



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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

STATE PUBLIC WORKS BOARD
April 25, 2003
MINUTES

PRESENT:

Mr. Robert Miyashiro, Deputy Director, 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. Francisco Lujano, Director, Securities Management 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
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Tamara Moss, Secretary, State Public Works Board
Nathan Brady, Budget Analyst, Department of Finance
Randy Katz, Budget Analyst, Department of Finance

OTHERS PRESENT:

Darryl Balcao, Military Department
Henry Kusaba, Military Department
Chris Kooyman, State Treasurer's Office
Diane Elliott, Department of General Services
Dale Clevenger, CA Community Colleges
Rick Stoltz, Department of Parks and Recreation
Warren Westrup, Department of Parks and Recreation

CALL TO ORDER AND ROLL CALL:

Mr. Miyashiro, Chairperson, Deputy Director, Department of Finance at 1:03 pm called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

ACTION ITEMS:

Mr. Tilton stated that before taking up the first action item, I would like to follow up on a request made by Ms. Aronberg regarding a report on how many projects were delayed at the Public Works Board.

A chart was handed out to each Board member showing the number of projects scheduled for the Public Works Board each month since March 2002.

Mr. Tilton stated that as you can see of the 569 requests, 36 were put over because of a lack of budget authority and 59 were put over for title, environmental or other due diligence issues. To further address this issue we will be establishing a process, working with the major departments and DGS to track projects and the ability of DGS to process those projects timely. We have recently authorized four new positions for DGS and we hope by establishing a tracking and prioritization process, we will be able to provide more comprehensive reports to the Board.

Item #1, University of California, Berkeley Campus, Alameda County, Davis Hall North Replacement Building. This item will approve scope and cost. A 20-day letter was sent to the Legislature on March 21, 2003, without comment. This item corresponds with Bond Item #5

A motion was made by Mr. Garcia, and Seconded by Mr. Rickards to adopt Action Item #1.

Action Item #1 was adopted by a 3-0 vote.

BOND ISSUES:

Mr. Tilton reported that there were four bond items. We are pulling Item #2, Department of General Services, Capitol Area West End Complex, Sacramento, Office Buildings and Parking Garage at the request of the State Treasurer's Office.

Item #3, University of California, Los Angeles Campus, California NanoSystems Institute Court of Sciences Building. This item will authorize the use interim financing and the sale of lease revenue bonds.

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

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

Item #4, University of California, Santa Barbara Campus, California NanoSystems Institute Building at Santa Barbara. This item will authorize the use interim financing and the sale of lease revenue bonds.

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

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

Item #5, University of California, Berkeley Campus, Davis Hall North Replacement Building. This item will authorize the use of interim financing and the sale of lease revenue bonds.

A motion was made by Mr. Rickards, and Seconded by Mr. Lujano to adopt Bond Item #5.

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

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #6 through #21.

In summary, the consent calendar proposes: eleven requests to approve preliminary plans, four requests to authorize acquisition, one request to approve augmentation, and two requests to recognize a scope change.

There are five 20-day letters in your package. Item #8, University of California, Santa Barbara Campus, Snidecor Hall Office Wing Seismic Replacement, recognize a scope change. A 20-day letter was sent to the Legislature on March 21, 2003, without comment. Item #23, Department of Parks and Recreation, South Cow Mountain Project, recognize a scope change. A 20-day letter was sent to the Legislature on March 21, 2003, without comment. Item #24, Department of Veterans Affairs, Veterans Home of California-Yountville, Electrical Distribution System Renovation, establish scope and cost. A 20-day letter was sent to the Legislature on March 21, 2003, without comment. Item #25, Department of Veterans Affairs, Greater Los Angeles and Ventura Counties Veterans Homes, establish scope and cost. A 20-day letter was sent to the Legislature on March 21, 2003, without comment. Item #26, Department of Veterans Affairs, Veterans Home of California-Yountville, Annex I Renovation, establish scope and cost. A 20-day letter was sent to the Legislature on March 21, 2003, without comment.

Staff recommends approval of the consent calendar Items #6 through #21.

A motion was made by Mr. Rickards, and Seconded by Mr. Garcia to adopt the Consent Calendar and to approve Items #6 through #21.

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

ACTION ITEMS:

Mr. Tilton stated that there were five additional Action Items.

Action Item #22, Department of General Services, Department of Parks and Recreation, Henry W. Coe State Park, Gilroy Hot Springs. The requested action is for the Board to authorize acquisition consistent with staff analysis. If approved by the Board, staff recommends approval be contingent upon the following:

- Prior to the close of escrow and the release of State funds from the escrow account, that the property be fully remediated, the swimming pool be either filled in or fenced off, or the seller either improve a seasonal creek crossing or DPR hold back a portion of funds to address this issue.

A motion was made by Mr. Garcia, and Seconded by Mr. Rickards to adopt Action Item #22 with condition described by staff.

Action Item #22 was adopted by a 3-0 vote.

Action Item #23, Department of Parks and Recreation, South Cow Mountain Project The requested action will approve a scope change and the reversion of funds

A motion was made by Mr. Rickards, and Seconded by Mr. Garcia to adopt Action Item #23.

Action Item #23 was adopted by a 3-0 vote.

Action Item #24, Department of Veterans Affairs, Veterans Home California-Yountville, Electrical Distribution System Renovation. The requested action will approve scope and cost.

A motion was made by Mr. Rickards, and Seconded by Mr. Garcia to adopt Action Item #24.

Action Item #24 was adopted by a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there was one item of other business. Staff recommends approval of an interagency agreement between the California State Public Works Board and the Department of General Services for legal advice services to be performed by Deborah M. Cregger.

A motion was made by Mr. Garcia and Seconded by Mr. Rickards to approve Legal Services Agreement.

Legal Services Agreement was approved by a 3-0 vote.

REPORTABLES:

Mr. Tilton indicated there were twelve reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting was changed from May 9, 2003, at 10:00 a.m. in Room 112 to May 6, 2003, at 2:00 pm in Room 2040.

Having no further business, the meeting was adjourned at 1:13 p.m.

ACTION ITEM

ACTION ITEM – 1

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS, ALAMEDA COUNTY
Davis Hall North Replacement Building

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001 (1)

a. Approve project scope and cost

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 1

University of California, Berkeley
Davis Hall North Replacement Building

Action Requested

The action requested will approve project scope and cost.

Scope Description

The Davis Hall North Replacement Building project will construct a research facility of approximately 79,420 assignable square feet and 144,580 gross square feet on the site of old Davis Hall. The building would serve as headquarters and the main research facility for the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house a highly advanced Integrated Microfabrication Laboratory, additional research space, a Lifelong Learning Center, including four state-of-the-art instructional and conferencing rooms, and space for administration and support. A 20-day letter was sent out to the Legislature on March 21, 2003 without comment.

Funding and Project Cost Verification

\$117,650,000 total estimated project cost

\$6,200,000 project costs previously allocated: preliminary plans - state funds: General Fund

\$111,450,000 project costs to be allocated: working drawings - \$6,001,000 (state funds: general fund); construction - \$64,124,000 (state funds: lease revenue bonds), \$11,000,000 (state funds: general fund), \$12,325,000 (campus funds); equipment \$18,000,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2003

Complete construction: June 2006

Staff Recommendation: Approve project scope and cost.

BOND ITEM

BOND ITEM – 2

**DEPARTMENT OF GENERAL SERVICES (1760)
CAPITOL AREA WEST END COMPLEX,
SACRAMENTO, SACRAMENTO COUNTY**
Office Buildings and Parking Garage

Authority: Chapter 672/01

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 General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of the 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 Bond Authorization: \$391,000,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 2

Department of General Services
Capitol Area West End Complex, Blocks 203, 204, & 266, 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 construct a new State Office Complex and associated parking on Blocks 203 and 204 (bounded by 7th/8th – N/O streets) and a stand-alone parking facility on half of Block 266 (bounded by 8th/9th – Q/R streets). The two buildings will total 1.4 million gross square feet of office space and parking. Renovation/mitigation of the historic Heilbron Mansion currently on the northwest corner of Block 204 is included.

Funding and Cost Verification

This project is within cost.

\$391,000,000 total estimated project costs

\$0 project costs previously allocated

\$391,000,000 project costs to be allocated: site acquisition \$9,240,000; design/bid for \$14,132,000; construction \$367,628,000 (\$312,771,000 contract, \$11,797,000 contingency, \$20,950,000 A&E, and \$22,110,000 agency retained)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: August 2008

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
California NanoSystems Institute Court of Sciences Building

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001 (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 University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization: \$51,468,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 3

University of California, Los Angeles
California NanoSystems Institute Court of Sciences Building

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. California NanoSystems Institute Court of Sciences Building Project will construct a research laboratory building of approximately 117,652 assignable square feet and 174,103 gross square feet. The building would serve as the Los Angeles campus center for the California NanoSystems Institute and as the Institute's headquarters. The building will house wet and dry research laboratories and shared support facilities designed for

basic and applied multidisciplinary nanosystems research in chemistry, biology, physics and engineering; a fabrication facility, technology transfer laboratories and specialized laboratories; a vivarium; data center; auditorium and meeting rooms; research offices for faculty, post-doctoral students, graduate students, and visiting scholars from both industry and national labs; and the Institute's administrative offices.

Funding and Project Cost Verification

This project is within cost.

\$149,100,000 total estimated project costs

\$9,332,000 project costs previously allocated: preliminary plans - \$4,419,000 (state funds: general fund); working drawings - \$4,913,000 (state funds: general fund)

\$139,768,000 project costs to be allocated: construction - \$37,968,000 (state funds: lease revenue bonds), \$50,000,000 (campus funds); equipment - \$375,000 (state funds: General Fund), \$13,500,000 (state funds: lease revenue bonds), \$37,925,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2003

Complete construction: September 2005

Staff Recommendation: Adopt resolution.

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

BOND ITEM

BOND ITEM – 4

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
California NanoSystems Institute Building at Santa Barbara

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001

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 University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization: \$30,684,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 4

University of California, Santa Barbara
California NanoSystems Institute Building at Santa Barbara

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. California NanoSystems Institute Building at Santa Barbara Project will construct a research laboratory building of approximately 61,064 assignable square feet and 109,042 gross square feet. The building would serve as the Santa Barbara center for the California NanoSystems Institute. The building will house specialized core research laboratories in Imaging, Spectroscopy, and Bio-Nanofabrication, along with associated laboratory support and space for administrative, instructional, and logistic support. The project also includes Digital Media Laboratories and associated support facilities.

Funding and Project Cost Verification

This project is within cost.

\$74,920,000 total estimated project cost

\$6,132,000 project costs previously allocated: preliminary plans-\$1,595,000 (state funds: general fund), \$620,000 (campus funds); working drawings-\$1,921,000 (state funds: general fund), \$496,000 (campus funds); \$684,000 (campus funds); equipment-\$20,420,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2003
Complete construction: November 2005

Staff Recommendation: Adopt resolution.

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

BOND ITEM

BOND ITEM – 5

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS, ALAMEDA COUNTY
Davis Hall North Replacement Building

Authority: Chapter 3/02, Third Extraordinary Session
Chapter 52/00, Item 6440-301-0001 (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 University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization: \$64,124,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 5

University of California, Berkeley
Davis Hall North Replacement Building

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 Davis Hall North Replacement Building project will construct a research facility of approximately 79,420 assignable square feet (asf) and 144,580 gross square feet (gsf) on the site of old Davis Hall. The building would serve as headquarters and the main research facility for the Center for Information Technology Research in the Interest of Society (CITRIS). The building will house a highly advanced Integrated Microfabrication Laboratory, additional research space, a Lifelong Learning Center, including four state-of-the-art instruction and conference rooms, and space for administration and support.

Funding and Project cost Verification

This project is within cost.

\$117,650,000	total estimated project cost
\$6,200,000	project costs previously allocated: preliminary plans-state funds: General Fund
\$111,450,000	project costs to allocated: working drawings-\$6,001,000 (state funds: General Fund); construction-\$64,124,000 (state funds: lease revenue bonds), \$11,000,000 (state funds: General Fund), \$12,325,000 (campus funds); equipment-\$18,000,000 (campus funds)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2003
Complete construction: June 2006

Staff Recommendation: Adopt resolution.

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

CONSENT ITEM

CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
KENNETH HAHN STATE RECREATION AREA, STOCKER STREET TRAIL
LOS ANGELES COUNTY
DPR Parcel Number A37405, DGS Parcel Number 10170**

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

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 6

Department of General Services
Department of Parks and Recreation
Kenneth Hahn State Recreation Area, Stocker Street Trail

Action requested

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

Scope Description

This action is within scope. The Legislature has approved the funding for the purchase of additions to Kenneth Hahn State Recreation Area. Specifically, the funding is to permit the acquisition of approximately five parcels of open space, totaling approximately 32.86 acres located along Stocker Street as additions to Kenneth Hahn State Recreation Area in Baldwin Hills. This request will authorize acquisition of fee simple interest in one parcel that is approximately 5.28 acres in size. This is one of the five parcels identified for acquisition with this funding. The last two parcels total 17 acres in size and will be proposed for future acquisition.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-302-0005(7) provides \$4,000,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$302,900	total estimated project costs
\$1,000	project costs previously allocated: DGS staff review costs
\$301,900	project costs to be allocated: \$300,000 acquisition and estimated closing costs of \$1,900

CEQA

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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a site visit on March 12, 2003, of the Kenneth Hahn State Recreation Area to be acquired. No due diligence issues were noted that would prevent the site acquisition. Staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; 4) properties adjacent to the site include a vacant parcel and a residential neighborhood; and, 5) the parcel does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The purchase price shall not exceed estimated fair market value as approved by a Department of General Services (DGS) approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- It is anticipated there will be some one-time costs for trail development and initial improvements. Funding for these one-time costs will be provided from the current appropriation – Chapter 106/01, 3790-302-0005(7) in accordance with Chapter 636/02. Per Chapter 636/02, Section 1, "...funding has been reappropriated to the department for acquisition, planning, preliminary plans, working drawings, equipment and construction including, but not limited to, trail development and improvement and habitat restoration...and shall be available for expenditure in the 2002-03, 2003-04, and 2004-05 fiscal year."
- It is anticipated that a future support Budget Change Proposal (BCP) will be submitted by the Department requesting \$56,000 annually for brush clearing (\$50,000) and trail and sign maintenance (\$6,000). DPR has provided this information as its best estimate of initial support 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.
- There is no relocation assistance involved with this project.

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

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF PARKS AND RECREATION (3790)
SINKYONE WILDERNESS STATE PARK, HUMBOLDT AND MENDOCINO COUNTIES
Watershed Restoration

Authority: Chapter 106/01, Item 3790-301-0005 (3)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 7

Department of Parks and Recreation
Sinkyone Wilderness State Park, Humboldt and Mendocino Counties
Watershed Restoration

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project will complete the landform restoration work identified in the watershed restoration plan for the Usal, Jackass, High Tip and Coastal watershed units of Sinkyone Wilderness SP to ensure the hydrological conditions of the land will be fully restored and the natural recovery process can begin. The project includes reestablishment of natural runoff flow paths and elimination of stream diversions and runoff concentrations that cause gullies and landslides. The project will reduce long term erosion problems that are contributing sediment to coastal streams. Portion of the landscape will be returned to predisturbance condition, and others will be rehabilitated to improve the aesthetic and recreational values. The project will also return the slopes to a condition more suitable to natural vegetation establishment and wildlife habitat will be improved. Due to the nature of the project, work will move directly from the preliminary plan phase to the construction phase, with the preliminary plans also serving as working drawings.

Funding and Cost Verification

This project is within cost. Based on completed preliminary plans, the Department is estimating \$2,000 in savings in the project. Costs totaling \$41,000 were previously shifted from construction phase project management to preliminary phase project management to allow timely procurement of items needed to support design activities.

\$1,272,000 previously estimated project costs

\$1,270,000 total estimated project costs

\$155,000 project costs previously allocated: preliminary plans

\$1,115,000 project costs to be allocated: construction \$1,115,000 (\$832,000 contract, \$58,000 contingency, \$187,000 A&E costs \$38,000 agency retained items), at CCCI 4019

\$2,000 estimated construction savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 11, 2003 and the waiting period expired on April 10, 2003.

Project Schedule

The project schedule is as follows:

Complete construction: December 2004

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 8

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Snidecor Hall Office Wing Seismic Replacement

Authority: Chapter 379/02, Item 6440-301-6028 (11)

a. Recognize scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 8

University of California, Santa Barbara
Snidecor Hall Office Wing Seismic Replacement

Action Requested

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

Scope Description

This project is not within scope. The Snidecor Hall Office Wing Seismic Replacement project as approved in the 2002 Budget Act will replace the seismically hazardous office wing of Snidecor Hall that has a seismic rating of "Poor" with a new facility that will include 15,131 assignable square feet (asf) of instructional and research space for the Department of Dramatic Arts, and 4,842 asf of general assignment classroom space for a total of 20,648 asf.

The campus now proposes to use campus funds to add 1,850 asf of space for use as a second dance studio in the new Snidecor Hall Office Wing. The added space will replace a nearby dance studio that is being demolished as part of another campus project. After a thorough study of other possible campus locations it was determined that the most appropriate solution was to consolidate this dance studio with other similar facilities in the new Snidecor Hall Office Wing Seismic Replacement project. This added space would increase the assignable areas to a total of 22,498 square feet. There is no change to the previously approved scope and cost.

Because of the integration of the additional campus-funded area within the building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. Consequently, it is requested that the two be combined into a single project. The campus has committed \$765,000 to pay all costs related to this added scope, and there will be no additional cost to the state. A 20-day letter was sent to the Legislature on March 21, 2003, without comment.

Funding and Cost Verification

This project is within cost. Because the university funds will fully fund the additional space, there is no change to the state cost of the project.

\$13,045,000 total estimated project costs

\$496,000 project costs previously allocated: preliminary plans - state funds

\$12,549,000 project costs to be allocated: preliminary plans - \$10,000 (campus funds); working drawings - \$682,000 (state funds), \$50,000 (campus funds); construction - \$10,566,000 (state funds), \$705,000 (campus funds); equipment - \$536,000 (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:	May 2003
Approve working drawings:	October 2003
Complete construction:	February 2006

Staff Recommendation: Recognize scope change.

CONSENT ITEM

CONSENT ITEM – 9

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Biomedical Library Renovation and Addition

Authority: Chapter 379/02, Item 6440-301-6028 (4)

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

University of California, San Diego
Biomedical Library Renovation and Addition

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Biomedical Library Renovation and Addition project will renovate the existing Biomedical Library facility and construct two additional floors and a partial basement of approximately 23,412 assignable square feet, to improve biomedical instructional support needs. The addition and renovation will accommodate growth in the number of library users and will provide the building wiring and infrastructure necessary to accommodate advances in library information transfer. Additional modifications will address deficiencies in lighting and acoustics and meet mandatory code requirements.

Funding and Project Cost Verification

This project is within cost.

\$17,774,000 total estimated project costs

\$800,000 project costs previously allocated: preliminary plans -- State funds

\$16,974,000 project costs to be allocated: working drawings -- \$1,000,000 (state funds);
construction -- \$14,503,000 (state funds), \$771,000 (campus funds); equipment
\$700,000 (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:	April 2003
Approve working drawings:	March 2004
Complete construction:	June 2006

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

CONSENT ITEM

CONSENT ITEM – 10

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
West Campus Utilities Improvements

Authority: Chapter 379/02, Item 6440-301-6028 (5)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

University of California, San Diego
West Campus Utilities Improvements

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The West Campus Utilities Improvement project as amended in March 2003 will upgrade the existing utilities distribution system within the west campus area to support a substantial increase in density of development, responding to the rapid growth of campus enrollment. The utility systems in the area include high-temperature hot water, chilled water, domestic water, sewer, electrical power, telecommunications, and natural gas. This project will increase capacity and correct other deficiencies by adding or replacing selected sections of lines and removing capacity bottlenecks to improve capacity, efficiency of distribution, and access to particular services throughout the area.

Funding and Project Cost Verification

This project is within cost.

\$4,300,000 total estimated project costs

\$130,000 project costs previously allocated: preliminary plans -- state funds

\$4,170,000 project costs to be allocated: working drawings -- \$230,000 (state funds)
construction -- \$3,940,000 (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:	April 2003
Approve working drawings:	July 2003
Complete construction:	September 2004

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

CONSENT ITEM

CONSENT ITEM – 11

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Heckmann International Center for Management

*Authority: Chapter 106/01, Item 6440-301-0660 (5) as reappropriated by
Chapter 379/02, Item 6440-491(4)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

University of California, Riverside
Heckmann International Center for Management

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Heckmann International Center for Management project will construct a 17,660 assignable square foot, multi-disciplinary, multi-function instruction, research and distance learning facility in the field of entrepreneurial management and related curricula. The facility will include a 299 seat instructional space and associated smaller rooms, class labs, conference rooms, offices and other associated support space.

Funding and Project Cost Verification

This project is within cost.

\$10,000,000 total estimated project costs

\$369,000 project costs previously allocated: preliminary plans -- state funds

\$9,631,000 project costs to be allocated: working drawings -- \$439,000 (state funds);
construction -- \$8,648,000 (State funds); equipment -- \$544,000 (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:	April 2003
Approve working drawings:	June 2003
Complete construction:	August 2004

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

CONSENT ITEM

CONSENT ITEM – 12

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Campus Emergency Services Facility

Authority: Chapter 379/02, Item 6440-301-6028 (7)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

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 Campus Emergency Services Facility project will renovate the Campus Services Complex Building B, construct an addition to Building B and construct a secure storage for emergency equipment to house and integrate campus emergency and safety response units at one location.

Funding and Project Cost Verification

This project is within cost.

\$4,430,000 total estimated project costs

\$199,000 project costs previously allocated: preliminary plans -- state funds

\$4,231,000 project costs to be allocated: working drawings -- \$244,000 (state funds);
construction -- \$3,987,000 (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:	April 2003
Approve working drawings:	November 2003
Complete construction:	January 2005

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

CONSENT ITEM

CONSENT ITEM – 13

**CALIFORNIA COMMUNITY COLLEGES (6870)
CERRITOS COMMUNITY COLLEGE DISTRICT
CERRITOS COLLEGE, LOS ANGELES COUNTY**
Seismic Retrofit - Metals

*Authority: Chapter 106/01, Item 6870-301-0574 (9),
as reappropriated by Chapter 379/02, 6870-490*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

California Community Colleges
Cerritos Community College District
Cerritos College, Los Angeles County
Seismic Retrofit - Metals

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project seismically retrofits a 21,607 asf building and replaces existing architectural, mechanical and electrical systems.

Funding and Project Cost Verification

This project is within cost.

\$1,252,000 total estimated project costs

\$49,000 project costs previously allocated: preliminary plans

\$1,203,000 project costs to be allocated: working drawings \$55,000; construction \$1,148,000 (\$950,000 contracts, \$67,000 contingency, \$131,000 administration, testing, inspection) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2002, and the waiting period expired on March 14, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: February 2004

Complete construction: April 2005

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

CONSENT ITEM

CONSENT ITEM – 14

**CALIFORNIA COMMUNITY COLLEGES (6870)
CONTRA COSTA COMMUNITY COLLEGE DISTRICT,
LOS MEDANOS COLLEGE, CONTRA COSTA COUNTY**
Learning Resource Center

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34(b) (3) (B)
Chapter 379/02, Item 6870-301-6028 (11)*

- a. Recognize scope change
- b. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

California Community Colleges
Contra Costa Community College District,
Los Medanos College, Contra Costa County
Learning Resource Center

Action Requested

The requested action will recognize a change in scope and approve preliminary plans for this project.

Scope Description

The project is not within scope. The authorized scope of the project constructs a new 20,363 assignable square feet (asf) learning resource center. The project includes 1,650 asf laboratory, 1,370 asf office, 13,288 asf library/learning resource, 2,915 asf av/tv, and 1,140 asf other space. Due to the completion of a comprehensive campus master plan and geotechnical issues, the building site is being relocated towards the front of the campus. The re-siting changes the building's footprint from one to two stories. The relocation of the learning resource center increases the visibility and accessibility of the facility. To maximize the building's use, the District is adding community space of 3,478 asf with local bond funds. While maintaining the 20,363 asf state-supportable spaces, design refinements have redefined the spaces slightly, as follows: 1,653 asf laboratory; 1,372 asf office, 13,287 asf library/learning resource, 2,881 asf av/tv, and 1,170 asf other space. A 20-day letter was sent to the Legislature on March 21, 2003 with comment.

Funding and Project Cost Verification

The project is within cost. Pursuant to Section 13332.11 of the Government Code, the District seeks to increase the overall asf to the project at local cost. The District estimates that the cost of the above changes increases the total project costs by \$2,577,000 and is willing to provide those additional funds so that the cost to the State does not change. The District also agrees that there will be no augmentations to this project.

\$11,396,000	total estimated project costs
\$359,000	funding previously allocated: preliminary plans \$359,000
\$8,460,000	funding to be allocated: working drawings \$284,000; construction \$7,338,000 (\$6,568,000 contracts, \$328,000 contingency, \$442,000 construction management, administration, testing and inspection) at CCCI 4019; and equipment \$838,000 at EPI 2564
\$2,577,000	district funds to be allocated: preliminary plans \$73,000; working drawings \$86,000; construction \$2,296,000 (\$2,034,000 contract and \$102,000 contingency, \$160,000 construction management, administration, testing and inspection at CCCI 4019); and equipment \$122,000 at EPI 2564

CEQA

The district filed a mitigated negative declaration to meet the CEQA requirements on April 4, 2002. The notice of determination was filed on November 15, 2002 and the 30-day waiting period expired on December 14, 2002 in advance of preliminary plan approval by the PWB anticipated for April 2003.

Project Schedule

The project schedule is as follows:

Complete project: August 2005

Staff Recommendation: Recognize scope change; approve preliminary plans, and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT
LOS ANGELES CITY COLLEGE, LOS ANGELES County
Child Development Center**

Authority: Chapter 106/01, Item 6870-301-0574 (28)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

California Community Colleges
Los Angeles Community College District
Los Angeles City College, Los Angeles County
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The proposed facility will provide 18,875 asf of modern and safe facilities appropriate for the housing, training, and care activities required by the State agencies. The proposal is consistent with the building and cost guidelines for community college child development facilities. The project includes 4,243 asf lecture, 2,126 asf laboratory, 2,466 asf office, and 10,040 of other child development space.

Funding and Project Cost Verification

This project is within cost.

\$5,167,000	total estimated project costs
\$225,000	project funding previously allocated: preliminary plans
\$4,763,000	project funding to be allocated: working drawings \$179,000 and construction \$4,580,000 (\$4,080,000 contracts, \$204,000 contingency, \$296,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$183,000 at EPI 2564

CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 14, 2003 and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2004
Complete construction:	September 2005

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

CONSENT ITEM

CONSENT ITEM – 16

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY College District
LOS ANGELES SOUTHWEST COLLEGE, LOS ANGELES County
Child Development Center

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (9) (B)
Chapter 379/02, Item 6870-301-6028 (24)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

California Community Colleges
Los Angeles Community College District
Los Angeles Southwest College, Los Angeles County
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The State-funded portion of the project constructs a new 13,075 assignable square feet (asf) child development center. The project includes 1,140 asf laboratory, and 11,315 asf of other child development space. The District is funding the construction of the second floor, which includes an additional 8,315 asf lecture, 1,067 asf lab, 2,110 asf office, and 2,145 asf of other child development space.

Funding and Project Cost Verification

This project is within cost.

\$9,221,000	total estimated project costs
\$230,000	funding previously allocated: preliminary plans
\$4,644,000	project costs to be allocated: working drawings \$162,000 and construction \$4,115,000 (\$3,669,000 contracts, \$183,000 contingency, \$263,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$367,000 at EPI 2564
\$4,347,000	district funds to be allocated: construction \$4,347,000 (\$3,671,000 contract and \$676,000 contingency, construction management, administration, testing and inspection at CCCI 4019)

CEQA

A Categorical Exemption was filed with the State Clearing House on January 14, 2003 and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 2003
Complete construction:	February 2005

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

CONSENT ITEM

CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT
LOS ANGELES TRADE-TECH COLLEGE, LOS ANGELES County
Child Development Center**

*Authority: Chapter 106/01, Item 6870-301-0574
as amended by Chapter 891/01, Section 34 (b) (9) (C)
Chapter 379/02, Item 6870-301-6028 (25)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

California Community Colleges
Los Angeles Community College District
Los Angeles Trade-Tech College, Los Angeles County
Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The scope of the project constructs a new 9,282 assignable square feet (asf) child development center. The project includes 926 asf office space, and 8,356 asf of other child development space.

Funding and Project Cost Verification

This project is within cost.

\$4,183,000 total estimated project costs

\$215,000 funding previously allocated: preliminary plans

\$3,968,000 project costs to be allocated: working drawings \$117,000 and construction \$3,641,000 (\$3,129,000 contracts, \$313,000 contingency, \$199,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$210,000 at EPI 2564

CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 14, 2003 and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2003

Complete construction: February 2005

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

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY College District
LOS ANGELES VALLEY COLLEGE, LOS ANGELES County
Health Sciences Building

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (9) (D)
Chapter 379/02, Item 6870-301-6028 (26)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

California Community Colleges
Los Angeles Community College District
Los Angeles Valley College, Los Angeles County
Health Sciences Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The State-funded portion of the project demolishes over 36,750 assignable square feet (asf) of unsafe portables and constructs a new 30,288 asf Health Sciences Building in its place, which includes 3,045 asf lecture, 21,839 asf laboratory, and 5,404 asf office space. The District proposes to add 29,542 asf of laboratory and support space to this project, which includes an additional 455 asf lecture, 16,861 asf lab, 4,641 asf office and 7,585 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$41,965,000	total estimated project costs
\$661,000	funding previously allocated: preliminary plans
\$14,649,000	project costs to be allocated: working drawings \$435,000 and construction \$11,206,000 (\$10,062,000 contracts, \$507,000 contingency, \$637,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$3,008,000 at EPI 2564
\$26,655,000	district funds to be allocated: construction \$26,655,000 (\$22,938,000 contract and \$3,717,000 contingency, construction management, administration, tests and inspections at CCCI 4019)

CEQA

A Categorical Exemption was filed with the State Clearinghouse on January 14, 2003 and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 2003
Complete construction:	February 2005

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

CONSENT ITEM

CONSENT ITEM – 19

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
DORRIS AGRICULTURE INSPECTION STATION, SISKIYOU COUNTY
Project Number CDFA 004, DGS Parcel Number 10000

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

- a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

Department of Food and Agriculture
Dorris Agriculture Inspection Station

Action Requested

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

Scope Description

This project is within scope. The Project is to replace the existing Agricultural Inspection Station, which has been displaced by a new freeway project that bi-passes the existing station. The new station will include a 2,002+/- square foot Administration Building, a 3,154+/- square foot Drive-thru Vehicle Inspection Bay structure, and a 4,456+/- square foot Truck Inspection Building. The station will have 4 vehicle lanes and 2 truck lanes. Sitework includes crash cushions, guard rails, specialized lighting, and specialized signage. Site acquisition has been included. Demolition of existing station is not included.

Funding and Cost Verification

This Project is not within cost. Item 8570-301-0042(1), Budget Act of 2000, appropriated \$425,000 from the Capital Outlay State Highway Account for Acquisition, and following a lengthy investigation of four possible sites, a parcel of Bureau of Land Management land was selected and consequently approved by the July 2001 PWB. Item 8570-301-0042(1), Budget Act of 2001, appropriated a combined sum of \$672,000 for Preliminary Plans (\$279,000) and Working Drawings (\$393,000). Due to unanticipated land acquisition requirements and civil design issues the Working Drawing funds of (\$393,000) were reverted and a new appropriation for (\$444,000) was authorized per Item 8570-301-0042(1), Budget Act of 2002. An augmentation of \$64,000 for Preliminary Plans was approved by the July 2002 PWB. An

augmentation of \$60,000 for a "test well" was approved by the March 2002 PWB with a subsequent additional augmentation of \$20,000 approved by the December 2002 PWB.

The combined \$80,000 (\$20,000 + \$60,000) for the test well in the Acquisition Phase plus the \$64,000 for the Preliminary Plan Phase is \$144,000, which constitutes an 12.5% cumulative total of the \$1,148,000 (\$425,000 Acquisition + \$279,000 Preliminary Plans + \$444,000) total appropriations to date.

\$7,877,000 total estimated project costs

\$848,000 project costs previously allocated: study/acquisition \$505,000; preliminary plans, \$343,000; This includes the \$80,000 augmentation for test well drilling plus the \$64,000 previous augmentation to the preliminary plan phase funding to cover cost of additional design, engineering and environmental services

\$7,029,000 project costs to be allocated: working drawings, 444,000; construction \$6,585,000(\$5,468,000 contract + \$273,000 contingency + \$328,600 A&E + \$515,400 other project costs) at CCCI 4019.

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 17, 2003, and the waiting period expired on February 16, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff has completed environmental studies, and the California Department of Food and Agriculture (CDFA) has approved a Mitigated Negative Declaration for the Dorris Agricultural Inspection Station Replacement project. The project site consists of 35 acres of undeveloped land located on U.S. Bureau of Land Management (BLM) property adjacent to state route 57 about 3 miles south of Dorris in Siskiyou County.

A Finding of No Significant Impact under the National Environmental Policy Act was approved by the BLM on January 16, 2003, and a Notice of Determination was filed by CDFA on January 17, 2003.

In addition, a Phase 1 Hazardous Site Assessment was completed for the subject property. Based on the results of the site investigation, no hazardous materials appear to be used, stored, or generated at the project site, and no on-site or off-site facilities or sources have the potential to create a Recognized Environmental Condition at the site. Additional investigation of the environmental conditions of the property is not recommended.

The BLM has completed an investigation of mineral potential for the subject property, with a finding that no "significant mineral interest values" are present. As defined in 43 CFR 2720.0-5(b), there are no "known mineral values" on or beneath this land because it does not contain any geologic formations that are valuable in the monetary sense for exploring, developing, or producing natural mineral deposits. These findings are referenced in BLM Mineral Report (CA-43380) dated June 10, 2002.

Other:

- This project was approved for site selection by the State Public Works Board on July 13, 2001.
- The proposed site meets the location requirements of the Department of Food and Agriculture (CDFA).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.
- Additional acquisition of an adjacent property will be required. Site selection is pending.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF GENERAL SERVICES (1760)
MILITARY DEPARTMENT (8940)
LANCASTER MILITARY ARMORY, LOS ANGELES COUNTY
MIL Project Number 016, DGS Parcel Number 10099

Authority: Chapter 379/02, Item 8940-301-0604
Chapter 379/02, Item 8940-301-0001

- a. Authorize acquisition**
 - b. Approve augmentation**
- \$298,500**
(19.9 percent of total appropriation)
(3.7 percent of total project costs)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

Department of General Services
Military Department
Lancaster Military Armory

Action Requested

The requested action will authorize acquisition and an augmentation for this project.

Scope Description

This project is within scope. The project provides acquisition of the fee simple interest in approximately 28.45 acres of land for the construction of a new armory in Lancaster. The new armory will house two military units and supports the Military Department's Strategic Plan to improve and modernize armories. The property identified for acquisition is located south of the Fox Field Airport at the southeast corner of Avenue F-8 and the proposed 45th Street West extension in the City of Lancaster in Los Angeles County.

Funding and Cost Verification

This project is not within cost. Item 8940-301-0604, Budget Act of 2002, authorizes \$750,000 for acquisition of fee simple interest. Military requested an augmentation of \$298,500 (19.9%) to purchase the identified property with necessary improvements. An augmentation is necessary to purchase this property as an improved site and would result in savings to the state. A 20-day letter from the Department of Finance regarding the requested augmentation was sent to the Legislature on January 24, 2003, and received no response. The property can be acquired with the funds available and in accordance with Legislative intent.

\$7,905,000 total estimated project cost

\$1,493,000 project costs previously allocated: acquisition \$750,000 and preliminary plans \$743,000

\$6,412,000 project costs to be allocated: working drawings \$835,000, construction \$5,473,000, and equipment \$104,000

Project Schedule

The project schedule is as follows:

Approve preliminary plans: September 2003
Complete Construction: November 2005

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 07, 2003, and the waiting period expired on February 07, 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on July 19, 2002, of the Lancaster site located at the northeast corner of 50th Street West and Avenue G. No due diligence issues were noted that would prevent the site acquisition. ESS staff also reviewed a formal Preliminary Site Assessment, Phase I, completed

July 8, 1998. The Phase I concludes that it is highly unlikely that any environmental impairment exists on the subject property from off-site contamination from the adjacent properties. No hazardous wastes or uncontained hazardous materials were found on site or as a result of the Phase I assessment. ESS staff noted the following findings: (1) the site remains undeveloped; (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, 4) properties adjacent to the site remain undeveloped and do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

The proposed site meets the location requirements of the Military Department.

There is no relocation assistance involved with this project.

The purchase price shall not exceed estimated fair market value as determined by a Department of General Services approved appraisal.

There is no implied dedication involved with this project.

The site is vacant and unimproved and will require offsite environmental mitigation, completion of off-site improvements including street, curb, gutters and all utilities extended to the site. The off-site improvements will be installed and paid for by the seller including all offsite mitigation costs.

Staff Recommendation: Authorize acquisition and augmentation consistent with the staff analysis

CONSENT ITEM

CONSENT ITEM – 21

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERANS AFFAIRS (8955)
LANCASTER VETERANS HOME, LOS ANGELES COUNTY**
DVA Project Number 002, DGS Parcel Number 10123

| *Authority: Chapter 216/02*

CKlein 8/28/02 9:13 AM
Deleted:

a. **Authorize the approval of a no cost acquisition**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

Department of General Services
Department of Veterans Affairs
Lancaster Veterans Home

Action Requested

The requested action will authorize the approval of a no cost acquisition.

Scope Description

This project is within scope. An unimproved site containing approximately 22 acres in the city of Lancaster, Los Angeles County, California has been offered as by the Lancaster Redevelopment Agency (Lancaster) at no cost to the California Department of Veterans Affairs (CDVA) for the purpose of developing a veteran’s home. This project is the first of three veteran’s homes proposed for the greater Los Angeles area authorized by the Veteran’s Home Bond Act of 2000. The project planned for the site will include a 60-bed veteran’s home facility with a 50-bed daycare component.

Funding and Cost Verification

This project is within cost. The legislature has appropriated \$31,000,000 for three veteran’s homes, including the Lancaster site, through Chapter 216, Statutes of 2002. The only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 3, 2003, and the waiting period will expire on April 7, 2003.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is April 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Lancaster property on February 5, 2003. The property is located in Lancaster, California and is comprised of one parcel totaling approximately 20 acres. The property has been vacant and undeveloped. No environmental concerns were observed during the site visit. However, debris/trash removal is recommended following close of escrow.

ESS staff also reviewed a Property Site Assessment Phase I (Phase I), prepared for the property. ESS staff believes the Phase I was professionally prepared to the standards, as defined, in the American Society of Testing and Materials (ASTM). The Phase I did not identify any environmental concerns on the subject property nor any other environmental concern in connection to the subject property from off-site sources.

Other

- The site meets the requirements of the CDVA.
- The site is unimproved and unoccupied. There is no relocation assistance involved with this project.
- In 1999, Lancaster and the CDVA entered into an agreement for the gift conveyance of the property to the state. That agreement is being replaced by an "Amended and Restated Agreement for Conveyance and Acceptance of Real Property."
- The California Department of Veterans Affairs will manage and operate the facility.

Staff Recommendation: Authorize the approval of a no cost acquisition.

ACTION ITEM

ACTION ITEM – 22

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HENRY W. COE STATE PARK, GILROY HOT SPRINGS
SANTA CLARA COUNTY
DPR Parcel Number A39301, DGS Parcel Number 10097**

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

- a. **Consider authorizing acquisition consistent with staff analysis**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 22

Department of General Services
Department of Parks and Recreation
Henry W. Coe State Park, Gilroy Hot Springs

Action requested

The requested action is for the Board to consider authorizing acquisition consistent with staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of high priority additions to Henry W. Coe State Park within the Nature Conservancy’s Mt. Hamilton Open Space project. This funding was approved with the specification that priority be given to the Stevenson property adjacent to the park. This request will authorize acquisition of fee simple interest in approximately 241.93 acres, which is part of the Mt. Hamilton Open Space project.

Funding and Cost Verification

This project is within cost. Chapter 52/00, 3790-301-0005(15) provides funding for this acquisition in fee simple interest and associated overhead for the real property. Approximately \$3,000,000 the funds appropriated, have already been spent to acquire other properties within this area. Sufficient funds remain within the appropriation to fund this acquisition.

\$2,409,893 total project costs
3,000 project costs previously allocated (DGS staff costs)
\$2,406,893 project costs to be allocated: \$2,400,000 (acquisition) and approximately \$6,893 in overhead costs

CEQA

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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on September 9, 2002, of the Gilroy Hot Springs property located approximately 15 miles northeast of Gilroy, California. ESS staff also reviewed a formal Preliminary Site Assessment, Phase I report completed on this property for the Nature Conservancy dated January 2002. The Phase I report did not identify the parcel as being listed on any environmental regulatory agency databases. Limited asbestos and lead-based paint sampling was undertaken as part of the Phase I study. Several physical hazards were observed on this property as well as other areas of concern that should be addressed prior to acquisition. The following is a list of the major concerns identified during the site visit:

- Garbage and trash in the meadow area contain hazardous materials intermixed with other rubbish.
- There are other small dumps within the core area of the property that contain some hazardous materials, e.g., paint cans, oil containers, batteries, engine parts, propane canisters, etc.
- There are asbestos containing materials (ACM) and lead based paint present at several of the buildings (identified in the Phase I report).
- There are several abandoned compressed gas tanks located on site.
- A 55-gallon plastic barrel containing unknown sludge is located on the porch of the Texas building.
- The Louisiana building has collapsed and fallen downslope, forming a debris pile.
- The property contains an abandoned septic system.
- Several wells are present on the property.
- Water and irrigation lines run throughout the 8-acre core area of the property.
- Tires have been used for erosion control in the road to the meadow.
- The walls of the "newer" swimming pool are caving in due to erosion and earth pressure (at a minimum the area should be fenced off).
- Erosion issues are present in the core area of the property due to the steep slopes, road cuts and building placement.
- Historically, an automobile garage and an acetylene gas plant were located on the property. Archival research needs to be undertaken to ascertain site locations and limited soil testing for possible contaminants is recommended.
- The site is listed on the California Register of Historic Places necessitating SHPO consultation prior to demolition of any recognized buildings.

Other:

- The State Public Works Board approved this project for site selection on February 14, 2003.
- 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 clear title to the State.

- The property is improved with approximately fifteen cabins plus other outbuildings. One tenant, a caretaker, resides on the property and is entitled to relocation assistance. The cost of relocation is estimated to be \$19,690. These costs will be paid from the existing acquisition appropriation.
- Based on the DGS Environmental inspection of the property, DPR is aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property. The seller and DPR are working together to remediate many of the identified, potential safety and environmental issues before acquisition by the State of California. The conditional approval is designed to ensure that the remediation is completed before the State takes title and that the State does not pay for the remediation costs for land not owned by the State.
- Until additional resources are provided through the normal budget process, and pending the availability of existing funding, DPR would provide limited public access to the historic area (about 20 acres) and public access to the non-developed portions of the property (about 200 acres). DPR would absorb this additional workload using existing staff and volunteers.
- To provide more complete access to the park, DPR estimates that three additional positions would be required. This would require one-time costs of \$256,000 for preparing reports on historic structures and landscaping; the purchase of chemical toilets, signs, vehicles, and other special equipment; and funds for debris clean up. Ongoing costs of \$350,000 would be required for personal services and operating expenses. DPR has provided this information as its best estimate of initial support 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.
- A previous owner has a license to remove a limited amount of mineral water from the property. The license went into affect in February 2002 and to date, no water has been moved per the agreement. DPR will assume this license and will receive \$1,000 per year whether the water is removed or not. The license was considered in the appraisal approved by the Department of General Services. The license expires on February 4, 2012.

Staff Recommendation: Authorize acquisition contingent on the following conditions being met:

- **Prior to the close of escrow and the release of the State funds from the escrow account, the property will be fully remediated, the swimming pool will be either be filled in or fenced off, and the seller will either improve a seasonal creek crossing or DPR will hold back a portion of funds to address this issue.**
- **The State will not pay any more than the fair market value, as determined by DGS, for a fully remediated property.**

ACTION ITEM

ACTION ITEM – 23

DEPARTMENT OF PARKS AND RECREATION (3790) SOUTH COW MOUNTAIN PROJECT, LAKE COUNTY

Authority: Chapter 52/00, Item 3790-301-0263(5)

- a. Approve scope change -\$1,400,000
- b. Approve reversion

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 23

Department of Parks and Recreation
South Cow Mountain Project

Action Requested

The requested action will approve a scope change and the reversion of funds.

Scope Description

This project is not within scope. As budgeted, this project would acquire and develop 2,140 acres in Garven Ranch in Lake County. The project would provide state ownership of a primary access way into, and camping area for, the existing South Cow Mountain Off-Highway Vehicle Area operated by the Bureau of Land Management. The owner is an unwilling seller, so project is being terminated. The Department is requesting the unencumbered balance of the funds be reverted by the State Public Works Board to the Off-Highway Vehicle Trust Fund in accordance with Section 16351.5 of the Government Code. A 20-day letter was sent to the Legislature on March 21, 2003 without comment.

Funding and Cost Verification

This project is within cost. The project is being terminated due to unwilling seller. The savings associated with this termination is \$1,400,000.

Staff Recommendation: Approve scope change and reversion of the unencumbered balance of funds to the Off-Highway Vehicle Trust Fund.

ACTION ITEM

ACTION ITEM – 24

**DEPARTMENT OF VETERANS AFFAIRS (8955)
VETERANS HOME OF CALIFORNIA - YOUNTVILLE
NAPA COUNTY**
Electrical Distribution System Renovation

Authority: Chapter 219 Statutes of 2000 (Military and Veteran's Code Section 1104.2)

a. Approve project scope and cost **\$3,410,000**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 24

Department of Veterans Affairs, Veterans Home of California – Yountville
Electrical Distribution System Renovation

Action Requested

The action will approve project scope and cost.

Scope Description

This project will renovate the electrical distribution system at the Yountville Veterans Home. The project will boost the capacity of the distribution system to accommodate increased electrical distribution requirements, correct critical infrastructure deficiencies and fire/life safety deficiencies that have accumulated since the systems were put into service and replace above ground utility poles on the west side of the facility with an underground system. A 20-day letter was sent to Legislature on March 21, 2003 without comment.

Funding and Project Cost Verification

\$3,410,000	total estimated project cost
\$0	project costs previously allocated
\$3,410,000	project costs to be allocated: preliminary plans \$210,000; working drawings \$221,000; construction \$2,979,000
\$210,000	proposed funding necessary

CEQA

The project will require compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2003 (projected)
Approve working drawings:	January 2004 (projected)
Complete construction:	December 2005 (projected)

Other

The project is funded through two sources: General Obligation Bonds and Federal Grant Funds. The Federal Veterans State Home Construction Grant Program funds approximately 65% of the total project costs.

Staff Recommendation: Approve project scope and cost.

ACTION ITEM

ACTION ITEM – 25

DEPARTMENT OF VETERANS AFFAIRS (8955)
LOS ANGELES AND VENTURA COUNTY
Greater Los Angeles and Ventura County Veterans Homes

Authority: Chapter 216 Statutes of 2002 (Military and Veteran's Code Section 1104.1)
Chapter 217 Statutes of 2002 (Government Code Sections 15819.60 and 15819.65)

a. Approve project scope and cost **\$122,019,000**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 25

Department of Veterans Affairs, Greater Los Angeles and Ventura County Homes

Action Requested

The action requested will approve project scope and cost.

Scope Description

The GLAVC project constructs a total of 620-beds at three new veterans' homes offering various levels of care for the Greater Los Angeles and Ventura Counties. The largest of the three homes will provide 500 beds on a 6-acre U.S. Department of Veterans Affairs site in West Los Angeles. The two smaller homes in Lancaster and Saticoy will each provide 60 beds and a 50-person adult daycare facility. Each veteran's home will be constructed according to the space standards set by the Federal Government (USDVA), with the exception of the dining area. The dining area will be based on 30 sq. ft. per bed, as opposed to the 20 sq. ft. per bed standard set by the USDVA, in an effort to address more stringent state standards and space deficiencies experienced at recently constructed veteran's homes. Site improvements include access roads, surface parking and landscaping. A 20-day letter was sent to the Legislature on March 27, 2003.

Funding and Project Cost Verification

\$122,019,000	total estimated project cost (\$27,881,000 General Obligation Bonds, \$19,020,000 Public Building Construction Funds, \$75,118,000 Federal Funds)
\$0	project costs previously allocated
\$122,019,000	project costs to be allocated: preliminary plans \$5,925,000; working drawings \$6,232,000; construction \$105,130,000 (\$91,118,000 contract, \$4,556,000, contingency, and \$9,456,000 A&E); other project costs \$914,000, and agency retained \$3,818,000

CEQA

The project will require compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 2003 (projected)
Approve working drawings:	June 2004 (projected)
Complete construction:	July 2006 (projected)

Other

The project is funded through three sources: General Obligation Bonds, Lease-Revenue Bonds, and Federal Grant Funds. The Federal Veterans State Home Construction Grant Program funds up to 65 percent of the total project costs.

Staff Recommendation: Approve project scope and cost.

ACTION ITEM

ACTION ITEM – 26

**DEPARTMENT OF VETERANS AFFAIRS (8955)
VETERANS HOME OF CALIFORNIA - YOUNTVILLE
NAPA COUNTY**
Annex I Renovation

Authority: Chapter 219/02

a. Approve project scope and cost **\$15,481,000**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 26

Department of Veterans Affairs, Veterans Home of California – Yountville
Annex I Renovation

Action Requested

The action will approve project scope and cost.

Scope Description

This project will renovate and expand an existing structure known as Annex I into an Alzheimer/Dementia facility with approximately 75 beds. The existing structure of approximately 38,100 gross square feet will be increased by approximately 3600 square feet bringing the total building size to approximately 41,700 gross square feet. The project will include a seismic retrofit of the existing structure. Demolition will include the abatement of hazardous materials, exterior doors and windows and interior partitions and building systems. Landscaping and other site improvements are included.

Funding and Project Cost Verification

\$15,481,000 total estimated project cost

\$0 project costs previously allocated

\$15,481,000 project costs to be allocated: preliminary plans \$836,000; working drawings \$973,000; construction \$13,672,000

\$836,000 proposed funding necessary

CEQA

The project will require compliance with CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2003 (projected)
Approve working drawings:	January 2004 (projected)
Complete construction:	December 2005 (projected)

Other

The project is funded through two sources: General Obligation Bonds and Federal Grant Funds. The Federal Veterans State Home Construction Grant Program funds approximately 65% of the total project costs.

Staff Recommendation: Approve project scope and cost.

OTHER BUSINESS

REPORTABLES

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary