



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD
December 14, 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

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, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Jack Kirwan, Department of Veterans Affairs
Aaron Tenn, State Treasurer's Office
Cynthia Spita, Department of Parks and Recreation
Candace Melehani, Department of General Services
Irene Anderson, Department of General Services
Glenn Connor, Department of General Services
Gerry Clark, Department of General Services
Carol Klein, Department of General Services
Ken Yu, State Treasurer's Office
Josephine Castillo, State Treasurer's Office
Peggy Zentner, Department of Parks and Recreation
Burton Shanoff, Department of General Services

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:05 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 November 9, 2001, regular meeting and the November 19, 2001, special meeting and believe them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the November 9, 2001, regular meeting and the November 19, 2001, special 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, Energy Conservation Revenue Bond Projects to give the JLBC time to review these projects.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #2 through #30. We are pulling Item #4, Department of General Services, Judicial Council, Fourth Appellate District New Courthouse to address concerns raised by Legislative members; Item #12, Department of General Services, Department of Parks and Recreation, Carnegie State Vehicular Recreation Area at the request of the Department of General Services; Item #13, Department of General Services, Department of Parks and Recreation, Plumas-Eureka State Park at the request of the Department of General Services; Item #14, Department of General Services, Department of Parks and Recreation, Clear Lake State Park at the request of the Department of General Services; and Item #29, California Community Colleges, West Valley Mission Community College, Mission College, Science and Technology Complex at the request of the JLBC.

The revised **consent calendar** covers Items #2 through #4, and Items #6 through #11, Items #15 through #28 and Item #30.

Mr. Tilton indicated that in summary, the revised consent calendar proposes nine requests to approve preliminary plans, one request to authorize site selection, one request to authorize acquisition, three requests to authorize site selection and acquisition, two requests to authorize acquisition of real property through acceptance of a gift, one request to authorize acquisition of public access easement through acceptance of offers to dedicate, one request to authorize the sale of surplus property, four requests to recognize scope change, two requests to approve the use of Inmate Day Labor, and one request to approve combine bids.

There are five 20-day letters in your package. Item #19, Department of Parks and Recreation, Tahoe State Recreation Area, Restoration and Rehabilitation of Truckee River Outlet Parcel, recognize scope change. A 20-day letter was sent to the Legislature on November 21, 2001, without comment. Item #22, Department of Developmental Services, Lanterman Developmental Center, Security Improvements, recognize scope change. A 20-day letter was sent to the Legislature on November 21, 2001, without comment. Item #27, University of California, Irvine Campus, Natural Sciences Unit 2, recognize scope change. A 20-day letter was sent to the Legislature on November 21, 2001, without comment. Item #28, University of California, Santa Cruz Campus, Engineering Building, recognize scope change. A 20-day letter was sent to the Legislature on November 21, 2001, without comment. Item #29, California Community Colleges, West Valley Mission Community College District, Mission College, Science and Technology Center, recognize scope change. A 20-day letter was sent to the Legislature on November 21, 2001. We are pulling this item due to concerns raised by the JLBC.

Staff recommends approval of the **revised consent calendar** Items #2 through #4, and Items #6 through #11, Items #15 through #28 and Item #30.

A motion was made by Ms. McGagin, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar, and to approve Agenda Items #2 through #4, and Items #6 through #11, Items #15 through #28 and Item #30.

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

ACTION ITEMS:

Mr. Tilton noted there was one action item.

Item #31, Item #31, University of California, Irvine Campus, Physical Sciences Research Facility Seismic Improvements. The requested action will approve project termination and reversion in the amount of \$475,000. A 20-day letter was sent to the Legislature on November 21, 2001 and we received a response on December 12, 2001. The Committee does not oppose the action before the PWB regarding termination of the renovation project and reversion of funds. However, it expressed concerns regarding demolition of the building, which is an action not before the Board. Staff will work with the University to address the Committee's concerns.

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.

OTHER BUSINESS:

Mr. Tilton noted that there was one item of other business.

1. Approve the State Public Works Board Official Web Site.

REPORTABLES:

Mr. Tilton indicated there were five reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, January 11, 2002, at 10:00 am in Room 2040.

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

\$13,865,481

PULLED.

BOND ITEMS

BOND – 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.

CONSENT ITEMS

CONSENT – ITEM 2

JUDICIAL COUNCIL (0250)

RONALD REAGAN STATE OFFICE BUILDING, LOS ANGELES

Second Appellate District Renovation II- Staff Offices

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

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

Ronald Reagan State Office Building, Los Angeles
Second Appellate District Renovation II- Staff Offices

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

Funding and Cost Verification

This project is within cost.

\$567,000 total estimated project cost

\$30,000 project costs previously allocated for preliminary plans

\$537,000 project costs to be allocated: working drawings \$87,800; construction \$449,000 (\$360,000 contracts; \$25,000 contingency; \$64,000 A & E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 5, 2001, and the waiting period expired on December 10, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2002
Complete construction: January 2003

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

CONSENT ITEMS

CONSENT – ITEM 3

**CALIFORNIA SCIENCE CENTER (1100)
LOS ANGELES COUNTY**

*Authority: Chapter 324/98, Item 1100-301-0001 (2)
Chapter 50/00, Item 1100-490-0001 (2)
Chapter 52/01, Item 1100-490-001 (2)
Chapter 324/98, Item 1100-301-0890 (1)
Chapter 50/00, Item 1100-490-0890 (1)
Chapter 52/01, Item 1100-490-0890 (1)*

a. Approval to combine bids

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Masterplan Parking Facility, Phase I – California Science Center, Exposition Park,
Los Angeles, CA

Action Requested

The requested action will combine bids.

Scope Description

The Parking Structure project is within scope. The proposed project will be adjacent to the California Science Center and the California African American Museum. The Parking Structure will be reinforced concrete with a top surface level and three subterranean levels. It will provide approximately 2,071 vehicles. The Site Work project is within scope. The proposed project is directly adjacent to the Parking Structure project and portions are inter-connected. The Site Work project includes improving several acres of parkland with new landscaping/ trees, irrigation, sidewalks, lighting, fencing/ gates, signage and the two-lane widening of Figueroa Street. The widening takes place at the main entrance to the park. The main entrance is the access that leads to the Parking Structure.

Funding and Project Cost Verification

Both projects are within budget.

\$28,289,113 total authorized project costs

\$28,289,113 total estimated project costs

\$1,823,613 project costs previously allocated: preliminary plans \$1,018,013; working drawings \$805,600

CEQA

Parking Structure Project – The EIR was certified. The EIR which was being challenged in court was resolved in the State favor on December 7, 2001.

NEPA

Parking Structure Project – NEPA has been completed. A Categorical Exclusion has been completed and certified by FHWA.

Project Schedule

The project schedule is as follows:

Complete construction: September 2003

Staff Recommendation: Approve combine bids.

CONSENT ITEMS

CONSENT – ITEM 4

CALIFORNIA SCIENCE CENTER (1100)
CALIFORNIA SCIENCE CENTER – PHASE II, LOS ANGELES COUNTY
Phase II

Authority: Chapter 52/00, Item 1100-001-0001(1)
Chapter 106/01, Item 1100-001-0001(1)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

California Science Center – Phase II, Los Angeles County

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 California Science Center - Phase II is a four story addition to the existing California Science Center. It combines science exhibits with live animal exhibits, and includes public exhibit spaces, visitor services including circulation and restrooms, curatorial spaces, and building services and aquatic life support functions. Live animal exhibits include a Rain Forest, a Desert exhibit and a two story reef tank. Also included are expansion spaces for the existing World of Life and Special Exhibits galleries. New offices are provided for Science Center staff. The total area of the building is approx. 165,000 square feet (approx. 115,000sf museum use, animal care and holding, mechanical and aquatic life support, shop and storage space, and misc. building support spaces, and 50,000sf staff office space).

Funding and Cost Verification

This project is within cost. The proposed project's total costs have not changed from the approved BCP and the Supplementary Report of the 2000 Budget Act. Allocated costs shown below are the State portion only (approx. 25% of Total Project Costs).

\$110,516,070 total estimated project cost

\$8,363,000 project costs previously allocated: \$6,225,000 P, \$2,138,000 W (State portion only).

\$19,137,000 project costs to be allocated: \$19,137,000 for Construction (State portion only)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 13, 2001, and the waiting period expired on December 13, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2002

Complete construction: January 2006

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

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL (0250)
FOURTH APPELLATE DISTRICT NEW COURTHOUSE, ORANGE COUNTY
DGS Parcel Number 10002, JCC Parcel Number 001

Authority: Chapter 52/00, Item 0250-301-0001(2)

a. **Authorize site selection**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services
Judicial Council of California
Fourth Appellate District New Courthouse

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Fourth Appellate District Court in Santa Ana. The acquisition phase of the project includes acquiring fee simple interest in a parcel of approximately 1.5 acres of land that is presently improved with a juvenile detention facility and a public parking lot. The property is owned by local government which has offered to deliver the property to the State of California with the detention facility removed from the property.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 0250-301-0001(2) provides \$2,783,000 for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

\$14,943,000 total estimated project costs

\$3,215,000 project costs previously allocated: acquisition and preliminary plans

\$11,728,000 project costs to be allocated: working drawings \$604,000 and construction \$11,124,000 (\$9,452,000 contract, \$472,000 contingency, \$1,200,000 project administration)

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 31, 2002.

Other:

- The proposed site meets the location requirements of the Judicial Council of California (JCC).
- 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.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SHASTA FOREST FIRE STATION, SHASTA COUNTY
CDF184, DGS Parcel 10053

Authority: *Government Code 14660*
 Government Code 14673
 Government Code 11005

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services
Department of Forestry and Fire Protection
Shasta Forest Fire Station

Action requested

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

Scope

The Department of Forestry and Fire Protection (CDF) entered into a ground lease with the Bureau of Land Management (BLM), U.S. Department of Interior, upon which the Shasta Forest Fire Station was subsequently constructed. BLM has offered to donate approximately 3.9 acres of property where the forest fire station was constructed. The property will continue to be used by CDF as a Forest Fire Station after the property is acquired. With the approval of the Director of Finance, the Director of General Services will accept the property and immediately transfer jurisdiction to CDF.

Terms and Conditions

The patent to convey the property contains indemnification for BLM against any claims resulting from any past, present or future use of the property by the State of California.

Costs

The only costs associated with acceptance of this donation are the staff costs to process the acceptance and a \$50 processing fee.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 29, 2001, and the waiting period expired on December 4, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December 2001.

Other

- DGS staff from the Environmental Services Section (ESS) reviewed a Preliminary Site Assessment prepared by BLM and identified no obvious hazards that could result in unknown future remediation costs to the State.

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

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
COHASSET FOREST FIRE STATION, STATION, BUTTE COUNTY
Surplus Parcel Number SSL 604

*Authority: Chapter 870/99, Section 4, Parcel 2 and
Government Code 11011*

- a. **Authorize the sale of state surplus property consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Department of Forestry and Fire Protection
Cohasset Forest Fire Station

Action requested

The requested action will authorize the sale of state surplus property consistent with the staff analysis.

Scope Description

This project is within scope. Pursuant to Government Code Section 11011 and as authorized by Chapter 870, Statutes of 1999, the Director of the Department of General Services (DGS) with the approval of the State Public Works Board may sell, exchange, lease, or transfer for current market value only, all or any part of approximately 6.64 acres, formerly the site of the Cohasset Forest Fire Station that was partially destroyed by fire on February 1, 1995. The California Department of Forestry and Fire Protection (CDF) has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs in 1999. The property consists of a garage/shop building and three detached sheds estimated to be 40 to 50 years old. The improvements are considered to have a marginal remaining economic life.

Funding and Cost Verification

The costs associated with the sale of the state surplus property are administrative staff costs, and no future costs have been identified with the approval of this sale.

CEQA

The project is exempt from CEQA as authorized by Chapter 870, Statutes of 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2002.

Other

- Pursuant to Government Code 11011.1 the property was offered to state and local governmental agencies with no response.
- The property was advertised for sale in the local newspaper, and an open house was held at the site on May 21 and 22, 2001.
- Sealed bids were accepted and the property was sold to the highest bidder.

Staff Recommendation: Authorize the sale of state surplus property consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 8

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**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

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.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TAYLOR YARD, LOS ANGELES COUNTY
DPR Parcel Number A36600, DGS Parcel Number

Authority: Chapter 52/00, Item 3790-301-0001 (10)
Chapter 52/00, Item 3790-301-0005 (16)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
Department of Parks and Recreation
Los Angeles River Parkway-Taylor Yard

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 \$5 million in funding from the General Fund for acquiring a portion of the approximately 60 acres of Taylor Yards in Los Angeles. These funds may also be used for development of the acquired parcels. In addition, the Legislature approved \$40 million from Bond funds for the purpose of acquiring and developing various parcels along the LA River adjacent to the parcel purchased with the General Fund appropriation. This request will authorize site selection and acquisition for the initial purchase of 29.56 acres in the City of Los Angeles.

The Department intends to purchase approximately 60 acres overall at Taylor Yard utilizing both funding sources. Pursuant to the intent of the legislature, General Fund monies must be used prior to the utilization of 2000 Bond Funding. This acquisition will accomplish that goal by first purchasing approximately 6.6 acres via General Funding in the amount of \$4,993,000, with 2000 Bond monies being used to acquire an adjacent 23 acre parcel for \$16, 542,000.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0001(10) provides \$5,000,000 for an initial acquisition of property in the Taylor Yards location and Chapter 52/00, Item 3790-301-0005(16), provides \$40,000,000 to acquire additional adjacent properties at this location. The property interests can be acquired with the funds available and in accordance with Legislative intent.

\$21,550,000 total estimated project costs

\$21,550,000 project costs to be allocated: \$21,535,000 for acquisition, and approximately \$15,000 in overhead costs (including \$3,000 for DGS appraisal review).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the waiting period expired on November 9, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2001.

Other:

- The purchase price does not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- 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 a Corporation Grant Deed to the State free and clear of any liens.
- The State is acquiring fee title.
- A Phase I & II Environmental Assessment was completed on the property in June 2001.
- Any future requests for staffing and O&E will be considered as part of the budget process. The city of Los Angeles has agreed to provide \$800,000 annually for operational costs of the park.

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

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CORNFIELDS, LOS ANGELES COUNTY
DPR Parcel Number A33100, DGS Parcel Number 10038

Authority: *Chapter 106/01, Item 3790-301-0005 (30.92)*
Chapter 106/01, Item 3790-301-0005 (31)
Chapter 106/01, Item 0540-101-0001(2)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
Department of Parks and Recreation
Cornfields 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 the purchase, environmental remediation, and minimum improvements to a parcel of land approximately 32 acres in size, commonly referred to as the Chinatown Cornfields.

On November 19, 2001, the State Public Works Board (PWB) authorized site selection and acquisition of this property consistent with the staff analysis. The approval indicated that the purchase agreement would require property remediation to park use standards, a higher level than the industrial standard of the property under its current zoning and that the owner would receive \$3,000,000 to perform this work. The acquisition terms have been modified since this PWB approval to provide an additional \$500,000 for remediation to Park Standards. A total of \$3,500,000 will be provided to the seller for environmental remediation to park standards. The seller will be fully responsible for environmental clean up to park standards.

Funding and Cost Verification

This project is within cost. Chapters 106/01 3790-301-0005(30.92), 106/01 3790-301-0005(31), and 106/01 0540-101-0001(2), provides \$36 million for the acquisition, site remediation of this industrial property to a park/residential environmental standard and minimum improvements to the site. The property interest can be acquired with the funds available and in accordance with Legislative intent:

\$36,000,000 total estimated project costs

\$36,000,000 project costs to be allocated: \$30,000,000 for fee acquisition, \$3,500,000 for environmental remediation to park standards, \$500,000 for advisory committee (Senate Bill 1177), \$1,900,000 for costs to provide immediate public use, and \$100,000 for staff costs and related acquisition fees.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 12, 2001, and the waiting period expired on May 17, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2001.

Other:

- The DGS approved appraisal concluded the property has a highest and best use for industrial purposes and a value of \$30 million. The acquisition does not exceed the value of the DGS approved appraisal.
- DPR will only move forward with the acquisition provided that the seller agrees to provide full environmental remediation of site to State Department of Toxic and Substance Control (DTSC) park standards at a cost to the State not to exceed \$3,500,000. The purchase agreement clarifies that TPL will be responsible for fully remediating the site within a reasonable period of time.
- The seller will be obligated to remediate, post closing, the property to “parks standards” as defined in the Final Report prepared for the City of Los Angeles Brownfield Revitalization Program and dated October, 2001, and as amended by letter from DTSC dated November, 2001. The seller will be responsible for completing the remediation and obtaining signoff from DTSC, and thereafter shall have no further responsibility for any environmental condition on the property.
- DPR will indemnify and hold the seller harmless from any actual loss, liability or claims arising out of use of the property as a public park as it relates to the seller’s performance of remediation work under the agreement. The State will have the right to defend the seller in the event of a claim or lawsuit.
- The site has known contamination by Union Pacific Railroad Company (UPRR), the prior owner, from its prior use as a rail yard. UPRR under the auspice of the Los Angeles Regional Water Quality Control Board (LARWQCB), is required to remediate the current environmental contamination, if any, to a level adequate for industrial development which was determined by the DGS approved appraisal to be the property’s highest and best use. UPRR has undertaken remediation activities which are ongoing, but limited by contract to industrial standards only. The current owner has secured a transferable \$10 million insurance policy with a term of ten (10) years for pollution and remediation legal liability. The policy provides insurance coverage for remediation expense and legal defense expense arising out of the investigation, monitoring, removal, disposal, treatment or neutralization of pollution conditions up to the industrial standard.
- The Department is not aware of any lawsuits pending concerning the property.
- The seller, at no cost to DPR, will remove one small metal building and miscellaneous debris during environmental remediation of the site.
- The property acquisition agreement will require delivery of clear property to the title.
- Existing month-to-month leases will be terminated prior to close of escrow. Relocation benefits are not available for month-to-month tenancy.

- Although it was not anticipated during the budget process that there would be any support costs associated with the acquisition, DPR now anticipates there will be an ongoing need for patrol and securing of the Cornfields site, during its intermediate immediate public use. These costs would be absorbed through the DPR support budget until at least June 30, 2003. After that time, any need for an augmentation to the support budget would be reviewed as part of the budget process. The first year budget is estimated at \$334,000 and includes 2 rangers, 2 vehicles, equipment and support for immediate public use facilities, and second year costs are estimated to be \$ 283,000. Future support budget costs resulting from future development decisions will also be considered through the budget process.
- Funds for immediate public use will be used for seeding, irrigation, gravel parking, temporary chemical toilets and picnic tables.

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

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, IMPERIAL COUNTY
DGS Parcels 6360, 6400, 9938, DPR Nos. A21749, A21791, A21663

Authority: Chapter 324/98, Item 3790-301-0263(1)
Chapter 106/01, Item 3790-490-0263 (1)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
Department of Parks and Recreation
Ocotillo Wells State Vehicular Recreation Area, Imperial County

Action requested

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 Off-Highway Vehicle Opportunity Fund without specifying particular parcels. This request will authorize acquisition of fee simple interest in the following properties:

Map No.	DGS Parcel	DPR No.	Acres
148	6360	A21749	2.5
190	6400	A21791	2.5
63	9938	A21663	0.4

Funding and Project Cost Verification

This project is within cost. Chapter 324, Item 3790-301-0263 (1) of the Budget Act of 1998, provides \$3,600,000 from the Off-Highway Vehicle Trust Fund for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicular Recreation Area (SVRA) Park. The park contains a total of approximately 51,000 acres. Total costs of \$654,113 were previously allocated from this appropriation for acquisition projects. This acquisition would total \$7,000 (\$1,500 for each of the larger parcels, \$2,000 for the smaller parcel and \$2,000 for staff costs). The smaller parcel costs more per acre because it is a smaller lot. The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$7,000 total estimated project costs

\$0 project costs previously allocated

\$7,000 project costs to be allocated: acquisition and related staff costs.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999; the waiting period expired on April 2, 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December, 2001.

Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001.
- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- Although there was no history of contamination, the Department of Parks and Recreation (DPR) conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found. DGS staff from the Environmental Services Section (ESS) also 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.
- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. These desert lands are typically traversed by the general public without regard for ownership, the use is always open and notorious. Off highway vehicle use is consistent with SVRA park objectives.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.
- The DPR is not aware of any lawsuits pending concerning the property.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
DPR Parcel Number A24905, DGS Parcel Number 10076

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Authorize site selection

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of General Services
Department of Parks and Recreation
Carnegie State Vehicular Recreation Area

Action requested

The requested action will authorize site selection for this project.

Scope Description

This action is within scope. The Legislature has approved the \$9 million from the Off-Highway Vehicle Trust Fund for the purchase of 14 different parcels totaling approximately 436 acres in the Carnegie State Vehicular Recreation Area (Carnegie SVRA). The acquisition includes approximately 13 homes, outbuildings and related structures. As part of this project, the Department of Parks and Recreation (DPR) is requesting site selection authorization on a parcel of land that is approximately 13.06 acres large and has a two-story owner occupied house and two storage sheds. This parcel is adjacent to Carnegie SVRA and is within the area identified as the area that would be included for acquisition.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3) provides \$9 million for acquisition in fee simple interest and associated overhead for real property and for removal and/or stabilization of structures located on the various properties. To date, the department has spent approximately \$4.99 million to acquire 271.98 acres. This property can be acquired within the funds available and in accordance with Legislative intent.

\$759,000 total estimated project costs

\$3,000 project costs previously allocated: DGS staff costs

\$756,000 project costs to be allocated: \$725,000 acquisition; \$27,500 relocation assistance costs and estimated title and escrow charges of \$3,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2002.

Other:

- The property was appraised by a private appraiser under contract to the property owner and the proposed offer is consistent with the fair market value approved by DGS staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- The acquisition will require the property owner to remove all personal property and debris identified on the site.
- DPR has received an approved Relocation Assistance Entitlement Report prepared by DGS. The owner is entitled to \$22,500 for replacement housing and \$5,000 for moving expenses.
- DPR is evaluating the existing buildings for their operational use. Based on this evaluation, DPR may incur maintenance and/ or removal costs relating to the existing improvements. These costs will be absorbed within DPR's existing budget.
- The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues associated with all of the 14 parcels to be acquired within this project.
- An environmental hazard assessment was conducted by DPR and reviewed by DGS Environmental Services Section (ESS).

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PLUMAS-EUREKA STATE PARK, PLUMAS COUNTY
DPR Parcel Number A35600, DGS Parcel Number 10061

Authority: Public Resources Code 5005

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

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Parks and Recreation
Plumas-Eureka State Park

Action requested

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

Scope

During the mid 1800's, some of the towns established in California were built entirely on federally owned property. In the 1860's the federal government established a process by which these public owned land could be converted to privately held land. In the 1960's, individuals living in the town of Johnsville decided to initiate this process. In 1966, in accordance with the established process, the trustee of the land recorded a map and began to deed out parcels. A dispute arose over whether or not the recorded map infringed on the rights of homesteaders near the township. The dispute was resolved when the trustee agreed to take steps to prevent development of a certain parcel. The trustee recording that the parcel in question could only be owned the adjacent landowner -- the State. On June 30, 1968, this parcel was deeded to the State, but the State will not obtain ownership until the state accepts the land. The land is a one-acre parcel and is adjacent to the Plumas-Eureka State Park.

Terms and Conditions

The Grant is given without conditions.

Costs

This is a no cost acquisition. The only costs associated with this acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 10, 2001, and the waiting period expired on August 14, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December, 2001.

Other

- The DPR is not aware of any lawsuits pending concerning the property.
- 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.
- Staffing pertaining to the acquisition will be absorbed within the DPR's existing support budget.

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

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CLEAR LAKE STATE PARK, LAKE COUNTY
DPR Project Number 203, DGS Parcel Number 10075

Authority: Public Resources Code 5005

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

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
Department of Parks and Recreation
Clear Lake State Park

Action Requested

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

Scope

The Department of Parks and Recreation (DPR) has been offered a private donation of 24.79 acres of undeveloped land situated on the west side of the entrance to Clear Lake State Park and will be an addition to the State Park. The donation qualifies for the newly acted tax credit act known as “The Natural Heritage Preservation Tax Credit Act of 2000”, administered by the Wild Life Conservation Board. The Act protects open space, agricultural lands, wildlife habitat, and state and local parks. Pursuant to the provisions of the Act, commencing with Section 37000 of the Public Resources Code, a donor may contribute qualified property to a donee and receive a tax credit for a portion of the value of the property.

Terms and Conditions

To assure the long-term conservation purpose is maintained, the Board will conduct an annual review of all donated lands accepted by nonprofit organizations and local governmental entities. The purpose of the review will be to ensure the use of property conforms with the purposes for which the property was accepted into the program.

Any divestitures of this land will require the Wild Life Conservation Board approval.

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 Clearing House on May 17, 2001, and the waiting period expired on June 21, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December 2001.

Other:

- The property is vacant and unimproved. There are no legal or illegal tenants on the property and there is no relocation assistance involved with this project.
- The deed will deliver clear title to the property subject to easements of record.
- The market value of the property is within a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property.
- DGS staff from the Environmental Services Section (ESS) reviewed a Preliminary Site Assessment prepared by Mike August of DPR. ESS staff concluded the report was prepared to American Society for Testing and Materials (ASTM) standards and found no obvious hazards that could result in unknown future remediation costs to the State.
- Staffing pertaining to the acquisition will be absorbed within the Department's existing support budget.

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

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MARIN COUNTY
DPR Parcel A35501, DGS 10069

Authority: Chapter 52/00, Item 3790-302-0005(20)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park

Action requested

The requested action will authorize site selection for this project.

Scope Description

This action is within scope. The Legislature approved funding for the purchase of acquisitions and easements in Tomales Bay State Park without specifying particular parcels or providing a more specific scope description. This request will authorize site selection for a parcel that is approximately 6.45 acres located in Tomales Bay State Park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-302-0005(20), provides \$1,200,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$1,150,000 total estimated project costs

\$1,150,000 project costs to be allocated: \$1,125,000 acquisition; relocation assistant costs of \$20,000 and estimated closing costs of \$5,000.

CEQA

The requirements of the California Environmental Quality Act (CEQA) have been met. A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2002.

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 DGS staff.
- Although there was no history of contamination, the Department conducted a review of the property for evidence of contamination from hazardous and toxic materials; there was no evidence or indication of contamination found. DGS staff from the Environmental Services Section have reviewed the department's assessment and concur that the property is free of environmental hazards.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The current owner leases fishing rights to a small business. DPR has determined that this business is entitled to relocation expenses in the amount of \$20,000.
- Funding for any increased staffing, operating, maintenance, or development costs will be reviewed through the budget process.
- The property has an existing parking area and has some minor improvements that will be demolished within existing state funds. Although there are minor improvements the property has no legal or illegal tenants.

Staff Recommendation: Authorize site selection

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
RED ROCK CANYON STATE PARK, KERN COUNTY
DPR Parcel Number A10706-A10715, DGS Parcel Number 10060

Authority: *Public Resources Code 5005*
Public Law 108 STAT.4471, Section 701, Title VII

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Red Rock Canyon State Park

Action Requested

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

Scope

Federal statute, known as the California Desert Protection Act, went into effect October 31, 1994. This law stated that the federal government would transfer 20,500 acres of land located next to Red Rock Canyon State Park and from the Bureau of Land Management to the State of California Park System. The agreement was that the land could not be transferred until the mining claims had been cleared from the property. In 1995, the federal government had cleared the mining claims from 6,949 acres and transferred this land to the Department of Parks and Recreation (DPR) bringing the total size of Red Rock Canyon State Park to 15,608 acres. The federal government has now cleared the mining claims from approximately 3,539 more acres of land. DPR is asking to accept the parcel. By owning the land, DPR will have more control over how the land will be used which will help DPR manage its existing park and will put DPR in a better position to protect the land's natural resources.

Terms and Conditions

The transfer is contingent upon the State of California (State) managing these lands as part of the State Park System. In the event the State attempts to transfer title to the property or control over the land to another, or if the land were devoted to a use other than Red Rock Canyon State Park, ownership of the property would revert to the Department of the Interior to be managed as part of the California Desert Conservation Area.

Costs

This is a no cost acquisition. The only costs associated with this acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 2, 1989, and the waiting period expired on November 6, 1989.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December, 2001.

Other

- The property is vacant and unimproved.
- Historic and recent oil and mineral exploration has been unsuccessful.
- The acceptance of this property restricts ownership to the State of California for the sole use as a part of Red Rock Canyon State Park. The property is subject to reversion if these conditions are violated.
- 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 categorizes the property as wilderness and conclude a formal Preliminary Site Assessment Report is not required.
- DPR is in the process of amending the park's General Plan. These amendments will identify future staffing needs and should identify needed maintenance on roads and trails. DPR will make requests for any future increases to its support budget as part of the budget process. DPR has indicated that the acquisition is worthwhile even if future support requests are denied because, DPR will consider other alternatives to addressing the department's needs if required to do so.

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

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF GENERAL SERVICES (1760)
 DEPARTMENT OF PARKS AND RECREATION (3790)
 MACKERRICHER STATE PARK, MENDOCINO COUNTY
 DPR Project 190, DPR Parcels A35402-A35417

- a. Authorize acquisition of public access easement through acceptance of offers to dedicate

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of General Services
 Department of Parks and Recreation
 MacKerricher State Park, Mendocino County

Action Requested

The requested action will authorize acquisition of a public easement through acceptance of offers to dedicate.

Coastal Development Permit

The Coastal Commission granted the conditional permits shown on the following table for proposed construction of single family dwellings on properties within the coastal zone. In accordance with the conditional permits, the property owners recorded Offers to Dedicate (OTD's) easements for public access and passive recreational use along the shoreline. The OTD's will expire on the dates indicated in the table if not accepted within 21 to 25 years of their creation unless accepted by an appropriate governmental or non-profit organization.

Parcel	Property Owner	Permit Number	Date Granted	Expiration of OTD
A35402	Wike	80-CC-71	5/14/80	12/24/01
A35403	Jeffries	80-CC-97	6/11/80	3/20/02
A35404	Horack	80-CC-96	6/11/80	3/24/02
A35405	Patchett	80-CC-98	6/11/80	3/24/02
A35406	Reese	80-CC-256	1/14/81	4/16/02
A35407	McNeely	81-CC-305	5/13/81	6/22/02
A35408	Jensen	80-CC-237	1/14/81	10/7/02
A35409	Moseley	80-A-118	12/11/80	10/29/02
A35410	Murphy	80-CC-243	1/14/81	11/5/02
A35411	McCormack	1-81-142	11/5/81	11/5/02
A35412	Miller	79-CC-130	7/12/79	8/16/04
A35413	Newman	1-83-186	9/14/83	9/20/04
A35414	Wallin	1-83-50	8/10/83	9/27/04
A35415	Dorn	79-CC-168	8/8/79	11/7/04

A35416	Perkins	79-CC-247	10/17/79	11/21/04
A35417	Martin	1-83-287	1/13/84	2/24/05

Terms and Restrictions

These OTD's grant a 1/31 interest in an easement for public access and recreational use along one shoreline parcel adjacent to a private 31 lot subdivision. One OTD (A35401, Aurswald, Permit #79-CC-302) granting a 1/31 interest in the easement was authorized by the Public Works Board at its September 14, 2001 meeting. The shoreline parcel consists of 8.5 acres and is contiguous with MacKerricher State Park's northerly boundary at Ten Mile River.

Cost

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

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 10, 2001, and the waiting period expired on August 13, 2001.

Other

- DPR indicates that approval of these acquisitions will not obligate the state to additional operating costs.

Staff Recommendation: Authorize acquisition of public access easement through acceptance of offers to dedicate.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SANTA CLARA RANGER UNIT HEADQUARTERS, SANTA CLARA COUNTY
Replace Automotive Shop

Authority: Chapter 50/99, Item 3540-301-0001 (10)
Chapter 106/01, Item 3540-301-0001 (8)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of Forestry and Fire Protection
Santa Clara RUH, Replace Automotive Shop

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 approved project authorizes the construction of a new 5-bay Automotive Shop (6,152 +/- sq. ft., pre-engineered metal building) with offices, tool and part room, restroom, locker room, electrical lifts, and bulldozer storage. Site work includes hazardous material remediation and demolition of the existing Service Center (warehouse), tree removal, demolition of site improvements, relocation of existing underground utilities, new waste drainage, storm drainage, electrical power, telephone, communications, concrete and asphalt paving, sidewalks, curbs and gutters, wood fencing, landscaping, and underground utilities.

Funding and Cost Verification

This project is not within cost. Chapter 106, Budget Act of 2001, Item 3540-301-0001 (8), provides \$117,000 for the working drawings phase and recognizes \$1,378,000 in future construction costs. After completion of preliminary plans, estimated construction costs have increased by \$199,000 (14.4 percent of construction). However, it appears that cost reduction measures could be used to bring this project within the approved budget. Therefore, it would be premature to recognize an anticipated deficit at this time.

\$1,535,000 total recognized project costs

\$1,734,000 total estimated project costs

\$40,000 project costs previously allocated: preliminary plans \$40,000

\$1,495,000 project costs to be allocated: working drawings \$117,000 and construction \$1,378,000 (\$1,176,000 contract, \$59,000 contingency, and \$143,000 A&E)

\$199,000 project costs not recognized

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 2000, and the waiting period expired on April 18, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002

Complete construction: November 2003

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

CONSENT ITEMS

CONSENT – ITEM 19

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

Authority: Chapter 52/00, Item 3790-301-0001 (9)
Chapter 106/01, Item 3790-301-0005(30.91)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

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

Action requested

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

Scope Description

This project is not within scope. This project would provide a more accessible lake and river shoreline to the public and provide day use facilities that meet current code and demand. As currently approved, the project would demolish two existing restaurants and a restroom building and construct a new two-story restaurant building shell, a new restroom building, and other public use and site improvements on the south side of the Truckee River Outlet Parcel. Based on changed economic conditions in the area and the results of a recent solicitation of potential concessionaires, the department is requesting a scope change. Under the proposed scope change, the new restaurant building would not be built and instead would be replaced with additional day use facilities for picnicking and public enjoyment. The additional day use facilities would include approximately 14 picnic sites and an arbor, an information/directional kiosk, a small amount of additional parking and signage improvements. The resulting project will improve visitor service, provide more accessibility to the lake and river shoreline, protect valuable natural and cultural resources, and better accommodate the extremely high level of public use at this park. A scope change letter was sent to the Legislature on November 21, 2001.

Funding and Cost Verification

This project is within cost. In June, the PWB recognized project cost increases of \$40,000; however the budget has not yet been adjusted to reflect this increase. The proposed scope change will result in construction savings of about \$1,201,000 and a reversion of \$1,161,000. The savings are a net result of not constructing the new restaurant (savings of \$1,332,000) and

the cost of the additional site development work (increase of \$131,000).

\$2,655,000	previously recognized project cost
\$1,454,000	total estimated project costs
\$430,000	project costs previously allocated: preliminary plans \$251,000 and working drawings \$179,000
\$1,024,000	project costs to be allocated: construction \$1,024,000 (\$768,000 contract, \$54,000 contingency, \$156,000 A&E costs \$46,000 agency retained items), at CCCI 4019
\$1,201,000	estimated construction savings

CEQA

A 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:	February 2002
Complete construction:	July 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK, SAN JOAQUIN COUNTY
Restoration, Group B – Furnish Six Buildings

Authority: Chapter 50/99, Item 3790-302-0001(1.1)
Chapter 52/00, Item 3790-490-0001(3)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of Parks and Recreation
Colonel Allensworth State Historic Park, San Joaquin County
Restorations

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project includes the furnishing of six buildings: Singleton General Store, Library, Allensworth Hotel, Grosses Drug Store, Smith House, and Hindsman House. Due to the nature of the project, work will move directly from the preliminary plan phase to the construction phase, with the preliminary plans also serving as working drawings.

Funding and Cost Verification

This project is within cost.

\$572,000 total estimated project costs

\$42,000 project costs previously allocated: preliminary plans \$42,000 (savings of \$13,000 to be redirected to construction)

\$530,000 project costs to be allocated: construction \$530,000 to be combined with preliminary plan savings of \$13,000 for total of \$543,000 (\$543,000 agency retained).

CEQA

There is no physical alteration to any of these buildings or the area surrounding the buildings. The furnishing of these buildings is not subject to CEQA requirements; therefore, no Notice of Determination or Notice of Exemption has been filed.

Project Schedule

The project schedule is as follows:

Complete construction: June 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF PARKS AND RECREATION (3790)
MOUNT DIABLO STATE PARK, CONTRA COSTA COUNTY
Macedo Ranch Interpretive Center

Authority: Chapter 52/00, Item 3790-302-0005(22)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of Parks and Recreation
Mount Diablo State Park, Contra Costa County
Macedo Ranch Interpretive Center

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project was added to the 2000 Budget Act by the Legislature with no defined scope. The project will rehabilitate portions of the Macedo Ranch Interpretive Center/Trailhead Area. New development will include shade ramadas, landscaping, interpretive panels, repairs to the existing barn foundation, installing an irrigation system and painting of the barn and garage.

Funding and Cost Verification

This project is within cost.

\$175,000 total estimated project costs

\$17,000 project costs previously allocated: preliminary plans \$17,000

\$158,000 project costs to be allocated: working drawings \$16,000, construction \$142,000 (\$122,000 contract, \$9,000 contingency, \$7,000 A&E costs, \$4,000 agency retained items) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 11, 2001, and the waiting period expired on November 15, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2002

Complete construction: October 2002

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
LANTERMAN DEVELOPMENTAL CENTER, POMONA COUNTY
Security Improvements

Authority: Chapter 324/98, Item 4300-301-0001(1.6)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of Developmental Services, Lanterman Developmental Center
Security Improvements

Action Requested

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

Scope Description

This project is not within scope. The original scope provided for modifications to Lanterman to provide 75 forensic beds and 53 behavioral beds for DDS clients. Specifically, the scope of the project included 16-foot-high area perimeter security fencing, a sallyport, four observation towers, a 900-square-foot guard control building, exterior lighting, two 4,000-square-foot day training buildings, a personal alarm system, nurses station upgrades, window security screens, a building perimeter alarm system, and a surveillance system.

As the original project proceeded through the working drawing phase, the surrounding communities took issue with the project because it would result in the admission of forensic patients at Lanterman. Several lawsuits were filed over issues related to the California Environmental Quality Act (CEQA), with the end result of DDS withdrawing its project for CEQA approval. To reach an agreement with the communities, DDS requested and the State Public Works Board (PWB) approved a scope change to the project that would allow DDS to develop all beds as behavioral, and none as forensic. The PWB approved this scope change on October 13, 2000. Two legislative notification letters were sent pursuant to Section 13332.11(f) of the Government Code, on January 6, 2000, and January 21, 2000.

The new scope of the project eliminated the 16-foot-high area perimeter security fencing, the sallyport, the four observation towers, the guard control building, and the exterior lighting. It retained the two 4,000-square-foot day training buildings, the personal alarm system, nurses' station upgrades, window security screens, the building perimeter alarm system, and the surveillance system. Ten-foot-high yard fencing was added in place of the 16-foot-high perimeter fencing. This scope resulted in a \$100,000 augmentation to revise the working drawings, and a savings of \$1 million construction costs.

At this time, DDS requests that it be allowed to add back into the project the original guard control building that was removed by the previous scope change. This building is necessary to accommodate the building perimeter alarm and surveillance systems, as well as the security personnel that will monitor those systems and provide guard services at Lanterman. A 20-day scope change letter was sent to the Legislature on November 21, 2001.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 4300-301-0001 (1.6) provided \$4,992,000 for preliminary plans (\$248,000), working drawings (\$260,000), and construction (\$4,484,000). After the first scope change, DDS received a \$100,000 augmentation to revise working drawings. Although construction funds were appropriated, DDS has been unable to encumber them within the period availability and consequently, those funds reverted on June 30, 2001. DDS will seek a new construction appropriation as part of the 2002-03 Budget process.

\$4,388,000	total estimated project cost
\$608,000	project costs previously allocated: preliminary plans \$248,000; working drawings \$360,000
\$3,780,000	project costs to be allocated: construction (\$2,719,000 contracts, \$190,000 contingency, \$320,000 A&E, \$145,000 other project costs)

CEQA

As the project proceeded through the working drawings phase and proceeded to bid, the surrounding communities took issue with the project. There were several lawsuits filed over issues related to CEQA compliance with the end result of DDS withdrawing its project approval pursuant to CEQA. Since the previous CEQA project was withdrawn by DDS, a new CEQA process will be initiated related to the proposed scope change. DDS anticipates that the new CEQA process will be completed by March 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	February 2002
Complete construction:	May 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF CORRECTIONS (5240)
CENTINELA STATE PRISON, IMPERIAL COUNTY
Recycle and Salvage Program

Authority: Chapter 52/00, Item 5240-301-0001 (40)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of Corrections
Centinela State Prison, Imperial County
Recycle and Salvage Program

Action requested

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

Scope Description

This project is within scope. This project will enlarge the existing Recycling and Salvage Program (RASP) at Centinela State Prison. Work includes enclosing the area, a metal roof, paving, grease trap, a new conveyor, cardboard press and compactor.

Funding and Cost Verification

This project is within cost. The preliminary plan estimate dated October 4, 2001, reflects a 7.8 percent decrease in the construction cost.

\$400,000	total estimated project costs
\$79,000	project costs previously allocated: preliminary plans \$32,000; working drawings \$47,000
\$321,000	project costs to be allocated for construction: contracts \$245,000, contingency \$17,000, and project administration \$59,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 20, 2000, and the waiting period expired on November 18, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2002
Complete construction:	July 2003

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

CONSENT ITEMS

CONSENT – ITEM 24

DEPARTMENT OF CORRECTIONS (5240)
WASCO STATE PRISON, WASCO, KERN COUNTY
Reception Center Screening and Evaluation

Authority: Chapter 282/97, Item 5240-303-0001 (20)
Chapter 324/98, Item 5240-301-0001 (37)
Chapter 50/99, Item 5240-301-0660 (23)
Chapter 52/00, Item 5240-301-0001 (59)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of Corrections
Wasco State Prison, Wasco, Kern County
Reception Center Screening and Evaluation

Action requested

The requested action will provide approval to utilize Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5.

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 2,828 gross square feet of Reception Center Screening and Evaluation space, and related site improvements. The building includes offices, group rooms, and other support areas. Site improvements include grading, building pad preparation, utility connections, site lighting, fencing, and concrete walkways. The IDL anticipates employing 18 inmates for this project.

Funding and Cost Verification

This project is within cost. Using IDL on the construction phase will result in a savings of \$33,000 or, 3.3 percent of the current appropriation. Using DGS, the Department would have to augment the current appropriation by 2.7 percent. The use of IDL as opposed to DGS represents an estimated savings of 6 percent to the State.

\$1,192,000	total estimated project costs
\$216,000	project costs previously allocated (preliminary plans \$72,000; working drawings \$144,000)
\$1,009,000	project costs unallocated: construction (contract \$740,000; contingency \$37,000; project administration \$134,000; agency retained \$98,000)
-\$33,000	savings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 7, 1998, and the waiting period expired on September 11, 1998, with no public comment.

Project Schedule

The project schedule is as follows:

Complete construction: December 2002

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 25

DEPARTMENT OF CORRECTIONS (5240)

STATEWIDE

Small Management Exercise Yards

Authority: Chapter 106/01, Item 5240-301-0001 (2)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

Department of Corrections
Statewide
Small Management Exercise Yards

Action requested

The requested action will approve the preliminary plans, the release of working drawing funds, and the use of Inmate Day Labor resources pursuant to Public Contract Code Section 10103.5.

Scope Description

This project is within scope. The purpose of this project is to construct 50 small management exercise yards at two institutions, Mule Creek State Prison (20) and the California Medical Facility (30) to replace group exercise yards for those male inmates assigned to Administrative Segregation Housing units. These small management yards shall be 10'x 15' chain link enclosures with partial pan deck covering. The yards also include sanitation facilities that will require connection to the institution's utility systems. The Department expects to utilize five inmates at each of the two aforementioned locations.

Funding and Cost Verification

This project is within cost.

\$750,000 total estimated project costs

\$ 18,000 preliminary plans and working drawings to be completed with in-house staff

\$732,000 project costs previously allocated: construction (contracts \$654,000; contingency \$46,000; project administration \$12,000; and agency-retained (guarding) \$20,000)

CEQA

The area in which the project is located is not environmentally sensitive. CEQA is not required because this project converts an existing large exercise yard into smaller, safer, and more manageable exercise yards.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2002

Complete construction: April 2002

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

CONSENT ITEMS

CONSENT – ITEM 26

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
UCSF – Fresno Medical Education and Research Center

Authority: Chapter 106/01, Item 6440-301-0660 (0.5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

University of California, San Francisco
UCSF – Fresno Medical Education and Research Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project will construct a 53,380 asf facility at the Community Regional Medical Center in Fresno to house UCSF-Fresno programs. The project will provide modern instructional space for medical student, resident and physician education to replace academic teaching space lost due to the scheduled closure of the University Medical Center (the former County Hospital). The project will also allow the consolidation of UCSF-Fresno programs from several other sites in Fresno.

Funding and Project Cost Verification

This project is within budget.

\$27,050,000 total estimated project cost.

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

\$26,050,000 project costs to be allocated: working drawings \$ 1,740,000 (State lease revenue bonds); construction \$21,148,000 (\$18,919,000 contract, \$849,000 contingency, \$1,380,000 A & E costs) at CCCI 4019 (\$21,098,000 state lease revenue bonds, \$50,000 campus funds); and equipment \$3,162,000 (State lease revenue bonds) at EPI 2564

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings	June 2002
Complete construction	April 2003

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 27

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
Natural Sciences Unit 2

Authority: Chapter 106/01, Item 6440-302-0574(5)

a. **Recognize scope change**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

University of California, Irvine
Natural Sciences Unit 2

Action Requested

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

Scope Description

This project is not within scope. This project will construct a new 69,170 asf lab facility to house research activities in biological sciences, chemistry and physics and renovate portions of the existing animal facility in McGaugh Hall.

In order to make most efficient use of the available site to address the increase in enrollment and resulting shortage of space, the Irvine campus proposes to use campus funds to add 16,290 asf of space to the project. This would provide research laboratories, support space, and research office facilities for approximately six additional research teams in biological sciences and biomedical engineering. It would increase the new building's assignable area to 85,460 asf.

Because of the integration of the campus-funded and State-funded elements within 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.

Funding and Project Cost Verification

This project is within cost as proposed. The currently approved total cost of the project is \$63,643,000. The campus has committed a total of \$11,637,000 in non-State sources to pay all costs related to the proposed additional scope, making the estimated total project costs to be \$75,280,000. Any additional costs for this facility shall be borne by the University.

\$75,280,000	total estimated project cost
\$4,649,000	project costs previously allocated: preliminary plans -- \$3,237,000 (State funds); working drawings -- \$1,412,000 State funds
\$70,631,000	to be allocated: preliminary plans -- \$452,000 (campus funds); working drawings -- \$248,000 (campus funds); construction \$62,581,000 (\$56,501,000 contract, \$2,260,000 contingency, \$3,820,000 A&E) at CCCI 4019 (\$51,644,000 State funds, \$10,937,000 campus funds); equipment -- \$7,350,000 (\$3,675,000 State funds, \$3,675,000 campus funds) at EPI 2627

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002
Complete construction: June 2005

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 28

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Engineering Building

Authority: Chapter 106/01, Item 6440-301-0574(21)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

University of California, Santa Cruz
Engineering Building

Action Requested

The requested action will recognize scope change for this project.

Scope Description

This project is not within scope. This project would construct a 69,110 asf facility to provide space for engineering, economics and general assignment classroom space. The Santa Cruz campus is a key member of two of the new California Institutes for Science and Innovation (Institutes) selected for implementation by the Governor -- the Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3) and the Center for Information Technology Research in the Interest of Society (CITRIS). The Santa Cruz campus's participation in the two Institutes is closely related to School of Engineering programs and their facilities would be most effective if included in the Engineering Building project.

In order to provide the increased space needs for these two Institutes, the campus proposes to use a combination of State funds appropriated for the Institutes and matching campus funds to add 21,220 asf (6,085 asf for the QB3 Institute and 15,135 asf for CITRIS) to the Engineering Building project. The addition of this space would result in a total project of 90,330 asf. Because of the integration of the State-funded project with Institute projects (which have both State and campus funding) within 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 these projects be combined into a single project.

Funding and Project Cost Verification

This project is cost as proposed. The currently approved total cost of the project is \$46,929,000. The campus has committed a total of \$14,500,000 in a combination of State funds appropriated for Institutes (\$10,473,000) and campus funds (\$3,000,000) to pay all costs related to this added scope change.

\$61,429,000 total estimated project cost

\$3,795,000 project costs previously allocated: preliminary plans -- \$1,992,000 (State funds); working drawings -- \$1,803,000 (State funds)

\$57,634,000 to be allocated: preliminary plans -- \$674,000 (Institute funds); working drawings -- \$561,000 (Institute funds); construction -- \$51,399,000 (\$46,882,000 contract, \$2,259,000 contingency, \$2,258,000 A&E) at CCCI 4019 (\$39,134,000 State funds; \$9,265,000 Institute funds, \$3,000,000 campus funds); equipment -- \$5,000,000 (\$2,000,000 State funds; \$3,000,000 campus funds) at EPI 2564

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2003
Complete construction: September 2005

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 29

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 29

California Community Colleges
West Valley–Mission Community College District, Mission College, Santa Clara County
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 code changes concerning the number of fume hoods required, the project sought and received approval of a recognized deficit of \$212,000 in May 2000 when preliminary plans were approved. The Chancellor's Office supported additional costs due in part to the robust construction environment in Santa Clara County, but Finance directed the Community Colleges to value engineer the project and bid the project since it was unclear what market conditions would prevail at the time the project was bid.

The bid environment in the Santa Clara County area continued to generate high bids. 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 \$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 augmentation letter was sent to the Legislature on October 18, 2001. The Joint Legislative Budget Committee (JLBC) responded in a letter dated November 2, 2001, stating that they believed that with the events of September 11 and the resulting slowdown in economic activity, the bidding environment for nonresidential construction projects has improved significantly for the district. On _____, the JLBC removed their objection.????

\$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 Mitigated Negative 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:

Contract award approval: November 2001

Complete construction February 2003

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 30

DEPARTMENT OF VETERANS AFFAIRS (8960)
VETERANS HOME OF CALIFORNIA, YOUNTVILLE, NAPA COUNTY
Veterans Cemetery Renovation

Authority: Chapter 52/00, Item 8960-301-0001 (1.2)
Chapter 106/01, Item 8960-301-0001 (1)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

Veterans Home of California, Yountville
Veterans Cemetery Renovation

Action Requested

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

Scope Description

This project is within scope. The project consists of renovating the existing 10-acre cemetery, and includes cleaning and straightening headstones, installing an automated irrigation system, landscaping, road repair with new curbs, new parking lot, visitor building with restrooms, storm drains, and repairing the fence. The project also includes renovating the memorial monument and tomb of the unknown soldier, and providing lighting for the monument and tomb and an access road to the tomb.

Funding and Project Cost Verification

This project is within cost.

\$ 2,354,000 total estimated project cost

\$62,000 project previously allocated: preliminary plans

\$ 2,292,000 project costs to be allocated: \$110,000 working drawings; \$2,182,000 construction (\$1,895,000 contract, \$133,000 contingency, \$154,000 A& E and project administration) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 5, 2001 and the waiting period expired on December 10, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2002
Complete Construction:	June 2003

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

ACTION ITEMS

ACTION – ITEM 31

UNIVERSITY OF CALIFORNIA (6440)

IRVINE CAMPUS, ORANGE COUNTY

Physical Sciences Research Facility Seismic Improvements

*Authority: Chapter 50/99, Item 6440-302-0574 (9)
Chapter 52/00, Item 6440-302-0574(12)*

- | | | |
|----|---------------------------------------|------------------|
| a. | Approve termination of project | |
| b. | Approve reversion | \$475,000 |

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 31

University of California, Irvine
Physical Sciences Research Facility Seismic Improvements

Action Requested

The requested action will approve a termination of the project and a reversion of funds.

Scope Description

This project is not within scope. The original scope of this project was to correct seismic hazards of the Physical Sciences Research Facility on the Irvine campus by upgrading the lateral load-resisting structural system. Due to numerous building deficiencies it was decided to demolish the building instead of retrofitting it. A 20-day letter was sent to the Joint Legislative Budget Committee on November 21st and a response was received from the Committee dated December 12th. The Committee does not oppose the action before the PWB regarding termination of the renovation project and reversion of funds. However, it expressed concerns regarding demolition of the building, which is an action not before the Board. Staff will work with the University to address the Committee's concerns.

Funding and Project Cost Verification

This project is within costs. Due to the decision to demolish the building rather than retrofit the building, the entire project cost (\$475,000) is available for reversion.

\$475,000 total estimated project cost

\$475,000 proposed reversion

CEQA

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

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

OTHER BUSINESS

1. Approve the State Public Works Board Official Web Site. – *Approved.*
www.spwb.ca.gov

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary