



C A L I F O R N I A S T A T E
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD
August 15, 2003
MINUTES

PRESENT:

Ms. Shelley Mateo, 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. Windie Scott, 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:

James Tilton, Administrative Secretary, State Public Works Board
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Tamara Moss, Secretary, State Public Works Board
Randy Katz, Budget Analyst, Department of Finance

OTHERS PRESENT:

Rick Stolz, Department of Parks and Recreation
Cindy Spita, Department of Parks and Recreation
Sabrina Winn, Department of General Services-RES-D-PSB
Chris Vance, State Treasurer's Office
Aaron Todd, State Treasurer's Office
David Wrightsman, Department of Parks and Recreation
Bruce Whiting, Department of Parks and Recreation
Cody Press, Department of Parks and Recreation
Jim Haddon, Citigroup
David Stevens, Orrick-Herrington-Sutcliffe, LLP
Bob Clark, Department of General Services-RES-D-PSB
Lisa Paterno, Department of Corrections

CALL TO ORDER AND ROLL CALL:

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

APPROVAL OF MINUTES

Mr. Tilton reported that staff has reviewed the minutes from July 11, 2003 meeting and believe them to accurately represent the actions of the Board and recommended approval.

Hearing no objections, the minutes from the July 11, 2003 meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there was one bond item. Item #1, Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, Replace Facility. This item will authorize the use of interim financing consistent with staff analysis. This item is part of the Federal Base closure issue. The control of the property is in the hands of both the Federal government as well as the March Joint Powers Authority. Staff has reviewed the appropriate documents to clarify all of the title issues on the lease agreements. PWB advises that there are two outstanding issues that need to be resolved prior to interim financing, which are: 1) obtain a validation opinion from the JPA; and 2) assurance from bond counsel that the structure of the transaction is financeable. We believe that we will obtain these documents in the next few weeks.

Staff recommends that the Board adopt a resolution to authorize interim financing contingent upon obtaining a validation opinion from the March Joint Powers Redevelopment Agency and receiving assurance from bond counsel that the structure of the transaction is financeable.

A motion was made by Mr. Fernandez, and Seconded by Mr. Garcia to adopt Bond Item #1, contingent upon the conditions set forth by the State Treasurer.

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

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covers Items #2 through #13.

In summary, the consent calendar proposes: seven requests to approve preliminary plans, one request to authorize site selection, two requests to authorize acquisition, one request to recognize a scope change, one request to approve termination of a project, one request to approve reversion of construction funds, and one request to approve combining two projects into one bid.

There are two 20-day letters in your package. Item #2, Department of General Services, Veterans Home of California, Yountville, Recreation Building, Structural Retrofit, project termination. A 20-day letter was sent to the Legislature on July 21, 2003, without comment. Item #12, University of California, Irvine, Medical Center SB 1953 Upgrades, scope change. A 20-day letter was sent to the Legislature on July 24, 2003, without comment.

Staff recommends approval of the consent calendar Items #2 through #13.

A motion was made by Mr. Garcia, and Seconded by Mr. Rickards to adopt the Revised Consent Calendar and to approve Items #2 through #13.

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

ACTION ITEMS:

Mr. Tilton stated that there were no Action Items.

OTHER BUSINESS:

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

REPORTABLES:

Mr. Tilton indicated there were fifteen reportable items that Finance staff had approved under the authority delegated by the Board.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, September 12, 2003, at 10:00 am, in Room 112.

Having no further business, the meeting was adjourned at 10:05 am.

BOND ITEM

BOND ITEM – 1

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

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

a. 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 Forestry and Fire Protection and the State Public Works Board, with consent of the March Joint Powers Redevelopment Agency (MJPRA).
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 Forestry and Fire Protection and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED COST: **\$5,456,000**

APPROVED.

BOND ITEM

STAFF ANALYSIS – 1

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

Action Requested

The requested actions will adopt a resolution authorizing interim financing consistent with staff analysis.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping. Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, authorized the acquisition of a long-term lease, tarmac construction work associated with this Lease Revenue Bond Project, and authorizes the Department of Forestry and Fire Protection (CDF) to contract with the March Joint Powers Redevelopment Agency (MJPRRA), with the approval of the State Public Works Board (PWB), to cause and manage the construction of this project.

The pre-payment of the 50-year ground lease is intended to facilitate the sale of Lease-Revenue Bonds by securing unfettered long-term rights to and use of the site. The ground lease will provide quiet enjoyment of the project beyond the term of the bonds and cannot be terminated by the MJPRRA (Lessor). The lease also provides the State with the right of first offer, in which the State has 30 days to notify the Lessor of its interest in purchasing the site. While the Lessor generally acknowledge the State's acquisition process and agrees to reasonably cooperate in obtaining Public Works Board approval and fulfilling any other State requirements, it should be noted that the language is permissive and does not explicitly accommodate the budget process. However, the MJPRRA has indicated that more explicit language pertaining to the right of first offer is unacceptable. Therefore, while the language is less than ideal, the provision gives the State additional rights beyond what is required for bond financing. Should the State not exercise the right of first offer, any subsequent sale to a third party will not affect the State's quiet enjoyment of the facility for the term of the lease. The PWB approved the form of Ground Lease at the June 13, 2003 meeting.

The Joint Development Agreement (JDA) between the CDF and MJPRRA authorizes the MJPRRA to cause and manage the construction of this project with State oversight provided by CDF. The JDA requires the MJPRRA to meet all State requirements, the same as if this project was managed by the Department of General Services. The JDA also requires the MJPRRA to bid the project in such a way as to provide a clear distinction between the costs of the State funded improvements and the MJPRRA funded improvements. The CDF will ensure that the applicable State requirements are met and that the facility is constructed according to the approved design and specifications. The PWB approved the form of JDA at the June 13, 2003 meeting.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3540-301-0660(6), Budget Act of 2001, appropriated \$3,347,000 for construction and Chapter 379/02, Item 3540-301-0660(8.8), Budget Act of 2002, appropriated an additional \$2,109,000 for acquisition of a long-term lease and construction.

\$5,786,000 total estimated project costs

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

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

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
YOUNTVILLE VETERAN'S HOME RECREATION BUILDING, NAPA COUNTY
Recreation Building, Seismic Retrofit Project

Authority: Chapter 282/97, Item 1760-301-768 (15)
Chapter 324/98, Item 1760-301-0768 (19)
Chapter 52/00, Item 1760-301-0768 (9)

a. Approve termination of project

b. Approve reversion of construction funds **\$1,881,000**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 2

Department of General Services
Yountville Veteran's Home Recreation Building – Seismic Retrofit Project

Action Requested

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

Scope Description

This project is not within scope. The Department of General Services (DGS) has requested to terminate the seismic retrofit project for the Veterans Home of California at Yountville, Recreation Building and revert \$1,881,000 of the construction funds to the Seismic Bond Fund. The working drawings phase was 90 percent complete when the Department of Veterans Affairs (DVA) requested that construction be postponed pending development of a project for the complete renovation of the recreation building, including seismic structural retrofit. The renovation project will qualify for 65 percent federal funding. The seismic project was put on hold until the decision to proceed with development of the renovation project. DVA is currently requesting federal funding for this project. Therefore, DGS requests the termination of this project and the reversion of \$1,881,000 to the Seismic Bond Fund by the PWB in accordance with Section 16351.5 of the Government Code. The Seismic Retrofit Program project consists of a "Structural Only" Retrofit. Architectural/ mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. Due to plan irregularity, some concrete shear walls have inadequate shear and flexural capacity. The recommended retrofit includes the addition of new shear walls, collector members, and braces. A project termination letter was sent to the Legislature on July 21, 2003 without comment.

Funding and Project Cost Verification

This project is within cost. Item 1760-301-0768 (15), Budget Act of 1997 appropriated \$76,000 to DGS for preliminary plans and Item 1760-301-0768 (19), Budget Act of 1998 appropriated \$135,000 for working drawings and \$1,957,000 for construction. An augmentation of \$26,000 (19.26 percent of the working drawing phase) was approved on June 11, 1999 to enable the design to be modified to satisfy user needs. Construction funds were reappropriated in Item 1760-490, Budget Act of 1999, but later reverted. In September 2000, the decision was made to separate the Lincoln Theater project from this project. Item 1760-301-0768 (9), Budget Act of 2000 appropriated \$191,000 for working drawings and \$1,881,000 for construction. Item 1760-490(3), Budget Act of 2001 reappropriated the working drawing and construction funds and Item 1760-490 (1), Budget Act of 2002 reappropriated the construction funds.

\$ 2,309,000	total estimated project cost
\$ 428,000	total funds previously allocated: preliminary plans \$76,000 and working drawings \$352,000;
\$ 1,881,000	project costs not allocated: construction \$1,881,000 (\$1,370,000 contract, \$96,000 contingency, \$397,000 A/E, and \$18,000 agency retained items) at CCCI 4019.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 1998 and the 35-day notice period expired June 8, 1998.

Project Schedule

The project schedule is as follows:

Preliminary Plan Approval June 1999

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

CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAN MARCOS FOREST FIRE STATION, ESCONDIDO, SAN DIEGO COUNTY
Relocate Facility

Authority: Chapter 106/02, Item 3540-301-0001 (18.5)
Chapter 379/02, Item 3540-301-0660 (9)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 3

Department of Forestry and Fire Protection
San Marcos Forest Fire Station, Relocate Facility

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This relocation project includes the acquisition of approximately 5 acres and the construction of a standard one-engine California Department of Forestry and Fire Protection (CDF) forest fire station. The station will include: a standard 8-person 2,376 sf barracks/mess hall building; a standard 1,697 sf 2-bay apparatus building; a 120 sf storage building; hose wash rack; utilities; pavement; drainage; landscape and irrigation; city sidewalk, drainage culvert, and road repair; and all appurtenances.

Funding and Cost Verification

This project is not within cost. Based on a preliminary construction estimate this project has an identified construction deficit of \$337,000 (12 percent total project costs). The majority of this increase is due to increased site work (electrical) and updated building cost standards. It is not recommended that the construction deficit be recognized at this time. Instead, the department should be instructed to identify potential project savings from value engineering and other means of bring this project within budget during the working drawings phase. Also, as bidding information for similar projects becomes available, it will be possible to further refine the cost estimate for this project. While, it is noted that there are project savings of \$141,000 in the acquisition phase, these savings cannot be used to offset any construction deficits within this project since the authority and fund source for acquisition (Ch 106/Stats 2001, Item 3540-301-0001) differs from the authority and fund source for construction (Ch 379/Stats 2002, Item 3540-301-0660).

\$2,790,000	total authorized project costs
\$3,127,000	total estimated project costs
\$882,000	project costs previously allocated: acquisition \$675,000 and preliminary plans \$207,000
\$2,245,000	project costs to be allocated: Working drawing phase \$154,000 and construction phase \$2,091,000, consisting of \$1,703,000 construction (including an anticipated deficit of \$337,000), \$85,000 contingency, \$111,824 for A & E Services, and 191,176 for other project costs.
\$337,000	unrecognized deficit

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on February 25, 2002 and the waiting period expired on March 31, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: August 2003
Complete construction: May 2005

Staff Recommendation: Approve preliminary plans and direct the department of bring the project within cost during the working drawings phase.

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF BOATING AND WATERWAYS (3680)
SILVERWOOD LAKE BOATING FACILITY, SAN BERNARDINO COUNTY
Boating Facility Renovation

Authority: Chapter 379/02, Item 3680-301-0516 (5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 4

Department of Boating and Waterways
Silverwood Lake, Boating Facility Renovation

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will renovate the existing parking lot to include drainage, curbs, planters, striping and signage. A new four-unit ADA unisex restroom (408 gsf) building with all associated utilities will be constructed to replace the existing chemical toilet. Erosion control blankets on the North side and concrete brick slope protection on the South side will be installed to minimize erosion. The project also includes four shade ramadas with picnic tables and concrete benches, BBQ's, drinking fountain, a fish cleaning station, sign shelter, lighting, landscaping and miscellaneous site amenities. A switchback ramp and a concrete stairway will be constructed between the parking lot and the day use / ramp areas.

Funding and Cost Verification

This project is within budget.

\$1,707,000 total authorized project costs

\$1,707,000 total estimated project costs

\$136,000 project costs previously allocated: preliminary plans

\$1,571,000 project costs to be allocated: working drawings \$121,000 and construction \$1,450,000 (\$1,192,000 contract, \$83,000 contingency, \$175,000 A&E) at CCCI 4019

CEQA

A Notice of Categorical Exemption was filed with the State Clearinghouse on June 27, 2003 and the 35-day waiting period expires on August 1, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: August 2003

Complete construction: May 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT REDWOODS STATE PARK, HUMBOLDT COUNTY
Replace Five Restroom Buildings

Authority: Chapter 379/02, Item 3790-301-0005 (2)
Budget Act of 2003, Item 3790-301-0005 (13)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 5

Department of Parks and Recreation
Humboldt Redwoods State Park, Humboldt County
Replace Five Restroom Buildings

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will replace five aged and deteriorated restroom buildings at Humboldt Redwoods State Park. All are over 25 years old and have exceeded their economic life expectancy. This project will construct a comfort station at Women's Federation Grove, a comfort station at Garden Club Grove, and two combination buildings and one comfort station at Hidden Springs Campground. The designs and materials selected will be appropriate for the specific locations within the redwood park.

Funding and Cost Verification

This project is within cost.

\$1,567,000 total authorized project costs

\$1,563,000 total estimated project costs

\$94,000 project costs previously allocated: preliminary plans \$94,000

\$1,469,000 project costs to be allocated: working drawings \$94,000, construction \$1,375,000 (\$1,137,000 contract, \$80,000 contingency, \$150,000 A&E costs \$8,000 agency retained items), at CCCI 4019

\$4,000 estimated savings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 29, 2003 and the waiting period expired on July 3, 2003.

Project Schedule

The project schedule is as follows:

Complete construction: February 2005

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

CONSENT ITEM

CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA BORREGO DESERT STATE PARK, VALLECITO RANCH
SAN DIEGO COUNTY**

DPR Parcel Number A42801, DGS Parcel Number 10180

*Authority: Chapter 379/02, Item 3790-301-6029(6)
Chapter 379/02, Item 3790-301-0890(1)
Chapter 379/02, Item 2660-101-0183*

a. Authorize site selection

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 6

Department of General Services
Department of Parks and Recreation
Anza Borrego Desert State Park, Vallecito Ranch

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands that meet criteria established for a Proposition 40 Acquisition Program, a Federal Trust Fund Acquisition Program, and for a State Department of Transportation Environmental Enhancement and Mitigation Program (EEMP), without specifying particular parcels. This request will authorize site selection and acquisition for the purchase of 3,338.98 acres as an addition to the Anza Borrego State Park in the south central portion of San Diego County.

Funding and Cost Verification

This project is within cost. Of the \$4,000,000 for the purchase of the property \$2,300,000 is via State funding sources with the remaining funding being contributed from private sources. The State funding includes (\$1,050,000-Prop 40), from Chapter 379, Statutes of 2002, Item 3790-301-6029(6), which provides \$40,000,000, (\$750,000-Land and Water Conservation Fund) from Chapter 379/02, Item 3790-301-0890(1), which provides \$3,700,000, and (\$500,000-Environmental Enhancement Mitigation Program) from Chapter 379/02, Item 2660-101-0183, which provides \$11,800,000 for these acquisition programs, and there is a sufficient balances remaining in the accounts to pay the total project costs. The remaining \$1,700,000 is non-state money, of which \$200,000 is being provided into escrow from The Nature Conservancy, \$500,000 from The Resource Legacy Fund, and \$1,000,000 from a private donation by a private party.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 27, 2001, and the waiting period expired on November 1, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2003

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza Borrego - Vallecito Ranch parcel on April 25, 2003. The acquisition consists of approximately 3,400 acres of land ranging in elevation from approximately 1,800 feet above mean sea level (MSL) along the southwestern boundary to 1,480 feet MSL in the southeastern corner of the property. Property development consists of two ranches on the western portion of the site. The Campbell Ranch consists of five buildings including a main residence, a second (white) house (designated as not habitable or not to be rented per the San Diego County Health Regulations - Julius Laky, Broker for All States Properties Company, personal communication - 7/8/03), a small house, a storage building and a barn. The Vallecito Ranch consists of a 3,400 square foot house with detached 3-car garage, in-ground swimming pool, koi/fish pond, hangar and a landing strip. A corrugated tin shed and small concrete pads

(previous location of the McCain motor home) remain in the south-central portion of the Vallecito Ranch property. At least six water wells and three septic systems are located onsite.

A Phase I Environmental Site Assessment report prepared by MAZ Environmental, April 3, 2003, was reviewed by ESS and found to be in accordance with American Society for Testing and Materials (ASTM) standards. 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 PSA identified irregular earthen mounds, possible locations of buried household trash, present south and west of the Campbell Ranch caretaker's house. Though small localized areas of hazardous substances may be present as a result of disposal of household supplies and/or wastes, the conclusion reached in the PSA regarding the localized trash deposits was "not likely to impact the conditions of the property." Additionally, Merle Ziman, Registered Environmental Assessor (REA) with MAZ Environmental, contacted Susan Wade, District Archaeologist with Anza Borrego Desert State Park on March 20, 2003, regarding the possible hazardous nature of the household trash deposits. According to Ms. Wade, "rural trash typically contains bottles, dishes, etc...agricultural trash contains metal and wood debris. Don't find hazardous material/hazardous waste in the trash" (Merle Ziman, REA, personal communication 7/8/03). The PSA recommended the removal and proper disposal of trash at the Campbell Ranch site and the former site of the McCain trailer. ESS staff concurs with the recommendation for removal and proper disposal of trash (e.g., 25 gallon pails containing Sentinel plastic remover, ERPILOC penetrating lockdown encapsulant, propane tank - if no future use planned, etc.), at these two sites. Additionally, ESS staff recommends the well located adjacent to the dirt road on the eastern edge of the melon field should be properly capped preventing any possible groundwater contamination. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use. Based upon these findings, ESS staff recommends approval of site acquisition.

Other:

- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services approved appraisal.
- There is no implied dedication on the property.
- Department of Parks and Recreation (DPR) estimates the need for 17 PYs and ongoing costs of \$1,662,000 for personal services and operating expenses to provide for public safety, immediate public use, protection of significant natural and cultural resources, interpretation, trash removal and maintenance. In addition, DPR further estimates one-time costs of \$1,784,000 for repairs, historic structures stabilization, exotic plant removal, dirt road grading, boundary surveys, consultant contracts, and one-time purchase of equipment including vehicles and a tractor. The Department of Finance (DOF) provides no additional funding and does not endorse of the abovementioned support and site-improvement estimated costs, but will evaluate DPR workload and staffing requirements, within the context of the Administration's overall budget priorities, through the normal budget process if an augmentation request is submitted. Nevertheless, Finance would not recommend additional General Fund expenditures if revenues are forecasted to insufficient for meeting obligations and additional program reductions are necessary. DPR brings this request forward with the full knowledge that additional appropriations for support and site-improvements may not be available, indicating that until future funding is approved, and pending the availability of existing funds, DPR will provide for limited authorized public access and limited resource protection.
- The property contains five structures, of which three are family residences. One of the residences has been declared by the County to be uninhabitable. This structure will be demolished and removed by the current owner prior to the close of escrow. The remaining two structures consist of a storage building and a barn. The two residences that are in good condition will be used either as offices or possibly a visitors' center. The barn and storage will be used for storage. In addition, the property also contains a dual metal aircraft hangar

and an asphalt paved landing strip, which will continue to be used by DPR as an airfield and hangar.

- All work recommended by DGS's Environmental Services Section, as outlined in the Condition of Property Statement above, will be completed prior to the close of escrow. Prior to close of escrow, DGS/ESS shall reinspect the property and provide written certification that ESS recommended work has been satisfactorily completed.
- This acquisition constitutes a "dual escrow" whereby the current owner will sell the property to the Anza-Borrego Foundation via an option agreement and then immediately sell the property to State. Pursuant to Section 6.2 of said option agreement (Hazardous Substances), seller represents that on the property there are no underground storage tanks, no dump sites on the property and, to the best of seller's knowledge, no hazardous substances have been used, stored, or disposed of on the property (but excludes pesticides or petroleum products used for fuel and/or road maintenance provided that such substances are used in the ordinary course of the seller's cattle business). The option agreement between the seller and the Foundation cites under Section 6.4 that Seller's liability for hazardous substances is limited to \$10,000.
- The EEMP Grant Program funding requires a covenant agreement to be recorded along with the conveyance document. Approximately 832 acres of the overall 3,338.98 acres will be impacted by the agreement which requires State to preserve 832 acres of the overall 3,338.98 acres for natural and scenic resources, wildlife corridor, and habitat for rare, protected, or declining animal and plant species. The Land, Water, and Conservation Fund grant and donations from a private party, Nature Conservancy, and Resource Legacy Fund are unconditional.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 7

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANTELOPE VALLEY POPPY RESERVE, LOS ANGELES COUNTY
DPR Parcel No. A44201, DGS Parcel No. 10194**

Authority: Public Resources Codes 5005, 37021, 37023, 37025

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

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 7

Department of General Services
Department of Parks and Recreation
Antelope Valley Poppy Reserve

Action Requested

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

Scope Description

The Department of Parks and Recreation (DPR) has been offered a donation of approximately 4.82 acres of undeveloped land in an unincorporated area of Los Angeles County approximately 500 feet west of 150th Street West, near the City of Palmdale. DPR's existing Antelope Valley Poppy Reserve surrounds the subject property on three sides. The property owner, Wildflower Preservation Foundation, Inc., is donating this property to DPR at no cost.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2003, and the waiting period will expire on August 13, 2003.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is August 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Antelope Valley California Poppy Reserve on July 8, 2003. The property, approximately 4.82 acres, is located adjacent to the existing Antelope Valley California Poppy Reserve State Park. The property is vacant and undeveloped.

No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use. A Phase I Environmental Site Assessment is not recommended.

Other:

- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- 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.
- This donation is contiguous to the existing Antelope Valley Poppy Reserve in Los Angeles County. The Donor purchased the property for the specific purpose of gifting the property to DPR as an addition to the Antelope Valley Poppy Reserve.
- This property is an inholding within the Reserve and no additional staffing is required at this time.

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

CONSENT ITEM

CONSENT ITEM – 8

**DEPARTMENT OF PARKS AND RECREATION (3790)
CRYSTAL COVE STATE PARK, ORANGE COUNTY**

*Authority: Chapter 379/02, Item 3790-301-6029(3)
Public Resources Code Section 5009
Section 10127 of the Public Contract Code Section*

- a. Approve preliminary plans, for the Rehabilitate Historic Cottages and Infrastructure project**
- b. Approve preliminary plans, for the Low Cost Overnight Visitor Serving Facilities project**
- c. Approve combining two projects into one bid package in accordance with Section 10127 of the Public Contract Code**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 8

Department of Parks and Recreation
Crystal Cove State Park, Orange County

Action Requested

The requested action will approve preliminary plans for the Rehabilitate Historic Cottages and Infrastructure project and the Low Cost Overnight Visitor Serving Facilities project, and approve bidding the two projects as a single project.

Scope Description

The two projects are within scope:

Rehabilitate Historic Cottages and Infrastructure. This project will make improvements to significantly enhance the public's access to and the experience of the Historic District at Crystal Cove State Park. The project will make improvements to the sewer, water and electrical infrastructure, the access and circulation systems, and preserve/restore/rehabilitate selected cottages and perform selected site work. Additionally, expanded natural and new cultural interpretation/education features are included.

Low Cost Overnight Visitor Serving Facilities. This project will provide for the development of low cost overnight visitor serving facilities in the Historic District of Crystal Cove State Park, consistent with a Memorandum of Understanding between DPR and the California Coastal Commission. The project will (1) adapt, retrofit and rehabilitate three cottages for overnight "hostel" type use and (2) rehabilitate and retrofit up to eight cottages for single family overnight use.

Funding and Cost Verification

The projects are within cost.

Rehabilitate Historic Cottages and Infrastructure

\$9,200,000 total authorized project costs

\$9,198,000 total estimated project costs

\$872,000 project costs previously allocated: preliminary plans

\$8,326,000 project costs to be allocated: working drawings \$967,000, construction \$7,359,000 (\$6,480,000 contract, \$454,000 contingency, \$267,000 A&E costs \$158,000 agency retained items), at CCCI 4019

\$2,000 estimated savings

Low Cost Overnight Visitor Serving Facilities

\$2,946,000 Total estimated project costs

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

\$2,802,000 project costs to be allocated: working drawings \$151,000, and construction \$2,651,000 (\$2,413,000 contract, \$169,000 contingency, \$53,000 A&E costs \$16,000 agency retained items) at CCCI 4019

Combined Bid Package

\$12,146,000 total authorized project costs

\$12,144,000 total estimated project costs

\$1,016,000 project costs previously allocated: preliminary plans

\$11,128,000 project costs to be allocated: working drawings \$1,118,000, construction \$10,010,000 (\$8,893,000 contract, \$623,000 contingency, \$320,000 A&E costs \$174,000 agency retained items), at CCCI 4019

\$2,000 estimated savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 25, 2003 and the waiting period expired on March 27, 2003.

Project Schedule

The combined project schedule is as follows:

Complete construction: January 2005

Other

The department has agreed to bid the combined project in such a way that will provide a clear distinction between the actual costs of each of the projects being combined.

Staff Recommendation: Approve preliminary plans and the combination of bid packages.

CONSENT ITEM

CONSENT ITEM – 9

**DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA DEPARTMENT OF CORRECTIONS (5240)
DELANO II, SITE FOR EFFLUENT DISPOSAL, KERN COUNTY**
Project Number COR-056.1, DGS Parcel 10166

Authority: Government Code Section 15819.295, Section 3

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of General Services
Department of Corrections
Delano II, Site for Effluent Disposal

Action Requested

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

Scope Description

This action is within scope. The project provides for acquisition of real property, site studies, environmental studies, master planning, preliminary plans, and working drawings needed to construct the proposed Delano II prison facility. As part of the required infrastructure developments, the prison facility will include a wastewater treatment plant with storage ponds and offsite sprayfields to dispose of the effluent. This action will authorize acquisition of nine contiguous parcels consisting of approximately 197 acres adjacent to the proposed Delano II prison facility.

Funding and Cost Verification

This project is within cost. Government Code Section 15819.295, Section 2, provides \$311.5 million be available for capital outlay for the California State Prison-Kern County at Delano II from funds derived from lease-purchase financing. The property for effluent disposal can be acquired within the funds available and in accordance with the intent of the Legislature.

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 13, 2001, and the waiting period expired on January 11, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2003.

Condition of Property

The site is located immediately west of Delano II prison site and is in nine contiguous parcels. The parcels, which are approximately 197 acres in size, have historically been in agricultural production. The land is entirely flat. Currently, a two bedroom home exists on the property that is in fair condition. It is located on the corner of Garces Highway and Wasco Pond Road. The home is served with an existing domestic well on site and has a septic system. One old small outbuilding exists just north of the home. It is essentially empty with some large discs surrounding it.

Two large agricultural wells exist on the site that has not been used for at least ten years. Their historical production ranged from 600 to 1,000 gallons per minute for each well. Agricultural pipelines exist along the Garces Highway portion of the land. Currently, about 135 acres of the 197 acres is in cotton with the remainder of the property being fallow. The land is watered with surface water from a canal system. No hazardous substances were found on the site and a Phase I review is not recommended.

Other:

- The State Public Works Board approved this project for site selection on July 11, 2003.
- The purchase price will not exceed estimated fair market value as determined by a Department of General Services approved appraisal.
- The Department of Corrections (CDC) is not aware of any lawsuits pending concerning the property.
- CDC originally anticipated being able to sell treated effluent to interested nearby property owners to provide for the disposal of effluent. However, once it was determined that the treated effluent could not be used on certain crops such as almonds or table grapes, these nearby property owners said they were no longer interested in taking the effluent although there is some willingness to sell the property to the State for that use.
- The project requires acquisition of a minimum of 240 acres of land suitable for the disposal of effluent. Although the total land area of the site being considered for acquisition is comprised of approximately 197 acres and does not satisfy the minimum land requirement, it will serve as the key piece in reaching the minimum land requirement. Ongoing efforts will continue to acquire additional land sufficient to meet the minimum requirement for disposal of effluent.
- Preliminary discussions have begun with property owners of additional land to purchase two parcels, each comprised of approximately 20 acres. Site acquisition approval will be requested for these additional parcels once negotiations have been completed.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 10

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, SACRAMENTO COUNTY
UCDMC Surgery and Emergency Services Pavilion

Authority: Government Code Section 15820.80 and following

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

University of California, Davis
UCDMC Surgery and Emergency Services Pavilion

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The UCDMC Surgery and Emergency Services Pavilion will construct an addition of 231,900 assignable square feet to the existing UCDMC Main Hospital Building. The project program includes operating rooms, emergency department, surgical intensive care units, clinical laboratories and support space. The project is a part of UCD Medical Center Hospital Upgrade Master Plan, responding to the requirements of Senate Bill 1953, allowing for the relocation of existing functions from seismically deficient space.

Funding and Cost Verification

This project is within cost.

\$281,277,000 total estimated project cost

\$5,250,000 project costs previously allocated: preliminary plans -- \$5,250,000 (hospital reserves)

\$276,027,000 project costs to be allocated: working drawings -- \$12,950,000 (hospital reserves); construction -- \$95,337,000 (hospital reserves), \$102,590,000 (state lease revenue bonds); equipment -- \$65,150,000 (hospital reserves)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2003
Approve working drawings:	March 2005
Complete construction:	December 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 11

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Student Academic Services Facility

Authority: Chapter 379/02, Item 6440-301-6028 (6)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

University of California, San Diego
Campus Emergency Services Facility

Action Requested

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

Scope Description

This project is within scope. The Student Academic Services Facility project will construct approximately 76,484 assignable square feet of office, office support, and conference space to house student academic support and service units including Admissions and Relations with Schools, Central Cashier, Financial Aid Office, Office of Graduate Studies and Research, Office of the Registrar, and Student Accounts and University Billing Services.

Funding and Project Cost Verification

This project is within cost.

\$29,692,000 total estimated project costs

1,314,000 project costs previously allocated: preliminary plans -- \$959,000 (State funds),
\$355,000 (campus funds)

\$28,378,000 project costs to be allocated: working drawings -- \$1,172,000 (State funds),
\$434,000 (campus funds); construction -- \$19,077,000 (State funds),
\$7,195,000 (campus funds); equipment funds -- \$500,000 (State funds)

CEQA

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

Project Schedule

The project schedule is as follows:

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

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 12

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
UCI Medical Center SB 1953 Upgrades

Authority: Government Code Section 15820.80 and following

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

University of California, Irvine
UCI Medical Center SB 1953 Upgrades

Action Requested

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

Scope Description

This project is not within scope. The approved project scope provides for the construction of a new, 162,500 assignable square foot hospital, associated modifications and upgrades to the central utility plant, and seismic bracing to Building 1A. The approved project scope also noted that additional expansion space funded by non-state sources would be incorporated in the project as funding was identified and that this space was necessary due to changes in codes and licensing requirements.

UC proposes to make the following scope and cost changes to the approved project:

- Expand the scope of the new hospital to include added space to support growth and respond to code and licensing requirements. This would increase the total size of the new hospital to 189,297 asf and would add 25,000 gross square feet of shell space to be fitted out later as 13,000 asf. The cost of the new replacement facility would increase \$41,830,000, from \$273,135,000 to \$314,965,000 (14.6 percent of the total project cost). The state's portion of the funding would increase from \$222,281,000 to \$235,000,000, and UC would provide \$79,965,000 to cover the remaining cost.
- Central plant upgrades would increase in cost due to the needs of the larger facility from \$10,002,000 to \$17,734,000. The state's portion of the funding, currently \$10,002,000, would be eliminated and UC would complete the central plant work with non-state funds.
- The estimate for Building 1A upgrades has increased as a more detailed study has been completed from \$2,717,000 to \$3,982,000. The state's portion of the funding, currently \$2,717,000, would be eliminated and UC would complete the Building 1A upgrades with non-state funds.

The total proposed project cost is \$336,681,000, which represents a \$50,536,000 increase to the currently approved project. Under the proposal, the state's portion of the project remains at \$235,000,000, and UC proposes to fund the remaining \$101,681,000. The originally approved state scope and funding are not affected by the addition of the University funded increased expansion space. As a precaution, UC has identified \$23 million in deductive alternates that could be implemented without affecting the original scope of this project should the campus fall short of its fundraising goals within the current schedule constraints. A 20-day letter was sent to the Legislature on July 25, 2003, without comment.

Funding and Cost Verification

This project is within cost. Because the University will fully fund the scope changes there is no change to the state cost of the project.

\$336,681,000 total estimated project cost

\$14,538,000 project costs previously allocated: preliminary plans -- \$1,454,000 (external financing), \$2,035,000 (gifts), \$11,049,000 (state lease revenue bonds)

\$322,143,000 project costs to be allocated: working drawings -- \$1,312,000 (external financing), \$1,836,000 (gifts), \$9,967,000 (state lease revenue bonds); construction -- \$40,994,000 (external financing), \$43,629,000 (gifts), \$213,984,000 (state lease revenue bonds), \$320,000 (hospital reserves); equipment -- \$9,949,000 (external financing), \$152,000 (hospital reserves)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	September 2003
Approve working drawings:	October 2003
Complete construction:	December 2007

Staff Recommendation: Recognize scope change.

CONSENT ITEM

CONSENT ITEM – 13

CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS (8960)
CALIFORNIA DEPARTMENT OF VETERANS AFFAIRS, NAPA COUNTY
Yountville Veterans Home, Annex I Renovation

Authority: Chapter 219/02, Item 8960-801-0701
Chapter 219/02, Item 8960-801-0890

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

California Department of Veterans Affairs
California Department of Veterans Affairs, Napa County
Yountville Veterans Home, Annex I Renovation

Action Requested

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

Scope Description

This project is within scope.

This project consists of remodeling an existing single story 38,100 square foot historic building to be converted into an Alzheimer-Dementia care facility for the California Department of Veterans Affairs. Alterations include demolition, wall relocation; new suspended ceiling; installation of new floor covering and paint throughout; asbestos abatement; all new HVAC, power, lighting, security, and fire life safety modifications to comply with current code regulations. An addition to the building of 4,084 square feet, to accommodate programmatic requirements, will increase the overall building size to 42,734 square feet. The renovation of an existing, adjacent 550 square foot corridor, which connects Annex I to the Administration Building, is also included.

Funding and Cost Verification

This project is within budget.

\$15,481,000 total estimated project cost

\$1,809,000 project costs previously allocated: preliminary plans \$836,000, working drawings \$973,000

\$13,672,000 project costs to be allocated: construction

CEQA

A Categorical Exemption was filed with the State Clearinghouse on July 11, 2003 and the 35-day waiting period expires on August 15, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: August 15, 2003

Approve working drawings: January 2003

Complete construction: October 2005

Other

On June 12, 2003, the Department of Finance (DOF) approved a request to allocate, but not release, \$973,000 in the Architecture Revolving Fund for this project in order to ensure that the project could progress, and federal deadlines could still be met, in the absence of an enacted state Budget. However, DOF specifically indicated that no funds shall be expended for the working drawing phase until the Public Works Board approves preliminary plans for this project.

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

ACTION ITEM

ACTION ITEM –

NO ACTION ITEMS.

OTHER BUSINESS

REPORTABLES

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary