



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD
June 14, 2002

MINUTES

PRESENT:

Mr. Robert Miyashiro, 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:

James Tilton, Administrative Secretary, State Public Works Board, Department of Finance
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Brian Dewey, Budget Analyst, Department of Finance
Nathan Brady, Budget Analyst, Department of Finance
Bryan Cash, Budget Analyst, Department of Finance
Genevieve Frederick, Budget Analyst, Department of Finance

OTHERS PRESENT:

CALL TO ORDER AND ROLL CALL:

Mr. Miyashiro, Chairperson, Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

BOND ISSUES:

Mr. Tilton reported that there were five bond items.

Item #1, Department of Justice Redding Replacement Laboratory. 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 Item #1.

Bond Item #1 was adopted by a 5-0 vote.

Item #2, Department of Justice, Santa Rosa Replacement Laboratory. 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 #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #3, Department of Forestry and Fire Protection, Antelope Forest Fire Station, Replace Barracks/Messhall. This item will authorize the sale of lease revenue bonds and authorize interim financing. The resolution has been modified to approve a site lease versus a transfer agreement.

A motion was made by Ms. Aronberg, and Seconded by Mr. Garcia to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #4, University of California, Merced Campus, UCSF-Fresno Medical Education and Research Center.

We would note that there is one issue which affects our real estate due diligence regarding a street vacation of an alleyway that is on the site of this project. The City of Fresno's has approved the street vacation, but that approval imposed specified conditions. While we do not believe the conditions affect this project, we have asked the Department of General Services to review the City's resolutions concerning the street vacation conditions to confirm this. Therefore, we are asking that the Board's action authorizing interim financing be contingent upon verification that the street vacation does not materially affect the State's project. There is one additional clarification. The agenda item indicates this project is in Merced. This project is associated with the UC San Francisco Campus and located in Fresno County.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #4.

Bond Item #4 was adopted by a 5-0 vote.

Item #5, University of California, Davis Campus, UC Davis Medical Center Hospital, Tower II, Phase 2 and Tower II, Phase 3. This item will authorize the sale of lease revenue bonds and authorize interim financing.

There is a clarification for this Item. The Board will be approving a Site Lease, rather than an Agreement for Transfer of Control of property. I would also like to point out that the form of the Facility Lease contains a substitution clause to allow UC and the Board to jointly seek an amendment to the Site Lease to substitute a different asset under specified conditions.

A motion was made by Mr. Garcia, and Seconded by Ms. Aronberg to adopt Bond Item #5.

Bond Item #5 was adopted by a 4-0 vote. Mr. Fernandez, State Treasurer's Office abstained from the vote.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #6 through #46. We are pulling Item #7, Department of General Services, Department of Justice, Freedom Replacement Laboratory, to allow more time to finish the paperwork; Item #11, Department of General Services, Department of Parks and Recreation, El Capitan Ranch, to allow staff more time for due

diligence; and Item #17, Department of General Services, Department of Parks and Recreation, Los Angeles River Parkway, Taylor Yard at the request of the Department of General Services.

The **revised consent calendar** covers Item #6, Items #8 through #10, and Items #12 through #16, and Items #18 through #46.

In summary, the revised consent calendar proposes: twenty-two requests to approve preliminary plans, four requests to authorize site selection, eight requests to authorize acquisition, two requests to approve an augmentation, one request to recognize a scope change, one request to approve cost increase within appropriation, and three requests to authorize acquisition of real property through acceptance of a gift.

There are three 20-day letters. Item #6, Department of General Services, Resources Building, Fire, Life, Safety Corrections, approve augmentation. A 20-day letter was sent to the Legislature on May 23, 2002, without comment. Item #29, Department of Health Services, Richmond Phase III Office Building, recognize scope change and approve cost increase within appropriation. A 20-day letter was sent to the Legislature on May 23, 2002, without comment. Item #46, Department of Food and Agriculture, Dorris Agriculture Station, approve augmentation. A 20-day letter was sent to the Legislature on June 6, 2002. Approval of this item is contingent upon the passing of the waiting period.

Staff recommends approval of the **revised consent calendar** Item #6, Items #8 through #10, and Items #12 through #16, and Items #18 through #46.

A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar and to approve Item #6, Items #8 through #10, and Items #12 through #16, and Items #18 through #46.

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

ACTION ITEMS:

Mr. Tilton noted that there were no Action Items.

OTHER BUSINESS:

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

REPORTABLES:

Mr. Tilton indicated there were eleven reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, July 12, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:15 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF JUSTICE (0820)
REDDING REPLACEMENT LABORATORY, SHASTA COUNTY

Authority: Chapter 3/02

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 State Department of Justice represented by the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the State Department of Justice and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the State Department of Justice 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

\$6,240,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of Justice
Redding Replacement Laboratory

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project constructs a 16,799 square foot forensic laboratory. The administrative area consists of office space for a staff of 14 including the following: reception area; records file room; copy and supplies room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors. The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault w/walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank; general exam area; Serology prep; trace evidence rooms (2 ea.) and trace microscopy area; instrument room; clean lab room; vehicle exam w/lift; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

Funding and Project Cost Verification

This project is within cost.

\$7,258,000 total estimated project cost:

\$1,018,000 project costs previously allocated: acquisition \$391,000; preliminary plans \$319,000; working drawings \$308,000.

\$6,240,000 project costs to be allocated: construction \$5,734,000 (consisting of \$5,461,000 contract, \$273,000 contingency, \$337,000 A&E costs, \$169,000 other project costs).

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings	June 2002
Complete construction:	November 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

**DEPARTMENT OF JUSTICE (0820)
SANTA ROSA REPLACEMENT LABORATORY, SONOMA COUNTY**

Authority: Chapter 3/02

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 State Department of Justice and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the State Department of Justice and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the State Department of Justice 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

\$5,470,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of Justice
Santa Rosa Replacement Laboratory

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project constructs a 14,645 square foot forensic laboratory. The administrative area consists of office space for a staff of 10 including the following: reception area; records file room; copy and supplies room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors. The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault w/walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank and firing range; general exam area; Serology prep; PCR amplification; trace evidence rooms (2 ea.) and trace microscopy area; instrument room; clean lab room; vehicle exam w/lift; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

Funding and Project Cost Verification

This project is within cost.

\$6,502,000 total estimated project cost

\$1,032,000 project costs previously allocated: acquisition \$525,000; preliminary plans \$215,000; working drawings \$292,000

\$5,470,000 project costs to be allocated: construction \$5,470,000 (consisting of \$4,762,000 contract, \$238,000 contingency, \$336,000 A&E costs, \$134,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 29, 2000, and the waiting period expired March 31, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: November 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ANTELOPE FOREST FIRE STATION, SAN BENITO COUNTY
Replace Barracks / Messhall

Authority: Chapter 3/02, Third Extraordinary Session, Section 2(b)(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 an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) 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: \$1,390,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

Department of Forestry and Fire Protection
Antelope Forest Fire Station, Replace Barracks/Messhall

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 gas/oil storage building; a 150 sf. generator building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

Funding and Cost Verification

This project is within cost. This project was previously bid on November 13, 2001 and all bids received were in excess of 20 percent of the amount provided. The construction estimate was revised to reflect the bids received and includes costs to update the drawings, re-bid the project and complete due diligence specifically required for bond financing. Chapter 3, Section 2(b)(8), Statutes of 2002, provides \$1,390,000 for the construction phase of this project. It is estimated that the amount available is sufficient to complete the project as legislatively authorized.

\$1,558,000 total estimated project costs

\$168,000 project costs previously allocated: preliminary plans \$84,000 and working drawings \$84,000

\$1,390,000 project costs to be allocated: working drawings \$47,000 and construction \$1,348,000 (\$1,115,000 contract, \$56,000 contingency and \$172,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 2000 and the waiting period expired on April 19, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: November 2003

Staff Recommendation: Adopt resolution

BOND ITEMS

BOND – ITEM 4

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
UCSF - Fresno Medical Education and Research Center

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

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 University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease (Transfer Agreement) between the University of California 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: \$26,000,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

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

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope.

The UCSF-Fresno Medical Education and Research Center project will construct a 53,380 asf facility at the Community Regional Medical Center in Fresno to house UCSF-Fresno programs. The project will provide modern instructional space for medical student, resident and physician education to replace academic teaching space lost due to the scheduled closure of the University

Medical Center (the former County Hospital). The project will also allow the consolidation of UCSF-Fresno programs from several other sites in Fresno.

Funding and Project Cost Verification

\$27,050,000	Total estimated project cost.
\$ 2,740,000	Project costs previously allocated: preliminary plans - \$1,000,000 (State funds), working drawings - \$1,740,000 (State funds, lease revenue bonds).
\$24,310,000	To be allocated: construction - \$21,098,000 (State funds, lease revenue bonds), \$50,000 (campus funds); and equipment - \$3,162,000 (State funds, lease revenue bonds).

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: April 2003

Staff Recommendation: Approve resolution.

Staff Comments:

The Fresno City Council recorded documents on May 24, 2001 that adopted a resolution to vacate certain streets and alley ways in the vicinity of, and on the site of, this project. The vacation Resolution is subject to specified conditions contained in Exhibit B of that Resolution. The street vacation does not appear as an exception on the Preliminary Title Report. Nonetheless, the Board wants confirmation through the real estate due diligence review that the street vacation conditions do not affect the Board's use of the site of this project. Therefore, the Board's action to adopt a resolution authorizing interim financing is contingent upon Department of General Services, Real Estate Services Division (RESD) review of the conditions of the street vacation of streets or alleys that are on the site of this project. Upon receipt of verification by REDS that the street vacation does not materially affect the site, this contingency shall be satisfied.

BOND ITEMS

BOND – ITEM 5

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, YOLO COUNTY
UC DAVIS MEDICAL CENTER HOSPITAL UPGRADE MASTER PLAN
Tower II Phase 2 and Tower II Phase 3

Authority: Section 15820.85 of the Government Code

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 University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the University of California 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:
APPROVED.

\$17,410,000

BOND ITEMS

STAFF ANALYSIS – ITEM 5

University of California
UC Davis Medical Center Hospital Upgrade Master Plan
Tower II Phase 2 and Tower II Phase 3

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The University of California, Davis Medical Center (UC Davis Medical Center) proposed the Hospital Upgrade Master Plan to satisfy the seismic safety requirements for acute care hospital facilities imposed by SB 1953 (Chapter 740/94). The required SB 1953 work includes both renovation and new replacement space and will be divided into five phases as follows: the completion of four Tower II floors, construction of a new Ancillary

Addition, renovation of the East Wing, demolition of the North-South Wing, infrastructure improvements, and other minor related improvements. New space funded by State lease revenue bonds will replace current assignable square feet (asf) lost due to seismic safety requirements, on a one-to-one basis only. The scope and cost of this project was approved at the February 9, 2001 PWB meeting. Bond financing requested in this action will support phases in Tower II and totals \$17,410,000.

Funding and Cost Verification

This project is within cost. The State of California authorized \$600 million of lease revenue bonds in Chapter 71/00 to assist in financing hospital seismic projects. The Davis project has been allocated \$120 million of the \$600 million lease revenue bonds authorized. In addition to the bonds, \$168,100,000 in hospital reserves and donor funds will be provided for a total cost of \$288,100,000. Funding and Cost Verification for the Tower II Phase 2 and Tower II Phase 3 work is as follows:

\$46,829,000	total estimated project cost
\$8,928,000	project costs previously allocated: Preliminary Plans - \$2,857,000 (Hospital Reserves), Working Drawings - \$2,744,000 (Hospital Reserves), Construction - \$3,327,000 (Hospital Reserves).
\$ 37,901,000	project costs to be allocated: Construction - \$12,053,000 (Hospital Reserves), \$5,000,000 (State General Obligation Bonds), \$17,410,000 (State Lease Revenue Bonds); Equipment - \$3,438,000 (Hospital Reserves).

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Other

- Pursuant to Government Code Section 15820.86, the UC Davis Medical Center Hospital Upgrade Master Plan Tower II Phase 2 and Tower II Phase 3 are to be located on real property separate from the sites to be leased to the Board from the Regents pursuant to the Site Lease(s). This arrangement is known as “asset transfer”.
- Pursuant to Government Code Section 15820.82, the Regents have provided an opinion of bond counsel to the effect that the Board’s bonds issued for the UC Davis Medical Center Hospital Upgrade Master Plan Tower II Phase 2 and Tower II Phase 3 will be able to receive a customary approving opinion as to state law and federal income tax law.
- The form of Facility Lease provides for substitution of a different University of California facility for the Leased Facility under certain conditions. The State Public Works Board and the University of California must jointly support the substitution, the substitution cannot materially affect the interests of bond holders, the rental value of the new facility must equal or exceed the rental payments, and the real estate due diligence review be conducted to verify that the substituted facility is not subject to any liens or encumbrances. Both the site and facility lease will be amended in the event any asset is substituted during the term of the financing. While the substitution of assets provision was not contained in the form of Site and Facility Leases that the Board approved on February 8, 2002 for the UCLA Replacement Hospitals, staff will insert such a provision into those leases if the Board approves the forms of leases before it.

Staff Recommendation: Approve resolution.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO COUNTY

Resources Building, Fire, Life, Safety Corrections

*Authority: Chapter 50/99, Item 1760-301-0001(2)
Chapter 52/00, Item 1760-301-0666(3)*

- a. **Approve augmentation** **\$266,000**
(17 percent of construction phase)
(15.3 percent of total project)
(19.9 percent cumulative augmentations)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services, Resources Building, Fire, Life, Safety Corrections

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. This project consists of upgrading the fire alarm system and install lobby smoke enclosure system (17 floors) to correct the fire and life safety deficiencies cited in State Fire Marshal report dated May 17, 1996. The project includes smoke containment curtains at elevator opening, smoke detection and power associated with the smoke containment curtains, fire alarm notification appliances at all corridors and work areas, a fire alarm annunciator, a new fire alarm panel and battery power extenders.

Funding and Cost Verification

This project is not within cost. The construction phase of the Fire and Life Safety Corrections in the Resources Building was originally contracted with asbestos abatement to be accomplished on the weekends and all other trades to be accomplished during the workweek while the building is occupied. During construction, due to growing concern with the presence of asbestos within the building, DGS was requested to have the contractor work only on the weekends while tenants were not present. The Industrial Hygienist must be present at all times during work on the weekends to monitor the air samples on each floor of 17 floors in the building, while work is being preformed. This change to the original contract sequence of work resulted in an increase to the construction costs of \$266,000 or 15.3 percent of the total project costs. A 20-day letter was sent to the Legislature on May 23, 2002, without comment.

\$2,092,000	total estimated project costs
\$1,746,000	project costs previously allocated: preliminary plans (\$73,000); working drawings (\$88,000); and construction \$1,665,000 (\$1,382,000 contract, \$97,000 contingency, \$106,000 A&E)
\$80,000	previous augmentation
\$266,000	Augmentation

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: September 2002

Staff Recommendations: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF JUSTICE (0820)
FREEDOM REPLACEMENT LABORATORY, SANTA CRUZ COUNTY
DGS Parcel Number 9999, DOJ Parcel Number 010

Authority: Chapter 52/00, Item 0820-301-0001(3)

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Department of Justice
Freedom Replacement Laboratory

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 fee simple interest in the Freedom Laboratory (Lab) Building, 440 Airport Boulevard, Building A, Watsonville, California, through the exercise of a lease purchase option. The building contains approximately 11,086 net usable square feet of office/lab space on a site consisting of approximately 26,682 square feet. To comply with the provisions of Item 0820-301-0001(3), Budget Act of 2000, the Department of General Services (DGS) prepared a value assessment and conducted a detailed inspection and infrastructure study of the Freedom Lab. A 20-day letter was sent to the Legislature on April 19, 2002 without comment.

Funding and Cost Verification

This project is not within cost. Chapter 52/00, Item 0820-301-0001(3) provides \$2,108,000 for acquisition of fee simple interest and associated overhead costs for the Freedom Lab through the exercise of a lease purchase option. The facility has been in leasehold since February 8, 1990, with an expiration date of December 31, 2005.

\$2,162,400 total estimated project cost.

\$ 40,000 funds previously allocated: DGS staff time/study.

\$2,122,400 to be allocated in FY 2001-02 for acquisition (\$2,091,000); Phase I study (\$10,000); escrow (\$6,400); DGS staff charges \$15,000 .

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 16, 2001, and the waiting period expired on August 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2002.

Condition of Property

The Department of General Services, Environmental Services Section staff have determined that a Preliminary Site Assessment, Phase I, is not required for the acquisition of the Freedom Laboratory property. The property has been used continuously by the state for a criminal investigation laboratory since its construction. While the laboratory processes potentially hazardous materials and chemical compounds as an element of its routine responsibilities, there are no reported problems with the storage, use, processing, or disposal of these materials. Prior to the close of escrow, there are some limited refuse abatement measures that must be implemented, but the subject materials are not hazardous.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- The proposed property meets the requirements of the Department of Justice.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALMA HELITACK BASE, SANTA CLARA COUNTY
CDF Project Number 143, DGS Parcel Number 9554

Authority: Chapter 52/00, Item 3540-301-0001(.5)
Chapter 52/00, Item 3540-302-0001(1)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
Department of Forestry and Fire Protection
Alma Helitack Base

Action Requested

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

Scope Description

This project is within scope. The approved project provides for the acquisition of an existing site of approximately 6 acres for the replacement of a California Department of Forestry and Fire Protection (CDF) one-engine forest fire station and helitack base. CDF has leased the current site since May 1, 1952, and is presently a holdover tenant on a month-to-month basis. The requested action will authorize the State to enter into a new fifty (50) year lease, with a clause that enables the Lessor to offer the property for sale to the State at a price of \$800,000 in the event that Lessor does not successfully obtain Santa Clara County approval for an auxiliary helipad on the property. This action will consequently approve the conditional acquisition of a fee simple interest in approximately 6 acres. Under the conditions of the proposed lease agreement, should the Lessor notify the State of his intent to sell the property by May 1, 2003, then the State shall close escrow on the property no later than June 30, 2003. If the Lessor does not offer to sell the site, provisions in the proposed lease will secure a long-term interest in the site.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 3540-301-0001(.5) and Item 3540-302-0001(1) provide a total of \$1,400,000 for this acquisition phase of this project. There is a sufficient balance remaining in the current appropriation to pay the total acquisition costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent.

\$1,400,000 total authorized project costs

\$875,000 total estimated project costs

\$37,000 project costs previously allocated: \$37,000 acquisition (staff costs)

\$838,000 project costs to be allocated: \$800,000 acquisition, \$5,000 title and escrow costs, and \$33,000 staff costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 2000, and the waiting period expired on December 15, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is no later than June 30, 2003.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff have determined that a Preliminary Site Assessment, Phase I, (PSA 1) is not required for the acquisition of the Alma Helitack Base. The property has been continually in use by the state as a fire station and helitack base for many years. While operation of the facility does involve the storage and use of potentially hazardous materials such as petroleum products, lubricants, paint, solvents, and other compounds necessary for maintenance and repair of equipment, aircraft, and buildings, there are no reported problems with the storage, use, or disposal of these materials. To our knowledge, there are no pre-existing conditions that would require preparation of a PSA I given that the site was originally developed by the Department of Forestry and Fire Protection as a fire station.

Other:

- This project was approved for site selection by the State Public Works Board on January 16, 1997.
- The site meets the requirements of CDF.
- 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 ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT REDWOODS STATE PARK, BARNUM TRUST- MIRANDA
HUMBOLDT COUNTY
DPR Parcel A38001, DGS Parcel 10104

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

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
Department of Parks and Recreation
Humboldt Redwoods State Park, Barnum Trust-Miranda

Action Requested

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

Scope Description

This project is within scope. The Legislature has provided funding for the acquisition of land from willing sellers that are forested with redwoods or that will enhance the protection or preservation of the redwood forest ecosystem. The property contains significant stands of old growth redwoods. This request will authorize acquisition of approximately 88 acres adjacent to Humboldt Redwoods State Park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005 (10) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. Total costs of \$495,000 were previously allocated from the appropriation for acquisition projects. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$1,725,000 total estimated project costs

\$495,000 project costs previously allocated

\$1,230,000 project costs to be allocated: \$1,225,000 toward acquisition and approximately \$5,000 in overhead costs

CEQA

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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff have toured the property and reported no due diligence issues that would prevent acquisition or pose unknown future costs to the state. The majority of the site consists of old growth redwoods on a parcel directly adjacent to Humboldt Redwoods State Park. The only improvements within the parcel are two road easements. Because the parcel principally consists of forest with no adjacent industrial uses, a preliminary site assessment was not required for this acquisition.

Other

- The State Public Works Board approved this project for site selection on May 10, 2002.
- A private appraiser under contract to the owner appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- Department of Parks and Recreation (DPR) estimates the need for 1 PY, \$51,000 personal services, and \$156,000 associated with operating expenses and equipment (OEE) costs to protect this property from resource damages such as thefts. These costs will be considered through the normal budget process, including options to absorb these costs within the current operating budget for Humboldt Redwoods State Park.
- DPR is not aware of any lawsuits pending on the property.
- There is no implied dedication involved in this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SAN LORENZO RIVER REDWOODS, CASTLE ROCK STATE PARK, SANTA CRUZ COUNTY
DPR Parcel Number A39201, DGS Parcel Number 10109

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

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
Department of Parks and Recreation
San Lorenzo River Redwoods, Castle Rock State Park

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of desirable parcels that are a high priority for both the State park system and for habitat purposes without specifying particular parcels. This request will authorize site selection of fee simple interest in approximately 276 acres contiguous to Castle Rock State Park.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3790-301-0005(29) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds available and in accordance with Legislative intent.

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 August of 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff have toured the property and reported no due diligence issues that prevent site selection.

Other:

- The purchase price will not exceed estimated fair market value 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.
- The property is vacant and unimproved.
- All operating costs associated with this acquisition will be absorbed within DPR's existing support budget.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
EL CAPITAN RANCH PROJECT, SANTA BARBARA COUNTY
DPR Parcel Number A37601, DGS Parcel Number 10088

Authority: Chapter 50/99, Item 3760-302-0001 (1)
Chapter 52/00, Item 2660-101-0183
Chapter 52/00, Item 3760-301-0005 (4)
Chapter 52/00, Item 3760-302-0005 (2) (U)
Chapter 106/01, Item 3790-301-0005 (29)

a. Authorize acquisition consistent with the staff analysis
PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
Department of Parks and Recreation
El Capitan Ranch

Action requested

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

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the 2000 Bond for Habitat Protection for this project. This request will authorize acquisition of fee simple interest in approximately 2,500 acres.

Funding and Cost Verification

This project is within cost. The Trust for Public Land (TPL) has secured an option to purchase the property. State funds and State and Federal Grants will provide all funding for the purchase price. The property can be acquired in accordance with Legislative intent from Federal and State funds from Chapter 50/99, Item 3790-302-0001(1); Chapter 52/00, Item 2660-101-0183; Chapter 52/00, Item 3760-301-0005(4); Chapter 52/00, Item 3760-302-0005(2) (U) and Chapter 106/01, Item 3790-301-0005(29).

\$5,027,945	total estimated project costs
\$1,000	project costs previously allocated
\$5,026,945	project costs to be allocated: \$5,000,000 acquisition and approximately \$26,945 overhead costs

CEQA

A Notice of Exemption was filed with the State Clearing House on December 10, 2001, and the waiting period expired on January 14, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on April 18, 2002, and reviewed a Supplemental Phase I Environmental Site Assessment prepared for this property. The Supplemental Phase I Environmental Site Assessment was to update the July 1998 Phase I Environmental Site Assessment prepared for the subject property. The July 1998 Phase I report was not reviewed. The Supplemental Phase I Environmental Site Assessment states, "On-site property conditions have not changed significantly since the date of the previous Phase I Environmental Site Assessment report. No visual evidence of the storage, use, or illegal dumping of hazardous substances or wastes was noted on the accessible portions of the site. No Leaking Underground Storage Tanks (LUST) sites or other nearby properties of concern were identified in the updated environmental database report, and no visual evidence was found during this investigation to indicate that any nearby sites have adversely affected the subject site". ESS staff believe the Supplemental Phase I Environmental Site Assessment was professionally prepared to the standards for due diligence assessments. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- The property was appraised by a private appraiser under contract to the owner. The appraisal has been reviewed and approved by the Department of General Services (DGS) staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- There is no implied dedication involved with this project.
- DPR estimates the need for \$100,000 for fencing and signage to allow limited access to the property. This level of access will only allow the visitors to enter the property under the guidance of a state park employee (ranger, interpreter, etc). To offer full access, DPR estimates the need for 8 PYs and \$1,241,000 (\$100,000 one-time for vehicles, radios and furniture) to provide law enforcement, public safety, emergency services, resource maintenance, trash removal, and interpretive services. This would allow visitors to access the property on their own while obeying the rules and regulations of the park and staying within the park boundaries (fences and signs). Requests for funding for fencing, signage, staffing, operating expenses and equipment will be evaluated through the normal budget process. Using existing resources, DPR will provide restricted controlled access to the property.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this property.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK
SAN DIEGO COUNTY
Project No. DPR 229A, DPR Parcel Nos. A32901 - A32904

Authority: Chapter 50/99, Item 3790-301-0001(5)
Chapter 52/00, Item 3790-301-0001 (7)

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation
Anza-Borrego Desert State Park
San Diego County

Action Requested

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

Scope Description

This project is within scope. Without specifying particular parcels, the Legislature has approved the funding for the purchase of additions to the State Park System for purposes consistent with the 1999 and 2000 General Fund/Inholding Purchase Account without specifying particular parcels. This request will authorize site selection of fee simple interest in 4 non-contiguous parcels totaling approximately 40.00 acres.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-301-0001(5) provides \$500,000 And Chapter 52/00, Item 3790-301-0001 (7) also provides \$500,000 for this acquisition program and the balance remaining in these accounts is sufficient to acquire these properties. Total costs of \$768,000 were previously allocated from these appropriations for other acquisition projects. The property can be acquired with the funds available and in accordance with Legislative intent.

\$4,500	total estimated project costs
\$500	project costs previously allocated: DGS costs
\$4,000	project costs to be allocated: \$3,550 acquisition and approximately \$450 in

administrative costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 26, 2002, and the waiting period will expire on April 30, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted an aerial flyover of this property on November 8, 2001, and a review of aerial photos on May 25, 2002. No potential problems with hazardous materials were observed during the site visit nor highlighted on the aerial photos. The property is compatible with the proposed future use. Given that each of the parcels would be considered "wilderness" areas, a Preliminary Site Assessment, Phase I is not necessary.

Other:

- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant and unimproved.
- These are tax defaulted properties to be acquired from the Anza San Diego Tax Collector, pursuant to an Agreement dated September 12, 2001 between the Department of Parks and Recreation and the Board of Supervisors.
- DPR's cost to acquire is the total of delinquent property taxes and the County's estimated administrative costs associated with the transfer of title. The acquisition amount does not exceed market value.
- DPR indicates that this acquisition would not obligate the State to additional operating costs.

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

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
POINT LOBOS RANCH, MONTEREY COUNTY
DPR Parcel Number A38601, DGS Parcel Number 10093

Authority: Chapter 106/01, Item 3790-301-0005(27)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Parks and Recreation
Point Lobos Ranch

Action requested

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

Scope Description

This project is within scope. The Legislature has approved the funding of acquisitions from willing sellers of inholdings and adjacent lands. Adjacent lands were defined through Legislation as those lands contiguous to, or in the immediate vicinity of, existing state park system lands that directly benefit the existing park system unit. This request will authorize site selection of fee simple interest in approximately 16± acres in the immediate vicinity of Point Lobos Ranch.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property can be acquired with the remaining funds available and in accordance with Legislative intent.

\$950,198	total estimated project costs
\$1,500	project costs previously allocated
\$948,698	project costs to be allocated: \$945,000 acquisition and approximately \$3,698 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 8, 2002, and the waiting period expired on February 12, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in July of 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff inspected the site. No obvious evidence of hazardous waste was identified by ESS staff that would indicate future remediation costs to the State. ESS staff reviewed a Preliminary Site Assessment (PSA) for hazardous waste Phase I that was prepared for this property. ESS staff found that the PSA Phase I was professionally prepared to the standards for due diligence assessments. The PSA determined that the property does not contain known hazards that could be revealed by site inspection or records search of the exiting regulatory databases for hazardous waste. Based on the site inspection and review of the PSA Phase I, ESS staff concludes that there are no due diligence issues that prevent State acquisition.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- A private appraiser, under contract to the owner, appraised the property. The appraisal has been reviewed and approved by Department of General Services staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant and unimproved.
- DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.
- There is no relocation assistance involved with this project.
- This property is subject to a road maintenance agreement with adjacent parcels including other State Park land. The road is unpaved and there are no plans to pave the road. The State has incurred no past road maintenance costs. It is anticipated that future maintenance costs will not exceed \$5,000 per year.
- The property was originally part of a Mutual Water District which is no longer in operation. After the district was set up, pumps were repeatedly stolen, the system stopped functioning, and ultimately the participating landowners drilled their own wells. The Department of Parks and Recreation will work with property owners in the future to formally abandon the water district.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SAN TIMOTEO BADLANDS, HURD PROPERTY
DPR Parcel Number A36901, DGS Parcel Number 10103

Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 106/01, Item 3790-301-0890(1)

a. Authorize acquisition consistent with the staff analysis
APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
Department of Parks and Recreation
San Timoteo Badlands, Hurd Property

Action requested

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

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands for the 2000 Bond Habitat and Federal Trust Fund Acquisition Programs without specifying particular parcels. This request will authorize acquisition of approximately 711 acres located in the San Timoteo Badlands. The acquisition of this property represents the first step in the Department of Parks and Recreation's (DPR) plan to establish a new park in Riverside County to preserve open space and to protect cultural and historic resources.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3790-301-0005(29) & 3790-301-0890 (1) provides \$35,000,000 and \$1,500,000 for various acquisitions and there are sufficient balances remaining in these accounts to pay the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$3,169,280 total estimated project costs

\$1,000 project costs previously allocated: Department of General Services appraisal review

\$3,168,280 project costs to be allocated: \$3,160,280 acquisition, and approximately \$8,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on April 10, 2002, and reviewed a Preliminary Site Assessment (PSA) Phase I, prepared for this property. ESS believes the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies. No potential problems with hazards were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- A private appraiser under contract with the "Resources Land Conservancy," appraised the property and the proposed offer is consistent with the fair market value approved by the Department of General Service's staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of fee title to the State free and clear of any liens.
- To permit public access, DPR estimates the need for 4.0 PY and \$517,000 (\$100,000 one-time) to provide law enforcement, emergency services, resource maintenance, trash removal, and general information. Even if no public access is officially permitted, DPR assumes that there will be some violators. As a result, DPR estimates a need for 1.5 PYs and \$230,000 (\$80,000 one time) to perform the same types of activities assuming the park is not opened to the public. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR does not have the resources to maintain this property, or adjacent properties should the acquisition opportunity arise. Although augmentation requests 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.
- The property is vacant and unimproved.
- There is no relocation involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, BRAUN PROPERTY
MARIN COUNTY
DPR Parcel Number A39102, DGS Parcel Number 10106

Authority: Chapter 50/99, Item 3790-302-0001(3)

a. Authorize acquisition consistent with the staff analysis
APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Braun Property

Action requested

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

Scope Description

This action is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point area without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 40 acres.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property can be acquired within the funds available and in accordance with Legislative intent.

\$597,370 total estimated project costs

\$750 project costs previously allocated: DGS staff costs

\$596,620 project costs to be allocated: \$595,000 acquisition and estimated closing costs of \$1,620

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on March 12, 2002. No Phase I site assessment was provided. The property is unimproved and currently used for cattle grazing. The intended use of the property is for public open space. No potential problems with hazardous conditions were observed during the site visit, and the property is compatible with the proposed future use. Considering the present site condition and the proposed use of the property, a Phase I assessment is deemed not to be necessary.

Other:

- The State Public Works Board approved this project for site selection on May 10, 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 the delivery of
- Future costs pertaining to the proposed acquisition will be absorbed within DPR's existing support budget.
- There is no implied dedication involved with this project.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON POINT, MARQUIS PROPERTY
MARIN COUNTY
DPR Parcel Number A39101, DGS Parcel Number 10105

Authority: Chapter 50/99, Item 3790-302-0001(3)

a. Authorize acquisition consistent with the staff analysis
APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Point, Marquis Property

Action requested

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

Scope Description

This action is within scope. The Legislature has approved the funding for the purchase of additions to Tomales Bay State Park in the Millerton Point area without specifying particular parcels. This request will authorize acquisition of fee simple interest in approximately 29.67 acres.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3790-302-0001(3) provides \$1,500,000 for this acquisition program and there is a sufficient balance remaining in the account to pay for the total project costs. The property can be acquired within the funds available and in accordance with Legislative intent.

\$497,350 total estimated project costs

\$750 project costs previously allocated: DGS staff costs

\$496,600 project costs to be allocated: \$495,000 acquisition and estimated closing costs of \$1,600

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on March 12, 2002. No Phase I site assessment was provided. The property is unimproved and currently used for cattle grazing. The intended use of the property is for public open space. No potential problems with hazardous conditions were observed during the site visit, and the property is compatible with the proposed future use. Considering the present site condition and the proposed use of the property, a Phase I assessment is deemed not to be necessary.

Other:

- The State Public Works Board approved this project for site selection on May 10, 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 the delivery of clear title to the State.
- Future costs pertaining to the proposed acquisition will be absorbed within DPR's existing support budget.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES RIVER PARKWAY, TAYLOR YARD, Parcel D-2
LOS ANGELES COUNTY
DPR Parcel Number A36603, DGS Parcel Number 10100

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

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of General Services
Department of Parks and Recreation
Los Angeles River Parkway-Taylor Yard-Parcel D-2

Action requested

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

Scope Description

This project is within scope. The Legislature approved \$40 million from Bond funds for the purpose of acquiring and developing various parcels along the L.A. River adjacent to an existing state park. On December 14, 2001, the State Public Works Board authorized the acquisition by Department of Parks and Recreation (DPR) of two adjacent parcels totaling 29.6 acres at Taylor Yard. This request will authorize acquisition of an adjacent 10.8 acres.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(16) provides \$40,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$8,271,000	total estimated project costs
\$3,000	project costs previously allocated: Department of General Services (DGS) appraisal review and comparable update.
\$8,268,000	project costs to be allocated: \$8,260,000 for acquisition, and approximately \$8,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 4, 2001, and the

waiting period expired on November 9, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2002.

Condition of Property

In conjunction with the Department of Parks and Recreation's acquisition of an adjacent parcel (commonly referred to as D-2 parcel), the Department of General Services (DGS) met with representatives of the files of the Department of Toxic Substances Control (DTSC). The DTSC had exercised oversight and regulatory control over a hazardous materials cleanup by Union Pacific Railroad on parcels D-1 and D-2. Contaminated soil had been removed from the site and certain portions of the sites had lower levels of lead contamination that was treated in a manner acceptable to DTSC. The DTSC issued a letter finding that the sites had been cleaned in accordance with the remedial action plan approved by DTSC. The DTSC also concluded that the sites did not need to be encumbered with a deed restriction. Based on the information provided in the various preliminary site assessment documents, the statements provided to DTSC concerning the remediation of hazardous materials, and commitments of the landowner, staff from the DGS legal and environmental services offices recommend approval of this acquisition.

Other

- The purchase price does not exceed 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 a Corporation Grant Deed to the State free and clear of any liens.
- DPR estimates that future costs of \$1.244 million to develop and provide staff for this site. The current CEQA filing states that prior to any development, a higher level of CEQA compliance will be submitted. The need for these funds will be evaluated as part of the normal budget process.
- The property is vacant and unimproved.
- There is no relocation assistance associated with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
CORRAL CANYON PARK GIFT PARCEL
LOS ANGELES COUNTY
DGS Parcel No. 10041

*Authority: Public Resources Code Section 33211
Government Code 11005*

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of General Services, Santa Monica Mountains Conservancy
Corral Canyon Park Gift Parcel, Los Angeles County

Action requested

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

Scope Description

Approximately 339 acres of open space in Corral Canyon, Malibu, County of Los Angeles have been offered by the Mountains Recreation and Conservation Authority (MRCA) to the Santa Monica Mountains Conservancy (SMMC) at no cost. The property will be utilized by SMMC to consolidate and streamline open space management with the MRCA.

Funding and Cost Verification

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

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 20, 2000. The waiting period expired on January 24, 2001.

Condition of Property

Staff of Environmental Services Section (ESS) of the Department of General Services (DGS) conducted a site visit to this property on April 16, 2002, and reviewed a Preliminary Site Assessment, Phase 1 (PSA 1), prepared for this property. ESS staff believe the PSA 1 was professionally prepared to the standards for due diligence assessments. The PSA 1 found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies. No potential problems with hazardous conditions were observed during the site visit and the property is compatible with the proposed future use.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is July 2002.

Other

- There are no construction costs applicable to this donation. The property will be maintained as open space and management costs can be absorbed within the existing operating budget.
- The MRCA acquired this property in September 1998 as part of a dedication in conjunction with the Ahmanson development project. The MRCA is offering the property to the SMMC to reduce open space management issues for both agencies.
- A portion of the property is subject to mineral exceptions that include surface right of entry.

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

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)
DELANO II, KERN COUNTY
TRAFFIC SIGNAL MITIGATION
Project Number COR-051, Parcels 10030, 10031, 10032

Authority: Government Code Section 15819.295, Section 3

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of General Services
Department of Corrections
Delano II, Traffic Signal Mitigation

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This action is within scope. The project provides for acquisition of real property, site studies, environmental studies, master planning, preliminary plans, and working drawings needed to construct the proposed Delano II prison facility. Traffic mitigation for the project requires acquisition of land mitigation at the intersection of Cecil Avenue and Albany Street in the City of Delano and the construction of signal controls. The intersection is located approximately within two miles east of the planned Delano II prison facility. Three corner parcels must be acquired to construct traffic signals, the combined size is approximately 375 square feet.

Funding and Cost Verification

This project is within cost. Government Code Section 15819.295, Section 3, provides \$24.0 million for land acquisition and construction of the proposed Delano II prison facility. The properties for traffic signal mitigation can be acquired within the funds available and in accordance with the intent of the Legislature.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August, 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to this property on May 14, 2002. The proposed corners have no obvious hazards that could result in unknown future remediation costs to the State. The agency plans to install stop signs based on mitigation measures. The property is compatible with the proposed future use and considering the present site condition, a Phase 1 Site Assessment is deemed not to be necessary given the location (along a street), size of the site (tiny), and nature of building a stop light (only a small foundation and cabling).

Other:

- The purchase price does not exceed estimated fair market value as determined by a Department of General Services approved appraisal.
- The Department of Corrections is not aware of any lawsuits pending concerning the property.
- There is no relocation assistance involved with these properties.
- Findings of Fact and Statement of Overriding Considerations from the Environmental Impact Report specifies this traffic mitigation requirement for the project.
- The properties will be conveyed to the City of Delano after acquisition and construction of the traffic signal improvements.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS (5240)
SIERRA CONSERVATION CENTER, JAMESTOWN, TUOLUMNE COUNTY
Effluent Disposal Pipeline

Authority: Chapter 324/98, Item 5240-301-0001(29)
Chapter 50/99, Item 5240-301-0001(24)
Chapter 52/00, Item 5240-301-0001(35)
Chapter 106/01, Item 5240-301-0001(26)

- a. Authorize acquisition consistent with the staff analysis
- b. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of Corrections
Sierra Conservation Center, Jamestown, Tuolumne County
Effluent Disposal Pipeline

Action Requested

The requested action will authorize acquisition consistent with the staff analysis, and approve preliminary plans and the release working drawing funds.

Scope Description

This project is within scope. This project proposes to construct a new 350 acre-foot reservoir, a new pump station with four 60 horsepower pumps, electrical power, and controls, approximately 40,000 lineal feet (eight miles) of 12-inch pipeline, and a 66-foot high, 950-foot long support dam. The reservoir and dam will be situated on approximately 20 acres of acquired property with associated right of ways for the pipeline and 320 acres of leased land for reservoir drainage and spray fields. This system will carry tertiary treated wastewater from the institution's wastewater treatment plant to the new reservoir and dam, which will contain the effluent until it can be dispersed to the adjacent spray fields.

Funding and Cost Verification

This project is within cost.

\$9,966,000 total estimated project cost

\$1,306,000 project costs previously allocated: land acquisition \$350,000; and preliminary plans \$956,000

\$8,660,000 project costs to be allocated: working drawings \$518,000; and construction \$8,142,000 (\$7,176,000 contracts, \$359,000 contingency, and \$607,000 project administration)

CEQA

A Notice of Exemption was filed with the State Clearing House on May 24, 2001, and the waiting period expired on June 28, 2001.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff, inspected the reservoir site, which is located on undisturbed grazing land. No obvious evidence of hazardous waste was identified by ESS staff that would indicate future remediation costs to the State. A search of available governmental records that was conducted pursuant to the required professional standards revealed that the subject property was not listed in any Federal or State environmental database. Based on the site inspection and records search, ESS staff concludes that there are no due diligence issues that prevent State acquisition.

Project Schedule

The project schedule is as follows:

Estimated close of escrow:	June 2002
Complete construction:	September 2004

Staff Recommendation: Authorize acquisition consistent with staff analysis, approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
16th DISTRICT AGRICULTURAL ASSOCIATION
CALIFORNIA MID-STATE FAIR HERITAGE FOUNDATION PROPERTY
SAN LUIS OBISPO COUNTY
DFA Project No. 013, DGS Parcel 10102

Authority: Food and Agriculture Code 4051

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of General Services, Department of Food and Agriculture
16th District Agricultural Association, California Mid-State Fair Heritage Foundation Property

Action Requested

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

Scope Description

A one-third ± acre, unimproved parcel, situated within the existing parking lot area of the San Luis Obispo County Fairgrounds, has been offered as a gift to the 16th District Agricultural Association (16th DAA). The 16th DAA intends to acquire this parcel for fairgrounds parking.

Funding and Cost Verification

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

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 2, 2002, and the waiting period expired on June 6, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on May 1, 2002. No Phase I site assessment was provided. The property is currently vacant with a single oak tree growing in the center. Water and sewer lines are on the property and will be used by the Fairs. The intended use of the property is for additional Fair parking. No potential problems with hazardous conditions were observed during the site visit and the property is compatible with the proposed future use. Considering the present site condition and the proposed use of the property, a Phase I assessment is deemed not to be necessary.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2002.

Other

- There are no construction costs applicable to this acquisition. The parcel will serve existing facilities as additional parking area.

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

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
41st DISTRICT AGRICULTURAL ASSOCIATION
MUENZER PROPERTY, DEL NORTE COUNTY
DFA Project No. 010, DGS Parcel 10067

Authority: Food and Agriculture Code 4051

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of General Services, Department of Food and Agriculture
41st District Agricultural Association, Muenzer Property

Action Requested

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

Scope Description

A one-third acre, triangular, unimproved parcel adjacent to the existing Del Norte County Fairgrounds has been offered as a gift to the 41st District Agricultural Association (41st DAA). Presently, the existing main gate on Highway 101 experiences heavy traffic loads during the annual fair. The proposed acquisition parcel is also situated on Highway 101 at the southern area of the fairgrounds. The 41st DAA intends to acquire this parcel for auxiliary fairgrounds access.

Funding and Cost Verification

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

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 9, 2002. The waiting period expired on May 13, 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff have toured the property and reported no due diligence issues that would prevent acquisition. The site consists of an existing parking lot, vegetated drainage swale, and highway right-of-way, so it was determined a Preliminary Site Assessment, Phase I, was not required given the very low risk for the presence of hazardous materials.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is July 2002.

Other

- There are no construction costs applicable to this acquisition. The parcel will serve existing facilities as auxiliary fairgrounds access.

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

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
BAKERSFIELD VEHICLE TRANSPORTATION UNIT, KERN COUNTY
MIL Project Number 014, DGS Parcel Number 9881

*Authority: Chapter 50/99, Item 8940-301-0001(3), as re-appropriated by
Chapter 52/00, Item 8940-490*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of General Services
Military Department
Bakersfield Vehicle Transportation Unit, Kern County

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The original appropriation contemplated acquisition of a specific property with industrial/office improvements located on a 9-acre site. The scope of the project has been modified by two scope change approvals from the Public Works Board (PWB).

At the January, 2001 PWB hearing, the Military Department (MIL) requested and received approval of a scope change to allow for acquisition of an alternate site. A 20-day letter from the Department of Finance regarding the scope change was sent to the Legislature on December 5, 2000 and received no response.

At the February, 2002 PWB hearing, MIL requested and received approval of a scope change to allow for acquisition of approximately 20 acres of vacant industrial property for an armory facility to accommodate two new military transportation units.

The property identified for acquisition is approximately 25 acres located within an industrial park in the City of Bakersfield in Kern County.

Funding and Cost Verification

This project is within cost. Item 8940-301-0001(3), Budget Act of 1999, as reappropriated by Item 8940-490, Budget Act of 2000, authorized \$2,125,000 for acquisition and environmental study. 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 September 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to this property on May 14, 2002. The site is vacant, and level with no vegetation found and no obvious hazards that could result in unknown future remediation costs to the State. The agency plans to gravel and asphalt the property to store military vehicles. The property is compatible with the proposed future use and considering the present site condition, a Phase I Site Assessment is deemed not to be necessary.

Other:

- The State Public Works Board granted site selection approval on March 8, 2002 for a site located approximately 10 miles north of this property. The owner would not agree to sell the site at the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- 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 DGS approved appraisal.
- There is no implied dedication involved with this project.
- The site is planned for minimal site improvements and will be federally funded. Site improvements will be comprised of a combination of crushed aggregate and asphalt, barbed wire fence and light standards.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 24

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SONORA FOREST FIRE STATION, SONORA, TUOLUMNE COUNTY
Replace Facility

Authority: Chapter 324/98, Item 3540-301-0001 (26)
Chapter 50/99, Item 3540-301-0001 (33)
Chapter 106/01, Item 3540-301-0001 (26)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of Forestry and Fire Protection
Sonora 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 replacement project provides for the acquisition of approximately 6 acres and authorizes the construction of a new CDF two-engine Forest Fire Station. The new station consists of the following: a 2,940 sf wood framed living quarters building (12-bed); a 1,990 sf wood framed apparatus building; a 400 sf flammable storage building; a 1,900 sf division administration office; sitework; utilities; paving and all appurtenances.

Funding and Cost Verification

This project is not within cost. Chapter 106/01, Item 3540-301-0001(26), Budget Act of 2001, provides \$195,000 for the working drawings phase of this project and recognizes a total project cost of \$3,462,000. Based on the preliminary plans estimate, an additional \$217,000 (6.3 percent of the total project) will be needed to complete the project as legislatively authorized. Additional funds are pending approval through the current budget process. Therefore, the current budget deficit is not recognized at this time.

\$3,679,000	total estimated project costs
\$3,462,000	total authorized project costs
\$409,000	project costs previously allocated: acquisition \$322,000, preliminary plans \$87,000
\$41,000	augmentation: acquisition \$41,000
\$3,012,000	project costs to be allocated: working drawings \$195,000 and construction \$2,817,000 (\$2,400,000 contract, \$120,000 contingency, and \$297,000 A&E)
\$217,000	unrecognized deficit: working drawings \$12,000 and construction \$205,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002
Complete construction: July 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 25

**DEPARTMENT OF PARKS AND RECREATION (3790)
WILDER RANCH STATE PARK, SANTA CRUZ COUNTY
Farmhouse Rehabilitation**

Authority: Chapter 106/01, Item 3790-301-0005 (14)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

Department of Parks and Recreation
Wilder Ranch State Park, Santa Cruz County
Farmhouse Rehabilitation

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will rehabilitate and furnish the existing 1871 Farmhouse at Wilder Ranch State Park so that it can function as a house museum. Rehabilitation will also bring the structure up to current standards for fire and life safety, access compliance, security, and electrical and plumbing codes to make the building available to the public.

Funding and Cost Verification

This project is within cost.

\$2,506,000 total estimated project costs

\$154,000 project costs previously allocated: preliminary plans \$154,000

\$2,352,000 project costs to be allocated: working drawings \$269,000; construction \$2,083,000 (\$1,296,000 contract, \$91,000 contingency, \$254,000 A&E costs \$442,000 agency retained items, at CCCI 4019)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 14, 2002 and the waiting period expired on June 13, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2003
Complete construction:	October 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 26

DEPARTMENT OF PARKS AND RECREATION (3790)
JACK LONDON STATE HISTORIC PARK, SONOMA COUNTY
Restore Cottage as House Museum

Authority: Chapter 106/01, Item 3790-301-0005 (8)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

Department of Parks and Recreation
Jack London State Historic Park, Sonoma County
Restore Cottage as House Museum

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will complete the restoration of Jack London's cottage and allow it to function as a house museum, recreating the environment in which London lived and worked. The project includes restoration/seismic retrofitting of the stone portion of cottage, re-roofing and miscellaneous improvements to the wood-frame part of the cottage, preparation and implementation of interpretive and furnishing plans, upgrading HVAC system to meet house museum needs; installation of fire suppression and security systems, minor site modifications as needed for disabled access, and exhibit and disabled access improvements at the House of Happy Walls.

Funding and Cost Verification

This project is within cost.

\$1,756,000 total estimated project costs

\$95,000 project costs previously allocated: preliminary plans \$95,000

\$1,656,000 project costs to be allocated: working drawings \$145,000, construction \$1,506,000 (\$791,000 contract, \$56,000 contingency, \$138,000 A&E costs \$521,000 agency retained items), and equipment \$5,000 at CCCI 4019

\$5,000 Estimated construction savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 14, 2002 and the waiting period expired on June 13, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2003
Complete construction: June 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 27

DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM POWERHOUSE STATE HISTORIC PARK, SACRAMENTO COUNTY
Powerhouse Stabilization

Authority: Chapter 106/01, Item 3790-301-0005(9)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

Department of Parks and Recreation
Folsom Powerhouse State Historic Park, Sacramento County
Powerhouse Stabilization

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will stabilize the Folsom Powerhouse complex and allow interpretation of its original historical character as one of the first commercial hydroelectric powerhouses in the U. S. It will protect the valuable natural and cultural resources, create opportunities for high-quality recreation, and provide a safe environment within State Parks. The project includes the following specific items of work: seismic retrofit of the main powerhouse/wheelhouse and lower powerhouse; roofing and gutter replacement; treat corrosion of penstocks; update interpretive plan and exhibits; repair the historic highway bridge; repair and reconstruct historic elements; site improvements.

Funding and Cost Verification

This project is within cost.

\$2,702,000 total estimated project costs

\$282,000 project costs previously allocated: preliminary plans \$282,000

\$2,420,000 project costs to be allocated: working drawings \$220,000, construction \$2,199,000 (\$1,683,000 contract, \$118,000 contingency, \$264,000 A&E costs \$134,000 agency retained items), and equipment \$1,000 at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 15, 2002, and the waiting period will expire on June 14, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2003
Complete construction:	May 2004

Staff Recommendation: Approve preliminary plans contingent on the passage of the CEQA filing period without comment.

CONSENT ITEMS

CONSENT – ITEM 28

DEPARTMENT OF PARKS AND RECREATION (3790)
CARDIFF STATE BEACH, SAN DIEGO COUNTY
Rebuild South Cardiff Facilities

Authority: Chapter 106/01, Item 3790-301-0005(21)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

Department of Parks and Recreation
Cardiff State Beach, San Diego County
Rebuild South Cardiff Facilities

Action requested

The requested action will approve preliminary for this project.

Scope Description

This project is within scope. This project will rebuild and reconfigure the storm-damaged entrance and parking lot at Cardiff State Beach and will install shoreline protection to minimize the potential for future storm damage. This project includes demolition of existing damaged facilities, constructing a new entrance, installing sheet piling for shoreline protection, parking lot improvements and relocating existing utilities.

Funding and Cost Verification

This project is within cost.

\$2,509,000 total estimated project costs

\$172,000 project costs previously allocated: preliminary plans \$172,000;

\$2,337,000 project costs to be allocated: working drawings \$186,000, construction \$2,151,000 (\$1,753,000 contract, \$123,000 contingency, \$224,000 A&E costs \$51,000 agency retained items) at CCCI 4019

\$2,000 estimated saving: construction \$2,000 (\$2,000 contract)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 6, 1999 and the waiting period expired on September 10, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2003

Complete construction: May 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 29

DEPARTMENT OF HEALTH SERVICES (4260)

CONTRA COSTA COUNTY

Richmond Phase III Office Building

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

a. **Approve scope change**

b. **Approve cost increase within appropriation**

\$83,000
(3.8 percent of working drawings)
(0.16 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 29

Department of Health Services, Richmond Campus, Phase III Office Building

Action Requested

The requested action will recognize a scope change and approve increased costs within appropriation for this project.

Scope Description

This project is not within scope. This project will construct a 200,000 gsf (3-story) office building at the DHS Richmond Campus. The building will be similar in architectural style to the buildings in Phases I/II, with a reinforced concrete frame and pre-cast concrete/window wall building skin. Site work includes utilities and parking for approximately 600 vehicles. Due to increased security concerns as a result of the September 11th attacks, DHS proposes to change the scope of the project by adding a security element. This element would provide security sensors on the existing perimeter fence for the entire Richmond Campus. The California Highway Patrol recommended adding this enhancement in a report received by DHS on January 23, 2002. Inclusion of the security sensors in the Phase III project will avoid the need for a separate fence contract on-site, and eliminates duplication of effort for landscaping at the fence area. A separate item has been submitted for the scope change. A 20-day letter was sent to the Legislature on May 23, 2002, without comment.

Funding and Project Cost Verification

This project is not within cost. In addition to the costs for designing the security fence (\$30,000), the design concepts for several items have been refined during working drawing development, resulting in the need for additional consultant work. Specifically, \$5,000 is needed to adapt the structural design to support a compressed rolling filing system; \$33,000 is necessary to provide up-front coordination of the public art component (to be shifted from the amount allocated for construction of the art); and \$15,000 is needed to complete a Real Estate Due Diligence of the Richmond site for bond purposes.

\$51,638,000 total estimated project costs

\$4,028,000 project costs previously allocated: preliminary plans \$1,845,000; working drawings \$2,183,000

\$47,527,000 project costs to be allocated: construction: \$35,880,000 contract; \$1,794,000 contingency; \$4,778,000 A&E; \$5,075,000 agency retained

\$83,000 to be allocated: working drawing augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 27, 2001, and the waiting period expired October 29, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2002
Complete construction: June 2004

Staff Recommendation: Approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 30

DEPARTMENT OF MENTAL HEALTH (4440)
MULTI-PURPOSE BUILDING, ATASCADERO, SAN LUIS OBISPO COUNTY

Authority: Chapter 106/01, Item 4440-301-0001 (1)

- a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

Department of Mental Health,
Multi-Purpose Building, Atascadero State Hospital

Action Requested

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

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a Multi-Purpose Building at Atascadero State Hospital. The new facility will become the patient educational complex, housing academic education, vocational education, and library facilities for the hospital.

Funding and Project Cost Verification

This project is within cost. The project costs are within the budget estimate.

\$ 14,310,000 total estimated project costs

\$ 632,000 project costs previously allocated: preliminary plans

\$ 13,678,000 project costs to be allocated: Working Drawing Phase \$710,000 and construction \$ 12,968,000. (\$ 10,564,000 contracts, \$ 528,000 contingency), A&E \$ 699,430, other \$1,176,570 at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 10, 1991.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 31

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA REHABILITATION CENTER, NORCO, RIVERSIDE COUNTY
Potable Water System Improvements

Authority: Chapter 106/01, Item 5240-301-0001(24)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 31

Department of Corrections
California Rehabilitation Center, Norco, Riverside County
Potable Water System 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. The scope of this project will make various improvements to the existing potable water distribution system based on findings identified within the Water Engineering Report and Master Plan. The project will correct a portion of the water system deficiencies by installing and replacing fire hydrants, distribution pipeline, pressure reducing valves, isolation valves, modifications to storage facilities, and making improvements to backflow prevention.

Funding and Cost Verification

This project is within cost. An updated cost estimate from DGS shows working drawings to be within cost, but also shows a reduced construction estimate. Construction costs will be further refined with completion of the working drawings and final bid.

\$2,073,000 total estimated project cost

\$228,000 project costs previously allocated: preliminary plans \$98,000 and working drawings \$130,000

\$1,845,000 project costs to be allocated: construction FY 02/03: contracts \$1,530,000, contingency \$84,000; A/E \$96,000; and agency-retained (guarding) \$135,000

CEQA

Notice of Exemption was filed with the State Clearinghouse on November 29, 2001, and the waiting period expired on January 2, 2002.

Project Schedule

The project schedule is as follows:

Complete working drawings: November 2002
Complete construction: April 2004

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

CONSENT ITEMS

CONSENT – ITEM 32

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA CORRECTIONAL CENTER, SUSANVILLE, LASSEN COUNTY
Antelope Camp Dormitories Replacement

Authority: Chapter 106/01, Item 5240-301-0001(4)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 32

Department of Corrections
California Correctional Center, Susanville, Lassen County
Antelope Camp Dormitories Replacement

Action Requested

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

Scope Description

This 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 proposes \$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, the waiting period expired on February 11, 2002.

Project Schedule:

The project schedule is as follows:

Complete construction: January 2004

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

CONSENT ITEMS

CONSENT – ITEM 33

DEPARTMENT OF CORRECTIONS (5240)
PLEASANT VALLEY STATE PRISON, FRESNO COUNTY
Bar Screen, Pre-lift Station

Authority: Chapter 106/01, Item 5240-301-0001(31)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 33

Department of Corrections
Pleasant Valley State Prison, Fresno County
Bar Screen, Pre-lift Station

Action Requested

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

Scope Description

This project is within scope. The project consists of constructing a wastewater screening facility that will include a mechanical bar screen to remove the solids material (screenings) contained in the prison's wastewater upstream of an existing wastewater pumping station, and equipment designed to wash and compact the screenings so they can be disposed in a landfill.

Funding and Cost Verification

This project is within cost.

\$835,000	total estimated project cost
\$172,000	project costs previously allocated: preliminary plans \$56,000; working drawings \$70,000; and project administration \$46,000
\$663,000	project costs to be allocated: construction \$663,000 (\$524,000 contract, \$27,000 contingency, \$32,000 agency retained, \$65,000 project administration, and \$15,000 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:

Complete construction	August 2003
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Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 34

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, SACRAMENTO, SACRAMENTO COUNTY
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Authority: Chapter 106/01, Item 5240-301-0001(33)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 34

Department of Corrections
California State Prison - Sacramento, Sacramento County
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

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 modify approximately 50,916 sf of existing warehouse space to include: approximately 20,120 sf of new office space with fire rated corridors, restroom, conference rooms, with acoustical ceilings, addition of 12 Mental Health Crisis Beds (approx. 6,636 sf) with detention doors; Psychiatric Services Unit (PSU) treatment center and classrooms (approx. 9,216 sf); Enhanced Outpatient Program treatment center classrooms with security walls and ceilings (approx. 13,944 sf); gym improvements which include the removal of existing temporary classrooms and installing new treatment classrooms with HVAC, lighting, ceilings and security doors (approx. 6,795 sf); and, PSU housing unit work including cell improvements by replacing 64 high security cell doors, and adding cell light switches. This project is critical to maintain Federal Court compliance with the Coleman *vs.* Wilson litigation that mandates the Department to implement a comprehensive mental health delivery system.

Funding and Project Cost Verification

This project is within cost.

\$16,995,000 total estimated project cost

\$822,000 project costs previously allocated: preliminary plans \$822,000

\$16,173,000 project costs to be allocated: working drawings \$925,000; construction \$15,248,000 (contract \$12,281,000, contingency \$860,000, construction

support \$1,498,000, and project administration \$609,000)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on October 29, 2001, and cleared on December 2, 2001.

Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Page 2

Project Schedule

The project schedule is as follows:

Complete Construction June 2005

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

CONSENT ITEMS

CONSENT – ITEM 35

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Electrical Distribution Systems Expansion - 6B

Authority: Chapter 106/01, Item 6440-301-0574 (8)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 35

University of California, Los Angeles
Electrical Distribution Systems Expansion – 6B

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Electrical Distribution Systems Expansion - 6B project will construct the next phase of a new 12.4kV electric system on the Los Angeles campus. The project will install four new feeder loops to replace most of the remaining 4.8kV electrical system and a new main substation service transformer, and will connect existing buildings to the new loops.

Funding and Project Cost Verification

\$6,598,000 total estimated project cost.

\$370,000 project costs previously allocated: preliminary plans \$150,000 (State funds);
working drawings \$220,000 (State funds).

\$6,228,000 project costs to be allocated: construction \$6,228,000 (State funds).

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2003
Complete construction: August 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 36

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Biological Sciences Building

Authority: Chapter 106/01, Item 6440-301-0574 (14)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 36

University of California, Riverside
Biological Sciences Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Biological Sciences Building project will construct a three story, 32,493 asf building to provide a multi-disciplinary research facility for programs in biological sciences including research laboratories, laboratory support space, faculty offices and office support spaces. The proposed site is located to the southeast of the existing Life Sciences Building.

Funding and Project Cost Verification

\$21,633,000 total estimated project cost.

\$596,000 project costs previously allocated: preliminary plans \$596,000 (State funds).

\$21,037,000 to be allocated: working drawings \$894,000 (State funds); construction \$17,813,000 (State funds); \$1,818,000 (campus funds); equipment \$512,000 (campus funds). [\$17,595,000 - contract; \$880,000 - contingency; and \$1,156,000 - support]

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2003
Complete construction: June 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 37

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Kinsey Hall Seismic Correction, Phase 2

Authority: Chapter 106/01, Item 6440-301-0658 (13)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 37

University of California, Los Angeles
Kinsey Hall Seismic Correction, Phase 2

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Kinsey Hall Seismic Correction, Phase 2 project will provide structural corrections to this seismically “Very Poor” building, including mandatory code corrections triggered by the structural work. Structural corrections will include placement of new interior shear walls, connecting the building’s additions to each other, anchoring and bracing of building elements, replacing hollow clay partitions and repair of structural cracks throughout the building. Mandatory code corrections will include fire/life safety and disabled access upgrades. The project was amended in March 2001 to include alterations that support conversion of this obsolete physical science laboratory building into a humanities office and classroom facility.

Funding and Project Cost Verification

\$37,034,000 total estimated project cost.

\$1,358,000 project costs previously allocated: preliminary plans \$824,000 (State funds), \$534,000 (campus funds)

\$35,676,000 to be allocated: working drawings \$805,000 (State funds), \$1,236,000 (campus funds), \$345,000 (FEMA funds); construction \$3,605,000 (FEMA funds), \$7,524,000 (campus funds), \$17,387,000 (State funds), \$4,774,000 (additional campus funds, if needed). [\$26,996,000 – contract; \$1,674,000 – contingency; and \$4,265,000 –support.]

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	September 2003
Complete construction:	June 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 38

**CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT,
CERRITOS COLLEGE, LOS ANGELES COUNTY**
Science and Math Complex – Life Safety

Authority: Chapter 106/01, Item 6870-301-0574 (11)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 38

California Community Colleges
Cerritos Community College District, Cerritos College, Norwalk, Los Angeles County
Math and Science Complex – Life Safety

Action Requested

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

Scope Description

The project is within scope. The authorized project demolishes two unsafe buildings and constructs a 34,212 asf replacement science and math complex. The space consists of 10,602 asf lecture, 21,140 asf laboratory, and 2,470 asf other space. These amounts include a 660 asf laboratory room that was included in the drawings in the approved project but erroneously excluded in the summary of project space.

Funding and Project Cost Verification

The project is within cost.

\$18,089,000 total estimated project costs

\$646,000 state funding previously allocated: preliminary plans \$646,000

\$17,443,000 state funding to be allocated: working drawings \$568,000, construction \$16,443,000 (\$14,881,000 contracts, \$744,000 contingency, \$298,000 construction management, \$238,000 administration, \$282,000 testing and inspection) at CCCI 4019 and Equipment \$432,000 at EPI 2564.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 20, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2003

Complete construction: August 2004

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

CONSENT ITEMS

CONSENT – ITEM 39

CALIFORNIA COMMUNITY COLLEGES (6870)
LONG BEACH COMMUNITY COLLEGE DISTRICT
LONG BEACH CITY COLLEGE, LOS ANGELES COUNTY
Replacement of Technology Buildings

Authority: Chapter 106/01, Item 6870-301-0574 (25)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 39

California Community Colleges, Long Beach City College, Replacement of Technology Buildings

Action Requested

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

Scope Description

This project is within scope. The authorized project demolishes two unsafe buildings totaling 22,942 ASF and constructs and provides initial equipment for a 23,000 asf replacement facility with 1,500 asf for lecture, 20,625 asf for instructional laboratories, and 875 asf for offices.

Funding and Project Cost Verification

This project is within cost.

\$8,883,000 total estimated project costs

\$422,000 project costs previously allocated: preliminary plans

\$8,414,000 project costs to be allocated: working drawings \$315,000; construction \$8,088,000 (\$7,275,000 contracts, \$364,000 contingency, \$449,000 administration, testing, inspection) at CCCI 4019; and equipment \$11,000 at EI 2564.

47,000 potential bid savings based on preliminary plan cost estimate

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 11, 2002, and the waiting period expired on March 15, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings June 2003

Complete construction July 2004

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

CONSENT ITEMS

CONSENT – ITEM 40

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
SAN BERNARDINO VALLEY COLLEGE, SAN BERNARDINO COUNTY
Seismic Replacement – Art/Art Gallery

Authority: Chapter 52/00, Item 6870-301-0574(56)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 40

California Community Colleges

San Bernardino Community College District, San Bernardino Valley College, San Bernardino,
Seismic Replacement – Art/Art Gallery Building

Action Requested

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

Scope Description

This project is within scope. The authorized scope of the project constructs a 16,063 assignable square feet (asf) building consisting of 12,751 asf of laboratory space, 1,073 asf of office space and 2,239 asf of other spaces to house programs in the visual arts.

Funding and Cost Verification

This project is within cost. This is one of five replacement projects on the Valley Campus. The Federal Emergency Management Act (FEMA) funded 75 percent of estimated project costs. State funds represent 25 percent of eligible project costs as follows:

\$1,711,000 total estimated project costs (state funded portion)

\$52,000 state funds previously allocated: working drawings \$52,000

\$1,659,000 state funds to be allocated: construction \$1,659,000 (\$1,445,000 contracts, \$72,000 contingency and \$142,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 28, 2000, and the waiting period expired February 2, 2001.

Project Schedule

The project schedule is as follows:

Complete project: November 2004

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

CONSENT ITEMS

CONSENT – ITEM 41

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT
LOS ANGELES TRADE-TECH COLLEGE, LOS ANGELES COUNTY
Building F Mechanical System Conversion

Authority: Chapter 106/01, Item 6870-301-0574(30)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 41

California Community Colleges
Los Angeles Community College District, Los Angeles Trade Tech College, Los Angeles, Los Angeles County
Building F Mechanical System Conversion

Action Requested

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

Scope Description

This project is within scope. The authorized scope of the project provides ventilation of 14,529 asf for auto technology, metal shops, and general classrooms.

Funding and Cost Verification

This project is within cost. State funds represent are as follows:

\$955,000 total estimated project costs (state funded portion)

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

\$917,000 state funds to be allocated: working drawings \$40,000, construction \$877,000 (\$720,000 contracts, \$50,000 contingency and \$107,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 9, 2002, and the waiting period will expire June 13, 2002.-

Project Schedule

The project schedule is as follows:

Complete project: December 2003

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

CONSENT ITEMS

CONSENT – ITEM 42

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT
MENIFEE VALLEY CAMPUS, RIVERSIDE COUNTY
Learning Resource Center

Authority: Chapter 106/01, Item 6870-301-0574(39)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 42

California Community Colleges

Mt San Jacinto Community College District, Menifee Valley Center, Menifee, Riverside County
Learning Resource Center

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 constructs a new 27,105 assignable square feet (asf) learning resource center. The building consists of 2,100 asf laboratory space, 700 asf office space, 12,135 asf library, 6,635 asf AV/TV, and 6,180 asf of other space. Progression to preliminary plans have resulted in the following space refinements: Library space from 12,135 asf to 12,120, -15 asf; AV/TV from 6,635 asf to 6,510 asf -125 asf; laboratory from 2,100 asf to 2,045 asf, -55 asf; office from 700 asf to 670 asf, -30 asf; and other space from 6,180 asf to 5,760 asf, -420 asf. Total building asf has been adjusted from 27,750 asf to 27,105, -645 asf.

Funding and Cost Verification

This project is within cost.

\$11,252,000 total estimated project costs

\$349,000 funds previously allocated: preliminary plans

\$10,903,000 state funds to be allocated: working drawings \$355,000, construction \$9,136,000 (\$8,227,000 contracts, \$411,000 contingency and \$498,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019; and equipment \$1,412,000 at EI 2564.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 20, 2002, and the waiting period expired April 24, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

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

CONSENT ITEMS

CONSENT – ITEM 43

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT,
MT. SAN ANTONIO COLLEGE, LOS ANGELES COUNTY
Science Building Replacement

Authority: Chapter 106/01, Item 6870-301-0574 (38)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 43

California Community Colleges

Mt. San Antonio Community College District, Mt. San Antonio College, Walnut, Los Angeles CO
Science Building Replacement

Action Requested

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

Scope Description

This project is within scope. The authorized scope of the project constructs a three-story science building totaling 43,356 assignable square feet (asf) with 37,848 asf laboratory, 4,377 asf office, and 1,131 asf other spaces per a change in project scope approved by the Public Works Board in May 2002.

Funding and Cost Verification

This project is within cost. The state funded portion of the project is \$20,690,000. The above change in project scope will raise total costs by an estimated \$1,332,000, and will be funded by the District.

\$22,022,000 total estimated project costs

\$753,000 state funds previously allocated: preliminary plans \$753,000

\$19,937,000 state funds to be allocated: working drawings \$732,000, construction \$18,879,000 (\$17,104,000 contracts, \$855,000 contingency and \$920,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019 and \$326,000 equipment at EI 2564.

\$1,332,000 locally funded increase in project costs: preliminary plans \$37,000, working drawings \$38,000 and construction \$937,000 (contract \$906,000, \$31,000 construction management and architectural oversight during construction) at CCI 4019 and \$320,000 equipment at EPI 2564.

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 11, 1997, and the waiting period expired on August 17, 1997.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

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

CONSENT ITEMS

CONSENT – ITEM 44

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
COLLEGE OF SAN MATEO, SAN MATEO COUNTY
Seismic Retrofit – Building # 6

Authority: Chapter 106/01, Item 6870-301-0574 (61)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 44

California Community Colleges, College of San Mateo, Seismic Retrofit – Building # 6

Action Requested

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

Scope Description

This project is within scope. The authorized project seismically retrofits the Student Services Building (# 6). The scope of seismic strengthening remains unchanged with some changes in methodology. The project was value-engineered and the mezzanine expansion method of strengthening was substituted by thickening the existing columns. This will negate the need for an additional outside set of stairs, an elevator and ramp, and will result in no area increase. Fireproofing will not be necessary since the new seismic work is not part of the primary gravity system. Other fire/life safety and required ADA concerns will be mitigated.

Funding and Project Cost Verification

This project is not within cost. Cost savings through value engineering resulting in the removal of the need for a mezzanine expansion are offset by increases, partially due to omissions or underestimating on the original cost estimate, DSA required code compliance items, and other refinements in structural estimating. The district will fund costs over the appropriation.

\$4,413,000 total estimated project costs

\$207,000 project costs previously allocated: preliminary plans

\$3,891,000 project costs to be allocated: working drawings \$146,000; construction \$3,745,000 (\$3,293,000 contracts, \$231,000 contingency, \$ 221,000 administration, testing, inspection) at CCCI 4019.

\$315,000 district funded

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings	March 2003
Complete construction	October 2003

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

CONSENT ITEMS

CONSENT – ITEM 45

CALIFORNIA COMMUNITY COLLEGES (6870)
SONOMA COUNTY COMMUNITY COLLEGE DISTRICT
SANTA ROSA JUNIOR COLLEGE, SONOMA COUNTY
Learning Resource Center

Authority: Chapter 891/01, Section 34 (b)(20)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 45

California Community Colleges, Santa Rosa Junior College, Learning Resource Center

Actions Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This proposal constructs a 95,886 asf learning resource center. The space contains minor assignable space adjustments and includes 64,443 asf library, 8,222 asf office, 2,789 asf laboratory, 11,730 asf AV/TV space, and 8,717 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$45,188,000 total estimated project costs

\$1,199,000 project costs previously allocated: preliminary plans

\$31,091,000 project costs to be allocated: working drawings \$1,028,000; and construction \$26,385,000 (\$24,100,000 contracts, \$1,107,000 contingency, \$1,178,000 administration, testing, inspection) at CCCI 4019; and \$3,678,000 for equipment at EPI 2564.

\$12,898,000 district funded

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 18, 2002, and the waiting period expired on April 23, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002

Complete construction: May 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 46

DEPARTMENT OF FOOD AND AGRICULTURE (8570)
DORRIS AGRICULTURAL INSPECTION STATION, DORRIS, SISKIYOU COUNTY
Relocation: Dorris Agricultural Inspection Station

Authority: Chapter 106/01, Item 8570-301-0042(1)
Chapter 52/00, Item 8570-301-0042(1)

- a. Approve augmentation \$64,000
9.5 percent augmentation
11.3 percent cumulative augmentation

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 46

Department of Food and Agriculture
Dorris Agricultural Inspection Station, Dorris, Siskiyou County
Relocation: Dorris Agricultural Inspection Station

Action requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The Project will replace the existing Agricultural Inspection Station which will be displaced by a new freeway project that bi-passes the existing station. The new station will include a 2,002+/- square foot Administration Building, a 3,154+/- square foot Drive-thru Vehicle Inspection Bay structure, and a 4,456+/- square foot Truck Inspection Building. The station will have 4 vehicle lanes and 2 truck lanes. Sitework includes crash cushions, guard rails, specialized lighting, and specialized signage.

Funding and Cost Verification

This project is not within cost. The original project budget was based on a site study that had selected a parcel of land north of the current inspection station located in the town of Dorris. However, this as well as four alternative sites which were investigated by the Project Management Branch, Project Services Branch and the Department of Food and Agriculture Team, were found to be either unacceptable in meeting the project requirements or the landowners were unwilling to sell. A 20-day letter was sent to the Legislature on June 6, 2002. Approval of this item is contingent upon the passing of the 20-day waiting period.

Ultimately, a parcel of land currently owned by the Bureau of Land Management, meeting project requirements, was selected. To compensate for the design and environmental services necessitated during the study of four alternative sites, additional funding in the amount of \$64,000 is requested. This funding is required to finish the preliminary schematic design,

provide the civil engineering and co-ordination with CalTrans, and complete environmental studies required by BLM to finalize site selection.

\$7,656,000 total estimated project costs

\$7,592,000 project costs previously allocated: study/acquisition \$425,000; preliminary plans, \$279,000; working drawings, 393,000; construction \$6,495,000(\$5,468,000 contract + \$273,000 contingency + \$427,000 A&E + \$267,000 other project costs) at CCCI 4019 + \$60,000 Augmentation for test well drilling.

\$64,000 project costs to be allocated: funding to cover cost of additional design, engineering and environmental services.

CEQA

A Negative Declaration is being developed by DGS-RES-Environmental Services.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: November 2002
Approve working drawings: June 2003
Complete construction: November 2005

Staff Recommendation: Approve augmentation. Approval is contingent upon the passing of the 20-day waiting period.

ACTION ITEMS

ACTION - ITEM

No Action Items.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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