



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD
August 9, 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
Kathryn Amann, 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
Susan Meier, Budget Analyst, Department of Finance
Genevieve Frederick, Budget Analyst, Department of Finance

OTHERS PRESENT:

Michael Lim, State Treasurer's Office
Chris Vance, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Dale Clevenger, Community Colleges
Gerry Clark, 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 seventeen 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, Ahwahnee Forest Fire Station. Item #2, Department of Forestry and Fire Protection, Bautista Conservation Camp. Item #3, Department of Forestry and Fire Protection, Fort Jones Forest Fire Station. Item #4, Department of Forestry and Fire Protection, Harts Mill Forest Fire Station. Item #5, Department of Forestry and Fire Protection, Independence Forest Fire Station. Item #6, Department of Forestry and Fire Protection, Sand Creek Forest Fire Station. Item #7, Department of Forestry and Fire Protection, San Luis Obispo Ranger Unit Headquarters. Item #8, Department of Forestry and Fire Protection, Santa Clara RUH. Item #9, Department of Forestry and Fire Protection, Sonora Forest Fire Station. Item #10, Department of Forestry and Fire Protection, Vallecito Conservation Camp. Item #11, Department of Corrections, California Medical Facility, Vacaville.

We are also pulling Item #16, California State University, Mendocino College, Science Building, to allow staff more time to work out title issues.

Item #12, University of California, San Francisco Campus, QB3 Building. 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 #12.

Bond Item #12 was adopted by a 5-0 vote.

Item #13, University of California San Diego Campus, Cal IT (2) Facility. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Dunne, and Seconded by Mr. Garcia to adopt Bond Item #13.

Bond Item #13 was adopted by a 5-0 vote.

Item #14, California State University, Los Angeles Campus, Physical Science Replacement Building. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Ms. Aronberg, and Seconded by Mr. Dunne to adopt Bond Item #14.

Bond Item #14 was adopted by a 5-0 vote.

Item #15, California State University, San Marcos Campus, Academic Hall II, Building #13. 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 #15.

Bond Item #15 was adopted by a 5-0 vote.

Item #17, California Community Colleges, Madera County Education Center, Academic Facilities, Phase 1B. 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 #17.

Bond Item #17 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the **Consent Calendar** covered Items #18 through #35. We are pulling the following items because we do not have an approved budget:

Item #30, Department of Parks and Recreation, Border Field State Park. Item #31, Department of Parks and Recreation, Los Angeles River Parkway, Taylor Yards. Item #33, Department of Parks and Recreation, Cornfields Project. Item #34, Department of Corrections, Minor Capital Outlay Projects. Item #35, Department of Corrections, California Medical Facility, Solano.

We are also pulling Item #20, Department of General Services, Department of Parks and Recreation, Folsom State Recreation Area, Item #24, Department of General Services, Military Department, Bakersfield Armory, Item #25, Department of General Services, Department of Veterans Affairs, Northern California Veterans Cemetery, and Item #26, Department of General Services, Department of Veterans Affairs, Northern California Veterans Cemetery to allow staff more time for due diligence.

The **revised consent calendar** covers Items #18 and #19, Items #21 through #23, Items #27 through #29, and Item #32.

In summary, the **revised consent calendar** proposes: four requests to approve preliminary plans, one request to authorize site selection, three requests to authorize acquisition, and one request to authorize acquisition of a fee parcel for public access through acceptance of an Offer to Dedicate.

Staff recommends approval of the **revised consent calendar** Items #18 and #19, Items #21 through #23, Items #27 through #29, and Item #32.

A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt the Revised Consent Calendar and to approve Items #18 and #19, Items #21 through #23, Items #27 through #29, and Item #32.

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

ACTION ITEMS:

Mr. Tilton noted that there were no Action Items.

OTHER BUSINESS:

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

REPORTABLES:

Mr. Tilton indicated there were eleven reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, August 9, 2002, at 10:00 am in Room 112.

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

BOND ITEM

BOND ITEM – 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
AHWAHNEE FOREST FIRE STATION, MADERA COUNTY
Replace Facility

Authority: Chapter XX/02, Item 3540-301-0660 (19.5)

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: **\$1,659,000**

PULLED.

BOND ITEM

STAFF ANALYSIS – 1

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project authorizes the replacement of the Ahwahnee Forest Fire Station, including the demolition of existing buildings. The new facility will include a 12-person barrack/messhall building (2,940± sf); a 3 bay apparatus building (1,999± sf) with one office; a fuel island; paving; and all necessary utilities.

Funding and Cost Verification

This project is within cost.

\$1,837,000	total estimated project costs
\$178,000	project costs previously allocated: preliminary plans \$50,000 and working drawings \$128,000
\$1,659,000	project costs to be allocated: construction \$1,659,000 (\$1,338,000 contract, \$67,000 contingency, \$254,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 22, 2000 and the waiting period expired on July 24, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: July 2003

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BAUTISTA CONSERVATION CAMP, RIVERSIDE COUNTY
Replace Modular Buildings

Authority: **Chapter XX/02, Item 3540-301-0660(20)**

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: \$3,079,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 2

Department of Forestry and Fire Protection
Bautista Conservation Camp, Replace Modular Buildings

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project will replace existing dormitories, kitchen/messhall and bachelor officers quarters (BOQ) with five 1,500 +/- sf dormitories, a 4,500 +/- sf kitchen/messhall, a 2,450 +/- sf BOQ using either wood frame construction or structural insulated panels (SIPs) with a stucco exterior treatment and a 300 +/- sf generator storage building. Purchase one 800 amp, 208 volt generator to supplement the existing emergency generator.

Funding and Cost Verification

This project is within cost. The project costs are as follows:

\$3,219,000 total estimated project costs

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

\$3,079,000 project costs to be allocated: preliminary plans \$4,000, working drawings \$186,000 and construction \$2,889,000 (\$2,472,000 contract, \$124,000 contingency and \$293,000 A&E)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	November 2003
Approve working drawings:	June 2004
Complete construction:	December 2005

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

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 ITEM

STAFF ANALYSIS – 3

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 gal. fuel tanks and relocate another 1000 gal. 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

A Notice of Exemption was filed with the State Clearinghouse in January 2000.

Project Schedule

The project schedule is as follows:

Complete construction: July 2003

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

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

Authority: **Chapter XX/02, Item 3540-301-0660(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 ITEM

STAFF ANALYSIS – 4

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; 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.

\$1,611,000 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)

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 2001.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

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 ITEM

STAFF ANALYSIS – 5

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.

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 6

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 ITEM

STAFF ANALYSIS – 6

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.

\$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 (\$1,118,000 contract, \$56,000 contingency and \$164,000 A&E)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: October 2003

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 7

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 ITEM

STAFF ANALYSIS – 7

Department of Forestry and Fire Protection
San Luis Obispo Ranger Unit Headquarters, 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 California Department of Forestry and Fire Protection (CDF), the US Forest Service, and the County of San Luis Obispo. The project consists of constructing a 15,300 square foot Administrative/Emergency Command Center; a 3,752 square foot Apparatus building; a 2,750 square foot Service Center/Warehouse building; a 650 square foot Hazmat & Flammable Storage building; a 9,000 square foot Auto Shop building at the Cuesta Conservation Camp; and associated demolition, site development, paving, curbs, sidewalks, landscaping, and utilities.

Funding and Cost Verification

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

\$7,878,000 total 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 11, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 8

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SANTA CLARA RUH – AUTO SHOP, SANTA CLARA COUNTY
Replace Automotive Shop

Authority: **Chapter XX/02, Item 3540-301-0660(4)**

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: \$1,577,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 8

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

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 new 5-bay Auto Shop (6,152 sf. pre-engineered metal building) with offices, welding shop, electrical lifts, restrooms, hazmat storage, tool storage, and a detached bulldozer storage. Site work includes new septic systems, waste drainage systems, paving, landscaping, utilities and demolition of the existing shop.

Funding and Cost Verification

This project is within cost.

\$1,734,000 total estimated project costs

\$157,000 project costs previously allocated: preliminary plans \$40,000 and working drawings \$117,000.

\$1,577,000 project costs to be allocated: construction \$1,577,000 (\$1,366,000 contract, \$68,000 contingency, \$143,000 A/E and other administrative costs).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 14, 2001, and the waiting period expired on April 18, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002
Complete construction: March 2004

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 9

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

Authority: Chapter XX/02, Item 3540-301-0660 (14)

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: **\$2,490,000**

PULLED.

BOND ITEM

STAFF ANALYSIS – 9

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

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project authorizes the acquisition of an approximate 6-acre site and the construction of a new CDF two-engine forest fire station. The new station consists of a 2,940 sf wood framed living quarters building (12 beds); a 1,990 sf wood framed apparatus building; a 400 sf flammable storage building; a 1,990 sf division administration office; site work; utilities; paving and all appurtenances.

Funding and Cost Verification

This project is within cost.

\$2,899,000 total estimated project costs

\$409,000 project costs previously allocated: acquisition \$322,000; preliminary plans \$87,000

\$2,490,000 project costs to be allocated: working drawings \$207,000 and construction \$2,283,000 (\$1,915,000 contract, \$96,000 contingency and \$272,000 A&E)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2002
Complete construction: July 2004

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 10

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VALLECITO CONSERVATION CAMP, CALAVERAS COUNTY
Replace Utilities / Construct Apparatus Buildings

Authority: Chapter 3/02, Third Extraordinary Session, Section 2(B)(9)
Chapter XX/02, Item 3540-301-0660(17.6)

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: \$2,641,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 10

Department of Forestry and Fire Protection
Vallecito Conservation Camp, Replace Utilities
and Construct Apparatus Building

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The project includes two 1990 gsf 4 bay pre-engineered steel apparatus buildings; replacement of two 300,000 gallon water tanks; and replacement of all underground utilities including water, sewer, and liquid petroleum gas plumbing. The project will also include the upgrade of the electrical service to shop building; demolition, site work, paving,

and appurtenances.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3540-301-0001(38), appropriated \$1,500,000 for the construction phase of this project. Bids were opened on February 14, 2002, with all bids received being in excess of 20 percent above the amount estimated. As a result, the project was halted and the construction estimate was revised to reflect the bids received and to include costs to update the drawings, re-bid the project and complete due diligence specifically required for bond financing. Subsequently, Chapter 3, Section 2(b)(9), Statutes of 2002, and Chapter XX/02, Item 3540-301-0660(17.6) appropriated \$1,510,000 and \$1,131,000 respectively for the construction phase of this project, for a total of \$2,641,000. The project costs are as follows:

\$2,894,000 total estimated project costs

\$253,000 project costs previously allocated: preliminary plans \$123,000, and working drawings \$130,000

\$2,641,000 project costs to be allocated: working drawings \$27,000 and construction \$2,614,000 (\$2,211,000 contract; \$155,000 contingency and \$248,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2000, and the waiting period expired on March 6, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: June 2004

Other:

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

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 11

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEDICAL FACILITY, VACAVILLE-SOLANO COUNTY
Unit-V Modular Housing Replacement

Authority: Chapter 52/00, Item 5240-301-0001(15)
2002 Budget Act

Adopt a resolution to:

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

Total Estimated Bond Authorization: \$5,824,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 11

Department of Corrections, California Medical Facility
Unit-V Modular Housing Replacement

Action Requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

The project is within scope. The scope of the Unit-V modular housing replacement project includes the construction of two, 200-bed dormitory style-housing units (each approximately 13,200 square feet) in the Main Yard of the California Medical Facility. Site improvements will include connection to existing utilities, as well as site security fencing, gates and access for pedestrians and vehicles. The project also includes demolition of the existing dormitory housing units. The 2002/03 Budget Act proposes \$5,824,000 for the construction phase of this project.

Funding and Project Cost Verification

This project is within cost.

\$6,262,000 total estimated project cost

\$438,000 project costs previously allocated: preliminary plans \$146,000 and working drawings \$113,000, project administration \$179,000

\$5,824,000 project costs to be allocated: construction (\$4,801,000 contracts, \$241,000 contingency, \$442,000 project administration, \$67,000 A&E, \$173,000 agency retained, \$100,000 Group II Equipment)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 13, 2000, and the waiting period expired on October 18, 2000.

Project Schedule:

The project schedule is as follows:

Approve working drawings:	September 2002
Complete construction	December 2003

Staff Recommendation: Adopt resolution.

Unknown

Deleted: -

BOND ITEM

BOND ITEM – 12

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, Third Extraordinary Session

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

APPROVED.

BOND ITEM

STAFF ANALYSIS – 12

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 ITEM

BOND ITEM – 13

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

Authority: Chapter 3/02, Third Extraordinary Session

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

APPROVED.

BOND ITEM

STAFF ANALYSIS – 13

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 ITEM

BOND ITEM – 14

CALIFORNIA STATE UNIVERSITY (6610)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Physical Science Replacement Building

Authority: Chapter 33/02, Section 34 (3B)

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 California State University and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the California State University 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: \$38,108,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 14

California State University
Los Angeles Campus, Los Angeles County
Physical Science Replacement Building

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Physical Science Replacement Building will be constructed in two phases, wing A and wing B, funded separately in different budget years. Wing A, funded as part of the Governor's Economic Stimulus package AB 16, chapter 33/02, will provide a 65,981 ASF/ 106,421 GSF building accommodating 171 FTE in LD lab, 137 FTE in UD lab and 38 faculty offices. We will seek future funding for Wing B. The building will provide lecture space and complex, state of the art laboratories to serve multiple disciplines, replacing the existing badly deteriorated and outdated Physical Science building and with its adjacency to the Biology building creating a modern science complex in the campus core.

Funding and Project Cost Verification

This project is within cost.

\$42,595,000	total estimated project cost
\$38,108,000	project costs approved AB 16 (Chapter 33/02): preliminary plans \$782,000; working drawings \$990,000; and construction \$36,336,000 (\$32,019,000 contract, contingency \$1,601,000; project administration \$2,716,000) at ENR 4019
\$4,487,000	future funding necessary for equipment at EPI 2564

CEQA

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	September 2003
Approve working drawings:	July 2004
Complete construction:	November 2006

Staff Recommendation: Adopt resolution.

Staff Comments: The amount allocated for this project in AB 16 (Chapter 32/02) does not include the equipment phase. Therefore, this project will require future funding for equipment. We intend to fund equipment with General Obligation Bonds.

BOND ITEM

BOND ITEM – 15

CALIFORNIA STATE UNIVERSITY (6610)
SAN MARCOS CAMPUS, SAN DIEGO COUNTY
Academic Hall II, Building 13

Authority: Chapter 33/02, Section 34 (3C)

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 California State University and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the California State University 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: \$24,215,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 15

California State University
San Marcos Campus, San Diego County
Academic Hall II, Building 13

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project will design and construct a classroom/office facility (47,600 ASF/75,800 GSF) designed to manage the instructional needs of the general campus and house the College of Business Administration and the programs of political science and economics. It will provide lecture capacity space for 3,064 FTE and 94 faculty offices.

Funding and Project Cost Verification

This project is within cost.

\$26,526,000	total estimated project cost.
\$24,215,000	project costs approved AB 16 (Chapter 33/02): preliminary plans \$462,000; working drawings \$665,000; and construction \$23,088,000 (\$19,749,000 contract, contingency \$987,000; project administration \$2,352,000) at ENR 4019
\$2,311,000	future funding necessary for equipment at EPI 2564

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2003
Approve working drawings:	March 2004
Complete construction:	March 2006

Staff Recommendation: Adopt resolution.

Staff Comments: The amount allocated for this project in AB 16 (Chapter 32/02) does not include the equipment phase. Therefore, this project will require future funding for equipment. We intend to fund equipment with General Obligation Bonds.

BOND ITEM

BOND ITEM – 16

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

Authority: Chapter 33/02, Section 34 (a)(3)(J)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the California Community Colleges – Mendocino-Lake Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California Community Colleges – Mendocino-Lake Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the California Community Colleges – Mendocino-Lake Community College District 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: \$7,023,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 16

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

Action Requested

The requested action will adopt a resolution authorization interim financing.

Scope Description

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

Funding and Project Cost Verification

\$7,533,000 total estimated project costs

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

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

CEQA

The project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: December 2003

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)
STATE CENTER COMMUNITY COLLEGE DISTRICT
MADERA COUNTY EDUCATION CENTER, MADERA COUNTY**
Academic Facilities, Phase 1B

Authority: Chapter 33/02, Section 34 (a)(3)(B)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the California Community Colleges – State Center Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the California Community Colleges – State Center Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the California Community Colleges – State Center Community College District 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: \$17,343,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 17

California Community Colleges
State Center Community College District, Madera County Education Center, Madera County
Academic Facilities, Phase 1B

Action Requested

The requested action will adopt a resolution authorization interim financing.

Scope Description

The project is within scope. This project constructs 31,740 asf and reconstructs 6,440 asf for the second phase of instructional facilities. The new construction includes 9,727 asf classroom, 13,488 asf laboratory, 2,900 asf office, 2,912 asf library, 1,385 asf AV/TV, and 1,327 asf other spaces. The reconstruction includes 1,530 asf laboratory and 4,910 asf library spaces. Refinements in design have resulted in very minor space changes.

Funding and Project Cost Verification

\$18,657,000 total estimated project costs

\$1,314,000 project costs previously allocated: preliminary plans \$541,000 and working drawings \$773,000.

\$17,343,000 project costs to be allocated: construction \$16,165,000 (\$14,633,000 contracts, \$732,000 contingency, \$800,000 administration, testing, inspection, construction management) at CCCCI 4019; and equipment \$1,178,000 at EPI 2564.

CEQA

This project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction January 2004

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 18

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
ADAMSON, OFFER TO DEDICATE FEE TITLE FOR PUBLIC ACCESS
LOS ANGELES COUNTY
Project Number SCC 13090, Permit Number A-193-80 (b)

- a. **Authorize acquisition of a fee parcel for public access through acceptance of an Offer to Dedicate**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

Department of General Services
State Coastal Conservancy
Adamson, Offer to Dedicate Fee Title for Public Access

Action Requested

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

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number A-193-80 (b) on April 14, 1981, for the addition of 22 mobile home spaces to an existing mobile home park, and the construction of a tertiary sewage treatment facility in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) a fee parcel for public access and passive recreation along the beach, in the form of an Irrevocable Offer to Dedicate Fee Title. This OTD will expire if not accepted within 21 years of creation. This OTD will expire on December 7, 2004, unless accepted by a governmental entity or qualified non-profit organization. On August 8, 2002, the State Coastal Conservancy (SCC) voted unanimously to accept the public access easement.

Terms and Restrictions

This vertical and lateral fee access OTD is for public access and recreational use along the beach on a residential lot in the community of Malibu. 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. Construction of stairs for beach access is planned by SCC, pending approval of the Coastal Commission at their September board meeting. The cost is estimated to be approximately \$400,000 and will be constructed using funds from the Coastal Access Account and the Violation Remediation Account within the State Coastal Conservancy Fund.

CEQA

The Notice of Determination was filed with the State Clearinghouse on August 8, 2002, and the waiting period will expire on September 7, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Adamson property on July 22, 2002. The visit revealed chunks of asphalt, cement and metal objects, e.g., pipe, iron bars, etc., eroding out of the bank and lying on the beach near the cut-bank/beach interface. It is recommended that the debris be removed unless it is critical for bank stabilization. No additional potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other

- According to the SCC this OTD, when developed with a stairway, will provide vertical and lateral access to the beach in an area where alternative vertical beach access is over one half mile away.
- Public use of the beach in this area is constrained by the lack of vertical access. The property is privately owned and fenced off from public use presently and there is no indication that any public entity has responsibility for maintenance.
- The SCC reports that the City of Malibu is not interested in accepting and developing this OTD for public use. The State Department of Parks and Recreation is not able to accept and maintain this property at this time and the State Lands Commission does not accept fee title OTDs where maintenance is involved. Annual maintenance costs have not been estimated, however the SCC anticipates these costs to be absorbed within the annual appropriation made from the Coastal Access Account. There may also be the possibility of contracting with the Malibu Foundation for Environmental Education to provide site maintenance.
- The SCC has plans to formally open this fee OTD for public use and improve the property with a fence, gate and stairway down to the beach. No additional parking is planned.
- The SCC plans to negotiate and enter into a management agreement with a local (as yet unspecified) organization to open the access way for public use.
- According to the SCC, they need to actually own the property before it can go to the Coastal Commission to get approval for construction. The coastal development permit application for the Coastal Commission must be deemed complete and site control, i.e. Conservancy ownership of the property, established by September 13, which cannot be done without PWB approval. The earliest date that the Certificate of Acceptance would be executed is Monday September 9th, which is four days before the September 13th PWB. Contingent approval of this OTD at the August PWB meeting would be prudent to avoid significant delays.

Staff Recommendation: Authorize acquisition of a fee parcel for public access through acceptance of an Offer to Dedicate, pending expiration of the Notice of Determination waiting period.

CONSENT ITEM

CONSENT ITEM – 19

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

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

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

Department of General Services
Department of Parks and Recreation
El Presidio De Santa Barbara SHP

Action Requested

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

Scope Description

This action 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 acquisition 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 and associated overhead for the project. The property can be acquired with the funds available and in accordance with Legislative intent.

\$902,000 total estimated project costs

\$1,000 project costs previously allocated: DGS staff costs

\$901,000 project costs to be allocated: \$880,000 acquisition, \$17,000 relocation costs and estimated closing costs of \$4,000.

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 and has not identified any due diligence issues that would prevent acquisition.

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).

Other:

- The State Public Works Board approved this project for site selection on July 12, 2002.
- The purchase price does 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 the delivery of clear title to the State.
- There is no implied dedication involved with this project.
- Public Resource Code 5080.36 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 not obligate the state to any future costs because maintenance costs will be addressed through the agreement with the non-profit organization.
- Two tenants reside on the property and are entitled to relocation assistance. DGS completed a Relocation Assistance Entitlement report and the cost of relocation is estimated to be \$16,900.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 20

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM LAKE STATE RECREATION AREA, SACRAMENTO COUNTY**
DPR Parcel Numbers A31801 & A31802, DGS Parcel Number 10115

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

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 20

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

Action Requested

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

Scope Description

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

Funding and Cost Verification

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

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

in overhead costs

CEQA

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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in September of 2002.

Condition of Property

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

Other:

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

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
COWELL RANCH PROJECT, CONTRA COSTA COUNTY
DPR Parcel Numbers A40001, DGS Parcel Number 10116

Authority: Chapter 106/01, Item 3790-301-0005 (29)
Chapter 106/01, Item 3790-302-0005 (14)
Chapter 52/00, Item 3640-301-0005(b)
Chapter 52/00, Item 3760-302-0005(2)(H)
Chapter 52/00, Item 3760-301-0005(1)
Chapter 106/01, Item 2660-101-0183

a. **Authorize site selection**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

Department of General Services
Department of Parks and Recreation
Cowell Ranch Project

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 the John Marsh Home, Cowell Ranch, and the Governor indicated in his signing message that additional funds from the 2000 Bond Habitat Acquisition Program were to be used for the purposes of funding this acquisition. In addition, the Wildlife Conservation Board, the State Coastal Conservancy and the Department of Transportation have approved grant requests made by the Trust for Public Land (TPL) for the purpose of acquiring this property. The TPL has a purchase option agreement on the land. TPL intends to put the funds acquired through State grants and from the Bureau of Reclamation directly into escrow. Once the Department of Parks and Recreation (DPR) puts the remaining funds needed for the acquisition into escrow, title will pass from TPL to the State through DPR. This request will authorize site selection of fee simple interest in approximately 3,646 acres through a conveyance from TPL to DPR.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005 (29) and Chapter 106/01, Item 3790-302-0005(14) provide funding that can be used toward this acquisition. Sufficient funds remain in these appropriations to pay for DPR's share of the cost and this property can be acquired in accordance with Legislative intent for the use of these appropriations. In addition, other State funds from Chapter 52/00, 3640-301-0005(b); Chapter 52/00, Item 3760-302-

0005(2)(H); Chapter 52/00, Item 3760-301-0005(1) and Chapter 106/01, Item 2660-101-0183 have been used to provide grants to TPL for this acquisition. All available funds would be deposited into escrow with title passing from The Trust for Public Land to the State of California, Department of Parks and Recreation (DPR).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 16, 2002, and the waiting period expired on June 20, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in October of 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Cowell Ranch property on July 19, 2002, and reviewed a Preliminary Site Assessment (PSA) Phase I, prepared for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain recognized environmental conditions that could be revealed by site inspection, records research, or consultation with regulatory agencies. The July 19, site visit revealed a debris pile of discarded cardboard boxes and used fertilizer and pesticide containers, e.g., Guthion Solupak, NutriPhite P & K, Metalosate Ca liquid amino acid complex, Rozol ground squirrel bait (poison), etc. This debris pile was located adjacent to the trailer for chemical storage on the Foppiano Farms orchard. It is recommended that this debris pile in addition to the others identified in the PSA I be cleaned-up. No additional potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is improved with two ranch houses and outbuildings used in a cattle ranching business. One tenant resides on the property and may be entitled to relocation assistance. The cost of relocation is estimated to be \$22,450. These costs will be paid from the existing acquisition appropriation.
- To offer public access to the property for recreational purposes, DPR estimates the need for \$1,305,000 which includes \$371,000 for 8 PYs and operating expenses of \$934,000 (including one-time costs of \$374,000 for equipment - radios, vehicles, tractor, gator, all terrain vehicle, portable office; and septic tank/leach field) to provide law enforcement, public safety, fire suppression, resource protection, maintenance, trash removal, public contact, and interpretation. To allow only restricted public access to the property and provide for a minimum level of operational support, DPR estimates the need for \$328,000 which includes \$57,000 for 1 PY Park Ranger and \$271,000 (including one-time costs of \$32,000 for equipment) to provide security, resource protection, maintenance, and oversee cattle grazing lease/concession. This level of access will only allow the visitors to enter the property under the guidance of a state park employee. Until additional funding is provided, DPR will limit restricted authorized controlled access to only special events and other permitted activities on the property and will absorb the cost of this limited restricted controlled access. Given continued weakness in State revenues and necessary expenditure adjustments for 2002-03, DPR does not have the resources to address the costs of full

public access. Although an augmentation request would be evaluated through the normal budget process, 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.

CONSENT ITEM

CONSENT ITEM – 22

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
29th DISTRICT AGRICULTURAL ASSOCIATION, DALIS PROPERTY
TUOLUMNE COUNTY
DFA Project Number 008, DGS Parcel Number 10089**

Authority: Food and Agriculture Code Section 4051

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

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

Department of General Services
Department of Food and Agriculture
29th District Agricultural Association, Dalis Property

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 approximately one (1) acre for fairgrounds access and overflow parking.

Funding and Cost Verification

This project is within cost. The 29th DAA will fund 10% of the purchase price from its budget reserve. The balance of the purchase price will be funded by means of a loan program administered by the Division of Fairs and Expositions. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows: The anticipated close of escrow is September 2002.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2002, and the waiting period expired on June 26, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on April 13, 2002. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use. A Preliminary Environmental Assessment, Phase I is not recommended for this site because an independent environmental consultant was retained to review the property for environmental concerns.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- The site meets the requirements of the 29th District Agricultural Association (29th 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 unimproved with the exception of concrete and asphalt parking areas.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 23

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
29th DISTRICT AGRICULTURAL ASSOCIATION, MINER'S RIDGE PROPERTY
TUOLUMNE COUNTY
DFA Project Number 009, DGS Parcel Number 10090**

Authority: Food and Agriculture Code Section 4051

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

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 23

Department of General Services
Department of Food and Agriculture
29th District Agricultural Association, Miner's Ridge Property

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 approximately three (3) acres for fairgrounds access and overflow parking.

Funding and Cost Verification

This project is within cost. The 29th DAA will fund 10% of the purchase price from its budget reserve. The balance of the purchase price will be funded by means of a loan program administered by the Division of Fairs and Expositions. The property can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2002.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2002, and the waiting period expired on June 26, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property on April 13, 2002. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use. A Preliminary Environmental Assessment, Phase I is not recommended for this site because an independent environmental consultant was retained to review the property for environmental concerns.

Other:

- The State Public Works Board approved this project for site selection on May 10, 2002.
- The site meets the requirements of the 29th District Agricultural Association (29th 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 ITEM

CONSENT ITEM – 24

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

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

a. Authorize acquisition consistent with the staff analysis

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 24

Department of General Services
Military Department, Bakersfield Armory
Vehicle Transportation Unit

Action Requested

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

Scope Description

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

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

At the February, 2002 PWB hearing, MIL requested and received approval of a scope change to allow for acquisition of approximately 20 acres of vacant industrial property for an armory facility to accommodate two new military transportation units. A 20-day letter from the Department of Finance regarding the scope change was sent to the Legislature on January 18, 2002 and received no response.

The project provides for acquisition of land within the Bakersfield Metropolitan Area to provide parking for two vehicle transportation units of the National Guard. This area provides excellent trucking routes connecting both the northern and southern portions of the State. The property identified for acquisition is comprised of approximately 19.32 acres located within the Industry Parkway industrial park in the Bakersfield Metropolitan Area in Kern County.

Funding and Cost Verification

This project is within cost. Item 8940-301-0001(3), Budget Act of 1999, as reappropriated by Item 8940-490, Budget Act of 2000, authorized \$2,125,000 for acquisition and environmental study. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 20, 2002, and the waiting period expired on July 25, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2002.

Condition of Property

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

Other:

- The State Public Works Board (PWB) granted site selection approval on March 8, 2002 for this site, however at the time, the owner would not agree to sell the site at the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal. The PWB approved an alternate site located approximately 10 miles south of this property for site selection on June 14, 2002. Subsequently, the owner agreed to sell the subject site (approved for site selection on March 8, 2002) at the estimated fair market value. The subject site is the Military Department's top preferred site for the proposed project.
- The proposed site meets the location requirements of the Military Department.
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.
- The site is planned for minimal site improvements and will be federally funded. Site improvements will be comprised of a combination of crushed aggregate and asphalt, and security fencing and lighting.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 25

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERANS AFFAIRS (8955)
NORTHERN CALIFORNIA VETERANS CEMETERY, SHASTA COUNTY**
DVA Project Number 001, DGS Parcel Number 10022

*Authority: Government Code 11005
Military and Veterans Code 996.13-996.21 and 1400-1401*

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

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 25

Department of General Services
Department of Veterans Affairs
Northern California Veterans Cemetery

Action Requested

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

Scope Description

This project is within scope. An unimproved site containing approximately 130 acres in Shasta County, California has been offered as a gift to the Department of Veterans Affairs (DVA) for the purpose of developing a Northern California Veterans Cemetery. The cemetery will serve eighteen Northern California counties and is anticipated to accommodate over 34,000 burials. The project site is located on Gas Point Road approximately 10 miles southwest of Redding and approximately 1.5 miles south of Igo. Shasta County, the current property owner, is donating the land for the project. The U.S. Department of Veterans Affairs will fund project construction. The California Department of Veterans Affairs will manage and operate the facility. With the approval of the Director of Finance, the Director of General Services will accept the parcel and immediately transfer jurisdiction to DVA.

Funding and Cost Verification

The project is within cost. The only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2002, and the waiting period expired on July 5, 2002.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is September 2002.

Condition of Property

Department of General Services, Environmental Services Section (ESS), staff reviewed a Preliminary Site Assessment, Phase I, prepared for this 130 acre property dated March 2002. ESS staff believe the PSA I was professionally prepared to the standards of due diligence assessments of the American Society of Testing Materials (ASTM Standard E1527-00).

Based on analyses provided by the site inspection, records research and consultation with regulatory agencies, the property to be acquired by DVA will exclude the northwest portion of the property. This area was previously occupied by the former Shasta County Igo Burn Dump and includes a can dump. The decision to exclude this portion of the property is due to high concentrations of metal waste in the can dump and the potential for the former Shasta County Igo Burn Dump's soil to contain high concentrations of metals.

The Phase I concluded that no other historic or current recognized environmental conditions were identified on the remaining subject property.

Other

- A Negative Declaration for the project, prepared and approved by the California Department of Veterans Affairs, identified no obvious hazards that could result in unknown future remediation costs to the State.
- The site meets the requirements of the California Department of Veterans Affairs (DVA).
- The site is unimproved and unoccupied. There is no relocation assistance involved with this project.
- Two roads cross the property. One is a paved public road which traverses the property north to south, the majority of the site is on the east side of the roadway. The other road is a private utility road which bisects the eastern portion of the property. The DVA has concluded that the roadways are not a significant impediment to the project and that many existing DVA cemeteries have similar conditions.
- Shasta County approved a resolution to transfer the cemetery property to DVA at its July 16, 2002 Board of Supervisor's Meeting.
- There are no construction costs involved with this project. Construction will be funded by the U.S. Department of Veterans Affairs.
- Acquisition of this gift is subject to an agreement of terms and conditions regarding the transfer of this property and potential road relocation between the County and the State.

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

CONSENT ITEM

CONSENT ITEM – 26

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERANS AFFAIRS (8955)
NORTHERN CALIFORNIA VETERANS CEMETERY, SHASTA COUNTY**

Authority: Chapter 604/99

a. Approve preliminary plans

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 26

Department of General Services
Department of Veterans Affairs
Northern California Veterans Cemetery

Action Requested

The requested action will provide approval of preliminary plans for this project.

Scope Description

This project is within scope. The project constructs a new Veterans cemetery with all the necessary structures, streets, and infrastructure. The major structures include an Administration/Public Information Building (3,344 sf), Committal Service Shelter (360 sf), Maintenance Building (2,304 sf), Equipment Garage (1,984 sf), Columbarium (800 sf), Outdoor Storage (1,000 sf), and a Flammable Storage Building (100 sf). The cemetery will serve eighteen Northern California counties and is anticipated to accommodate over 34,000 burials over the length of the 30 year build out. The project site is located on Gas Point Road approximately 10 miles southwest of Redding. The U.S. Department of Veterans Affairs will fund all project costs. The California Department of Veterans Affairs will manage and operate the facility.

Funding and Cost Verification

The project is within cost.

\$6,985,000 total estimated project costs

\$450,000 project costs previously allocated: study \$35,000, preliminary plans \$365,000, working drawings \$50,000

\$6,535,000 project costs to be allocated: working drawings \$253,000, construction \$6,282,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2002, and the waiting period expired on July 5, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff of the reviewed a Preliminary Site Assessment, Phase I, prepared for this 130 acre property, dated March 2002. ESS staff believe the PSA I was professionally prepared to the standards of due diligence assessments of the American Society of Testing Materials (ASTM Standard E1527-00).

Based on analyses provided by the site inspection, records research and consultation with regulatory agencies, the property to be acquired by DVA will exclude the northwest portion of the property. This area was previously occupied by the former Shasta County Igo Burn Dump and includes a can dump. The decision to exclude this portion of the property is due to high concentrations of metal waste in the can dump and the potential for the former Shasta County Igo Burn Dump's soil to contain high concentrations of metals.

The Phase I concluded that no other historic or current recognized environmental conditions were identified on the remaining subject property.

Other

- A Negative Declaration for the project, prepared and approved by the California Department of Veterans Affairs, identified no obvious hazards that could result in unknown future remediation costs to the State. The document was filed with the State Clearinghouse on April 17, 2002 with the review period ending on May 19, 2002.
- The site meets the requirements of the California Department of Veterans Affairs (DVA).
- The site is unimproved and unoccupied. There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- There are no construction costs involved with this project. Construction will be funded by the U.S. Department of Veterans Affairs.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 27

**DEPARTMENT OF MOTOR VEHICLES (2740)
SACRAMENTO HEADQUARTERS, BUILDING EAST
THIRD FLOOR**
Asbestos Removal and Office Renovation

Authority: *Chapter 106/01 Item 2740-301-0044*
Chapter XX/02, Item 2740-301-0044

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 27

Department Of Motor Vehicles
Sacramento Headquarters, Building East
Third Floor, Asbestos Removal and Office Renovation

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of the project includes the removal of asbestos containing sprayed on fireproofing under the 4th floor deck of Building East at the Department of Motor Vehicles Headquarters Complex. The HVAC system will be isolated from the rest of the building prior to demolition and asbestos abatement. All existing interior improvements will be replaced, with the exception of the cafeteria. The 75,000 gsf interior space will be renovated to an open space landscape configuration with the following additions: ADA modifications to restrooms, fire enclosures/lobbies around all elevators, automatic fire protection/suppression system and new independent HVAC system comprised of new ductwork, air handlers, heating/cooling coils, control system, VAV boxes and office furniture systems. There is no change to the scope.

Funding and Cost Verification

This project is not within cost. After completion of preliminary plans, estimated construction costs have increased by \$236,000 (3% of the Total Project Cost, and less than 4% of the Estimated Construction Cost).

\$7,767,000 total estimated cost

\$200,000 project costs previously allocated: preliminary plans

\$7,567,000 project costs to be allocated: working drawings \$325,000 construction \$7,242,000 (\$5,778,000 construction contracts, \$404,000 contingencies, \$443,000 agency retained items, \$617,000 A&E) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2003
Complete construction: January 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 28

DEPARTMENT OF PARKS AND RECREATION (3790)
PFEIFFER BIG SUR STATE PARK, MONTEREY COUNTY
Park Entrance and Day Use Redevelopment

Authority: Chapter 52/00, Item 3790-301-0005 (2)
Chapter 106/01, Item 3790-301-0005 (13)
Chapter XX/02, Item 3790-301-0005 (12)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 28

Department of Parks and Recreation
Pfeiffer Big Sur State Park, Monterey County
Park Entrance and Day Use Redevelopment

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will redevelop the park entrance, improve the main park circulation corridor (including new vehicular and pedestrian bridges), improve day use recreation areas, and provide visitor/interpretive center and park administration facilities.

Funding and Cost Verification

This project is within cost.

\$4,295,000 total authorized project costs

\$3,996,000 total estimated project costs

\$475,000 project costs previously allocated: studies \$198,000; preliminary plans \$277,000

\$3,521,000 project costs to be allocated: working drawings \$299,000, construction \$3,205,000 (\$2,454,000 contract, \$172,000 contingency, \$289,000 A&E costs \$290,000 agency retained items), and equipment \$17,000 at CCCI 4019

\$299,000 project savings: studies \$299,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 8, 2002, and the waiting period expired on August 7, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2003

Complete construction: June 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 29

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)
Chapter XX/02, Item 3790-301-6029 (4)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 29

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 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.

CONSENT ITEM

CONSENT ITEM – 30

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)
Chapter XX/02, Item 3790-301-0005 (23)
Chapter XX/02, Item 3790-301-0005 (29)

a. Approve preliminary plans

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 30

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: 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 ITEM

CONSENT ITEM – 31

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

Authority: Chapter XX/02, Item 3790-301-6029(4)

- a. Approve preliminary plans for Phase 1**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 31

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 Phase 1 of 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

\$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 on this phase: October 2002

Staff Recommendation: Approve preliminary plans for Phase 1.

CONSENT ITEM

CONSENT ITEM – 32

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

Authority: Chapter 106/01, Item 3790-301-0005 (15)
Chapter XX/02, Item 3790-490-0005 (15)
Chapter XX/02, Item 3790-301-0005(14)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 32

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 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

\$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.

CONSENT ITEM

CONSENT ITEM – 33

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

Authority: Chapter XX/02, Item 3790-301-6029(5)

- a. **Approve preliminary plans for Phase 1**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 33

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 Phase 1 of 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

\$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 on this phase: October 2002

Staff Recommendation: Approve preliminary plans for Phase 1.

CONSENT ITEM

CONSENT ITEM – 34

**DEPARTMENT OF CORRECTIONS (5240)
MINOR CAPITAL OUTLAY PROJECTS
STATEWIDE**

Authority: 2002 Budget Act

- a. Approve use of Inmate Day Labor**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 34

Department of Corrections
Statewide
Minor Capital Outlay Projects

Action Requested

The requested action will provide approval of the use of Inmate Day Labor (IDL) resources for the Department's Minor Capital Outlay Program.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 2002/03 fiscal year.

Funding and Project Cost Verification

This project is within cost.

\$1,000,000 total amount to be allocated

CEQA

Not Applicable.

Project Schedule

All projects will be in construction in 2002/03 fiscal year.

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 35

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEDICAL FACILITY, SOLANO COUNTY
Ambulatory Care Clinic

Authority: Chapter 106/01, Item 5240-301-0001(12.5)
2002 Budget Act

- a. Approve preliminary plans**

PULLED.

CONSENT ITEM

STAFF ANALYSIS – 35

Department of Corrections, California Medical Facility
Ambulatory Care Clinic

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 single story Ambulatory Care Clinic. The Ambulatory Care Clinic will provide approximately 4,500 square feet of clinic space that includes inmate waiting, examination rooms, treatment room, staff offices, restrooms, work space and storage areas. Site improvements will include building pad, utility connections, paving, landing ramp, and stairs at the east end of the building. The 2002/03 Budget Act includes \$2,298,000 for the construction phase of this project.

Funding and Cost Verification

This project is within cost.

\$2,580,000 total estimated project costs

\$282,000 project costs previously allocated: preliminary plans \$118,000; working drawings \$94,000; and project administration \$70,000

\$2,298,000 project costs to be allocated: construction \$2,298,000 (\$1,557,000 contract, \$78,000 contingency, \$218,000 project administration, \$51,000 A&E, \$80,000 equipment, and \$201,000 agency retained) Unallocated: \$113,000

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 2002
Complete construction:	March 2004

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

ACTION ITEM

ACTION ITEM –

No Action Items.

OTHER BUSINESS

REPORTABLES

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary