



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD

July 12, 2002

MINUTES

PRESENT:

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

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

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

STAFF PRESENT:

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:

Peggy Zentner, Department of Parks and Recreation
Chris Kooyman, State Treasurer's Office
Arron Todd, State Treasurer's Office
Dale Clevenger, Community Colleges
Gerry Clark, Department of General Services
Deborah Cregger, Department of General Services

CALL TO ORDER AND ROLL CALL:

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

BOND ISSUES:

Mr. Tilton reported that there were eleven bond items. We are pulling the following Bond Items because we do not have an approved budget:

Item #1, Department of Forestry and Fire Protection, Fort Jones Forest Fire Station. Item #2, Department of Forestry and Fire Protection, Harts Mill Forest Fire Station. Item #3, Department of Forestry and Fire Protection, Independence Forest Fire Station. Item #4, Department of Forestry and Fire Protection, Sand Creek Forest Fire Station. Item #5, Department of Forestry and Fire Protection, San Luis Obispo Ranger Unit Headquarters. Item #6, Department of Forestry and Fire Protection, Weaverville Forest Fire Station. Item #7, Department of Forestry and Fire Protection, Altaville Forest Fire Station.

We are pulling the following two bond items to allow staff more time for due diligence. Item #9, University of California, San Francisco Campus, QB3 Building at Mission Bay and Item #10, University of California, San Diego Campus, Cal (IT)2 Facility.

This leaves two remaining bond items.

Item #8, Department of Corrections, Ironwood State Prison, Correctional Treatment Center. This item will authorize the sale of lease revenue bonds and authorize interim financing.

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

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

Item #11, University of California, Davis Campus, M.I.N.D. Institute. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Ms. Aronberg, and Seconded by Mr. Dunne to adopt Bond Item #11.

Bond Item #11 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 #12 through #35. We are pulling the following items because we do not have an approved budget:

Item #23, Department of Parks and Recreation, Los Angeles River Parkway, Taylor Yards. Item #25, Department of Parks and Recreation, Fort Ross State Historic Park. Item #26, Department of Parks and Recreation, Hearst San Simeon State Historic Monument. Item #27, Department of Parks and Recreation, Border Field State Park. Item #29, Department of Parks and Recreation, Cornfields Project.

We are also pulling Item #17, Department of General Services, Department of Parks and Recreation, El Capitan Ranch Project and moving it to the Action Calendar.

The **revised consent calendar** covers Items #12 through #16, Items #18 through 22, Item #24, Item #28, Items # 30, through #35.

In summary, the revised consent calendar proposes: five requests to approve preliminary plans; three requests to authorize site selection; five requests to authorize acquisition; two requests to approve an augmentation; two requests to approve project scope and cost; and two requests to authorize acquisition of a public easement through an acceptance of an Offer to Dedicate.

There are two 20-day letters. Item #21, Department of General Services, Department of Parks and Recreation, Folsom Lake State Recreation Area, approve an augmentation. A 20-day letter was sent to the Legislature on June 21, 2002, without comment. Item #35, Monterey Peninsula Community College, Plant Service Complex, approve an augmentation. A 20-day letter was sent to the Legislature on June 7, 2002, without comment.

Staff recommends approval of the **revised consent calendar** Items #12 through #16, Items #18 through 22, Item #24, Item #28, Items # 30, through #35.

A motion was made by Mr. Garcia, and by Seconded Mr. Dunne to adopt the **Revised Consent Calendar** and to approve Items #12 through #16, Items #18 through 22, Item #24, Item #28, Items # 30, through #35.

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

ACTION ITEMS:

Mr. Tilton noted that there was one Action Item. Item #17, Department of General Services, Department of Parks and Recreation, El Capitan Ranch Project. This item will authorize an acquisition consistent with the staff analysis. The acquisition is subject to the following conditions:

1. Finalize roadway terms and conditions that do not restrict the use of the roadways other than the owner's easement rights.
2. Confirmation that the property is not encumbered by a grazing lease, and relocation benefits, if owed by DPR, are not substantial.

A motion was made by Mr. Garcia and Seconded by Mr. Dunne to adopt Action Item #17.

Action Item #17 was passed by a 3-0 vote.

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, August 9, 2002, at 10:00 am in Room 112. We have a special meeting scheduled for Monday, July 22, 2002, in Room 112 at 10:00 am.

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

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FORT JONES FOREST FIRE STATION, SISKIYOU COUNTY
Replace Barracks/Messhall

Authority: Chapter XX/02, Item 3540-301-0660 (5.5)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$1,980,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. Construct a 2 engine FFS with dozer compliment. Project will include a 1,999 sf 3-bay apparatus building; a 3,040 sf 14-person barracks/messhall; a 2,240 sf dozer/transport storage facility; and a 100 sf fuel facility (2-pumps, 1-1,000 gallon fuel tanks and relocate another 1,000 gallon fuel tank). Site work includes connecting utilities, paving, and appurtenances.

Funding and Cost Verification

This project is within cost.

\$2,170,000 total estimated project costs

\$190,000 project costs previously allocated: preliminary plans \$72,000 and working drawings \$118,000

\$1,980,000 project costs to be allocated: construction \$1,980,000 (\$1,594,000 contract, \$80,000 contingency and \$306,000 A&E)

CEQA

The Categorical Exemption was filed January 2000 at the State Clearinghouse.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: July 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HARTS MILL FOREST FIRE STATION, BUTTE COUNTY
Relocate Facility

Authority: Chapter XX/02, Item 3540-301-0660 (5.5)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$1,323,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of Forestry and Fire Protection
Harts Mill Forest Fire Station, Relocate Facility

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

Funding and Cost Verification

This project is within cost.

\$1,611,000 total estimated project costs

\$288,000 project costs previously allocated: acquisition \$172,000, preliminary plans \$46,000, and working drawings \$70,000

\$1,323,000 project costs to be allocated: construction \$1,323,000 (\$1,128,000 contract, \$56,000 contingency, and \$139,000 A&E/other project costs)

CEQA

A Negative Declaration was filed with the State Clearinghouse on April 27, 1999, and the waiting period expired on May 28, 1999. An Addendum to the initial study/negative declaration was published in April 2003.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
INDEPENDENCE FOREST FIRE STATION, INYO COUNTY
Relocate Facility

Authority: Chapter XX/02, Item 3540-301-0660 (8.5)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$1,395,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; an apparatus building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

Funding and Cost Verification

This project is within cost.

\$1,720,000 total estimated project costs

\$325,000 project costs previously allocated: acquisition \$169,000, preliminary plans \$45,000, and working drawings \$111,000

\$1,395,000 project costs to be allocated: construction \$1,395,000 (\$1,112,000 contract, \$56,000 contingency, and \$227,000 A&E)

CEQA

A Negative Declaration was filed with the State Clearinghouse on March 10, 1998, and the waiting period expired on April 9, 1998.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAND CREEK FOREST FIRE STATION, FRESNO COUNTY
Relocate Facility

Authority: Chapter XX/02, Item 3540-301-0660 (15)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$1,338,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

Department of Forestry and Fire Protection
Sand Creek Forest Fire Station, Relocate Facility

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes land acquisition and the construction of a standard CDF 8-bed barracks building; an apparatus building; a gas/oil storage building; demolition; grading and site work; utilities; paving; landscaping; and all appurtenances.

Funding and Cost Verification

This project is within cost. Chapter XX/02, Item 3540-301-0660 (15), provides \$1,338,000 for the construction phase of this project. It is estimated that the amount available is sufficient to complete the project as legislatively authorized.

\$1,702,000 total estimated project costs

\$364,000 project costs previously allocated: acquisition \$223,000, preliminary plans \$55,000, and working drawings \$86,000

\$1,338,000 project costs to be allocated: construction \$1,338,000 (\$1,101,000 contract, \$55,000 contingency, and \$182,000 A&E/other project costs)

CEQA

A Negative Declaration was filed with the State Clearinghouse on April 27, 1999, and the waiting period expired on May 28, 1999.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 5

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

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

Adopt resolution to:

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

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

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 5

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

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

Funding and Cost Verification

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

\$7,878,000 total estimated project costs

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

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

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 112, 2000.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WEAVERVILLE FOREST FIRE STATION, TRINITY COUNTY
Relocate Facility

Authority: Chapter XX/02, Item 3540-301-0660 (7)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$1,971,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 6

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes construction of a standard CDF 8-bed barracks building; a 2-bay apparatus building; a detached office; and a flammable storage building. The project also includes grading and site work; utilities; paving; landscaping; and all necessary appurtenances.

Funding and Cost Verification

This project is within cost.

\$2,378,000 total estimated project costs

\$407,000 project costs previously allocated: acquisition \$208,000, preliminary plans \$53,000, and working drawings \$146,000

\$1,971,000 project costs to be allocated: construction \$1,971,000 (\$1,491,000 contract, \$75,000 contingency, and \$405,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 6, 1999, and the waiting period expired on April 6, 1999.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Complete construction: November 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 7

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALTAVILLE FOREST FIRE STATION, CALEVERAS COUNTY
Replace Facility

Authority: Chapter XX/02, Item 3540-301-0660 (21)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$2,759,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 7

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

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes demolishing the existing facility and constructing a new standard CDF facility 1-engine Forest Fire Station and Dozer Shed. The facility will include a 10-bed, 2824 sf wood framed barracks/messhall, a drive through 2-bay 1,697 sf wood framed apparatus building with office space for station personnel, a 1,988 sf dozer shed and a 100 sf flammable storage building. The project also includes all necessary site work, grading, paving, landscaping, irrigation, utilities, asbestos and lead removal, and appurtenance as required

Funding and Cost Verification

This project is within cost.

\$2,946,000 total estimated project costs

\$187,000 project costs previously allocated: preliminary plans \$187,000 (including \$31,000 augmentation for the environmental site assessment)

\$2,759,000 project costs to be allocated: working drawings \$167,000 and construction \$2,592,000 (\$2,205,000 contract, \$110,000 contingency, and \$277,000 A&E)

CEQA

A Notice of Determination will be filed with the State Clearinghouse upon completion and inclusion of the Environmental Site Assessment (ESA) Document. The ESA will be completed by July 2002.

Other

- Interim financing will be requested from the Pooled Money Investment Account (PMIA) for due diligence work and construction costs in two separate steps.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2002
Approve working drawings:	September 2002
Complete construction:	September 2004

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 8

DEPARTMENT OF CORRECTIONS (5240)
IRONWOOD STATE PRISON, BLYTHE, RIVERSIDE COUNTY
Correctional Treatment Center, Phase II

Authority: Chapter 3/02, Section 2 (10)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$2,913,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 8

Department of Corrections
Ironwood State Prison, Blythe, Riverside County
Correctional Treatment Center, Phase II

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project will renovate the 15,600 square feet Central Health Infirmary to comply with current Correctional Treatment Center (CTC) licensing requirements. The renovation includes upgrading of the mechanical, electrical, plumbing, emergency power and fire protection systems. In addition, a new 2,808 square foot office and treatment space will be added to the CTC building. Also, a 2,000 square foot metal storage building will be constructed adjacent to the CTC.

Funding and Cost Verification

This project is within cost.

\$3,189,000 total estimated project costs

\$276,000 project costs previously allocated: preliminary plans \$108,000 and working drawings \$168,000

\$2,913,000 project costs to be allocated: construction (contract \$2,193,000; contingency \$154,000; project administration \$372,000; agency retained \$194,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 9, 1998.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 9

UNIVERSITY OF CALIFORNIA (6440)

SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY

California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical Research (QB3) Building at Mission Bay

Authority: Chapter 3/02

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 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 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:

\$46,200,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 9

University of California, San Francisco
California Institute for Bioengineering, Biotechnology, and Quantitative Research

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The California Institute for Bioengineering, Biotechnology, and Quantitative Research (QB3) Building at Mission Bay project will construct a research laboratory building of approximately 96,458 assignable square feet (asf) and 152,718 gross square feet (gsf) to house the headquarters of the Institute. The major theme of the Institute will be the application of the quantitative sciences – mathematics, physics, chemistry, and engineering – to biomedical research. The building will house specialized research laboratories in biochemistry and structural biology; bioengineering, and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support.

Funding and Cost Verification

This project is within cost.

\$100,000,000 total estimated project costs

\$8,800,000 project costs previously allocated: preliminary plans \$4,700,000 (Cal ISI funds) and working drawings \$4,100,000 (Cal ISI funds)

\$91,200,000 project costs to be allocated: construction \$46,200,000 (Cal ISI funds, lease revenue bonds), \$35,920,000 (campus funds, Garamendi bond); equipment \$9,080,000 (campus funds, Garamendi bond)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Adopt resolution.

Staff Comments: This project is part of the Institutes of Science and Innovation authorized by Education Code Section 92900 (Chapter 79/00). The authorizing legislation requires the University to provide a 2:1 match of the state funds. Therefore, the form of lease defines which portions of this project are financed with the state lease revenue bonds and which portions are being financed with University funding. These leases are in draft form.

BOND ITEMS

BOND – ITEM 10

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Cal-(IT)² Facility at San Diego

Authority: Chapter 3/02

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 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 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:

\$58,890,000

PULLED.

BOND ITEMS

STAFF ANALYSIS – ITEM 10

University of California
Cal-(IT)² Facility at San Diego

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Cal-(IT)² Facility at San Diego project will construct a facility of approximately 133,000 assignable square feet and 222,000 gross square feet to support the California Institute for Telecommunications and Information Technology which is dedicated to research the scientific and technologic components required to bring about the Anew Internet@. The building will house clustered research areas, specialized laboratories, general and public spaces, and administrative spaces. The clustered research areas will consist of office spaces, computing laboratories, related support space, and open project areas known as cluster research space that will be assigned to research teams working on specific projects. Depending on the nature of a project, these spaces can be re-configured for individual project needs.

Funding and Cost Verification

This project is within cost.

\$102,500,000 total estimated project costs

\$7,610,000 project costs previously allocated:
preliminary plans \$3,644,000 (Cal ISI funds) and working drawings \$3,966,000 (Cal ISI funds)

\$94,890,000 project costs to be allocated: construction \$48,390,000 (Cal ISI funds, lease revenue bonds), \$20,000,000 (Campus funds, Garamendi bond). Equipment \$10,500,000 (Cal ISI funds, lease revenue bonds), \$16,000,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Staff Recommendation: Adopt resolution.

Staff Comments: This project is part of the Institutes of Science and Innovation authorized by Education Code Section 92900 (Chapter 79/00). The authorizing legislation requires the University to provide a 2:1 match of the state funds. Therefore, the form of lease defines which portions of this project are financed with the state lease revenue bonds and which portions are being financed with University funding. These leases are in draft form.

BOND ITEMS

BOND – ITEM 11

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, SACRAMENTO COUNTY
M.I.N.D. Institute Building

Authority: Chapter 106/01, Item 6440-301-0660 (1)

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 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 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:

\$30,000,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 11

University of California, Davis
M.I.N.D. Institute Building

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The M.I.N.D. Institute Building project will construct a 57,428 asf facility on the grounds of the UCDMC in Sacramento which will house the UC Davis Center for the Medical Investigation of Neurodevelopmental Disorders (M.I.N.D. Institute). The facility will include outpatient clinics, research laboratories, faculty offices and administrative support space, and a resource center for health care professional, teachers, and parents.

Funding and Cost Verification

This project is within cost.

\$38,840,000 total estimated project costs

\$3,546,000 project costs previously allocated: preliminary plans \$1,600,000 (state funds) and working drawings \$1,946,000

\$35,294,000 project costs to be allocated: construction \$30,000,000 (state funds – lease revenue bonds), \$3,000,000 (state funds – general fund), \$2,294,000 (hospital reserves)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: April 2003

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT – ITEM 12

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

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 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MARCOS FOREST FIRE STATION, SAN DIEGO COUNTY
Project No. CDF159, DGS Parcel Number 9830

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

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

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

Action requested

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

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the San Marcos Forest Fire Station. The acquisition phase of the project authorizes the acquisition of approximately 5 acres for the relocation of the San Marcos Forest Fire Station. The proposed action would approve the acquisition of fee simple interest in a vacant and unimproved parcel of approximately 5.8 acres.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3540-301-0001(18.5) provides \$675,000 for the acquisition phase of this project. There is a sufficient balance remaining in the account to pay the total acquisition costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent. The estimated project costs are as follows:

\$1,723,000 total project costs

\$94,000 project costs previously allocated: acquisition \$46,000 and preliminary plans \$48,000

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

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 9, 2002, and the waiting period expired on June 8, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow August 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on June 19, 2002, of the proposed site for the San Marcos Forest Fire Station. No due diligence issues were noted that would prevent the site acquisition. The property borders Escondido Fire Station number 5 and is clean of debris. ESS staff reviewed a Preliminary Site Assessment, Phase 1, which concluded the property does not contain known hazards that could be revealed by site inspection, record research, or consultation with regulatory agencies.

Other:

- This project was approved for site selection by the State Public Works Board on October 12, 2001.
- The site meets the requirements of the Department of Forestry and Fire Protection.
- 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 14

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
ANDERSON OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
SAN DIEGO COUNTY
Project Number SCC 124D, Permit Number F9746

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

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

Action requested

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

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number F9746 on April 17, 1981, for the construction of a 580 square foot addition to an existing single family residence in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreation along the beach on the subject parcel, in the form of an Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions. This OTD expires if not accepted within 21 years of creation. This OTD will expire on August 17, 2002, unless accepted by a governmental entity or qualified non-profit organization. On January 24, 2002, the Coastal Conservancy voted unanimously to accept the public access easement.

Terms and Restrictions

This lateral access easement OTD is for public access and passive recreational use along the beach on a portion of a residential lot in the community of La Jolla. The seaward boundary of this easement is ambulatory.

Cost

The acceptance of this OTD involves only the administrative cost of a staff analysis and the Department of General Services review.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2002, and the waiting period expired on March 5, 2002.

Condition of Property

A consultant from the State Coastal Conservancy (SCC) has inspected the property and reported no due diligence issues that would prevent acquisition of the easement.

Other

- According to the SCC this sandy beach OTD lateral is adjacent to La Jolla Hermosa Park, but is not accessible from the park. The high sheer bluffs bordering the OTD and the lack of public access to the top of the bluff appear to make vertical access infeasible.
- Public use of the OTD area is constrained by the lack of vertical access. There is no indication that any public entity has responsibility for maintenance currently.
- The SCC reports that the City of San Diego has refused to accept this OTD because of its remote location and the City's belief that it would be infeasible to develop vertical access.
- The SCC has no plans to formally open the OTD easement for public use, and wishes to preserve the OTD for the possibility of public access in the future. SCC staff recommends acceptance of the OTD with transfer to the State Lands Commission at the earliest opportunity.

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

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
DINNERMAN OFFER TO DEDICATE PUBLIC ACCESS EASEMENT
SAN DIEGO COUNT
Project Number SCC 123D, Permit Number F9788

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

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

Action requested

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

Irrevocable Offers to Dedicate

The Coastal Commission granted conditional development Permit Number F9788 on May 1, 1981, for the construction of a seawall 7 to 15 feet in height around an existing single family residence at the base of the bluff in the coastal zone. Also authorized was the removal of an accessory structure outside of the guesthouse. The work had been performed prior to authorization in apparent violation of the Coastal Act. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreational use along the shoreline on the subject parcel, in the form of an Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions. This OTD expires if not accepted within 21 years of creation. This OTD will expire on August 17, 2002, unless accepted by a governmental entity or qualified non-profit organization. On January 24, 2002, the Coastal Conservancy voted unanimously to accept the public access easement.

Terms and Restrictions

This lateral access easement OTD is for a public access and passive recreational use along the shoreline on a portion of a residential lot in the community of La Jolla. The seaward boundary of this easement is ambulatory.

Cost

The acceptance of this OTD involves only the administrative cost of a staff analysis and the Department of General Services review.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 29, 2002, and the waiting period expired on March 5, 2002.

Condition of Property

A consultant from the State Coastal Conservancy (SCC) has inspected the property and reported no due diligence issues that would prevent acquisition of the easement.

Other

- According to the SCC this lateral beach OTD is adjacent to the southern end of Torrey Pines City Beach Park, which is maintained by the City of San Diego. The OTD area is currently used by the public and is accessed by La Jolla Shores Lane, approximately 300 feet east.
- The SCC reports that the City of San Diego has refused to accept this OTD because it does not want to take on the added maintenance responsibility.
- The SCC states that maintenance of the property is minimal, and they would not be taking on any active management responsibilities by accepting the OTD.

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

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
KENNETH HAHN STATE RECREATION AREA, LOS ANGELES COUNTY
DPR Parcel Number A37401, DGS Parcel Number 10117

Authority: Chapter 106/01, Item 3790-302-0005 (7)
Chapter 400/01, Section 11

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Department of Parks and Recreation
Kenneth Hahn State Recreation Area

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 expansion of Kenneth Hahn State Recreational Area without specifying particular parcels. The Governor indicated in his veto message that he was supportive of the funding provided that the funds would be used to secure the acquisition of the Stocker Street Trail. Subsequent legislation clarified that the funds could also be used for the development and planning of the parcel upon completion of the acquisition. The Department of Parks and Recreation has further defined the scope as the acquisition of five parcels of open space totaling 32.86 acres lands located along Stocker Street as additions to Kenneth Hahn State Recreation Area, in Baldwin Hills and potentially some development of the parcels. This request will authorize site selection of the first of the five parcels. This first parcel is approximately 1.7 acres large and would be acquired in fee simple interest.

Funding and Cost Verification

This project is within cost. Chapter 106, Statutes of 2001, Item 3790-302-0005(7) as modified through Chapter 400, Statutes of 2001, provides funding for this acquisition in fee simple interest, acquisition overhead costs, development and planning of real property along the Stocker Street Trail. The property can be acquired within the funds available and in accordance with Legislative intent.

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 September 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on June 20, 2002, of the Kenneth Hahn State Recreation Area to be acquired. No due diligence issues were noted that would prevent the site acquisition. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped and is fenced for protection; (2) there are no surface/subsurface improvements on the property that would require inspection ; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, (4) properties adjacent to the site includes a school and a residential neighborhood and does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The Department of General Services (DGS) appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- There is no implied dedication involved with this project.
- 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.
- DPR is estimating that this acquisition would result in one-time costs of \$30,000 associated with trail development and annual costs of \$56,000 for brush clearing (\$50,000) and sign and trail maintenance (\$6,000). Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR has stated that it does not have the resources to absorb these costs. Although an augmentation request would be evaluated through the normal budget process, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 17

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. Moved to the Action Calendar.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

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).

\$9,528,000 total estimated project costs

\$4,501,000 project costs previously allocated: \$1,000 DGS Staff costs (\$4,500,000 in State grants to TPL)

\$5,027,000 project costs to be allocated: \$5,000,000 acquisition and approximately \$27,000 overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse 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 August 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 Phase I Environmental Site Assessment prepared for this property in July 1998 and a subsequent supplement to the report. 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 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.
- Two roadways connected to the larger parcel, which traverse the property owner's remaining property, will be acquired by the state and will be encumbered by road easements reserved by the property owner.

- The acquisition includes a remote parking area and trailhead adjacent to the highway and the access road portion of the site. The acquisition provides for relatively minimal parking lot improvements to be completed by the property owner prior to close of escrow. The property owner has filed for approval of the improvements with the Santa Barbara County Planning Department.
- The property owner has provided representations, warranties and indemnification to TPL in their purchase agreement. TPL will direct these items to the State.
- A cattle company was grazing cattle on the property in the recent past. According to the owner, the cattle were relocated to his adjacent property. If a grazing lease on the property to be acquired was in existence at the time negotiations were initiated by TPL, payment of relocation benefits may be required. No other relocation assistance issues are involved with this property.

Staff Recommendation: **Authorize acquisition consistent with the staff analysis, subject to the following conditions:**

1. **Finalize roadway terms and conditions that do not restrict the use of the roadways other than the owner's easement rights.**
2. **Confirmation that the property is not encumbered by a grazing lease, and relocation benefits, if owed by DPR, are not substantial.**

CONSENT ITEMS

CONSENT – ITEM 18

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

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 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 July 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

- This parcel was site selected by the Board on April 12, 2002.
- 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 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 19

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 acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

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

Action requested

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

Scope Description

This project is within scope. The Legislature has approved the funding for the purchase of 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 acquisition 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 \$35,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total costs outlined below. The property can be acquired with the remaining funds available and in accordance with Legislative intent.

\$2,222,000 total estimated project costs

\$2,000 project costs previously allocated

\$2,220,000 project costs to be allocated: \$2,215,000 acquisition and approximately \$5,000 in overhead costs

CEQA

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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in August of 2002.

Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on May 16, 2002. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use. Given that the parcel would be considered a "wilderness" area, a Preliminary Site Assessment, Phase I is not recommended.

Other:

- The State Public Works Board approved this project for site selection on June 14, 2002.
- 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 acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK
SANTA BARBARA COUNTY
DPR Parcel Number A39501, DGS Parcel Number 10107

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

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of General Services
Department of Parks and Recreation
El Presidio de Santa Barbara State Historic Park

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of land from willing sellers of in holdings of, and land adjacent to, existing state parks without specifying particular parcels. Priority for funding from this program is given to acquisitions with significant cultural resource values. This request will authorize site selection of fee simple interest in approximately 12,000 square feet contiguous to the El Presidio de Santa Barbara State Historic Park. A portion of the park is designated as a Historical Landmark.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005 (27) 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 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 August 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 Preliminary Site Assessment, Phase I, (PSA 1) prepared for this property. ESS staff believes the PSA I was professionally prepared to the standards for due diligence assessments.

The PSA 1 report recommended drilling and sampling for the presence of soil or groundwater contamination for gasoline constituents, solvents, and selected metals to assess the effects of the onsite paint shop and nearby gas plant on the groundwater underlying the Phelan/Rochin Adobe site. There were no soil contaminants detected that relate to the contamination at the nearby former manufactured gas plant. CampbellGeo, Inc., has provided to the Santa Barbara Trust for Historic Preservation a closure report (dated 4/30/01) for the removal of a groundwater monitoring well at the site. Groundwater contamination exceeding drinking water maximum contaminant levels was not found in the well, based on State of California standards for the organic and inorganic chemicals analyzed (see Hoover and Associates' "*Supplemental Assessment of Soil and Groundwater Contamination - Phelan Adobe*" dated December 22, 1995).

No potential hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The purchase price does not exceed estimated fair market value 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.
- There is no implied dedication involved with this project.
- Public Resource Code 5080.63 authorizes DPR to enter into an agreement with a qualified non-profit organization for the maintenance, administration, improvement and/or restoration of this property. As a result, DPR indicates that approval of this acquisition will not obligate the State to additional operating costs.
- The property is improved with a 2,198 sq. ft. historical adobe structure and a 864 sq. ft. Victorian style cottage. The adobe structure is designated as a historical landmark and is protected from demolition or significant alteration to the exterior. Two small storage type structures are also located in the rear of the property. The maintenance of these buildings will be addressed through the agreement with the non-profit organization.
- Two tenants reside on the property on a month-to-month basis and are eligible for relocation assistance. DGS has completed a relocation report and has determined that the relocation costs will be approximately \$16,900.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM LAKE STATE RECREATION AREA, SACRAMENTO COUNTY
DPR Parcel Numbers A31801 & 31802, DGS Parcel Number 10115

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

- a. Authorize site selection
- b. Approve augmentation \$545,000
(13.6 percent total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

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

Action requested

The requested action will authorize site selection and approve an augmentation for this project.

Scope Description

This project is within scope. The Legislature approved funding for the acquisition of two high priority land additions totaling approximately 115 acres located near Folsom Lake. A more detailed measurement indicates that the parcels contemplated as part of the original scope total approximately 118 acres. The first of the two additions totaled approximately 86.3 acres and was acquired in November of 2000. This request will authorize site selection of the second addition which is approximately 31.44 acres of the last remaining vacant parcels located adjacent to the west side of the Lake Natoma State Recreational Area.

Funding and Cost Verification

This project is not within cost. Chapter 52, Budget Act of 2000, Item 3790-301-0005(18) provide funding for this acquisition in fee simple interest and associated overhead for the real property. The project is not within cost due to the changes in market conditions that have occurred since the funding needs were first estimated. DPR has requested an augmentation of \$545,000, or 13.6 percent, to complete the project and has verified that sufficient funds are available in the 2000 Bond for this augmentation. A 20-day letter was sent to the Legislature on June 21, 2002, without comment.

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 September 2002.

Condition of Property

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

Other:

- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- DPR's originally estimated annual costs of \$53,700 and 1.5 PY (as well as a one-time cost of \$25,000) to acquire this addition and the second addition in the Folsom Lake SRA vicinity. In November 2000 the PWB approved another acquisitions and the Agenda for this item reiterated the original operation cost estimates for both parcels. DPR now indicates that these two estimates may have underestimated the one time costs. Once DPR completes an assessment of the immediate management needs of both properties, DPR estimates that the one time support costs will range between \$25,000, as originally estimated, up to \$100,000 to preserve and protect the natural resources on the properties including the vernal pool, longhorn elderberry beetle, drainage problems, erosion problems, and protection of a creek that runs through a portion of the properties. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR may not be able to absorb these costs. 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.

Staff Recommendation: Authorize site selection and approve an augmentation.

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
39TH DISTRICT AGRICULTURAL ASSOCIATION
CALAVERAS FAIR SOUTH ENTRANCE EXPANSION
DFA Project Number 006, DGS Parcel Number 10029

Authority: Food and Agriculture Code Section 4051

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

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of General Services
Department of Food and Agriculture
39th District Agricultural Association
Calaveras Fair South Entrance Expansion

Action requested

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

Scope Description

This project is within scope. The project involves acquisition of fee simple interest in an approximately 0.2-acre unimproved site for the Calaveras County Fairgrounds south entrance expansion.

Funding and Cost Verification

This project is within cost. The 39th DAA will fund the purchase price from its budget reserve and/or funding programs administered by the Division of Fairs and Expositions. The Division of Fairs and Exposition programs are supported by the Fairs and Expositions Fund. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 30, 2002, and the waiting period expired on July 4, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2002.

Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on April 13, 2002. ESS staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site is undeveloped and currently covered in grasses; (2) the property is bounded by undeveloped fairground property; (3) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, 4) properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- The site meets the requirements of the 39th District Agricultural Association (39th DAA).
- There is no relocation assistance involved with this project.
- The purchase price does not exceed the estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The property is vacant and unimproved.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF PARKS AND RECREATION (3790)
LOS ANGELES RIVER PARKWAY PROJECT, LOS ANGELES COUNTY
Taylor Yards IPU and General Planning, Phase 1

Authority: 2002 Budget Bill, Item 3790-301-6029 (4)

- a. **Approve preliminary plans**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of Parks and Recreation
Los Angeles River Parkway Project, Los Angeles County
Taylor Yards IPU and General Planning, Phase 1

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the design and installation of immediate public use facilities to launch an urban park unit in Los Angeles. Specifically funding has been approved to provide the public with access, landscaping, irrigation, picnic tables, walkways, temporary restroom facilities, traffic improvements, parking, utilities, security, interpretive panels, signs, and turf play areas. Funding would also support studies related to the general planning efforts for the park. This request would approve preliminary plans for the first phase of the project. This first phase would involve the development of an approximately three-quarter-acre site. Specifically, the first phase would include the development of parking, activity areas, native landscaping, portable accessible restroom facility, and interpretive features. The preliminary plans developed for the first phase of this project are sufficient to serve as construction drawings due to the nature of the first phase of the project; therefore, the department requests that work on this phase will move directly from the preliminary plan phase to the construction phase.

Funding and Cost Verification

This project is within cost.

\$1,650,000 total estimated project costs

\$11,000 project costs previously allocated: preliminary plans \$11,000

\$1,639,000 project costs to be allocated: construction \$1,361,000 (\$1,105,000 contract, \$77,000 contingency, \$56,000 A&E costs, \$123,000 Agency Retained) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 7, 2002, and the waiting period expired on July 12, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: October 2002

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

CONSENT ITEMS

CONSENT – ITEM 24

DEPARTMENT OF PARKS AND RECREATION (3790)
SALTON SEA STATE RECREATION AREA, RIVERSIDE COUNTY
Restoration Project

Authority: Chapter 52/00, Item 3790-302-0005 (32)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of Parks and Recreation
Salton Sea State Recreation Area, Riverside County
Restoration Project

Action requested

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

Scope Description

This project is within scope. This project was added to the 2000 Budget Act by the Legislature with no defined scope. This project will remove old, deteriorated visitor center site features and replace with new concrete paving, interpretive panels, multi-use seating area, shade structures, windscreens, concrete patios, and walkways/trails. The project also restores and rehabilitates the existing visitor center including expansion of the visitor information and interpretation area, upgrading exhibits, and the addition of new window and doors for access to the proposed interpretive multi-use outdoor patio areas.

Funding and Cost Verification

This project is within cost.

\$1,250,000 total estimated project costs

\$75,000 project costs previously allocated: preliminary plans \$75,000

\$1,175,000 project costs to be allocated: working drawings \$67,000, construction \$1,108,000 (\$935,000 contract, \$65,000 contingency, \$64,000 A&E costs \$44,000 agency retained items), at CCCI 4019

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	November 2002
Complete construction:	September 2003

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

CONSENT ITEMS

CONSENT – ITEM 25

DEPARTMENT OF PARKS AND RECREATION (3790)
FORT ROSS STATE HISTORIC PARK, SONOMA COUNTY
Reconstruct Historic Fur Warehouse

Authority: Chapter 106/01, Item 3790-301-0005 (7)
2002 Budget Bill, Item 3790-301-6029 (4)

a. **Approve preliminary plans**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

Department of Parks and Recreation
Fort Ross State Historic Park, Sonoma County
Reconstruct Historic Fur Warehouse

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 reconstruct the two-story Fur Warehouse within the stockade at Fort Ross State Historic Park and provide appropriate interpretive exhibits about the building and the area allowing the department to improve the level of service to the visiting public.

Funding and Cost Verification

This project is within cost.

\$2,379,000 total estimated project costs

\$269,000 project costs previously allocated: preliminary plans \$269,000

\$2,110,000 project costs to be allocated: working drawings \$370,000, construction \$1,740,000 (\$1,190,000 contract, \$83,000 contingency, \$219,000 A&E costs \$248,000 agency retained items), at CCCI 4019

CEQA

The Notice of Determination was filed with the State Clearinghouse on May 9, 2002 and the waiting period expired on June 8, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2003
Complete construction: October 2004

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

CONSENT ITEMS

CONSENT – ITEM 26

DEPARTMENT OF PARKS AND RECREATION (3790)
HEARST SAN SIMEON STATE HISTORIC MONUMENT, SAN LUIS OBISPO
Hearst Road Stabilization

Authority: Chapter 106/01, Item 3790-301-0005 (15)
2002 Budget Bill, Item 3790-490-0005 (15)
2002 Budget Bill, Item 3790-301-6029 (14)

a. **Approve preliminary plans**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

Department of Parks and Recreation
Hearst San Simeon State Historic Monument, San Luis Obispo County
Hearst Road Stabilization

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 stabilize and repair areas of foundation failure along the Castle Road at Hearst San Simeon State Historic Monument, through the use of earth removal, soil retaining systems and/or other surface and/or subsurface drainage systems, as appropriate to the individual sites. Grade will be reestablished and necessary repairs to the road surface will be made.

Funding and Cost Verification

This project is within cost.

\$4,957,000 previously estimated project cost

\$4,919,000 total estimated project cost

\$300,000 project costs previously allocated: preliminary plans \$300,000

\$4,619,000 project costs to be allocated: working drawings \$282,000, construction \$4,337,000 (\$3,876,000 contract, \$271,000 contingency, \$177,000 A&E costs \$13,000 agency retained items), at CCCI 4019

\$38,000 Estimated savings: preliminary plans \$13,000, working drawings \$25,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2002 and the waiting period will expire on July 12, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2003

Complete construction: June 2004

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

CONSENT ITEMS

CONSENT – ITEM 27

DEPARTMENT OF PARKS AND RECREATION (3790)
BORDER FIELD STATE PARK, SAN DIEGO COUNTY
Sediment Basins and Road Realignment

Authority: Chapter 324/98, Item 3760-301-0001 (2) (A)
Chapter 52/00, Item 3760-301-0001 (2)
Chapter 52/00, Item 3760-301-0005 (5)
2002 Budget Bill, Item 3790-301-0005 (23)
2002 Budget Bill, Item 3790-301-0005 (29)

a. Approve preliminary plans

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 27

Department of Parks and Recreation
Border Field State Park, San Diego County
Sediment Basins and Road Realignment

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. As defined in the 2002 Budget Bill, this project will address the deterioration of Border Field State Park's natural resource values and improve public access to the park's natural and recreational resources through the construction of a series of sediment retention basins and improvement of the entrance road to provide more reliable access to the park. Design efforts were accomplished by the Southwest Wetlands Interpretive Association through grants from the State Coastal Conservancy.

Funding and Cost Verification

This project is within cost.

\$8,601,000 total estimated project costs

\$952,000 Project costs previously allocated: \$952,000 for design costs (preliminary plans and working drawings) and environmental review. The Southwest Wetlands Interpretive Association, using funding provided through a grant from the State Coastal Conservancy, completed these activities.

\$7,649,000 project costs to be allocated: construction \$7,649,000 (\$6,840,000 contract, \$479,000 contingency, \$252,000 A&E costs \$78,000 agency retained items) at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 17, 2002 and the waiting period expired on February 16, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: February 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 28

DEPARTMENT OF PARKS AND RECREATION (3790)
SAN JUAN BAUTISTA STATE HISTORIC PARK, SAN BENITO COUNTY
Rehabilitate Castro Breen Adobe

Authority: Chapter 52/00, Item 3790-302-0005 (34)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 28

Department of Parks and Recreation
San Juan Bautista State Historic Park, San Benito County
Rehabilitate Castro Breen Adobe

Action requested

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

Scope Description

This project is within scope. This project, as defined in September 2001, would rehabilitate the existing historic Castro Breen Adobe to address code and interpretive program deficiencies. The project will allow the furnishings and related historic objects representing the Aboriginal, Mission, Spanish, Mexican and early American Periods of history to be displayed and interpreted in a safe environment with proper lighting, and will enhance their preservation by providing properly conditioned space. Specifically, this project would address fire and life safety concerns by correcting first floor entry/ egress problems, reconstruct non-historic interior stairs, install a fire suppression system, stabilize the adobe, develop and implement a plan for exhibits and artifacts, upgrade mechanical and electrical systems and bring site work up to historical accuracy.

Funding and Cost Verification

This project is within cost.

\$1,650,000 total estimated project costs

\$264,000 project costs previously allocated: preliminary plans \$264,000

\$1,386,000 project costs to be allocated: working drawings \$287,000, construction \$1,099,000 (\$470,000 contract, \$33,000 contingency, \$109,000 A&E costs \$487,000 agency retained items), at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2002 and the waiting period will expire on July 12, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2003
Complete construction:	August 2004

Staff Recommendation: **Approve preliminary plans and the release working drawing funds contingent on the passage of the CEQA notification period without comment.**

CONSENT ITEMS

CONSENT – ITEM 29

DEPARTMENT OF PARKS AND RECREATION (3790)
CORNFIELDS PROJECT, LOS ANGELES COUNTY
Immediate Public Use and General Planning, Phase 1

Authority: 2002 Budget Bill, Item 3790-301-6029 (5)

a. **Approve preliminary plans**

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 29

Department of Parks and Recreation
Cornfields Project, Los Angeles County
Immediate Public Use and General Planning, Phase 1

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the design and installation of Immediate Public Use facilities at the Cornfields project to allow interim public access prior to the completion of a general plan for the park. Specifically, the project included exhibits and panels in an out door ramada, a viewing area with patios and/or decks, landscaping, picnic areas, walkways, site improvements, fencing, temporary restrooms, and parking. This request would approve preliminary plans for the first phase of the project. This first phase would involve the development of a portion of the Cornfields parcel, approximately one-half acre in size, into a public information site and informal public open space area. Specifically, the first phase would involve earthwork and landscaping to orient the site towards the downtown Los Angeles skyline, provide parking via an access drive off North Spring Street, and provide an interpretive feature to describe the parcel's history and solicit public participation in future planning efforts. The preliminary plans developed for the first phase of this project are sufficient to serve as construction drawings due to the nature of the first phase of the project; therefore, the department requests that work on this phase will move directly from the preliminary plan phase to the construction phase.

Funding and Cost Verification

This project is within cost.

\$1,850,000 total estimated project costs

\$10,000 project costs previously allocated: preliminary plans \$10,000

\$1,840,000 project costs to be allocated: \$60,000 study, \$133,000 preliminary plans,

\$235,000 working drawings, \$1,412,000 construction (\$990,000 contract, \$70,000 contingency, \$75,000 A&E costs, \$277,000 agency retained) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 7, 2002 and the waiting period expired on July 12, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: October 2002

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

CONSENT ITEMS

CONSENT – ITEM 30

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEN'S COLONY-EAST, SAN LUIS OBISPO COUNTY
D-Quad Mental Health Services Building

Authority: Chapter 106/01, Item 5240-301-0001 (17)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 30

Department of Corrections
California Men's Colony-East, San Luis Obispo, San Luis Obispo County
D-Quad Mental Health Services Building

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 D-Quad Mental Health Services Building project includes the replacement of the existing modular units with a new permanent building to provide sufficient program and office space for the Mental Health Custody and Clinical Program needs as mandated by the *Clark vs. State of California Remedial Plan* and the *Coleman Federal Court Monitors' inspection*. The work includes the relocation of the existing modular units including ramps, stairs, platforms, foundations, utility connections, site grading/paving, and construction of the new 9,240 square foot single story Mental Health Services Building. Site improvements will include connection to existing utilities, new concrete roadway and walkways, site security fencing, and gates. The 2002/03 Budget Bill proposes \$2,493,000 for the construction phase of this project.

Funding and Project Cost Verification

This project is within cost.

\$2,794,000 total estimated project cost

\$301,000 project costs previously allocated: preliminary plans \$85,000; working drawings \$97,000; project administration \$119,000

\$2,493,000 project costs to be allocated: construction \$2,493,000 (\$1,909,000 contracts, \$95,000 contingency, \$310,000 project administration, \$133,000, agency retained, and \$46,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 13, 2001 and the waiting period expired on January 16, 2002, with no opposition to this project.

Project Schedule:

The project schedule is as follows:

Complete construction: May 2004

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

CONSENT ITEMS

CONSENT – ITEM 31

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA CORRECTIONAL INSTITUTION, TEHACHAPI, KERN COUNTY
Replacement of Unit 1 Security Fence

Authority: Chapter 106/01, Item 5240-301-0001 (5)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 31

Department of Corrections
California Correctional Institution, Tehachapi, Kern County
Replacement of Unit 1 Security Fence

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 new security fence around the Unit 1 facility, providing a double perimeter fence. The security fence includes a delivery entrance consisting of an electrically operated sliding gate for vehicles, a manually operated pedestrian gate; three pedestrian access gates that will coincide with existing gates forming sallyports; and five pedestrian gates providing maintenance access between the perimeter fences.

Funding and Cost Verification

This project is within cost.

\$1,165,000 total estimated project cost

\$151,000 project costs previously allocated: preliminary plans \$57,000; working drawings \$37,000; and project administration \$57,000

\$1,014,000 project costs to be allocated: construction \$1,014,000 (\$803,000 contract; \$40,000 contingency; \$42,000 agency retained; \$110,000 project administration; \$19,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 7, 2002, and the waiting period for litigation expired on February 11, 2002, with no public comment.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002
Complete construction: March 2004*

* Assumes construction funding and authorization will be contained in the State's Fiscal Year 2003/2004 Budget

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

CONSENT ITEMS

CONSENT – ITEM 32

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
UCIMC Infrastructure Project B

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

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 32

University of California, Irvine
UC Irvine Medical Center Infrastructure Project B

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The UCIMC Infrastructure Project B consists of four component upgrades to radiology facilities to expand trauma services and develop a stroke program; Neuro-Interventional Laboratory, MRI unit, Pre- and Post- Operative (Recovery) Care Space and Multi-Specialty Suite Remodel.

Funding and Project Cost Verification

The project is within cost. The estimated project costs are estimated to have increased by \$181,000. Since UC has committed to using non-state funds if the cost estimate materializes, this project is within the state authorized cost.

\$3,079,000 total estimated project cost.

\$98,000 project costs previously allocated: preliminary plans -- \$98,000.

\$2,981,000 project costs to be allocated: working drawings -- \$200,000 (State funds); construction -- \$2,600,000 State funds and \$181,000 hospital reserves

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2002

Complete construction: June 2003

Staff Recommendation: Approve preliminary plans.

CONSENT ITEMS

CONSENT – ITEM 33

UNIVERSITY OF CALIFORNIA (6440)

SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY

California Institute for Bioengineering, Biotechnology, and Quantitative Biomedical
Research (QB3) Building at Mission Bay

Authority: Chapter 3/02

a. Approve project scope and cost

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 33

University of California, San Francisco
California Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research
(QB3) Building at Mission Bay

Action requested

The requested action will approve project scope and cost.

Scope Description

The California Institute for Bioengineering, Biotechnology and Quantitative Biomedical Research (QB3) Building at Mission Bay project will construct a research laboratory building of approximately 96,458 assignable square feet and 152,718 gross square feet to house the headquarters of the Institute. The major theme of the Institute will be the application of the quantitative sciences—mathematics, physics, chemistry and engineering—to biomedical research. The building will house specialized research laboratories in biochemistry and structural biology; bioengineering; and bioinformatics, along with associated laboratory support and space for administrative, instructional, and logistic support.

Funding and Project Cost Verification

\$100,000,000 total estimated project cost.

\$8,800,000 project costs previously allocated: preliminary plans - \$4,700,000 (Cal ISI funds), working drawings - \$4,100,000 (Cal ISI funds)

\$91,200,000 project costs to be allocated: construction - \$46,200,000 (Cal ISI funds, lease revenue bonds), \$35,920,000 (campus funds, Garamendi bond), equipment - \$9,080,000 (campus funds, Garamendi bond).

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: August 2004

Staff Recommendation: Approve project scope and cost.

Staff Comments: This project is part of the Institutes of Science and Technology authorized by Education Code Section 92900 (Ch. 79/2000). The authorizing legislation did not define the scope or costs of each individual Institute project. Therefore, this action will approve the scope and cost of the QB3 Building at Mission Bay.

CONSENT ITEMS

CONSENT – ITEM 34

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Cal (IT)² Facility at San Diego

Authority: Chapter 3/02

- a. **Approve project scope and cost**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 34

University of California, San Diego
Cal(IT)² Facility

Action requested

The requested action will approve project scope and cost.

Scope Description

The Cal (IT)² Facility at San Diego project will construct a facility of approximately 133,000 assignable square feet and 222,000 gross square feet to support the California Institute for Telecommunications and Information Technology which is dedicated to research the scientific and technologic components required to bring about the Anew internet@. The building will house clustered research areas, specialized laboratories, general and public spaces, and administrative spaces. The clustered research areas will consist of office spaces, computing laboratories, related support space, and open project areas known as cluster research space that will be assigned to research teams working on specific projects. Depending on the nature of a project, these spaces can be reconfigured for individual project needs.

Funding and Project Cost Verification

\$102,500,000 total estimated project cost.

\$7,610,000 project costs previously allocated: preliminary plans - \$3,644,000 (Cal ISI funds), working drawings - \$3,966,000 (Cal ISI funds)

\$94,890,000 project costs to be allocated: construction - \$48,390,000 (Cal ISI funds, lease revenue bonds), \$20,000,000 (campus funds, Garamendi bond), equipment - \$10,500,000 (Cal ISI funds, lease revenue bonds); \$16,000,000 (campus funds).

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Staff Recommendation: Approve project scope and cost.

Staff Comments: This project is part of the Institutes of Science and Technology authorized by Education Code Section 92900 (Ch. 79/2000). The authorizing legislation did not define the scope or costs of each individual Institute project. Therefore, this action will approve the scope and cost of the San Diego Cal(IT)² facility.

CONSENT ITEMS

CONSENT – ITEM 35

CALIFORNIA COMMUNITY COLLEGES (6870)
MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT
MONTEREY PENINSULA COLLEGE, MONTEREY COUNTY
Plant Service Complex (H&S)

Authority: Chapter 106/01, Item 6870-301-0574 (35)

- a. **Approve augmentation** **\$433,000**
(19 percent of construction costs)
(18 percent of total project costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 35

California Community Colleges
Monterey Peninsula Community College District, Monterey College, Monterey, Monterey County
Plant Service Complex (H & S)

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. The authorized project constructs a 12,229 asf replacement plant services complex. The space consists of 2,349 asf office and 9,880 asf other warehouse space.

Funding and Project Cost Verification

The project is not within cost. Project costs have increased by \$619,000 (29% of construction costs) based on unforeseen circumstances and regulatory requirements. Recent code changes require a more extensive fire system than was contemplated and budgeted for in the original submittal. Because this is a health and safety replacement timelines are critical to get the project constructed. In addition, history of re-bidding projects of this size and nature of the local bidding climate has proven to be ineffective for this area. The district agrees to pay for all project costs over the requested 19% augmentation of \$433,000. In accordance with Section 13332.11 of the Government Code, State Public Works Board review does not apply to local community college contributions. A 20-day letter was sent to the Legislature on June 7, 2002, without comment.

\$2,969,000 total estimated project costs

\$154,000 state funding previously allocated: preliminary plans \$70,000 and working drawings, \$84,000

\$2,815,000 state funding to be allocated: construction \$2,745,000 (\$2,472,000 contracts, \$93,000 contingency, \$37,000 construction management, \$30,000 administration, \$113,000 testing and inspection) at CCCI 4019 and Equipment \$70,000 at EPI 2564.

\$433,000 project costs to recognize: construction \$433,000 (\$619,000 contract augmentation less \$186,000 district funds)

CEQA

A Negative Declaration was filed with the State Clearinghouse on January 7, 2002, and the waiting period expired on February 8, 2002.

Project Schedule

The project schedule is as follows:

Award construction:	July 2002
Complete construction:	July 2003

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM 17

**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

APPROVED. Moved from the Consent Calendar.

ACTION ITEMS

STAFF ANALYSIS – ITEM 17

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).

\$9,528,000 total estimated project costs

\$4,501,000 project costs previously allocated: \$1,000 DGS Staff costs (\$4,500,000 in State grants to TPL)

\$5,027,000 project costs to be allocated: \$5,000,000 acquisition and approximately \$27,000 overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse 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 August 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 Phase I Environmental Site Assessment prepared for this property in July 1998 and a subsequent supplement to the report. 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 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.
- Two roadways connected to the larger parcel, which traverse the property owner's remaining property, will be acquired by the state and will be encumbered by road easements reserved by the property owner.

- The acquisition includes a remote parking area and trailhead adjacent to the highway and the access road portion of the site. The acquisition provides for relatively minimal parking lot improvements to be completed by the property owner prior to close of escrow. The property owner has filed for approval of the improvements with the Santa Barbara County Planning Department.
- The property owner has provided representations, warranties and indemnification to TPL in their purchase agreement. TPL will direct these items to the State.
- A cattle company was grazing cattle on the property in the recent past. According to the owner, the cattle were relocated to his adjacent property. If a grazing lease on the property to be acquired was in existence at the time negotiations were initiated by TPL, payment of relocation benefits may be required. No other relocation assistance issues are involved with this property.

Staff Recommendation: **Authorize acquisition consistent with the staff analysis, subject to the following conditions:**

1. **Finalize roadway terms and conditions that do not restrict the use of the roadways other than the owner's easement rights.**
2. **Confirmation that the property is not encumbered by a grazing lease, and relocation benefits, if owed by DPR, are not substantial.**

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary