



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

December 12, 2003

**MINUTES**

**PRESENT:**

Mr. James E. Tilton, Program Budget Manager, Department of Finance  
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation  
Mr. Cy Rickards, Deputy Director, Legal Affairs, Department of General Services  
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 Wilma Chan  
Assembly Member Fabian Nunez  
Senator Betty Karnette  
Senator Wesley Chesbro  
Senator Gilbert Cedillo

**STAFF PRESENT:**

Karen Finn, Administrative Secretary, State Public Works Board  
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board  
Tamara Moss, Executive Secretary, State Public Works Board  
Jim Martone, Budget Analyst, Department of Finance  
Debbie Dills, Budget Analyst, Department of Finance  
Stan Hiuga, Budget Analyst, Department of Finance  
Rocel Bettencourt, Budget Analyst, Department of Finance  
Genevieve Frederick, Budget Analyst, Department of Finance

**SPEAKERS PRESENT**

Melanie Winter, The River Project, Agenda Item #18–Taylor Yard, Parcel G

**OTHERS PRESENT:**

Lan Hoang, Department of General Services  
Yoliz Martin, Department of General Services  
Roshni Thomas, California State University–Chancellor's Office  
Deanna Beland, Department of Transportation  
Brian P. Morrissey, Union Pacific Railroad  
Bruce Whiting, Department of Parks and Recreation  
Cynthia Spita, Department of Parks and Recreation  
Rick Stolz, Department of Parks and Recreation  
Chris Kooyman, State Treasurer's Office

Don Caldwell, Union Pacific Railroad  
Marilyn J. Nelson, Department of General Services  
Burton Shanoff, Department of General Services–RESA/PMB  
Rob Uvalle, Department of General Services–RESA/PMB  
Jim Brooks, Department of General Services–RESA/PMB  
David Wrightsman, Department of Parks and Recreation  
Warren Westrup, Department of Parks and Recreation  
Gerry Clark, Department of General Services–RESA  
Irene Anderson, Department of General Services–RESA  
Dale Clevenger, California Community Colleges  
George Sifuentes, Department of Corrections

**CALL TO ORDER AND ROLL CALL:**

Mr. Tilton, Chairperson, Program Budget Manager, Department of Finance at 10:01 am called the meeting to order. Ms. Finn, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES**

Ms. Finn reported that staff has reviewed the minutes from the November 7, 2003 meeting and believe them to accurately represent the actions of the Board and recommended approval.

**Hearing no objections, the minutes from the November 7, 2003 meeting were unanimously approved.**

**BOND ISSUES:**

Ms. Finn reported that there were three bond items.

Item #1, Department of General Services, Office Building #10 Renovation, Sacramento County. Ms. Finn stated that this is the building that was formerly occupied by the Department of Education on Capitol Mall in Sacramento. The Department vacated it when they moved in to the new East End Complex. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

Mr. Tilton asked if this would be a complete renovation of the building.

Ms. Finn stated that this will be a complete renovation and the new tenants will be moved out of leased space once the renovations are completed to provide savings to the State.

**A motion was made by Mr. Garcia and Second by Mr. Fernandez to adopt Bond Item #1.**

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

Item #2, Department of the Youth Authority, Southern Youth Correctional Reception Center and Clinic–Specialized Counseling Program Beds. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

**A motion was made by Mr. Rickards and Second by Mr. Garcia to adopt Bond Item #2.**

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

Item #3, Department of Education, State Special Schools, California School for the Deaf– Multipurpose/Activity Center. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

**A motion was made by Ms. Aronberg and Second by Mr. Fernandez to adopt Bond Item #3.**

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

**CONSENT CALENDAR:**

Ms. Finn noted that the Consent Calendar covers Items #4 through #17. However, we are moving Item #9, Department of Parks and Recreation, Los Angeles River Parkway-Taylor Yard Parcel G-1 to an Action Item.

The revised Consent Calendar covers Items #4 through #8 and #10 through #17.

In summary, the consent calendar proposes: two requests to approve preliminary plans, two requests to authorize an acquisition, five requests to recognize a scope change, four requests to approve an augmentation, one request to authorize site selection, one request to approve realignment of costs, one request to approve agency retained items, one request to approve redirection of existing project authority and one request to approve a new line item within the agency retained cost category.

There are five 20-day letters in your package. Item #5, **Department of Transportation**, San Diego Office Building Replacement, augmentation. A 20-day letter was sent to the Legislature on December 1, 2003, and the waiting period expires on December 20, 2003. Our staff has checked with the Legislative Analyst's Office and we understand that they are not raising any issues with this project. Item #12, **Department of Corrections**, Salinas Valley State Prison, Water Treatment Plant Installation, scope change. A 20-day letter was sent to the Legislature on November 20, 2003, without comment. Item #13, **Department of the Youth Authority**, Ventura Youth Correctional Facility, Correctional Treatment Center, scope change. A 20-day letter was sent to the Legislature on November 24, 2003, without comment. Item #15, **California State University**, Monterey Bay Library and Telecommunications Infrastructure, scope change and augmentation. A 20-day letter was sent to the Legislature on November 20, 2003, without comment. Item #16, **California Community Colleges**, San Mateo Community College District, District-wide Seismic Upgrade, Phase I, scope change. A 20-day letter was sent to Legislature on November 20, 2003, without comment.

Staff recommends approval of the revised Consent Calendar Items #4 through #8 and #10 through #17.

**A motion was made by Mr. Rickards, and Seconded by Mr. Garcia to adopt the revised Consent Calendar and to approve Items #4 through #8 and #10 through #17.**

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

**ACTION ITEMS:**

Ms. Finn stated that there were two Action Items.

Item #9 and Item #18, Department of General Services, Department of Parks and Recreation, Los Angeles River Parkway-Taylor Yard-Parcel G-1. These two items will authorize site selection and acquisition of this 18-acre parcel along the Los Angeles River.

The parcel is being purchased from Union Pacific. As of December 11, 2003, the State has just completed negotiations for this parcel. In reviewing the documents that were initially brought to the Board for review, Staff had identified numerous issues that posed concern. Subsequent discussions with the seller resulted in those issues being mitigated and we now feel comfortable with the details of the transaction and are secure that the State is adequately protected. The last outstanding issue was an estimate of the State's costs to clean the property up to a residential and park standard. We believe that these costs will range from \$500,000 to \$750,000 (there is a sufficient amount of money in the project to cover these costs).

Ms. Finn stated that Ms. Ruth Coleman, Director, Department of Parks and Recreation will walk the Board through the location of the parcel as well as the programmatic benefits to the Department. In addition to her testimony, representatives from the Department of General Services Real Estate and Legal Units as well as the Environmental Section are here to answer any question the Board may have about the overall transaction.

Ms. Coleman stated that the State Parks Department was drawn on to the Los Angeles Basin at the passage of Proposition 12 and then subsequently Proposition 40. Governor Gray Davis originally initiated it and many activists of the Los Angeles area recognized that there was no State Parks presence providing urban community recreation in the Los Angeles area. Moreover, there's an extraordinary lack of open space in Los Angeles Basin area in general. (Referencing the map) In the interest of trying to identify large open spaces where the State would have an interest, it makes sense for this parcel to be a State park. The Taylor Yard area became a focal point, because it's near the area where there is a soft bottom to the river. The intent in the original preparation was to purchase a river park, which is consistent with State Parks' mission, so Parcel G-1 and G-2 were the Departments targets. Subsequently, Parcel D became available, and the Department was directed to purchase it. The number one response received from the public was where would the soccer fields be located. In response to that, State Parks does not focus on those types of amenities. Parks agreed to share the property with the City of Los Angeles, releasing about half of the property to them. This is a jointly designed project. About 20-acres of the parcel are of soccer fields, basketball courts and baseball fields; and 20-acres is more of natural transition parkland. State Parks will be retaining title and operating the traditional parkland, which is the lower part of the parcel. The City of Los Angeles will be building and operating the upper portion of the parcel. That was for parcel D.

Ms. Coleman stated that the action before the Board today is site selection and acquisition of Parcel G-1. The long-term vision of Parks is to green-up Parcel G-1 and eventually acquire and use Parcel G-2 for expanded flood plain storage for this portion of the Los Angeles River. State Parks' goal is that this will become a passive recreation area that would occupy bike lanes and hiking trails and also a place where Parks would remediate and reclaim the ecology of this parcel. Ms. Coleman stated that it's hard to imagine that this could ever be done, but it can be. There is a lot of technology in environment mediation that allows this type of vision to happen. State Parks has a corporate cultural norm which we call the seventh generation, which says, that every decision you make, you think of how it is going to effect seven generations forward. Point Lobos, which is located in Monterey County, was purchased at the height of the great depression. Now it is one of the crown jewels of the Department. This is how the Department sees Taylor Yard. It doesn't look like much now, but we believe that it could come of value to the State.

Mr. Tilton asked about the access to the parcel.

Ms. Coleman stated (referencing the map) that currently there is a tunnel and bike lane located adjacent to the railroad tracks. Eventually, the intent of the City of Los Angeles is to build a bike lane over the river to connect the communities.

Mr. Bob Sleppy, Department of General Services, stated that the goal is to try building a park in an industrial area. With that in mind, Parcel G-1 was, until recently, a part of the rail yard complex along the river in downtown Los Angeles. There isn't much contamination, other than the residue from a hundred years of trains going back and forth, decaying rails and ties. In the agreement, Union Pacific is responsible for bring the property up to industrial standard. Department of Parks and Recreation will then be responsible for bringing the property up to the higher level necessary to make it a park. Mr. Sleppy stated that the Department of Toxic Substances Control confirmed that the cleaning of this property would be a fairly routine process.

Mr. Tilton asked if the legal documents have been finalized.

Ms. Kathy Chovan, Department of General Services-Legal, stated that the documents are close to being final and does not foresee any major outstanding issues.

Ms. Melanie Winter, Founder and Director of the River Project, testified in favor of the acquisition. Ms. Winter stated that trying to get Taylor Yard in to public hands and turning it into a community benefit has been going on for fifteen years now. It is perceived as being the most critical parcel for the Los Angeles River Greenway. This site has extraordinary import to the City of Los Angeles. There is a significant concern for this parcel for a number of reasons: (1) to address the lack of Parks presence in this area and (2) to address water quality and water supply issues. Ms. Winter stated that the California Coastal Conservancy has invested significant resources in beginning feasibility studies for Parcel G and the multi-objective benefits it can bring the Los Angeles area. She strongly recommended that the Board approve the item.

Mr. Tilton stated that the Board has major concerns with the toxic issues that could become a liability to the State. He asked if it would be reasonable for staff to come back to the Board in approximately six months to give a status of the planning process and budget for Parks' remediation of the parcel from the industrial cleanup level to the higher level for park use.

Ms. Coleman agreed to report back in approximately six months.

Mr. Tilton stated that the Board is taking this action with the assumption that the property is brought up to code.

Mr. Rickards stated that just as a personal observation, asked if the City of Los Angeles could be encouraged to actually make the adult soccer field full size. He stated that according to the illustration, it needs to be about five yards longer. In regards to the clean up of the parcel, it is correct to say that approximately 40 percent of the property is industrial grade and 60 percent of it is not, and that Union Pacific is going to bring that 60 percent up to industrial grade. After which, Parks will bring the entire parcel up to park level.

Mr. Sleppy stated that is correct.

Mr. Rickard asked if the ground water issues have been resolved.

Mr. Sleppy stated that the groundwater contamination in the area is a regional issue, and may include contamination from other property owners. The State is not accepting liability for these issues.

Mr. Tilton stated that if there were no objection, he would like to combine the acquisition and site selection into one motion.

The Board agreed.

**A motion was made by Mr. Rickards and Second by Mr. Garcia to adopt Action Item #9 (site selection) and Item #18 (acquisition).**

**Action Item #9 and Item #18 were adopted by a 3-0 vote.**

**OTHER BUSINESS:**

Ms. Finn stated that there were three items of other business.

Item #19, will adopt a resolution to appoint Ms. Karen Finn as Administrative Secretary to the State Public Works Board.

**A motion was made by Mr. Rickards and Second by Mr. Garcia to adopt a resolution appointing Karen Finn as Administrative Secretary.**

**Item #19 was adopted by a 3-0 vote.**

Item #20, will adopt a resolution to appoint Mr. Michael Carter as Assistant Administrative Secretary to the State Public Works Board.

**A motion was made by Mr. Garcia and Second by Mr. Rickards to adopt a resolution appointing Michael Carter as Assistant Administrative Secretary.**

**Item #20 was adopted by a 3-0 vote.**

Mr. Tilton asked that Mr. Carter come to the next meeting to be introduced to the Board.

Item #21, will authorize execution of amendment to current contracts with nationally recognized bond counsel.

In November 2000, the Public Works Board adopted a resolution authorizing the Administrative Secretary, or his designee, to select in accordance with state law and policy up to two (2) nationally recognized bond counsel firms to provide bond related legal advice and to execute a contract with the selected firm(s) for up to three years and any necessary amendments thereto. The requested action would extend the contract with the bond counsel firms by one additional year with remaining funds in the existing contract.

We note that while the Governor recently issued an executive order prohibiting the extension or entering into specific contracts, the executive order exempted contracts for legal services.

**A motion was made by Mr. Garcia and Second by Mr. Rickards to adopt Item #21.**

**Item #21 was adopted by a 3-0 vote.**

**REPORTABLES:**

Ms. Finn indicated that there were six reportable items that Finance staff had approved under the authority delegated by the Board.

**NEXT MEETING:**

Ms. Finn noted that the next regularly scheduled meeting is Friday, January 9, 2003, at 10:00 am, in Room 112.

Having no further business, the meeting was adjourned at 10:37 am.

**BOND ITEM**

**BOND ITEM – 1**

**DEPARTMENT OF GENERAL SERVICES (1760)  
OFFICE BUILDING # 10 RENOVATION, SACRAMENTO COUNTY**  
Renovate Building

*Authority: Chapter 106/01, Item 1760-301-0660 (2)  
Chapter 379/02, Item 1760-301-0660 (3)  
as reappropriated by Chapter 157/03, Item 1760-490(3)*

**Adopt resolution to:**

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

**TOTAL ESTIMATED PROJECT COSTS: \$25,865,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 1

Department of General Services  
Office Building # 10 Renovation Project, Sacramento

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will renovate the six story office buildings (approx. 145,800 GSF). Work will include demolition of all interior partitions including removal of existing finishes, provide new finishes, up-grade the mechanical, plumbing, electrical and data wiring, up-grade Access and Fire Life Safety items to the 2001 California Building Code where required and applicable, and provide modular work stations, private offices, conference rooms, and ancillary areas. The project also includes the abatement of hazardous materials including lead paint and asbestos. Special consideration will be given to maintain the historic elements that are considered significant, considering the building was constructed from 1950 to 1953.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, provides \$1,033,000 for the preliminary plans phase. Chapter 379/02, provides \$24,832,000 for the working drawing and construction phases. Interim financing was previously approved for preliminary plans on April 12, 2002. This request is for the working drawing and construction phases.

\$25,865,000 total estimated project costs

\$1,033,000 project costs previously allocated: preliminary plans.

\$24,832,000 project costs to be allocated: \$1,094,000 working drawings and \$23,738,000 for construction (15,866,000 contract, \$1,111,000 contingency, and \$6,761,000 A & E).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on November 18, 2003 and the waiting period will expire on December 19, 2003.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	December 2003
Approve working drawings:	October 2004
Complete construction:	July 2006

#### Real Estate Due Diligence

The Due Diligence research, of the conditions of title, has been completed and is described in an October 15, 2003 memo to DOF.

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 2**

**DEPARTMENT OF THE YOUTH AUTHORITY (5460)  
SOUTHERN YOUTH CORRECTIONAL RECEPTION CENTER AND CLINIC  
LOS ANGELES COUNTY**

Specialized Counseling Program Beds, Norwalk

*Authority: Chapter 379/02, Item 5460-301-0660 (3)*

**a. Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Works Board Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of the Youth Authority and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of the Youth Authority and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of the Youth Authority and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**TOTAL ESTIMATED PROJECT COSTS:**

**\$3,606,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 2

Department of the Youth Authority  
Southern Youth Correctional Reception Center and Clinic  
Specialized Counseling Program Beds

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The project provides for the renovation of the existing Marshall Living Unit (7,690 gsf) of which 6,790 gsf will be remodeled. The facility conversion involves asbestos removal; ward toilet and lavatory upgrades and shower modifications; upgrades to floors and doors; reinforcement of inside walls; and additional security hardware. New construction will occur in a single phase, consisting of office space for six staff; file room; staff restrooms; two counseling rooms; conference room and ward restrooms. The new building (4,666 gsf) will feature similar construction with security enhancements. The project will include site work; utilities; paving; and all appurtenances.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,606,000 total estimated project costs

\$141,000 project costs previously allocated: preliminary plans \$141,000

\$3,465,000 project costs to be allocated: working drawings \$227,000 and construction \$3,238,000 (\$2,707,000 contract, \$189,000 contingency, \$168,000 A&E, \$114,000 other project costs, \$60,000 agency retained).

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 3, 2000, and the waiting period expired on December 3, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approval preliminary plans: November 2003  
Complete construction: June 2006

**Staff Recommendation: Adopt resolution.**

**BOND ITEM**

**BOND ITEM – 3**

**DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)  
CALIFORNIA SCHOOL FOR THE DEAF  
RIVERSIDE, RIVERSIDE COUNTY  
Multipurpose/Activity Center**

*Authority: Chapter 157/03, item 6110-301-0660 (1)*

**Adopt a resolution to:**

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

**TOTAL ESTIMATED PROJECT COSTS:**

**\$5,600,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 3

Department of Education, State Special Schools  
California School for the Deaf, Riverside  
Multipurpose/Activity Center

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will construct a new 16,775 square foot Multipurpose/ Activity Center building for California School for the Deaf, Riverside. The Center will feature a multipurpose room that converts for indoor sporting events with bleachers and performing platform. Restrooms, storage, and office space are also included. Site work includes modifying the existing road to the site, landscaping and utilities.

#### Funding and Cost Verification

**This project is within cost.**

\$5,600,000 total estimated project costs

\$5,600,000 project costs to be allocated: preliminary plans for \$252,000; working drawings for \$345,000; construction for \$5,003,000

#### CEQA

The CEQA documentation will be filed during the preliminary plan phase.

#### Project Schedule

**The project schedule is as follows:**

Approve Preliminary Plans:	June 2004
Complete Working Drawings:	March 2005
Complete construction:	October 2006

**Staff Recommendation: Adopt resolution.**

**CONSENT ITEM**

**CONSENT ITEM – 4**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**OFFICE BUILDING # 10 RENOVATION, SACRAMENTO COUNTY**  
Building Renovation

*Authority: Chapter 106/01, Item 1760-301-0660 (2)*  
*Chapter 379/02, Item 1760-301-0660 (3)*  
*as reappropriated by Chapter 157/03, Item 1760-490(3)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 4

Department of General Services  
Office Building # 10 Renovation Project

#### Action Requested

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

#### Scope Description

**This project is within scope.** This project will renovate the six story office buildings of approximately 145,800 GSF. Work will include demolition of all interior partitions including removal of existing finishes, provide new finishes, up-grade the mechanical, plumbing, electrical and data wiring, up-grade Access and Life Safety items to the 2001 California Building Code where required and applicable, and provide modular work stations, private offices, conference rooms, and ancillary areas. The project also includes the abatement of hazardous materials such as lead paint and asbestos. Special consideration will be given to maintain the historic elements that are considered significant, considering the building was constructed from 1950 to 1953.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01 provides \$1,033,000 for the preliminary plans and Chapter 379/02 provides \$24,832,000 for the working drawing and construction phases.

\$25,865,000 total estimated project costs

\$1,033,000 project costs previously allocated: preliminary plans  
\$24,832,000 project costs to be allocated: \$1,094,000 working drawings and \$23,738,000 construction (15,866,000 contract, \$1,111,000 contingency, and \$6,761,000 A&E.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on November 18, 2003 and the waiting period will expire on December 19, 2003.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	December 2003
Approve working drawings:	October 2004
Complete construction:	July 2006

#### Real Estate Due Diligence

The Due Diligence research, of the conditions of title, has been completed and is described in an October 15, 2003 memo to DOF.

**Staff Recommendation: Approve preliminary plans and release working drawings funds contingent upon the evidence of CEQA compliance.**

**CONSENT ITEM**

**CONSENT ITEM – 5**

**DEPARTMENT OF TRANSPORTATION (2660)**  
**SAN DIEGO OFFICE BUILDING: REPLACEMENT**  
**SAN DIEGO, SAN DIEGO COUNTY**  
New Replacement Facility

*Authority: Chapter 50/99, Item 2660-311-0042 (5)*  
*Chapter 52/00, Item 2660-311-0042 (2),*  
*as reappropriated by Chapter 106/01, Item 2660-490 (2)*  
*Chapter 379/02, Item 2660-311-0660 (1),*  
*as reappropriated by Chapter 157/03, Item 2660-490 (1)*

**a. Approve augmentation** **\$7,745,000**  
**(10.1 percent of total appropriation)**  
**(10.9 percent cumulative)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 5

Department of Transportation  
San Diego, San Diego County  
San Diego Office Building: Replacement

#### Action Requested

**The requested action will provide an augmentation to the project.**

#### Scope Description

**This project is within scope.** This project constructs approximately 301,000 gsf of new office space, for 956 employees, and provides 815 parking spaces on approximately 11 acres.

#### Funding and Cost Verification

**This project is not within cost.** The project bid over budget. Two bids were submitted on August 12, 2003. The low bid exceeded the state's estimate by \$6,646,075. Analysis of the bid results indicates the bidding climate in southern California and particularly in San Diego is unpredictable at this time. Additional factors that influenced the bids are the current level of construction activity, dramatic increase in cost of liability insurance and workers' compensation burden, scheduling uncertainties due to environmental constraints, and uncertainty about the financial condition of the State. Although only two general contractors submitted bids, research indicates a minimum of four bids were submitted for the major trade components of the project. The two bids differed by only \$2 million, indicating that a competitive bidding environment and quality of the bid documents existed. In addition, due to the recent fires in Southern California, it is anticipated that bids will increase due to a shortage of construction firms and materials. The augmentation consists of increased contract costs plus contingency. **A 20-day letter was sent to the Legislature on December 1, 2003 and the waiting period expires on December 20, 2003.**

\$85,627,000	total estimated project costs
\$5,283,000	project costs previously allocated: preliminary plans \$2,199,000 and working drawings \$3,084,000
\$72,599,000	project costs to be allocated: (contract \$59,161,000; contingency \$2,958,000; A&E \$2,410,000; other project costs \$8,070,000).
\$7,745,000	augmentation

#### CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on October 2, 2001, and the waiting period expired on November 02, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: May 2006

#### Real Estate Due Diligence

The Due Diligence research, of the conditions of title, has been completed and is described in an April 23, 2003 memo to Department of Finance.

**Staff Recommendation: Approve augmentation contingent on the expiration of the 20-day waiting period.**

**CONSENT ITEM**

**CONSENT ITEM – 6**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**CALIFORNIA TAHOE CONSERVANCY (3125)**  
**PIONEER TRAIL WILDLIFE HABITAT ACQUISITION, EL DORADO COUNTY**  
CTC Project Number 044A, DGS Parcel Number 10219

*Authority: Chapter 106/00, Item 3125-301-0005(2);*  
*Chapter 379/02, Item 3125-301-0005(2);*  
*Chapter 379/02, Item 3125-301-0005(4)*

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

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 6

Department of General Services  
California Tahoe Conservancy  
Pioneer Trail Wildlife Habitat Acquisition

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize site selection and acquisition of the fee simple interest in approximately 79.8 unimproved acres.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106, Budget Act of 2001, Item 3125-301-0005(2) provides \$628,000 for the acquisition, restoration and enhancement of habitat. Chapter 379, Budget Act of 2002, Item 3125-301-0005(2) provides \$1,018,000 for the acquisition, restoration and enhancement of habitat. Chapter 379, Budget Act of 2002, Item 3125-301-0005(4) provides \$2,500,000 for land acquisition. There are sufficient balances remaining in each of the budget items to pay for the costs outlined below. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$2,402,500 total estimated project costs

\$12,500 project costs previously allocated: title and escrow related services plus DGS appraisal review and DGS PWB review/processing costs.

\$2,390,000 project costs to be allocated: \$2,390,000

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 25, 2003, and the waiting period expired on October 30, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2003.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Pioneer Trail parcel on October 23, 2003. The parcel is located at the intersection of Pioneer Trail and Golden Bear Trail, South Lake Tahoe, in El Dorado County. The acquisition consists of approximately 79.8 acres of undeveloped forested land (Assessor's Parcel Numbers 080-010-15, 29.8 acres and APN 080-030-01, 50 acres).

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the primarily undeveloped nature of the property. No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future use

Other:

- The purchase price shall not exceed estimated market value as determined by a DGS approved appraisal.
- The property acquisition agreement requires delivery of title to the property free and clear of any mortgages or liens.
- The property is unimproved and unoccupied. There are no relocation costs involved in this acquisition.
- There is no implied dedication applicable to this property.
- The United States Geological Survey (USGS) operates under a license agreement with the current property owner a stream gage station which provides streamflow information to the general public and State and Federal agencies. The station is situated in the northeast corner of Assessor's Parcel Number 80-010-15 immediately east of Pioneer Trail. Under the license agreement, reviewed and approved by DGS, the USGS right to operate the facility is at the discretion of the property owner or successors. The operation, location, and license agreement do not adversely impact the intended use of the property as wildlife habitat. The State will take title subject to the existing license agreement.
- There are no safety issues pertaining to the property.
- The Conservancy will be able to perform any habitat restoration work under the Conservancy's established budget for such work. The Conservancy's ongoing management obligation will be an annual inspection of the property.

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

**CONSENT ITEM**

**CONSENT ITEM – 7**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**HENRY W. COE STATE PARK, MUSTANG PEAK, SANTA CLARA**  
DPR Parcel Number A46801, DGS Parcel Number 10118

*Authority: Chapter 52/00, 3790-301-0005(15)*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 7

Department of General Services  
Department of Parks and Recreation  
Henry W. Coe State Park, Mustang Peak

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature included an appropriation to the Department of Parks and Recreation from Proposition 12: Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Fund for high priority additions to Henry W. Coe State Park within the Nature Conservancy's Mount Hamilton Open Space project. While particular parcels were not specified, priority was to be given to the Stevenson Property adjacent to Henry W. Coe State Park. This request will authorize site selection of fee simple interest of an 832.37-acre parcel of land as an addition to the Henry W. Coe State Park, within the Nature Conservancy's Mount Hamilton Open Space project.

#### Funding and Cost Verification

**This project is within cost.** Chapter 52/00 Item 3790-301-0005(15) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 24, 2003, and the waiting period expired on October 29, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is January 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Mustang Peak, Stonier parcel on May 8, 2003. The acquisition consists of approximately 832 acres of primarily undeveloped agricultural/ranch land located within the Diablo Mountain Ranch in an unincorporated area of Santa Clara County between Henry Coe State Park and the Stanislaus County border. The predominant historic use of the land is for cattle grazing. The property is subject to the Williamson Act. The only improvements on the property consist of graded dirt roads, fences and ten stock reservoirs. There are no public utilities, i.e., electric, gas, water, sewer, available on the property.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the primarily undeveloped nature of the property. No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS 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 DGS

approved appraisal.

- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
  - The property is vacant and unimproved.
  - There is no relocation assistance involved with this project.
  - Mineral rights have been reserved on the property by prior deeds and an investigation is under way to determine what affect, if any, this reservation will have on the future use of the property. DPR has indicated that the probability of these rights being exercised is remote and has indicated it is unlikely that the use and ownership of this property will be negatively affected by future mineral extraction.
  - The property is encumbered by the California Land Conservation Act of 1965 (Williamson Act) and it will be necessary for DPR to notify the Department of Conservation after the approval of site selection.
  - DPR estimates the need for \$9,000 for ongoing natural resource maintenance and maintenance of fencing and fire roads. DPR further estimates one-time costs of \$16,000 for natural and cultural resource baseline studies and fire road grading. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited resource protection on the parcel.

**Staff Recommendation: Authorize site selection.**

**CONSENT ITEM**

**CONSENT ITEM – 8**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
LEO CARRILLO STATE PARK, NICHOLAS CANYON, LOS ANGELES COUNTY  
DPR Parcel Number A46101, DGS Parcel Number 10206**

*Authority: Chapter 379/02, Item 3790-301-6029(6)*

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

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 8

Department of General Services  
Department of Parks and Recreation  
Leo Carrillo State Park, Nicholas Canyon

#### 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 purchase of interest in lands that meet criteria established for a Proposition 40 Acquisition Program. This request will authorize acquisition of an approximately 20-acre parcel of land contiguous to the Leo Carrillo State Park.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6) provides \$40,000,000 for this acquisition program. The property can be acquired with the funds available and in accordance with Legislative intent.

\$525,250 total project costs

\$1,500 project costs previously allocated (Fee appraisal and DGS staff costs)

\$523,500 project costs to be allocated: \$500,000.00 acquisition, approximately \$23,500 in overhead costs and \$250 title policy endorsement.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 10, 2003, and the waiting period expired on November 13, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2003.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Nicholas Canyon property adjacent to Leo Carrillo State Park on September 28, 2003. The Nicholas Canyon property consists of two adjacent parcels, approximately 20 acres each. The property is undisturbed hill country with chamise chaparral. The vast majority of the property is in native habitat. Some stands of sycamore and oaks exist and an ephemeral stream exists on the northern boundary of the property.

Leo Carrillo State Park is located immediately east and north of the property. A Phase 1 Environmental Site Assessment was prepared for the Nature Trust of the Santa Monica Mountains (seller) by GeoSystems, Inc. in July, 2003. It was found to be in accordance with American Society for Testing and Materials (ASTM) standards. The Assessment found the property does not contain recognized environmental conditions that could be found by site inspection, records research, or consultation with regulatory agencies.

Other:

- Site selection for this project was approved through delegation on October 22, 2003.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
  - The property is vacant and unimproved.
  - There is no relocation assistance involved with this project.
  - The Chicago Title Company Underwriting Department has reviewed the possibility of surface rights of entry to extract minerals from the property, and concluded the likelihood is remote that surface rights still exist, and has agreed to issue a low-cost title policy endorsement (\$250) to insure against damage to the land due to the exercise of any right to surface entry for mining.
  - DPR estimates the need for 1 PY and ongoing costs of \$122,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection, and maintenance. In addition, DPR further estimates one-time costs of \$48,000 for regulatory and interpretive signage, a temporary restroom, minimal baseline resource studies, minimal boundary survey, and purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance (DOF) provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, DOF would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until additional funding is available, DPR will provide for limited authorized access.

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

## CONSENT ITEM

### CONSENT ITEM – 9

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ANGELES RIVER PARKWAY-TAYLOR YARD-Parcel G-1, LOS ANGELES COUNTY**  
DPR Parcel Number A36604, DGS Parcel Number

*Authority: Chapter 52/00, Item 3790-301-0005(16.) and  
Chapter 157/03, Item 3790-490-0005(1)(16)*

**a. Authorize site selection**

**MOVED TO ACTION ITEMS.**

**CONSENT ITEM**

**STAFF ANALYSIS – 9**

**MOVED TO ACTION ITEMS.**

## CONSENT ITEM

### CONSENT ITEM – 10

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON, SAN QUENTIN, MARIN COUNTY**  
Condemned Inmate Complex

*Authority: Chapter 157/03, Item 5240-301-0660(4)*

- a. Approval of realignment of costs to the final cost control report**
- b. Approval of agency retained items**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 10

Department of Corrections  
California State Prison, San Quentin, Marin County  
Condemned Inmate Complex

#### Action Requested

**The requested action will approve a realignment of costs to the final cost control report and approve the agency retained list.**

#### Scope Description

**This project is within scope.** The project will provide the design and construction of the Condemned Inmate Complex at the California State Prison, San Quentin (SQ), to accommodate the burgeoning condemned male inmate population (projected to be 1,000 by 2013). Due to crowded facilities, inadequate physical plant, security, medical, exercise and service space, the condemned population represents a severe threat to the safety and security of other inmates and staff, as well as public safety. The proposed complex will provide a safe and secure facility to address all security and operational concerns at SQ. Additionally, these changes will bring the facility into compliance with the en re Thompson decree requiring that condemned inmates receive the same level of programming as the general population.

The new Condemned Inmate Complex will consist of approximately 1,000 maximum-security housing cells with associated program and support space, a legal library, visiting and religious facilities, exercise yards, a Correctional Treatment Center, and the installation of a lethal fence.

The agency retained list contains funding for two captains; one for the Facilities Management Division (FMD) and the other for SQ. The FMD Facility Captain will provide the expertise in security, custody, field operations, inmate classification and prison administration that must be integrated into the programming and design review processes for this project to ensure a functional and safe operation for the public, staff and inmates. The FMD Facility Captain will also provide security policy development and review and staff and operational analysis. The SQ Captain will represent the prison in the development of the project to ensure interoperability of the new complex with existing missions. The SQ Captain will be a key contributor to the process in the development of the master site plan, architectural program, design, and construction for compliance with the male condemned program. This Captain, as a team member representing SQ, will ensure that the special security requirements and policies and operations of the condemned population and conditions that need to be met for the continued court compliances (en re Thompson decree) are incorporated into the design, construction and operation of this project.

#### Funding and Project Cost Verification

This project is within cost.

\$220,000,000 total estimated project cost

\$220,000,000 project costs previously allocated: preliminary plans \$5,750,000; working drawings \$5,111,000; project administration \$16,147,000; long lead \$470,000; equipment \$5,304,000; agency retained \$3,537,000; and construction \$183,681,000 (\$173,109,000 contract; \$8,655,000 contingency; \$1,917,000 A&E)

CEQA

California Department of Corrections is in the process of completing an Environmental Impact Report (EIR) on the project. The estimated completion date for the EIR is the fall of 2004.

Project Schedule

**The project schedule is as follows:**

Complete Working Drawings:	June 2005
Complete Construction:	August 2007

**Staff Recommendation: Approve agency retained items.**

**CONSENT ITEM**

**CONSENT ITEM – 11**

**DEPARTMENT OF CORRECTIONS (5240)**  
**SALINAS VALLEY STATE PRISON, SOLEDAD, MONTEREY COUNTY**  
Water Treatment Plant Installation

*Authority: Chapter 379/02, Item 5240-301-0001 (9)*

**a. Recognize scope change**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 11

Department of Corrections  
Salinas Valley State Prison, Soledad, Monterey County  
Water Treatment Plant Installation

#### Action Requested

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

#### Scope Description

**This project is not within scope.** This project includes construction of a groundwater well and transmission pipeline that connects to an existing pipeline, abandonment of existing well No. 8, and procurement and installation of water treatment (water softening) equipment. The California Department of Corrections proposes a scope change to the water treatment system at Salinas Valley State Prison (SVSP) from a chloride-based water-softening system to a reverse osmosis water treatment system.

Since the activation of SVSP, there have been high nitrate levels in the water from the two wells that supply the institution. Additionally, the hardness of the water has caused most water-related equipment to be replaced or repaired. In 1998, the Department of Health Services shut down Well No. 8 because the water contained nitrate levels over the maximum contaminant level. The remaining well, the only source of water, occasionally supplied water with nitrate levels over the acceptable level. In 2001, test wells were drilled to determine the best site for a new well. Water samples from the test wells indicated low-nitrate, low-chloride water. SVSP's wastewater is discharged to the City of Soledad's wastewater treatment plant. The Correctional Training Facility and SVSP contribute significantly to the chloride level at the City's wastewater treatment plant and exceed the amount stipulated in the City's regulatory discharge permit. Installation of chloride-based water softeners would further increase the City's wastewater chloride level. The City of Soledad informed SVSP that this would be unacceptable and would result in the prison being cited. Therefore, in this case, chloride-based softening is not an acceptable option for water treatment.

A reverse osmosis water treatment system will remove nitrates and hardness from the prison's water and will result in lower wastewater chloride levels than would be present if the currently approved chloride-based water softening system were installed. Additionally, a reverse osmosis water treatment system also will be less costly to operate. The monthly operational costs of the reverse osmosis water treatment system are estimated to be approximately \$9,000 less than the monthly operational costs of the water softening system. The reverse osmosis water treatment system will not require additional staffing. A preliminary estimate for design construction of a reverse osmosis water treatment system is approximately \$527,000. Consequently, a reverse osmosis water treatment system is the best water treatment option in this situation. A 20-day letter was sent to the Legislature on November 20, 2003, without comment.

#### Funding and Cost Verification

**This project is within cost.**

\$1,835,000	total estimated project cost
\$1,835,000	project costs previously allocated: preliminary plans \$45,000; working drawings \$70,000; construction \$1,720,000 (contract \$912,000; contingency \$46,000; project administration \$216,000; agency retained \$546,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 17, 2002, and the waiting period for litigation expired on November 20, 2002, with no public comment.

Project Schedule

**The project schedule is as follows:**

Complete construction:            May 2004

**Staff Recommendation: Recognize scope change.**

## CONSENT ITEM

### CONSENT ITEM – 12

**DEPARTMENT OF CORRECTIONS (5240)**  
**SALINAS VALLEY STATE PRISON, MONTEREY COUNTY**  
Mental Health In-Patient Care Facility

*Authority: Chapter 50/99, Item 5240-301-0001 (25)*  
*Chapter 52/00, Item 5240-301-0001 (41)*

- a. Approve redirection of existing project authority**
- b. Approve a new line item within the agency retained cost category**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 12

Department of Corrections  
Salinas Valley State Prison  
Mental Health In-Patient Care Facility

#### Action Requested

**The requested action will approve a redirection of existing project authority and establish a new line item within the agency retained cost category.**

#### Scope Description

**This project is within scope.** The facility will include housing, treatment and administration space to provide in-patient mental health treatment to 64 inmate-patients (I/P) who previously would have been treated and housed at Atascadero State Hospital (ASH), but who are now being displaced by increasing numbers of forensic patients committed to ASH. The facility will be located within the security perimeter, immediately adjacent to the existing Correctional Treatment Center (CTC). The facility will consist of two, single-story buildings. One building will house administrative functions required to manage the CTC intermediate care In-patient Mental Health Treatment Program. The second building will accommodate I/P housing, treatment, and program areas.

#### Funding and Cost Verification

**This project is within cost.** A redirection of \$15,000 from the construction contingency category is necessary to increase the agency retained category. This increase is needed to fund patch and repair work associated with hairline cracks found in the paint and plaster in the In-patient Mental Health Treatment Building. These cracks need to be repaired to provide for a

smooth and impervious wall surface that is necessary for the continued licensing of the building. The contractor is off the job site and has not responded to warranty callbacks. Since failure to immediately repair the cracks jeopardizes the facility's CTC licensure, institutional staff must complete this work and can complete this work within 45 days. Therefore, CDC is requesting approval to establish a new agency retained line item to allow for the institution to repair the cracks. The cost of this work is approximately \$15,000, will be funded from a redirection of existing project authority and CDC will back charge the contractor.

\$14,480,000 total estimated project costs

\$14,329,000 project costs previously allocated: preliminary plans \$572,000; working drawings \$680,000; project administration \$907,000; equipment \$475,000; agency retained \$431,000 and construction \$11,264,000 (contract \$10,125,000, contingency \$756,000, and A&E \$383,000)

\$151,000 YOC Reversion June 30, 2002

#### CEQA

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

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	February 2000
Approve working drawings:	January 2001
Complete construction:	March 2003

**Staff Recommendation: Approve redirection of existing project authority and establish a new line item within the agency retained cost category.**

## CONSENT ITEM

### CONSENT ITEM – 13

**DEPARTMENT OF YOUTH AUTHORITY (5460)**  
**VENTURA YOUTH CORRECTIONAL FACILITY, VENTURA COUNTY**  
Correctional Treatment Center

Authority: *Chapter 52/00, Item 5460-301-0001 (16) 60.58.085*

- a. Approve construction augmentation**
- b. Approve scope change**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 13

Department of Youth Authority  
Ventura Youth Correctional Facility  
Correctional Treatment Center

#### Action Requested

**The requested action will provide approval of scope change and augmentation of the construction phase by \$152,000 (7.7%), for a total augmentation for the project of \$345,788 (17.5% of total project funding).**

#### Scope Description

**This project is not within scope.** We are requesting the removal of the Medical Isolation rooms allowing additional Mental Health Rooms. This project upgrades the existing 10,200 sq. ft. Infirmary into a licensed Correctional Treatment Center (CTC). Flooring throughout will be replaced with vinyl tiles, all walls to be painted, and some ceiling areas will have ceiling tiles replaced. Patient rooms will be reconstructed to provide six patient rooms with beds, sinks and toilets. Patient room windows and screens will be replaced with security windows. Scope includes fire sprinklers, ADA compliance, and Nurses call system. Pantry modification includes new freezer, refrigerator, rethermalizer, and microwave oven. In addition, a HVAC system will be installed throughout the CTC and Administration areas. A 20-day letter was sent to the Legislature on November 24, 2003, without comment.

#### Funding and Project Cost Verification

**This project is not within budget.** Due to unexpected site conditions, revisions required for the kitchen to meet Department of Health Services licensing and the cost to delete the Medical Isolation rooms to allow an increase in Mental Health rooms the project budget must be augmented.

\$2,309,788      total estimated project costs

\$2,157,788      project costs previously allocated: preliminary plans \$70,000; working drawings \$148,000; construction \$1,939,788 (Contract \$1,459,428; Contingency \$273,160; A&E Costs \$143,000; Other Costs \$48,000 & Agency Retained \$16,200)

\$152,000      proposed augmentation

#### CEQA

A Notice of Exemption filed with State Clearinghouse on November 24, 1998, and the waiting period expired on December 23, 1998.

#### Project Schedule

**The project schedule is as follows:**

Construction Completion Date:              December 2003

**Staff Recommendation: Approve augmentation and scope change.**

**CONSENT ITEM**

**CONSENT ITEM – 14**

**CALIFORNIA STATE UNIVERSITY (6610)  
MONTEREY BAY CAMPUS, MONTEREY BAY COUNTY  
Library**

*Authority: Chapter 379/02  
Chapter 33/02, Section 34D*

**a. Recognize a scope change**

**b. Approve augmentation**

**\$1,990,000  
(4.1 percent)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 14

California State University, Monterey Bay  
Library

#### Action Requested

**Recognize a scope change and approve augmentation.**

#### Scope Description

**This project is not within scope.** The scope of the current library project includes the construction of a 143,000 assignable square feet library with stack space, reader stations, compact shelving and self-instructional computer laboratory, to replace the existing interim library. The Monterey Bay Campus wants to add the installation of electrical cable and campus switchgear to the Library project in order to provide sufficient electrical capacity to serve the building. The existing electrical service is undersized to adequately serve the campus to accommodate near term growth. A 20-day letter was sent to the Legislature on November 20, 2003 without comment.

#### Funding and Cost Verification

**This project is not within cost.**

\$52,170,000 total estimated project cost

\$48,262,000 project costs previously allocated: preliminary plans, working drawings and construction at ENR CCCI 4019

\$1,990,000 proposed funding necessary: preliminary plans (\$38,000), working drawings (\$82,000) and construction (\$1,870,000)

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Complete Preliminary Plans:	March 2004
Start Construction	October 2004
Complete construction:	October 2006

#### Comments

A utility upgrade and infrastructure replacement feasibility study concluded that the campus' electrical capacity would be inadequate to power the library building. This scope change, along with related scope change to the telecommunications infrastructure project will provide sufficient electrical capacity for the campus.

**Staff Recommendation: Recognize scope change and approve augmentation.**

**CONSENT ITEM**

**CONSENT ITEM – 15**

**CALIFORNIA STATE UNIVERSITY (6610)**  
**MONTEREY BAY CAMPUS, MONTEREY BAY COUNTY**  
Telecommunications Infrastructure

*Authority: Chapter 106/01*  
*Chapter 379/02*  
*Chapter 157/03 (reappropriation)*

**a. Recognize a scope change**

**b. Approve augmentation**

**\$915,000**  
**(8.0 percent)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 15

California State University, Monterey Bay  
Telecommunications Infrastructure

#### Action Requested

**Recognize a scope change and approve augmentation.**

#### Scope Description

**This project is not within scope.** The scope of the Telecommunications Infrastructure project includes installation of cable and conduit throughout the campus to improve inter-building pathways, building entrances, and intra-building vertical and horizontal pathways for voice, video, and data. The Monterey Bay Campus wants to add the installation of electrical and gas conduits to the telecommunications infrastructure project in order to avoid having to trench in the same street in the future to help resolve utility distribution deficiencies. A 20-day letter was sent to the Legislature on November 20, 2003 without comment.

#### Funding and Cost Verification

**This project is not within cost.** The requested augmentation would fund the scope change identified above.

\$12,323,000 total estimated project cost

\$11,408,000 project costs previously allocated: working drawings and construction at ENR CCCI 4019.

\$915,000 proposed funding necessary: working drawings (\$74,000) and construction (\$841,000), or an 8.0% increase in project cost.

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

Complete Preliminary Plans:	June 2001
Start Construction:	April 2004
Complete construction:	April 2006

#### Comments

A utility upgrade and infrastructure replacement feasibility study concluded that the campus' electrical capacity would be inadequate to power the library building. This scope change, along with related scope change to the library project will provide sufficient electrical capacity for the campus.

**Staff Recommendation: Recognize a scope change and approve augmentation.**

## CONSENT ITEM

### CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT  
DISTRICT-WIDE, SAN MATEO COUNTY**  
Seismic Retrofit, Phase 1

*Authority: Chapter 379/02, Item 6870-301-6028 (43.5) C*

**a. Recognize scope change and local cost increase**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 16

California Community Colleges  
San Mateo County Community College District  
District-wide, San Mateo County  
Seismic Retrofit, Phase 1

#### Action Requested

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

#### Scope Description

**The project is not within scope.** The authorized scope of the project provides for the reconstruction of Building 18 (North Hall) at the College of San Mateo including the fire systems, electrical and other utilities, access compliance and structural remodeling to comply with the structural requirements of community college instructional buildings.

The District proposes to modernize the entire building to meet current accessibility codes, modernize the heating, ventilation and air conditioning system as well as lighting and electrical systems and upgrade the stairwells, bathrooms and classroom and lab seating to provide full access to the facilities. Additional upgrades also include replacement of the roof, adding LCD projectors in the classrooms and new window coverings.

A 20-day letter was sent to the legislature on November 20, 2003 without comment.

#### Funding and Project Cost Verification

**The project is not within cost.** The additional cost of these changes is estimated to increase the total cost of the project by \$4,096,000 and will be funded by the District. The District agrees that there will be no augmentations to the modernization component of this project.

\$6,301,000 total estimated project costs

\$388,000 state funds previously allocated: preliminary plans \$199,000 and working drawings \$189,000

\$1,817,000 state funds to be allocated: construction \$1,817,000 (\$1,541,000 contracts, \$106,000 contingency, \$170,000 construction management, administration, testing and inspection) at CCI 4019

\$4,096,000 district funds to be allocated: preliminary plans \$102,000, working drawings \$449,000, construction 2,765,000 (contracts \$2,408,000, contingency \$221,000 and \$136,000 administration, construction management, testing and inspection) at CCI 4019 and equipment \$780,000 at EI 2564

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse May 30, 2001 and the waiting period expired July 4, 2001.

#### Project Schedule

**The project schedule is as follows:**

Complete working drawings: June 2004

Complete construction: June 2005

**Staff Recommendation: Recognize scope change and local cost increase.**

## CONSENT ITEM

### CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN FRANCISCO COMMUNITY COLLEGE DISTRICT**  
**CITY COLLEGE OF SAN FRANCISCO, MISSION CENTER**  
**SAN FRANCISCO COUNTY**  
Mission Center Building

*Authority: Chapter 50/99, Item 6870-301-0574 (63.1) P*  
*Chapter 71/00, Section 43(a)(5), W*  
*Chapter 891/01, Section 34 (b) (15) (A), W*  
*Chapter 379/02, Item 6870-490 (15)(A), R*  
*Chapter 157/03, Item 6870-490 (15)(A), R*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 17

California Community Colleges  
San Francisco Community College District  
City College of San Francisco, Mission Center, San Francisco County  
Mission Center Building

#### 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 constructs and modernizes a complete campus building of 78,034 asf of which 46,671 asf is new construction and 31,363 asf is modernization. Space types include 11,389 asf lecture space; 25,651 asf laboratory space, 13,781 asf office and administrative support space; 6,915 asf library space; 836 asf av/tv space; and 19,462 asf other space.

#### Funding and Cost Verification

**This project is within cost.**

\$59,756,000	total estimated project costs
\$1,069,000	project costs previously allocated: preliminary plans \$1,069,000
\$29,647,000	funds to be allocated: working drawings \$1,090,000, construction \$26,429,000 (contracts \$23,954,000, contingency \$1,198,000 and \$1,277,000 administration, construction management, testing and inspection) at CCI 4019 and equipment \$2,128,000 at EI 2564
\$29,040,000	district funds to be allocated: preliminary plans \$1,549,000, working drawings \$1,009,000, construction \$25,454,000 (contracts \$22,924,000, contingency \$1,367,000 and \$1,163,000 administration, construction management, testing and inspection) at CCI 4019 and equipment \$1,028,000 at EI 2564

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 2, 2003.

#### Project Schedule

**The project schedule is as follows:**

Complete working drawings:	September 2004
Complete construction:	July 2007

**Staff Recommendation: Approve preliminary plans.**

**ACTION ITEM**

**ACTION ITEM –**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ANGELES RIVER PARKWAY-TAYLOR YARD-Parcel G-1, LOS ANGELES COUNTY**  
DPR Parcel Number A36604, DGS Parcel Number

*Authority: Chapter 52/00, Item 3790-301-0005(16.) and  
Chapter 157/03, Item 3790-490-0005(1)(16)*

**a. Authorize site selection**

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS –

Department of General Services  
Department of Parks and Recreation  
Los Angeles River Parkway - Taylor Yard-Parcel G-1

#### Action Requested

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

#### Scope Description

**This project is within scope.** The Legislature approved funding for the purpose of acquiring and developing various parcels along the Los Angeles (LA) River adjacent to, or near, the Taylor Yards state property to provide for key elements of a larger LA River Parkway, as envisioned in the County of LA's 1996 Master Plan for the LA River. The Department of Parks and Recreation (DPR) feels that this is an important acquisition for the State because it furthers the department's strategic goal to provide recreational opportunities consistent with DPR's mission in an urban setting. Further, this parcel is one of the few remaining undeveloped parcels adjacent to the LA River and DPR believes that this acquisition is necessary for DPR to develop the envisioned future river parkway in this region. This request will authorize acquisition for the purchase of approximately 18 acres in LA.

#### Funding and Cost Verification

**This project is within cost.** The 2000 Budget Act appropriated \$40,000,000 for acquisitions and development at Taylor Yards. The 2003 Budget Act reappropriated the unexpended balance of these funds for this purpose. There is a sufficient balance remaining to pay the total acquisition costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 13, 2003, and the waiting period expired on July 18, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2003.

#### Condition of Property Statement

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Taylor Yards parcel on April 30, 2003. The proposed acquisition consists of approximately seventeen (17.808) acres of land, located adjacent to the easterly side of the Los Angeles River and immediately south of State Highway 2.

The parcel was formally used by the Union Pacific Railroad as a maintenance yard and has been undergoing remediation. Approximately thirty-eight percent (38%) of the parcel has been fully remediated and the Department of Toxic Substances Control (DTSC) has issued a letter of approval for residential use of the land with "no further action required."

DTSC has ended a public review comment period for the Draft Removal Action Workplan (RAW) on November 17, 2003, for the remaining portion of the parcel containing contaminants (approximately 62% of the 17.808 acres). The RAW received no public comments. DTSC is proposing to issue an approval of the RAW without change in approximately two weeks.

The Final RAW will require Union Pacific to excavate approximately 1,000 cubic yards of contaminated soils in four areas and backfill with clean soil. A deed restriction on the land will be issued for "industrial" use only following successful execution of the clean up. DTSC has the enforcement authority under the Consent Order issued by DTSC to Union Pacific Railroad to enforce the cleanup to industrial level of this parcel.

The Department of Parks and Recreation has agreed to accept this parcel with an obligation to remediate this property from an "industrial" standard to a higher "unrestricted" standard necessary for its use as a public park. The seller has clearly retained the obligation to address all soil remediation to the "industrial" level. Given the obligation to pursue additional remediation of the parcel, a conceptual cost estimate was developed through consultation with the Department of Toxic Substances Control (DTSC), the Department of Parks and Recreation, a private geotechnical consultant knowledgeable in remediation. The conceptual estimate for this remediation ranges from approximately \$500,000 to \$750,000. This conceptual estimate is based on remediation efforts being managed by DTSC's voluntary clean-up program.

The subject parcel also is being monitored for contaminated groundwater in the underlying aquifer. The source of contamination is generally considered to be of a regional nature; remediation plans, while under preparation, have not yet been completed by the applicable state/federal environmental agencies. The seller of the parcel has clearly retained the responsibility to address this pollution once a regional remediation plan is completed, as appropriate; the Department of Parks and Recreation would only be responsible for groundwater contamination resulting from the future use of this site. The contaminated groundwater under this parcel is not expected to effect use of the property's surface for development as a public recreational facility.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Approximately 38 percent of the soil on the subject property is remediated to industrial standards in compliance with an April 4, 1990 Enforceable Agreement between the State Department of Toxic and Substance Control and Union Pacific.
- DPR has indicated that this acquisition will not result in the need for additional staff. The operation and maintenance of this parcel can be absorbed within existing resources.
- The subject parcel can be accessed from two directions: Casitas Avenue (public road) from the north, and San Fernando Road (public road) to the east, along the private roadway abutting the southerly property line of Parcel D, which DPR owns and has a vested access easement to, then traversing northward along a private roadway within the Grantor's existing ownership, of which an access easement is being provided to DPR via this transaction.

**Staff Recommendation: Authorize site selection.**

**ACTION ITEM**

**ACTION ITEM – 18**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**LOS ANGELES RIVER PARKWAY-TAYLOR YARD-Parcel G-1, LOS ANGELES COUNTY**  
DPR Parcel Number A36604, DGS Parcel Number

*Authority: Chapter 52/00, Item 3790-301-0005(16,) and  
Chapter 157/03, Item 3790-490-0005(1)(16)*

**a. Consider authorizing acquisition**

**APPROVED.**

## ACTION ITEM

### STAFF ANALYSIS – 18

Department of General Services  
Department of Parks and Recreation  
Los Angeles River Parkway - Taylor Yard-Parcel G-1

#### Action Requested

**The requested action is for the Public Works Board to consider acquisition.**

#### Scope Description

**This project is within scope.** The Legislature approved funding for the purpose of acquiring and developing various parcels along the Los Angeles (LA) River adjacent to, or near, the Taylor Yards state property to provide for key elements of a larger LA River Parkway, as envisioned in the County of LA's 1996 Master Plan for the LA River. The Department of Parks and Recreation (DPR) feels that this is an important acquisition for the State because it furthers the department's strategic goal to provide recreational opportunities consistent with DPR's mission in an urban setting. Further, this parcel is one of the few remaining undeveloped parcels adjacent to the LA River and DPR believes that this acquisition is necessary for DPR to develop the envisioned future river parkway in this region. This request will authorize acquisition for the purchase of approximately 18 acres in LA.

#### Funding and Cost Verification

**This project is within cost.** The 2000 Budget Act appropriated \$40,000,000 for acquisitions and development at Taylor Yards. The 2003 Budget Act reappropriated the unexpended balance of these funds for this purpose. There is a sufficient balance remaining to pay the total acquisition costs outlined below. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$10,497,000 total estimated project costs

\$4,000 project costs previously allocated: Department of General Services appraisal review, comparable update, and staff acquisition approval.

\$10,493,000 project costs to be allocated: \$10,472,000 for acquisition, and approximately \$21,000 in overhead costs

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 13, 2003, and the waiting period expired on July 18, 2003.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2003.

#### Condition of Property Statement

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Taylor Yards parcel on April 30, 2003. The proposed acquisition consists of

approximately seventeen (17.808) acres of land, located adjacent to the easterly side of the Los Angeles River and immediately south of State Highway 2.

The parcel was formally used by the Union Pacific Railroad as a maintenance yard and has been undergoing remediation. Approximately thirty-eight percent (38%) of the parcel has been fully remediated and the Department of Toxic Substances Control (DTSC) has issued a letter of approval for residential use of the land with "no further action required."

DTSC has ended a public review comment period for the Draft Removal Action Workplan (RAW) on November 17, 2003, for the remaining portion of the parcel containing contaminants (approximately 62% of the 17.808 acres). The RAW received no public comments. DTSC is proposing to issue an approval of the RAW without change in approximately two weeks. The Final RAW will require Union Pacific to excavate approximately 1,000 cubic yards of contaminated soils in four areas and backfill with clean soil. A deed restriction on the land will be issued for "industrial" use only following successful execution of the clean up. DTSC has the enforcement authority under the Consent Order issued by DTSC to Union Pacific Railroad to enforce the cleanup to industrial level of this parcel.

The Department of Parks and Recreation has agreed to accept this parcel with an obligation to remediate this property from an "industrial" standard to a higher "unrestricted" standard necessary for its use as a public park. The seller has clearly retained the obligation to address all soil remediation to the "industrial" level. Given the obligation to pursue additional remediation of the parcel, a conceptual cost estimate was developed through consultation with the Department of Toxic Substances Control (DTSC), the Department of Parks and Recreation, a private geotechnical consultant knowledgeable in remediation. The conceptual estimate for this remediation ranges from approximately \$500,000 to \$750,000. This conceptual estimate is based on remediation efforts being managed by DTSC's voluntary clean-up program.

The subject parcel also is being monitored for contaminated groundwater in the underlying aquifer. The source of contamination is generally considered to be of a regional nature; remediation plans, while under preparation, have not yet been completed by the applicable state/federal environmental agencies. The seller of the parcel has clearly retained the responsibility to address this pollution once a regional remediation plan is completed, as appropriate; the Department of Parks and Recreation would only be responsible for groundwater contamination resulting from the future use of this site. The contaminated groundwater under this parcel is not expected to effect use of the property's surface for development as a public recreational facility.

Other:

- DGS legal staff reviewed the contract terms and worked with DPR and Union Pacific to obtain a document that is protective of the State's interests.
- The Purchase and Sale Agreement clarifies the seller is responsible for ground water contamination if the contamination is under the site or can be directly linked to the seller's historical activities on the site. If the State is ordered to pay for ground water clean up simply because the State is a land owner, the State may have the ability to bring the seller to court to determine if the seller should help pay these costs.
- An environmental consultant hired by DPR recommended that DPR purchase remediation insurance. Although the cost of this insurance is estimated at \$150,000-\$200,000, the actual cost of a policy is unknown because DPR has not investigated purchasing a policy. DPR is still evaluating the cost, type and necessity of remediation insurance and has not made any decisions as to obtaining remediation insurance at this time. Funding remains in this appropriation. If the estimate is accurate, sufficient funds remain in this appropriation for this purpose; however, without knowing the cost of the

insurance, it is not possible to say that the remaining appropriation will be sufficient to address the cost of the insurance.

- The contract contains a release, which means that the State would release the seller from everything but the seller's specified environmental responsibilities. However, the contract states that this release does not address any future liability of Buyer or Seller for cleanup of regional groundwater contamination.
- By the terms of the purchase agreement, DPR will be responsible to remediate the property from the "industrial" standard that the current landowner will meet to an "unrestricted" standard appropriate for use as a public recreational facility. Through consultation with a variety of qualified parties, a conceptual estimate of approximately \$500,000 to \$750,000 should be anticipated as a future cost resulting from this transaction. Sufficient funds remain in the appropriation to address this estimated cost.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Approximately 38 percent of the soil on the subject property is remediated to an industrial standard.
- DPR has indicated that this acquisition will not result in the need for additional staff. The operation and maintenance of this parcel can be absorbed within existing resources.
- The subject parcel can be accessed from two directions: Casitas Avenue (public road) from the north, and San Fernando Road (public road) to the east, along the private roadway abutting the southerly property line of Parcel D, which DPR owns and has a vested access easement to, then traversing northward along a private roadway within the Grantor's existing ownership, of which an access easement is being provided to DPR via this transaction.

**Staff Recommendation: Approve acquisition.**

## OTHER BUSINESS

### ITEM – 19

Approve a resolution to appoint Karen Finn as Administrative Secretary.

**APPROVED.**

### ITEM – 20

Approve a resolution to appoint Michael Carter as Assistant Administrative Secretary.

**APPROVED.**

### ITEM – 21

Authorize execution of amendment to current contracts with nationally recognized bond counsel firms.

In November 2000, the Public Works Board adopted a resolution authorizing the Administrative Secretary, or his designee, to select in accordance with state law and policy up to two (2) nationally recognized bond counsel firms to provide bond related legal advice and to execute a contract with the selected firm(s) for up to three years and any necessary amendments thereto. The requested action would extend the contract with the bond counsel firms by one additional year with remaining funds in the existing contract. **(PWB vote needed)**

**APPROVED.**

## REPORTABLES

Respectfully Submitted,

KAREN FINN  
Administrative secretary