building with 1,500 asf lecture, 17,600 asf laboratory, 990 asf office, and 980 asf other space to house biology, chemistry, physics, engineering and biological science programs.

Funding and Project Cost Verification

The project is not within cost. The total project construction appropriation prior to any recognized deficit or augmentation is \$8,929,000, with \$8,057,000 for the construction contract. Due to the robust construction environment in the Santa Clara area as shown in other recent bid efforts, bids were expected to be high on the project and the project sought and received approval of a recognized deficit of \$212,000 in May 2000 when preliminary plans were approved. The bid environment in the Santa Clara County area continued to generate high bids so the project was value- engineered prior to going out to bid. The lowest bid received after applying all deductive alternates is \$10,299,000, which is significantly higher than anticipated. Given the continuing bid market in the bay area, the district does not believe it is fiscally beneficial to value engineer the project a second time and rebid the project.

An augmentation of \$1,785,000 (19.99%) is requested to award the construction contract and the district is providing an additional \$576,000 to support the construction. The state augmentation includes the previously approved recognized deficit. These two amounts provide sufficient funds to accept the low bid and provides financing for a normal new construction contingency and the

previously approved construction allowances. A 20-day letter was sent to the Legislature on October 18, 2001, without comment.

\$12,752,000 total estimated project costs

\$755,000 state funds previously allocated: preliminary plans \$305,000 and working drawings \$450,000

\$9,636,000 state funds to be allocated: construction \$8,929,000 (\$8,057,000 contracts, \$396,000 contingency and \$476,000 administration, construction management, testing and inspection) at CCI 3909 and \$707,000 equipment at EI 2564

\$576,000 district funds to be allocated: construction \$576,000 (\$549,000 contract and \$27,000 contingency)

\$1,785,000 requested augmentation to be allocated: construction \$1,785,000 (contract \$1,693,000, contingency \$92,000) at CCI 3909.

CEQA

A Notice of Declaration was filed with the State Clearinghouse June 30, 1999, and the waiting period expired on May 2, 2000.

Project Schedule

The project schedule is as follows:

Complete construction February 2003

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 18

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
DUPUY, OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
ORANGE COUNTY
Project Number SCC 109, Permit No. CDP 168-80

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

PULLED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 18

Department of General Services
State Coastal Conservancy
Dupuy, 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 168-80 on August 20, 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 30, 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 measured inland from the mean high tide line to the base of the coastal bluff. It is in a gated community within a few hundred yards of an existing accessway known as A Thousand Steps in south Laguna Beach. The sandy beach is currently inaccessible to the public and dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

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 19

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
GOTTLIEB, OFFER TO DEDICATE SCENIC EASEMENT
LOS ANGELES COUNTY
Project Number SMC 172, Permit No. P-79-4946

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

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 19

Department of General Services
Santa Monica Mountains Conservancy
Gottlieb, Offer to Dedicate Open Space Easement

Action Requested

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

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number P-79-4946 on April 9, 1979, for a land division of a 27.6 acre parcel into four lots including a transfer of development credits from adjacent small lots in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) a scenic easement over the adjacent lots in the form of an Offer to Dedicate. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on December 2, 2001, unless accepted by a qualified governmental entity or non-profit organization.

Terms and Restrictions

The OTD is for an scenic easement over two contiguous small residential lots consisting of approximately one third acre to restrict their development. The use of the property is limited to natural and private open space uses and allows for the removal of hazardous substances or plants that are diseased or a fire hazard, installation of underground utility lines and septic systems, fencing and no trespass signs.

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

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 associated with the acceptance of this OTD.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 5, 2001, and the waiting period will expire on November 8, 2001.

Other

- Acceptance of this OTD by the SMMC is consistent with its goal to restrict development to preserve open space.

Staff Recommendation: Authorize acquisition of a scenic easement through acceptance of an Offer to Dedicate.

ACTION ITEMS

ACTION – ITEM 20

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
SAN DIEGUITO RIVER WATERSHED, SAN DIEGO COUNTY
Project Number SCC 116, DGS Parcel Number 10059

Authority: *Public Resources Code 31104*
Government Code 11005

- a. **Authorize the acquisition of real property through the acceptance of a gift**

PULLED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 20

Department of General Services
State Coastal Conservancy
San Dieguito River Watershed

Action requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope

In 1988 the federal government acquired, through its drug seizure program, approximately 60 acres of vacant land in the San Dieguito River Watershed. In 1996, the U.S. Attorney General's office agreed to process a formal request from the State of California (State) to convey the property to the State for preservation purposes pursuant to Public Law 102-239. The Coastal Conservancy adopted a resolution December 5, 1996 to approve the San Dieguito River Watershed Property Acquisition Enhancement Plan and authorizing the acquisition of the seized property. Upon acceptance of the property in fee title, the California State Coastal Conservancy (SCC) will immediately transfer the underlying fee title to the City of San Diego for watershed management purposes and reserve an open space easement to ensure preservation of the property in perpetuity. Through these two conveyances, the State will obtain an open space easement and the City of San Diego will acquire use of the underlying fee for watershed and recreation purposes only.

Terms and Conditions

The property is to be conveyed from the U.S. Government is in "as is" condition. The conveyance is subject to use restrictions intended to preserve natural conditions and for watershed at Sutherland Reservoir to serve the City of San Diego's domestic water supply including limited related recreational uses. The SCC reservation of open space easement meets these criteria. If the SCC or the City of San Diego or successors and assigns violate any of these terms, the property is subject to reversion to the U.S. Government.

Costs

Other than inspections of the property, the only costs associated with acceptance of this donation are the staff costs to process the acceptance and the subsequent transfer of the underlying fee to the City of San Diego.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 18, 2001, and the waiting period expired on July 23, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December, 2001.

Other

- The property is vacant and unimproved.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS staff categorize the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required.

Staff Recommendation: Authorize the acquisition of real property through the acceptance of a gift.

ACTION ITEMS

ACTION – ITEM 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, SAN DIEGO COUNTY
DPR Parcel Number A34200, DGS Parcel Number 10059,

Authority: Public Resources Code 5005

- a. **Authorize the acquisition of real property through the acceptance of a gift**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 21

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park

Action Requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope

The Anza-Borrego Foundation (ABF) has assisted the Department of Parks and Recreation (DPR) for many years in the acquisition of inholding parcels within Anza-Borrego Desert State Park. This project includes four (4) inholding parcels consisting of 100 acres containing Big Horn Habitat, Flat Tail Horned Lizard Study Area, and Paleontological Resource Study Area. The parcels are being donated by ABF as an addition to the Anza-Borrego Desert State Park.

Terms and Conditions

The Anza-Borrego Foundation grants these inholding parcels unconditionally to the State Park System.

Costs

Other than potential inspections of the property, the only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 8, 2001, and the waiting period expired on September 12, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is October 2001.

Other

- 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 vacant and unimproved.
- The Department of General Services staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of the site inspection, ESS staff categorize the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required.
- Staffing pertaining to the acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize the acquisition of real property through the acceptance of a gift.

OTHER BUSINESS

1. Approve the State Public Works Board Audit Reports. – *APPROVED.*

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary