



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD

October 11, 2002

**MINUTES**

**PRESENT:**

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

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator Betty Karnette  
Senator Wesley Chesbro

**STAFF PRESENT:**

Karen Finn, Assistant Administrative Secretary, State Public Works Board, Department of Finance  
Madelynn McClain, Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

**CALL TO ORDER AND ROLL CALL:**

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

**BOND ISSUES:**

Ms. Finn reported that there were ten bond items. We are pulling Item #2, Department of Forestry and Fire Protection, Hemet Ryan Air Attack Base, and Item #3, Department of Forestry and Fire Protection, San Luis Obispo Ranger Unit Headquarters to allow staff more time for due diligence.

We are combining the five remaining Forestry Bond Items into one resolution so the members only have to vote once.

Item #1, Department of Forestry and Fire Protection, Buckhorn Forest Fire Station, replace apparatus building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

Item #4, Department of Forestry and Fire Protection, Elk Camp Forest Fire Station, replace facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

Item #5, Department of Forestry and Fire Protection, Raymond Forest Fire Station, relocate facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

Item #6, Department of Forestry and Fire Protection, Springville Forest Fire Station, replace facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

Item #7, Department of Forestry and Fire Protection, Sweetwater Forest Fire Station, replace facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Dunne, and Seconded by Ms. Aronberg to adopt Bond Items #1, #4, #5, #6, and #7.**

**Bond Items #1, #4, #5, #6, and #7 was adopted by a 5-0 vote.**

Item #8, Department of Corrections, California Correctional Center, Replace Antelope Camp Dorm, Phase 1. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Mr. Dunne, and Seconded by Mr. Fernandez to adopt Bond Item #8.**

**Bond Item #8 was adopted by a 5-0 vote.**

Item #9, University of California, UCLA Replacement Hospitals. This item will authorize the sale of lease revenue bonds with an estimated par value of \$210 million and TIC at 6%. The resolution authorizes the sale of lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including authorizing the execution and delivery of an indenture, a supplemental indenture to incorporate the bonds into the master reserve, a preliminary official statement, and an official statement. The action requested will also adopt a resolution authorizing the form of and execution of a supplemental indenture to amend the Series I Indenture.

**A motion was made by Mr. Fernandez, and Seconded by Mr. Garcia to adopt Bond Item #9.**

**Bond Item #9 was adopted by a 5-0 vote.**

Item #10, California Community Colleges, Mendocino College, Science Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

**A motion was made by Ms. Aronberg, and Seconded by Mr. Fernandez to adopt Bond Item #10.**

**Bond Item #10 was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Ms. Finn noted that the **Consent Calendar** covered Items #11 through #30.

We are pulling Item #15, Department of General Services, Department of Forestry and Fire Protection, Shasta Forest Fire Station, at the request of the Department of General Services.

The **revised consent calendar** covers Items #11 through #14 and Items #16 through #30.

In summary, the **revised consent calendar** proposes: ten requests to approve preliminary plans; one request to recognize scope change; two requests to approve an augmentation; three requests to authorize site selection; three requests to authorize acquisition; and one request to authorize the sale of state surplus property.

There are three 20-day letters. Item #12, Department of General Services, Deuel Vocational Institute, approve augmentation. A 20-day letter was sent to the Legislature on September 19, 2002, without comment. Item #26, Department of Mental Health, Patton State Hospital, EB Building, recognize scope change. A 20-day letter was sent to the Legislature on September 19, 2002, without comment. Item #30, California Community Colleges, Mendocino College, approve augmentation. A 20-day letter was sent to the Legislature on September 16, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #11 through #14 and Items #16 through #30.

**A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar and to approve Items #11 through #14 and Items #16 through #30.**

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

**ACTION ITEMS:**

Ms. Finn noted that there were three Action Items. We are moving Item #2 from Other Business to the Action Calendar.

Item #31, Department of Parks and Recreation, Oceano Dunes SVRA. This item will approve project termination and the reversion of funds. A 20-day letter was sent to the Legislature on September 16, 2002, without comment.

**A motion was made by Mr. Garcia, and Seconded by Mr. Dunne to adopt Action Item #31.**

**Action Item #31 was adopted by a 3-0 vote.**

Item #32, Department of Developmental Services, Porterville Developmental Center. This item will approve project termination and the reversion of funds. A 20-day letter was sent to the Legislature on September 19, 2002, without comment.

**A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Action Item #32.**

**Action Item #32 was adopted by a 3-0 vote.**

Item #2, Approve the State Public Works Board Financial Statements.

- a. New Prison Construction Fund
- b. Public Buildings Construction Fund
- c. High Technology Education Revenue Bond Fund

Mr. Carey Howell from Gilbert Associates is here today to make a statement and answer any questions the members might have.

Mr. Howell, Manager, Gilbert Associates, introduced himself. We audited these statements in accordance with the Generally Accepted Accounting Principles and have issued unqualified opinions for all three funds. The financial statements are presented fairly and in accordance to GAAP. Mr. Howell noted that Contracted Fiscal Services does a very good job preparing for the audit.

Ms. Porini thanked Mr. Howell for his hard work.

**A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Action Item #2.**

**Action Item #2 was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

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

Item #1, Approve the 2003 State Public Works Board Calendar.

**A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Item #1.**

**Item #1 was adopted by a 3-0 vote.**

**REPORTABLES:**

Ms. Finn indicated there were seven reportables.

**NEXT MEETING:**

Ms. Finn noted that the next PWB meeting is scheduled for Friday, November 8, 2002, at 10:00 am in Room 112.

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

## BOND ITEM

### BOND ITEM – 1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**BUCKHORN FOREST FIRE STATION, SHASTA COUNTY**  
Replace Apparatus Building

*Authority: Chapter 379/02, Item 3540-301-0660 (8)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$1,143,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 1

Department of Forestry and Fire Protection  
Buckhorn Forest Fire Station: Replace Apparatus Building

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a new 2-bay 1,697 sf apparatus building, a 150 sf flammable storage building and a 200 sf pump house. The project includes all site work, paving, landscaping, utilities, asbestos and lead removal, appurtenances, and demolition of existing apparatus building.

#### Funding and Cost Verification

**This project is within cost.**

\$1,413,000 total estimated project costs

\$270,000 project costs previously allocated: acquisition \$200,000 and preliminary plans \$70,000.

\$1,143,000 project costs to be allocated: working drawings \$102,000, construction \$1,041,000 (\$829,000 contract, \$41,000 contingency and \$171,000 A&E/Other).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 11, 2001, and the waiting period expired on May 10, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: January 2005

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 2**

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

*Authority: Chapter 106/01, Item 3540-301-0660(6)*  
*Chapter 379/02, Item 3540-301-0660(8.8)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$5,456,000**

**PULLED.**

## BOND ITEM

### STAFF ANALYSIS – 2

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

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease and tarmac construction work associated with this Lease Revenue Bond Project.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for the construction phase of this project and was approved by the PWB for interim financing on January 11, 2002. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction costs.

\$5,786,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$5,456,000 project costs to be allocated: acquisition \$350,000 and construction \$5,106,000 (\$4,384,000 contract; \$219,000 contingencies; and \$503,000 A&E)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2003

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 3**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SAN LUIS OBISPO RANGER UNIT HEADQUARTERS, SAN LUIS OBISPO COUNTY**  
Replace Facility

*Authority: Chapter 106/01, Item 3540-301-0660(4)*  
*Chapter 379/02, Item 3540-301-0660(8.7)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$6,694,000**

**PULLED.**

## BOND ITEM

### STAFF ANALYSIS – 3

Department of Forestry and Fire Protection  
San Luis Obispo Ranger Unit Headquarters, Replace Facility

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a joint use facility to be used by the California Department of Forestry and Fire Protection (CDF), the US Forest Service, and the County of San Luis Obispo. The project consists of constructing a 15,300 square foot Administrative/Emergency Command Center; a 3,752 square foot Apparatus building; a 2,750 square foot Service Center/Warehouse building; a 650 square foot Hazmat & Flammable Storage building; a 9,000 square foot Auto Shop building at the Cuesta Conservation Camp; and associated demolition, site development, paving, curbs, sidewalks, landscaping, and utilities.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3540-301-0660 (4) and Chapter 379/02, Budget Act of 2002, Item 3540-301-0660(8.7) provide \$5,720,000 and \$974,000 respectively for the construction phase of this project for a combined total of \$6,694,000.

\$7,878,000 total authorized project costs

\$7,878,000 total estimated project costs

\$1,184,000 project costs previously allocated: preliminary plans \$570,000 and working drawings \$614,000

\$6,694,000 project costs to be allocated: construction \$6,694,000 (\$6,064,000 contract \$304,000 contingency; and \$326,000 A&E)

#### CEQA

A Notice of Determination for the approved Negative Declaration was filed with the State Clearinghouse on February 9, 2000 and the waiting period expired on March 11, 2000.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2004

#### Other:

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) in two phases. The first request will be for funds necessary to complete due diligence work and the second will be for construction activities, upon satisfactory completion of real estate due diligence.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 4**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**ELK CAMP FOREST FIRE STATION, HUMBOLDT COUNTY**  
Replace Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (3)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$2,098,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 4

Department of Forestry and Fire Protection  
Elk Camp Forest Fire Station, Replace Facility

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard CDF 8 bed barracks/messhall building, a two- bay apparatus building, a flammable storage building, fueling facility, demolition of existing buildings, grading and site work; utilities; paving; landscaping; and all appurtenances.

#### Funding and Cost Verification

**This project is within cost.**

\$2,370,000 total estimated project costs

\$272,000 project costs previously allocated: acquisition \$195,000 and preliminary plans \$77,000.

\$2,098,000 project costs to be allocated: working drawings \$121,000, construction \$1,977,000 (\$1,619,000, \$81,000 contingency, \$277,000 A/E and other administrative costs).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 4, 2000 and the waiting period expired on November 5, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve Preliminary Plans:	October 2002
Complete working drawings:	February 2003
Complete Construction:	May 2004

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 5**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**RAYMOND FOREST FIRE STATION, MADERA COUNTY**  
Relocate Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (19)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$2,667,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 5

Department of Forestry and Fire Protection  
Raymond Forest Fire Station, Relocate Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard 1-engine station that consists of a 1,697 gsf 2-bay apparatus building, a 2,376 gsf barracks/messhall (8 bed), a 120 gsf pump house, and a 120 gsf storage building. The project also includes utilities, paving fencing, irrigation, landscaping, communications tower, other appurtenances as needed, and demolition of existing buildings.

#### Funding and Cost Verification

**This project is within cost.**

\$2,667,000 total estimated project costs

\$0 project costs previously allocated:

\$2,667,000 project costs to be allocated: preliminary plans \$108,000; working drawings \$175,000; construction \$2,294,000 (contract \$1,805,000; contingency \$90,000; A&E \$364,000; agency retained \$35,000)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	May 2003
Approve working drawings:	November 2003
Complete construction:	March 2005

**Staff Recommendation: Approve resolution.**

**BOND ITEM**

**BOND ITEM – 6**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SPRINGVILLE FOREST FIRE STATION, TULARE COUNTY**  
Replace Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (18)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$2,740,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 6

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

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard 2- engine station with a 1,984 gsf 3 bay apparatus building, a 2,921 gsf barracks/messhall (12 bed), a 156 gsf flammables storage building and a 156 gsf pump house. Provide utilities, crew parking area, fueling facility, and helispot. Include paving, fencing, landscaping, communications tower and other appurtenances as needed. Also demolish the existing Milo Forest Fire Station.

#### Funding and Cost Verification

**This project is within cost.**

\$2,740,000 total estimated project costs

\$0 project costs previously allocated:

\$2,740,000 project costs to be allocated: preliminary plans \$210,000; working drawings \$188,000; construction \$2,342,000 (contract \$1,895,000, contingency \$95,000, A&E \$352,000)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	July 2003
Approve working drawings:	January 2004
Complete construction:	May 2005

**Staff Recommendation: Approve resolution.**

## BOND ITEM

### BOND ITEM – 7

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**SWEETWATER FOREST FIRE STATION, SANTA CLARA COUNTY**  
Replace Facility

*Authority: Chapter 379/02, Item 3540-301-0660 (2)*

**Adopt resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a site lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$2,462,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 7

Department of Forestry and Fire Protection  
Sweetwater Forest Fire Station, Relocate Facility

#### Action requested

**The requested action will adopt a resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a standard 1-engine, 1,697 gsf 2-bay bay apparatus building, a 2,376 gsf barracks/messhall (8 bed), a 150 gsf pump-house and a 150 gsf storage building. Provide utilities, paving, fencing, landscaping, communications tower and other appurtenances as needed.

#### Funding and Cost Verification

**This project is within cost.**

\$2,462,000 total estimated project costs

\$0 project costs previously allocated:

\$2,462,000 project costs to be allocated: preliminary plans \$226,000; Working drawings 171,000; construction \$2,065,000(\$1,630,000 contract; \$82,000 contingency; A&E \$318,000; agency retained \$35,000)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	July 2003
Approve working drawings:	January 2004
Complete construction:	May 2005

**Staff Recommendation: Approve resolution.**

**BOND ITEM**

**BOND ITEM – 8**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA CORRECTIONAL CENTER, SUSANVILLE, LASSEN COUNTY**  
Replace Antelope Camp Dorm, Phase I

*Authority: Chapter 379/02, Item 5240-301-0660(1)*

**Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
5. Authorize the use of interim financing, to be re-paid from the Public Building Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization: \$2,170,00**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 8

Department of Corrections, California Correctional Center, Susanville  
Replace Antelope Camp Dorms, Phase I

#### Action Requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**The project is within scope.** The scope of the Antelope Camp Dormitories Replacement project includes plans for constructing three 36-bed dormitories of approximately 3,400 gross square feet each. Four of the six existing dormitories will be demolished and removed during construction. Limited sidewalk demolition and removal of utilities to the existing modular dormitories will also be included as part of the construction. The 2002/03 Budget Bill approved \$2,170,000 for the construction phase of this project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,437,000 total estimated project cost

\$267,000 project costs previously allocated: preliminary plans \$109,000; working drawings \$98,000; project administration \$60,000

\$2,170,000 project costs to be allocated: construction (\$1,804,000 contracts, \$90,000 contingency, \$236,000 project administration, and \$40,000 A&E)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 11, 2002.

#### Project Schedule:

**The project schedule is as follows:**

Approve working drawings: September 2002

Complete construction: January 2004

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 9**

**UNIVERSITY OF CALIFORNIA (6440)**  
**LOS ANGELES CAMPUS, LOS ANGELES COUNTY**  
University of California, UCLA Replacement Hospitals

*Authority: Government Code Section 15800 – 15849.6*

**a. Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – The Regents of the University of California, 2002 Series A, UCLA Replacement Hospitals.
2. Approve the form of and authorize the execution of an Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize execution of a 1<sup>st</sup> Supplemental Indenture to Incorporate the Bonds into the Series I Indenture Pooled Reserve Fund and execute all related certificates.
4. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
5. Approve and authorize the execution and delivery of an Official Statement.
6. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**b. Adopt a resolution to:**

1. Approve the form of and authorize execution of the 42<sup>nd</sup> Supplemental Indenture to amend the Series I Indenture.
2. Approve other related actions in connection with the amendment of the Series I Indenture.

**Total Estimated Bond Authorization: \$180,000,000**

**APPROVED.**

**BOND ITEM**

**STAFF ANALYSIS – 9**

University of California  
UCLA Replacement Hospitals

Action requested

**The action requested will adopt a resolution authorizing the sale of lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including authorizing the execution and delivery of an indenture, a supplemental indenture to incorporate the bonds into the master reserve, a preliminary official statement, and an official statement. The action requested will also adopt a resolution authorizing the form of and execution of a supplemental indenture to amend the Series I Indenture.**

Scope Description

**This project is within scope.** The University of California at Los Angeles (UCLA) proposes to construct a 517,000 assignable square feet (ASF) acute care facility on the Westwood campus and a 167,500 asf acute care facility and related site improvements on the Santa Monica Medical Center campus, replacing existing hospital facilities that were structurally damaged by the January 1994 Northridge Earthquake (the UCLA Replacement Hospitals). The two facilities will have a combined licensed and available bed capacity of 791 beds. The replacement hospital facilities will satisfy the seismic safety requirements for acute care hospital facilities imposed by Senate Bill 1953 (Chapter 740/94).

Funding and Cost Verification

**This project is within cost.** The State Public Works Board is authorized to issue \$600 million of lease revenue bonds in Government Code Sections 15820.80 et.seq. (Chapter 71/00) to assist in financing various teaching hospital seismic projects. The UCLA Replacement Hospitals project has been allocated \$180 million of the \$600 million lease revenue bonds authorized. In addition to the bonds, funding sources for the UCLA project include federal funds (\$505,100,000), state matching funds (\$44,100,000), campus funds (\$194,500,000) and hospital reserves (\$14,900,000) for a projected cost of \$938,600,000 for the two facilities.

Funding and Project Cost Verification

\$938,600,000	total estimated project cost
\$739,700,000	project costs previously allocated: preliminary plans – \$30,700,000 (federal funds), \$3,000,000 (state matching funds), \$4,800,000 (campus funds); working drawings – \$47,100,000 (federal funds), \$3,000,000 (state matching funds), 9,000,000 (campus funds); construction – \$357,084,000 (federal funds), \$38,100,000 (state matching funds), \$119,795,000 (campus funds), \$127,121,000 (state lease revenue bond funds)
\$198,900,000	to be allocated: construction funds – \$70,216,000 (federal funds), \$14,900,000 (hospital reserves), \$29,405,000 (campus funds), \$52,879,000 (state lease revenue bond funds); equipment funds - \$31,500,000 (campus funds).

CEQA

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

Project Schedule

**The project schedule is as follows:**

Complete construction: November 2004

Staff Comments

The State Public Works Board has taken three actions on the UCLA Replacement Hospitals project to date: Scope and Cost approved October 13, 2000; Reimbursement Resolution adopted January 12, 2001; and authorization for interim financing and approval of forms of the leases taken February 8, 2002. Pursuant to Government Code Section 15820.86, which allows the property securing the financing to be different than the property improved by the proceeds of the bonds, five existing buildings on the UCLA campus are to be leased to the Board from the Regents pursuant to the Site Leases, and leased back to the Regents pursuant to a Facility Lease (known as asset transfer) rather than the Westwood and Santa Monica hospitals. The Board's approval of the forms of leases triggered a 60-day validation period, which has elapsed April 9, 2002. These bonds will be incorporated into the master indenture and the master reserve is being used instead of establishing a separate reserve for these bonds.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 10**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT  
MENDOCINO COLLEGE, MENDOCINO COUNTY**  
Science Building

*Authority: Chapter 33/01, Section 34*

**Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Mendocino-Lake Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Mendocino-Lake Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Mendocino-Lake Community College District and the State Public Works Board.
5. Authorize the use of interim financing to be repair from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Bond Authorization:**

**\$7,023,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 10

California Community Colleges  
Mendocino-Lake Community College District, Mendocino College, Mendocino County  
Science Building

#### Action Requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Scope Description

**The project is within scope.** The authorized project constructs a new 13,000 asf science building including 10,000 asf lab space, 2,000 asf office and administrative space, 800 asf library space, and 200 asf conference room space.

#### Funding and Project Cost Verification

\$7,533,000 total estimated project costs

\$510,000 project costs previously allocated: preliminary plans \$243,000 and working drawings \$267,000.

\$7,023,000 project costs to be allocated: construction \$6,349,000 (\$5,684,000 contracts, \$284,000 contingency and \$381,000 administration, testing and inspection) at CCCI 4019, and equipment \$674,000 at EPI 2564.

#### CEQA

The project is in compliance with CEQA.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2003

**Staff Recommendation: Adopt resolution.**

## CONSENT ITEM

### CONSENT ITEM – 11

#### **CALIFORNIA TAHOE CONSERVANCY (0250)**

North Tahoe Beach Center Reconstruction

*Authority: Chapter 50/99, Item 3125-301-0001 (1)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 11

California Tahoe Conservancy  
California Tahoe Conservancy, Placer County  
North Tahoe Beach Center Reconstruction

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.**

This project consists of reconstructing a new 540 s.f. restroom facility with outdoor interpretative areas. The project will also include rehabilitation of existing parking area, volleyball courts and providing new covered picnic area; in addition to erosion control, new drainage facilities as well as relocating existing site utilities are required.

#### Funding and Cost Verification

**This project is within budget.**

\$300,000 Original appropriation

\$300,000 Amount transferred to date: preliminary plans \$300,000.

\$210,000 Amount requested for transfer to working drawings.

#### CEQA

The California Tahoe Conservancy Board approved Preliminary Plans and authorized funds for Working Drawings on September 20, 2002. A Mitigated Negative Declaration was filed with the State Clearinghouse on September 23, 2002 and the waiting period expires on October 24, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	January 2003
Complete construction:	November 2003

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 12**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEUEL VOCATIONAL INSTITUTE, TRACY, SAN JOAQUIN COUNTY**  
Wings L & R, Structural Retrofit

*Authority: Chapter 282/97, Item 1760-301-768 (15)  
Chapter 324/98, Item 1760-301-768 (13)  
Chapter 52/00, Item 1760-301-768 (3)*

- a. **Approve augmentation** **\$191,000**  
**(9.0 percent of construction phase)**  
**(8.1 percent of total appropriation)**  
**(17.9 percent cumulative augmentation)**

**APPROVED.**

**CONSENT ITEM**

**STAFF ANALYSIS – 12**

Department of General Services  
Deuel Vocational Institute, Tracy, San Joaquin County  
Wings L & R, Structural Retrofit

Action Requested

**The requested action will approve an augmentation for this project.**

Scope Description

**This project is within scope.** The project consists of a "Structural Only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. The proposed retrofit of Wing L includes adding a shearwall in the eastern part of the wing from the foundation to the roof, and attaching structural steel ties to the concrete walls between the piles in the crawl space. The retrofit of Wing R includes adding concrete shearwalls in the kitchen preparation area and upsizing the roof framing members to increase the diaphragm capacity of the roof structure. Construction is 62% complete and projected to finish in November 2002.

Funding and Project Cost Verification

**This project is not within cost.** During construction, unforeseen existing conditions and unanticipated costs due to vandalism by inmates depleted the contingency fund. Additional funds for full time inspection, project management, guarding and special consultant (hazmat) were required. An augmentation to the construction fund of \$202,000 was approved June 28, 2002. The Contractor is still approximately four and a half months behind schedule. An additional augmentation of \$191,000 is needed to provide funding for proposed change orders (\$97,000), staff costs for state construction inspection/supervision (\$48,000), guarding costs (\$30,000), and state project management (\$16,000). The Contractor is expected to complete the project

by November 2002. A 20-day letter was sent to the Legislature on September 19, 2002 without comment.

\$2,765,000 total estimated project cost

\$2,342,000 project costs previously allocated: preliminary plans (\$57,000); working drawings (\$153,000); and construction \$2,132,000 (\$1,536,000 contract, \$101,000 contingency, \$316,000 A & E, and \$179,000 agency retained items) at CCCI 3909

\$30,000 previous augmentation working drawing phase

\$202,000 previous augmentation for construction

\$191,000 requested augmentation

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 1998, and the waiting period expired June 8, 1998.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2002

**Staff Recommendation: Approve augmentation.**

## CONSENT ITEM

### CONSENT ITEM – 13

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF MOTOR VEHICLES (2740)**  
**SAN YSIDRO FIELD OFFICE RELOCATION, SAN DIEGO COUNTY**  
DMV Project Number 113, DGS Parcel Number 10004

*Authority: Chapter 106/01, Item 2740-301-0044(4)*  
*Chapter 379/02, Item 2740-301-0044(3)*

a. **Authorize acquisition consistent with the staff analysis**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 13

Department of General Services  
Department of Motor Vehicles  
San Ysidro Field Office Relocation

Action requested

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

Scope Description

**This project is within scope.** The project provides for acquisition of land and the construction of a replacement facility for the San Ysidro Field Office. The acquisition phase of the project includes acquiring fee simple interest in a vacant parcel of approximately 3.39 acres. The area to be acquired is unimproved.

Funding and Cost Verification

**This project is within cost.** Chapter 106, Budget Act of 2001, Item 2740-301-0044(4) provides \$3,171,000 for acquisition, and Chapter 379, Budget Act of 2002, Item 2740-301-0044(3) provides \$743,000 for preliminary plans and working drawings. There are sufficient funds remaining in the account to pay the total acquisition costs. The property can be acquired with the funds available and in accordance with Legislative intent.

\$9,779,000 total project costs

\$3,914,000 project costs previously allocated: acquisition \$3,171,000, preliminary plans \$351,000, and working drawings \$392,000

\$5,865,000 project costs to be allocated: construction \$5,865,000(\$4,775,000 contract, \$239,000 contingency, \$851,000 project administration)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 10, 2002, and the waiting period expired on October 10, 2002.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is late October, 2002.

### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on February 27, 2002, of the proposed site for the DMV San Ysidro Field Office. No due diligence issues were noted that would prevent the site acquisition. The property is bounded by Otay Mesa Road on the south and Business Center Court on the north and is clean of debris. ESS staff reviewed a Preliminary Site Assessment, Phase 1, which concluded the property does not contain known hazards that could be revealed by site inspection, record research, or consultation with regulatory agencies.

### Other:

- This project was approved for site selection by the State Public Works Board on March 8, 2002.
- The site meets the requirements of the Department of Motor Vehicles.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the 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 acquisition consistent with the staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 14

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA TECHNOLOGY, TRADE & COMMERCE AGENCY (2920)  
6511 RAYMOND STREET, OAKLAND, COUNTY OF ALAMEDA  
Surplus Parcel Number SSL 618

*Authority: Chapter 610/01, Section 7*

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

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 14

Department of General Services  
California Technology, Trade & Commerce Agency  
6511 Raymond Street, Oakland

#### 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 610, Statutes of 2001, the Director of the Department of General Services (DGS) with the approval of the State Public Works Board may sell, exchange, or lease, for current market value or for any lesser consideration authorized by law and upon those terms and conditions and subject to those reservations and exceptions as the Director DGS determines are in the best interest of the state, all or any part of the single family residence located at 6511 Raymond Street, Oakland, Alameda County (the "Property"). The heirs of the previous owner of the Property shall have the first right of refusal to purchase the Property at fair market value.

#### Funding and Cost Verification

**This project is within cost.** Chapter 610, Statutes of 2001, section 17, provides for the disposition of the parcel. The legislation provides that DGS shall be reimbursed for any costs or expenses incurred in the disposition of parcels described in the act. The costs associated with the sale of the Property are administrative staff costs, and no further costs have been identified with the approval of this sale. The net proceeds of any moneys received from the disposition of parcels described in the act shall be deposited in the General Fund and be available for appropriation in accordance with Section 15863 of the Government Code.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

#### Other:

- Pursuant to Chapter 610, Statutes of 2001, section 7(b), the Property was offered to the heirs of the previous Property owner.
- One heir exercised the right to purchase the Property at fair market value as determined by a DGS approved appraisal. All other heirs have waived their rights.
- The State shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry.

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

## CONSENT ITEM

### CONSENT ITEM – 15

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
SHASTA FOREST FIRE STATION, SHASTA COUNTY  
Project Number 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

**PULLED.**

## CONSENT ITEM

### STAFF ANALYSIS – 15

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.

On December 14, 2001, the State Public Works Board (PWB) authorized acquisition of this property through the acceptance of a gift. Subsequently, BLM provided a Patent for conveyance of the property for fire station purposes pursuant to the Recreation and Public Purposes Act of June 14, 1926, as amended and supplemented (43 U.S.C. 869, et. seq.). The Act authorizes the sale or lease of public lands for recreational or public purposes to State and local governments and to qualified non-profit organizations. Examples of typical uses under the Act are historic monument sites, campgrounds, schools, fire stations, law enforcement facilities, municipal facilities, landfills, hospitals, parks, and fairgrounds.

Terms and Conditions

Pursuant to the Recreation and Public Purposes Act, the Patent to convey the property contains the following terms and conditions: 1). indemnification for BLM against any claims resulting from any past, present or future use of the property by the State of California, 2). reversionary

language in the event the patentee transfers control or title without BLM approval, uses the property for purposes other than those under which the property was conveyed, ceases to use the property for the intended purpose for a five year period, or has failed to follow the approved development or management plan, 3). reservation to BLM of rights to construct ditches and canals and all minerals with surface right of entry. Although all minerals with surface entry rights are reserved to the U.S. in the Patent, the Secretary of the Interior has not issued regulations to allow mining activity on Recreation and Public Purposes land. In the future, to remove these restrictions, the property must be acquired under a purchase Patent.

#### 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 October 2002.

#### Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) staff 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 ITEM

### CONSENT ITEM – 16

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
COLONEL ALLENSWORTH STATE HISTORIC PARK, TULARE COUNTY  
DPR Parcel Number A39401, DGS Parcel Number 10133

Authority: Chapter 52/00, Item 3790-301-0005(9)

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

## CONSENT ITEM

### STAFF ANALYSIS – 16

Department of General Services  
Department of Parks and Recreation  
Colonel Allensworth State Historic 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 the funding for the purchase of additions to existing units of the State Park System consistent with the objectives of the 2000 Bond Fund Opportunity Purchase Acquisition Program without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 702.26 acres to be acquired.

#### Funding and Cost Verification

**This project is within cost.** Chapter 52/00, Item 3790-301-0005(9) provides \$5,000,000 for this acquisition program and there is sufficient balance remaining in the account to pay the total costs outlined below. The property can be acquired with the remaining funds available and in accordance with Legislative intent.

\$1,117,000 total estimated project costs

\$0 project costs previously allocated

\$1,117,000 project costs to be allocated: \$1,115,000 acquisition and approximately \$2,000 in overhead costs

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 30, 2002, and the waiting period expires on October 4, 2002.

## Project Schedule

### **The project schedule is as follows:**

The anticipated close of escrow is October of 2002.

## Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on September 20, 2002, of the Colonel Allensworth State Historic Park expansion in Tulare County. ESS staff noted no due diligence issues that would prevent the site acquisition due to the following: (1) the property has not been utilized for the last two years; (2) the site has a long history of agricultural use, e.g., irrigated field crops including alfalfa, wheat, barley and cotton; (3) the improvements on the property include 3 wells and pumps, perimeter fencing, and one set of power lines on the Hwy 43 side of the property; (4) some scattered trash (e.g., paper, cans, etc.) exists on the property; and (5) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made that would raise a concern for migration of hazardous materials. Based upon these findings, a Phase I Environmental Site Assessment is not recommended.

## 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 clear title to the State.
- Third parties have reserved a total of 37.5% of the mineral, oil and gas rights. The state will have a controlling 62.5% interest. This is not an active area for mineral extraction.
- The property has remained fallow for the past several years. Easements along the easterly property boundary for roads, railroads and an oil pipeline will not negatively impact the DPR's intended use of the property as habitat mitigation and a campground.
- The property is vacant with three operational water wells. These wells will not initially be put into service.
- All operating costs associated with this acquisition will be absorbed within DPR's existing support budget.

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

## CONSENT ITEM

### CONSENT ITEM – 17

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
WILDWOOD CANYON-BIRMINGHAM PROPERTY  
WILDWOOD STATE PARK, SAN BERNARDINO COUNTY  
DPR Parcel Number A37301, DGS Parcel Number 10136

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

a. **Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 17

Department of General Services  
Department of Parks and Recreation  
Wildwood Canyon-Birmingham Property

#### Action requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding for the purchase of interests in desirable habitat parcels statewide without specifying particular parcels. This request will authorize site selection for the purchase of approximately 655 acres in the County of San Bernardino.

#### Funding and Cost Verification

**This project is within cost.** The Legislature appropriated \$35,000,000 for this program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property interest can be acquired with the funds available and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 20, 2002, and the waiting period will expire on October 26, 2002.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

### Condition of Property

Staff of the RESD Environmental Services Section conducted a site visit to the Birmingham property on September 23, 2002, located in Yucaipa, CA. Staff also reviewed a Preliminary Site Assessment (PSA) Phase I, prepared for this property. ESS staff believe the PSA Phase I was professionally prepared to the standards for due diligence assessments. The PSA I found the subject property was not listed on regulatory databases as a site with violations, tanks, or other recognized environmental conditions. Based on the age of the structures on the Birmingham property, asbestos and lead based paint surveys were recommended prior to any remodeling. No potential problems with hazardous were observed during the site visit and the property is compatible with the proposed future use.

### Other:

- The purchase price shall 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 will be acquiring fee title and an access easement.
- DPR estimates support costs are \$1,339,000 for personal services, operating expenses and equipment. Estimated staffing of 5 positions. One time costs are estimated at \$665,000. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR has stated that it does not have the resources to address the costs of full public access. Although an augmentation request would be evaluated through the normal budget process, Department of Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. Until additional funding is provided, DPR will restrict authorized controlled access to only special events and other permitted activities on the property and will absorb the cost of this limited controlled access.
- This property has a single improvement which is a small three bedroom house consisting of 1,750± sq. ft., that is approximately 50 years in age. Overall the house is in a fair condition and meets the minimum standard for being decent, safe and sanitary. DPR plans on using the house for staffing and operational purposes when the tenant(s) vacate the property.
- This acquisition includes relocation benefits, pursuant to the Relocation Assistance Plan (RAP), for the property caretaker and his family. DGS has completed the RAP entitlement analysis in the amount of \$50,610.00 for housing and \$2,650.00 for moving costs. The caretaker desires to waive relocation benefits in return for the right to remain in the house on the subject property for a period not to exceed two years. During this two-year period the current owner will construct a new caretaker residence on his adjacent property.

**Staff Recommendation:      Authorize site selection.**

**CONSENT ITEM**

**CONSENT ITEM – 18**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
FOLSOM LAKE STATE RECREATION AREA, SACRAMENTO COUNTY**  
DPR Parcel Numbers A31801 & A31804, DGS Parcel Number 10115

*Authority: Chapter 52/00, Item 3790-301-0005(18)*

**a. Authorize acquisition consistent with the staff analysis**

**APPROVED.**

**CONSENT ITEM**

**STAFF ANALYSIS – 18**

Department of General Services  
Department of Parks and Recreation  
Folsom Lake State Recreation Area

Action requested

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

Scope Description

**This project is within scope.** The Legislature approved funding for the acquisition of two high priority land additions totaling approximately 115 acres located near Folsom Lake. A more detailed measurement indicates that the parcels contemplated as part of the original scope total approximately 118 acres. The first of the two additions totaled approximately 86.3 acres and was acquired in November of 2000. The second addition consists of four parcels which total of approximately 31.44 acres. This request will authorize acquisition of two parcels (approximately 30.34 acres) that are part of the second addition. The two additional parcels that complete the scope of the project are adjacent to this acquisition and will be acquired at a later date. The two parcels associated with this request are some of the last remaining vacant parcels located adjacent to the west side of the Lake Natoma State Recreational Area.

Funding and Cost Verification

**This project is within cost.** Chapter 52/00, 3790-301-0005(18) provides \$4,000,000 for this acquisition in fee simple interest and associated overhead for the real property. In addition, an augmentation of \$545,000 was approved for this project at the July 12, 2002 PWB meeting. In total, the project is expected to cost \$4,545,000. The following cost information focuses on just the purchase of the two parcels associated with this request.

\$1,035,000	total project costs for this phase
\$6,500	project costs previously allocated (DGS staff costs)
\$1,028,500	project costs to be allocated: \$1,025,000 acquisition and approximately \$3,500 in overhead costs

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2002, and the waiting period expired on March 7, 2002.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is in November of 2002.

### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff, conducted a site visit on June 13, 2002, of the Snipes-Pershing Ravine properties. No due diligence issues were noted that would prevent acquisition. The property includes open space for recreation, native plant habitat and public trails. ESS staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped and contains vernal pools, creeks, grasses and oak woodland; (2) the property is adjacent to the Folsom State Recreation Area (SRA); (3) there are no surface/subsurface improvements on the property that would require inspection; (4) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, (5) properties adjacent to the site are residential and do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

### Other:

- The State Public Works Board (PWB) approved this project for site selection on July 12, 2002.
- The purchase price shall not exceed the estimated fair market value as determined by a 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 clear title to the State.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR's originally estimated annual costs of \$53,700 and 1.5 PY (as well as a one-time cost of \$25,000) to acquire this addition and the second addition in the Folsom Lake SRA vicinity. In November 2000 the PWB approved another acquisitions and the Agenda for this item reiterated the original operation cost estimates for both parcels. DPR now indicates that these two estimates may have underestimated the one time costs. Once DPR completes an assessment of the immediate management needs of both properties, DPR estimates that the one time support costs will range between \$25,000, as originally estimated, up to \$100,000 to preserve and protect the natural resources on the properties including the vernal pool, longhorn elderberry beetle, drainage problems, erosion problems, and protection of a creek that runs through a portion of the properties. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR may not have the resources to address these costs. Although an augmentation request would be evaluated through the normal budget process, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 19

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**MILITARY DEPARTMENT (8940)**  
**LANCASTER MILITARY ARMORY, LOS ANGELES COUNTY**  
MIL Project Number 016, DGS Parcel Number 10099

*Authority: Chapter 379/02, Item 8940-301-0604*

**a. Authorize site selection**  
**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 19

Department of General Services  
Military Department  
Lancaster Military Armory

Action requested

**The requested action will authorize site selection for this project.**

Scope Description

**This project is within scope.** The project provides acquisition of the fee simple interest in approximately 28.45 acres of land for the construction of a new armory in Lancaster. The new armory will house two military units and supports the Military Department's Strategic Plan to improve and modernize armories. The property identified for acquisition is located south of the Fox Field Airport at the southeast corner of Avenue F-8 and the proposed 45<sup>th</sup> Street West extension in the City of Lancaster in Los Angeles County.

Funding and Cost Verification

**This project is within cost.** Item 8940-301-0604, Budget Act of 2002, authorizes \$750,000 for acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on July 19, 2002, of the Lancaster site located at the northeast corner of 50th Street West and Avenue G. No due diligence issues were noted that would prevent the site acquisition. ESS staff also reviewed a formal Preliminary Site Assessment, Phase I, completed July 8, 1998. The Phase I concludes that it is highly unlikely that any environmental impairment exists on the subject property from off-site contamination from the adjacent properties. No

hazardous wastes or uncontained hazardous materials were found on site or as a result of the Phase I assessment. ESS staff noted the following findings: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, 4) properties adjacent to the site remain undeveloped and do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The proposed site meets the location requirements of the Military Department.
- 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 approved appraisal.
- There is no implied dedication involved with this project.

**Staff Recommendation:     Authorize site selection.**

**CONSENT ITEM**

**CONSENT ITEM – 20**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**BUCKHORN FOREST FIRE STATION, SHASTA COUNTY**  
Replace Apparatus Building

*Authority: Chapter 106/01, Item 3540-301-0001 (14)*  
*Chapter 379/02, Item 3540-301-0660 (8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 20

Department of Forestry and Fire Protection  
Buckhorn Forest Fire Station,  
Replace Apparatus Building

#### Action requested

**The requested action will approve preliminary plans for this project**

#### Scope Description

**This project is within scope.** The approved project authorizes the construction of a new 2-bay 1,697 sf apparatus building, a 150 sf flammable storage building and a 200 sf pump house. The project includes all site work, paving, landscaping, utilities, asbestos and lead removal, appurtenances, and demolition of existing apparatus building.

#### Funding and Cost Verification

**This project is within cost.**

\$1,413,000 total estimated project costs

\$270,000 project costs previously allocated: acquisition \$200,000 and preliminary plans \$70,000.

\$1,143,000 project costs to be allocated: working drawings \$102,000, construction \$1,041,000 (\$829,000 contract, \$41,000 contingency and \$171,000 A&E/Other).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 11, 2001 and the waiting period expired on May 10, 2001.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: August 2003  
Complete construction: January 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 21

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**UKIAH FOREST FIRE STATION, MENDOCINO COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001 (1)*  
*Chapter 379/02, Item 3540-301-0660(1)*

a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 21

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

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a two-engine station with a Battalion Chief compliment. The following buildings are included: a standard 2,944 square foot 12-bed barracks/ mess hall building; a 1,999 square foot 3-bay apparatus building; a 1985 square foot double bay dozer shed; an 1,800 square foot office and telecommunications shop; and a 100 square foot flammable storage building. This project also includes site work, utilities, paving, and all necessary appurtenances. Demolition of the existing facility is also included.

#### Funding and Cost Verification

**This project is within cost.**

\$3,211,000 total estimated project costs

\$140,000 project costs previously allocated: preliminary plans \$140,000

\$3,071,000 project costs to be allocated: working drawings \$175,000; construction \$2,896,000 (\$2,437,000 contract, \$122,000 contingency, \$337,000 A&E)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 27, 1999 and the waiting period expired on January 27, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: July 2003

Complete construction: December 2004

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 22

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**USONA FOREST FIRE STATION, MARIPOSA COUNTY**  
Replace Facility

*Authority: Chapter 50/99, Item 3540-301-0001 (36)*  
*Chapter 379/02, Item 3540-301-0660 (17)*

a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 22

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

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The approved project scope authorizes construction of a standard one-engine station. The new station consists of the following buildings: a standard 2,330 square foot wood-framed living quarters building (8 beds); a wood framed 1,697 square foot apparatus building (1 office, 2 bays); a 300 square foot storage building (2-pump, a 1000 gallon split fuel tank); site work; utilities; paving and all appurtenances. Demolition of the existing facility is also included.

#### Funding and Cost Verification

**This project is within cost.**

\$1,925,000 total estimated project costs

\$105,000 project costs previously allocated: preliminary plans \$105,000

\$1,820,000 project costs to be allocated: working drawings \$132,000 and construction \$1,688,000. (\$1,380,000 contract, \$69,000 contingency, \$239,000 A&E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 27, 2000, and the waiting period expired on August 27, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: May 2003

Complete construction: December 2004

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 23**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ENCINOS STATE HISTORIC PARK, LOS ANGELES COUNTY**  
De La Ossa Adobe House Museum

*Authority: Chapter 106/01, Item 3790-301-0005(18)*  
*Chapter 379/02, Item 3790-301-0005(16)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 23

Department of Parks and Recreation  
Los Encinos State Historic Park, Los Angeles County  
De La Ossa Adobe House Museum

#### Action requested

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

#### Scope Description

**This project is within scope.** This project will update and implement interpretive and furnishings plans for the De La Ossa Adobe House Museum at Los Encinos SHP. It will provide for the design and construction/installation of exhibits and historic furnishings and make the necessary final improvements to the interior of the adobe to once again serve as a house museum.

#### Funding and Cost Verification

**This project is within cost.**

\$1,225,000 total authorized project cost

\$1,154,000 total estimated project costs

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

\$1,091,000 project costs to be allocated: working drawings \$104,000, construction \$975,000 (\$801,000 contract, \$56,000 contingency, \$41,000 A&E costs \$77,000 agency retained items), and equipment \$12,000 at CCCI 4019

\$71,000 estimated savings (preliminary plans)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 4, 2002, and the waiting period expired on October 9, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: April 2003

Complete construction: May 2004

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

**CONSENT ITEM**

**CONSENT ITEM – 24**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
SAN BUENAVENTURA STATE BEACH, VENTURA COUNTY  
Improvements**

*Authority: Chapter 52/00, Item 3790-302-0005 (13)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 24

Department of Parks and Recreation  
San Buenaventura State Beach, Ventura County  
Improvements

#### 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 was added to the 2000 Budget Act by the Legislature with no defined scope. The project will renovate and improve facilities at San Buenaventura State Beach to accommodate current use patterns and to meet the needs of the changing demographics of southern California. The work will focus on improving the pedestrian and vehicular circulation and parking areas, renovating and expanding day-use picnic areas to accommodate various sized groups, improving the aesthetics and functionality of the San Pedro Street entrance, and removal of facilities from the dune habitat including replacement of a restroom.

#### Funding and Cost Verification

**This project is within cost.**

\$2,000,000 total estimated project costs

\$364,000 project costs previously allocated: studies \$277,000, preliminary plans \$87,000

\$1,636,000 project costs to be allocated: working drawings \$207,000, construction \$1,429,000 (\$1,220,000 contract, \$85,000 contingency, \$121,000 A&E costs \$3,000 agency retained items) at CCCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 10, 2002 and the waiting period expired on October 10, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2002

Complete construction: July 2003

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

**CONSENT ITEM**

**CONSENT ITEM – 25**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**SILVERWOOD LAKE STATE RECREATION AREA, SAN BERNADINO COUNTY**  
Campground and Day Use Improvements

*Authority: Chapter 106/01, Item 3790-301-0005 (19)*  
*Chapter 379/02, Item 3790-301-0005(19)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 25

Department of Parks and Recreation  
Silverwood Lake State Recreation Area, San Bernardino County  
Campground and Day Use Improvements

#### Action requested

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

#### Scope Description

**This project is within scope.** This project will improve day use and campground facilities at Silverwood Lake SRA to provide opportunities for increased public use and to satisfy unmet recreational needs in the park. Improvements at the Cleghorn day use area include new group picnic ramadas with large barbecues, re-paved walkways, additional parking spaces, a handicapped-accessible restroom addition and an expanded beach area. A new pump will provide lake water for irrigation system use. In the New Mesa campground area, a new Nature Center will replace an existing temporary structure, and full RV utility hookups will be provided. New turf in the Saw Pit day use area will allow increased use of this existing degraded and underutilized facility.

#### Funding and Cost Verification

**This project is within cost.**

\$2,743,000 total authorized project cost

\$2,736,000 total estimated project costs

\$189,000 project costs previously allocated: preliminary plans \$189,000

\$2,547,000 project costs to be allocated: working drawings \$186,000, construction \$2,361,000 (\$1,937,000 contract, \$97,000 contingency, \$297,000 A&E costs \$30,000 agency retained items), at CCCI 4019

\$7,000 estimated savings (preliminary plans)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2002 and the waiting period expired on October 4, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	June 2003
Complete construction:	October 2004

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

## CONSENT ITEM

### CONSENT ITEM – 26

**DEPARTMENT OF MENTAL HEALTH (4440)**  
**PATTON STATE HOSPITAL, SAN BERNARDINO COUNTY**  
EB Building, Fire/Life Safety and Environmental Improvements

*Authority: Chapter 50/99, Item 4440-301-0660(2)*

a. **Recognize scope change**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 26

Patton State Hospital: EB Building  
Fire/Life Safety and Environmental Improvements

Action Requested

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

Scope Description

**The project is not within scope.** The Legislature appropriated \$7.8 million Lease Revenue Bonds for construction to provide fire and life safety improvements (F&LSI) for the EB Building, Patton State Hospital to maintain accreditation. These improvements include limited F&LSI throughout the building, several small areas of renovation, elevator renovation, re-roof and miscellaneous mechanical and electrical improvements. The project was divided into three phases to allow for continuous occupancy of the facility. The contractor's lack of performance led to the issuance of a termination notice for the project. This termination has resulted in significant delays and increased costs.

Federal tax laws require bonds to be sold within three years of commencing construction. Generally, it is preferred that the project be near completion of construction prior to selling the bonds. Because of the construction delays there is insufficient time to complete the project within the three-year requirement. In addition, because of cost increases as a result of the delays, there is insufficient appropriation authority to complete the project within existing budget authority. In order to comply with the tax requirements and complete sufficient construction to sell the bonds, delaying two phases is proposed. Total costs to complete the first phase are estimated to be \$6.0 million and will result in a reversion of approximately \$1.8 million. Funding for the other phases will be proposed in subsequent years.

Funding and Project Cost Verification

**This project is not within cost.** The cost to complete Phase I will be provided with the remaining funds from the original contractor's bid. Remaining funds will be reverted.

\$6,565,596 total estimated project cost

\$597,000 project costs previously allocated: preliminary plans \$179,000, working drawings \$418,000

\$5,968,596 construction (\$4,544,089 construction, \$ 511,951 contingency, \$257,951 A&E costs, \$ 654,605 other project costs)

\$1,815,404 reversion

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 6, 1997, and the period expired on December 7, 1997.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2002

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM – 27

**DEPARTMENT OF CORRECTIONS (5240)**  
**DEUEL VOCATIONAL INSTITUTION, TRACY, SAN JOAQUIN COUNTY**  
Infirmary Heating, Ventilation, and Air-Conditioning

*Authority: Chapter 106/01, Item 5240-301-0001(7)*  
*Chapter 379/02, Item 5240-301-0001(3)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 27

Department of Corrections  
Deuel Vocational Institution, Tracy, San Joaquin County  
Infirmery Heating, Ventilation and Air-Conditioning

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project includes installation of a new heating and air conditioning system within the existing two-story infirmery. Work includes a new return air duct, reworking of existing air supply duct, installation of new mechanical equipment controls, and electrical modifications as required to support the new system. A canopy enclosure will be constructed to protect and conceal the exterior ducting. The existing mechanical equipment will be removed.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,239,000 total estimated project costs

\$69,000 project costs previously allocated: preliminary plans \$69,000

\$1,170,000 project costs to be allocated: working drawings \$90,000; construction \$1,080,000 (contract \$792,000; contingency \$55,000; project administration \$138,000; and agency-retained \$95,000)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 11, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings	June 2003
Complete construction	May 2004

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

**CONSENT ITEM**

**CONSENT ITEM – 28**

**UNIVERSITY OF CALIFORNIA (6440)**  
**IRVINE CAMPUS, ORANGE COUNTY**  
Rowland Hall Seismic Improvements

*Authority: Chapter 106/01, Item 6440-301-0574 (26)*

- a. **Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 28

University of California, Irvine  
Rowland Hall Seismic Improvements

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Rowland Hall Seismic Improvements project will correct seismic deficiencies by upgrading the lateral load-resisting structural system of the building to a seismic performance rating of "Good". The project consists of construction of a system of concrete moment frame buttresses to strengthen the exterior east and west ends of Rowland Hall with very little disruption to any interior building systems or laboratories. The scheme results in an addition of approximately 55,000 overall gross square feet of new building floor area, which will be fitted out to provide new academic space for the School of Physical Sciences.

#### Funding and Cost Verification

**This project is within cost.**

\$17,724,000 total estimated project costs.

\$1,549,000 project costs previously allocated: preliminary plans \$546,000 (State funds), \$209,000 (campus funds); working drawings \$574,000 (State funds), \$220,000 (campus funds).

\$16,175,000 project costs to be allocated: construction \$16,175,000 (State funds).

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Complete construction: July 2004

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 29**

**UNIVERSITY OF CALIFORNIA (6440)**  
**LOS ANGELES, LOS ANGELES COUNTY**  
200 Medical Plaza Building Renovation, Phase 1

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

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 29

University of California, Los Angeles  
200 Medical Plaza Building Renovation, Phase 1

#### Action requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The 200 Medical Plaza Building Renovation project will renovate approximately 23,770 assignable square feet of the 200 Medical Plaza Building to accommodate selected patient care services from the Center for Health Sciences (CHS) that will not be moved to the new Westwood Replacement Hospital. Phase 1 would be the first phase of renovations to accommodate CHS units that must be in close proximity to the Westwood Replacement Hospital: the Cobalt Therapy Unit, the Nuclear Medicine Department and the Clark Center Urological Procedure Unit.

#### Funding and Cost Verification

**This project is within cost.** There is no increase in the state-funded portion of this project. Although the estimated cost of this project is \$1,503,000 above the available/budgeted funds, the University will provide \$1,503,000, if needed. Because the additional costs are being funded by the University, there is no increase in state funding for this project.

\$13,763,000 total estimated project costs

\$405,000 project costs previously allocated: preliminary plans (\$405,000)

\$13,358,000 project costs to be allocated: working drawings (\$552,000), and construction (\$9,043,000) from State funds; construction (\$2,260,000) from hospital reserves, and (\$1,503,000) campus funds, if needed.

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Complete construction: December 2004

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM**

**CONSENT ITEM – 30**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT,  
MENDOCINO COLLEGE, MENDOCINO COUNTY**  
Science Building

*Authority: Chapter 33/01, Item 6870-801-0660 (J)*

- a. **Approve augmentation** **\$942,000**  
**(12.5 percent of total appropriation)**

**APPROVED.**

**CONSENT ITEM**

**STAFF ANALYSIS – 30**

California Community Colleges  
Mendocino-Lake Community College District, Mendocino College, Ukiah, Mendocino County  
Science Building

Action Requested

**The requested action will approve an augmentation for this project.**

Scope Description

**The project is within scope.** The authorized project constructs a 13,000 asf science building, which includes 9,600 asf laboratory, 2,200 asf office, 400 asf storage, and 800 asf library space.

Funding and Project Cost Verification

**The project is not within cost.** At the May 2001 SPWB meeting a recognized anticipated deficit (RAD) was approved for a \$772,000 (11.6%) increase to the construction appropriation to increase the project size and future costs. The increase in space provided for storage, fume hoods, sink areas, and larger worktables necessary to meet the increasing use of technology and address issues of access and fire/life safety. A 20-day letter was sent to the Legislature on April 20, 2001 requesting a scope change and cost increase for this project, and after discussion with the Legislative Analyst’s Office, agreement was reached to allow the project to move forward. On August 21, 2002 the District opened bids and project costs have increased an additional \$170,000 above the recognized increase for a total increase of \$942,000 (12.5% of total costs) primarily due to the factors cited in the prior Legislative notification letter. The District has considered re-bidding the project, but re-bidding projects of this size and nature has proven to be ineffective for this geographic area. A 20-day letter was sent to the Legislature on September 16, 2002, without comment.

\$8,475,000 total estimated project costs

\$510,000 state funding previously allocated: preliminary plans \$243,000 and working

drawings, \$267,000

\$7,023,000 state funding to be allocated: construction \$6,349,000 (\$5,684,000 contracts, \$284,000 contingency, \$114,000 construction management, \$91,000 administration, \$176,000 testing and inspection) at CCCI 4019 and Equipment \$674,000 at EPI 2564.

\$942,000 project costs to recognize: construction \$942,000 augmentation (\$875,000 contracts, \$44,000 contingency, \$14,000 administration, and \$9,000 testing)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 6, 2001 and the waiting period expired on April 11, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: February 2004

**Staff Recommendation: Approve augmentation.**

**ACTION ITEM**

**ACTION ITEM – 31**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
OCEANO DUNES SVRA – PIER AVENUE LOTS PROJECT**

*Authority: Chapter 106/01, Item 3790-301-0263 (2)  
Chapter 379/02, Item 3790-301-0263 (2)*

- a. **Approve project termination**
- b. **Approve reversion** **\$1,250,000**

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS – 31

Department of Parks and Recreation  
Oceano Dunes SVRA, San Luis Obispo County  
Pier Avenue Lots Project

#### Action requested

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

#### Scope Description

**This project is not within scope.** As budgeted, this project would acquire four parcels of land located at the end of Pier Avenue in the San Luis Obispo County community of Oceano as an addition to the Oceano Dunes State Vehicular Recreation Area and would allow for the development of preliminary plans for future construction on the newly acquired parcels. The project is being terminated because the current owners are unwilling to sell these parcels to the State. The requested action will allow for project termination and for the reversion of the budgeted funds to the Off-Highway Vehicle Trust Fund in accordance with Section 16351.5 of the Government Code. A 20-day letter was sent to the Legislature on September 16, 2002, without comment.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3790-301-0263 (2) provides \$1,200,000 for this acquisition and Chapter 379/02, Item 3790-301-0263 (2) provides \$50,000 for preliminary plans for this project. The project is being terminated due to unwilling seller. The savings associated with this termination is \$1,250,000.

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

**ACTION ITEM**

**ACTION ITEM – 32**

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)**  
**PORTERVILLE DEVELOPMENT CENTER, TULARE COUNTY**  
Porterville: Air Condition Main Kitchen - Construction

*Authority: Chapter 50/99, Item 4300-301-0001 (2)*  
*Chapter 52/00, Item 4300-491-0001 (2b)*

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

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS – 32

Department Of Developmental Services  
Porterville Developmental Center, Tulare County  
Porterville Air Condition Main Kitchen

#### Action Requested

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

#### Scope Description

**This project is not within scope.** The project provides for the replacement of the existing kitchen evaporative cooling system with a new indirect evaporative cooling section and add cooling and/or ventilation to store rooms, offices, vegetable preparation area, and scullery. A 20-day letter was sent to the Legislature on September 19, 2002, without comment.

#### Funding and Project Cost Verification

**This project is not within cost.** This project was bid July 10, 2001 and was over budget by 33%. The project was redesigned for all possible cost savings and was re-bid February 26, 2002, but was still over budget by 26%. Therefore, the Department of Developmental Services requests the termination of the project and the reversion of \$1,000,000 General Fund.

\$1,144,000 total estimated project cost

\$144,000 project costs previously allocated: preliminary plans and working drawings

\$1,000,000 requested reversion – construction appropriation

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 30, 2000, and the waiting period expired on June 29, 2000.

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

## **ACTION ITEM**

### **ITEM - 2**

Moved from the Other Business Calendar.

**Approve the 2002 State Public Works Board Financial Statements.**

- a. New Prison Construction Revenue Fund**
- b. Public Buildings Construction Fund**
- c. High Technology Education Revenue Bond Fund**

**APPROVED.**

## **OTHER BUSINESS**

1. **Approve the 2003 State Public Works Board Calendar.**

**APPROVED.**

2. **Approve the 2002 State Public Works Board Financial Statements.**
  - a. **New Prison Construction Revenue Fund**
  - b. **Public Buildings Construction Fund**
  - c. **High Technology Education Revenue Bond Fund**

**Moved to the Action Calendar.**

## **REPORTABLES**

Respectfully Approved,

JAMES E. TILTON  
Administrative Secretary