



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD
August 13, 2004
MINUTES

PRESENT:

Mr. Michael C. Genest, Chief Deputy Director, Department of Finance
Ms. Cindy McKim, Acting Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,
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 Lloyd E. Levine
Senator Betty Karnette
Senator Wesley Chesbro
Senator Gilbert Cedillo

STAFF PRESENT:

Rocel Bettencourt, Assistant Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Tamara Moss, Executive Secretary, State Public Works Board
Nathan Brady, Budget Analyst, Department of Finance
Brian Dewey, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance

SPEAKERS PRESENT

Dennis Bylo, Capitol Area Fund, Public Comment on West End

OTHERS PRESENT:

Bob Clark, Department of General Services-RES D
Suzanne Swanson, Department of General Services-RES D
Pat Rogers, Department of Parks and Recreation
Art Louie, California Department of Corrections
Rick Stolz, Department of Parks and Recreation
Rob Kane, Department of Parks and Recreation
Sabrina Winn, Department of General Services-RES D
Chris Kooyman, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Mike Herman, California Army National Guard
Joji Castillo, State Treasurer's Office
Etsuko Stono, State Treasurer's Office

Susan Stratton, Department of General Services-RES/PSB/ESS
Dale Clevenger, California Community Colleges
Shelley Petavini, California Community Colleges

CALL TO ORDER AND ROLL CALL:

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

APPROVAL OF MINUTES

Ms. Bettencourt reported that staff has reviewed the minutes from the July 16, 2004 regular meeting and believe them to accurately represent the actions of the Board. There were no contingent actions from the previous meeting and staff recommends.

Hearing no objections, the minutes from the July 16, 2004 regular meeting were unanimously approved.

BOND ISSUES:

Ms. Bettencourt stated that there were three bond items, however, we are pulling Item #3 for the Department of the Youth Authority, Southern Youth Correctional Reception Center and Clinic, Los Angeles County, Specialized Counseling Beds, Norwalk. This item already received interim financing approval at the December 12, 2003 meeting.

Bond Item #1, Department of Justice, Santa Barbara Replacement Laboratory. If approved, the requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds. Staff recommends approval and adoption of the resolution.

A motion was made by Ms. Aronberg and Second by Mr. Lujano to approve Bond Item #1.

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

Bond Item #2, California Community Colleges, Mount San Jacinto Community College District, Menifee Valley Center, Riverside County, Learning Resource Center. If approved, the requested action will adopt a resolution authorizing interim financing and the sale of lease revenue bonds. Staff recommends approval and adoption of the resolution.

A motion was made by Mr. Lujano and second by Ms. Aronberg to approve Bind Item #2.

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

CONSENT CALENDAR:

Ms. Bettencourt stated that in summary, the Consent Calendar covers Items #4 through #34 and proposes: seventeen requests to approve preliminary plans, one request to recognize a scope change, four requests to approve an augmentation, one request to authorize site selection, four requests to approve reversion of funds, one request to approve cost increase within appropriation, one request to approve a new line item within the agency retained cost category, one request to authorize acquisition of real property through the acceptance of a no cost acquisition, and three requests to approve the use of Inmate Day Labor.

There were four 20-day letters for these items; **Item #8, California Department of Corrections**, California State Prison, Sacramento: Psychiatric Services Unit/Enhanced Outpatient Care, Phase II, Augmentation. A 20-day letter was sent to the Legislature on July 28, 2004, and no comments have been received. **Item #15, University of California**, Hastings College of the Law, Scope Change. A 20-day letter was sent to the Legislature on July 22, 2004, and no comments have been received. **Item #32, California Community Colleges**, Los Rios Community College District, American River College, Allied Health Modernization, Augmentation. A 20-day letter was sent to the Legislature on July 22, 2004, and no comments have been received. **Item #33, California Community Colleges**, West Hills Community College District, West Hills College at Lemoore, Child Development Center, Augmentation. A 20-day letter was sent to the Legislature on July 22, and no comments have been received.

Staff recommends approval of the Consent Calendar Items #4 through #34.

A motion was made by Mr. Hemphill and Second by Ms. McKim to adopt the Consent Calendar and to approve Items #4 through #34.

The Consent Calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Bettencourt stated that there was one Action Item.

Action Item #35 is for the Department of Parks and Recreation, Jug Handle State Reserve, Fern Creek, Mendocino County. If approved this action will authorize acquisition consistent with the staff analysis.

Ms. Bettencourt stated that this is a small 8-acre parcel of land contiguous to the existing park. She further stated that this item was being presented to the Board so that they are aware that DPR is proposing to acquire this parcel without the standard indemnification language that the state normally requires on its acquisitions. The seller, Save-the-Redwoods League, a non-profit organization, did not receive any indemnification when the property was purchased and therefore is unwilling to pass it along to the State. Furthermore, based upon the review of the Department of General Services and its visual inspection that the property has minimal risks associated with it, staff feels comfortable recommending approval of the acquisition.

Mr. Bob Sleppy, Department of General Services, stated that there are no improvements on the property that raised concerns for migration of hazardous materials and that no potential problems with ground and/or vegetation staining were observed during the site visit. He further stated that this particular property is so remote and so rural that Staff is very comfortable that the State will be purchasing a clean parcel and that the property is compatible with the proposed future use.

A motion was made by Ms. McKim and Second by Mr. Hemphill to approve Action Item #35.

Action Item #35 was approved by a 3-0 vote.

OTHER BUSINESS:

Ms. Bettencourt stated that the Board has received a request from a member of the public to speak on the West End Project. Ms. Bettencourt stated that this particular item was not on the agenda but would be discussed at the September State Public Works Board meeting.

Mr. Dennis Bylo, Capitol Area Fund Committee (Committee), presented the Committee's proposal for the West End. The Committee is proposing to expand to two-block area to a four-block area, creating a mixed-use environment.

Mr. Genest stated that he appreciated the input and concerns of the community and that the Board would be hearing additional comments regarding this project at the September meeting.

REPORTABLES:

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

NEXT MEETING:

Ms. Bettencourt noted that the next regularly scheduled meeting would be Friday September 10, 2004 at 10:00 am at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:16 am.

BOND ITEM

BOND ITEM – 1

**DEPARTMENT OF JUSTICE (0820)
SANTA BARBARA REPLACEMENT LABORATORY, SANTA BARBARA COUNTY**

Authority: Chapter 208/04, Item 0820-301-0660 (1)

Adopt a resolution to:

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

TOTAL ESTIMATED PROJECT COSTS:

\$8,098,000

APPROVED.

Vote: 5-0

BOND ITEM

STAFF ANALYSIS – 1

Department of Justice
Santa Barbara Replacement Laboratory

Action Requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project constructs a 13,804 square foot forensic laboratory. The administrative area consists of office space for a staff of 8 including the following: reception area; records file room; copy and supplies room; employee room; conference room; library; showers and lockers; and separate rest rooms for both employees and visitors. The laboratory area includes the following: evidence reception area; evidence viewing room; evidence vault w/walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage; firearms exam area; firearms vault; test fire tank and firing range; general exam area; Serology prep; PCR amplification; trace evidence rooms (2 ea.) and trace microscopy area; instrument room; clean lab room; vehicle exam w/lift; dark room; blood alcohol/intox; and maintenance shop. Site work, parking, and utilities are included.

This action supercedes the following previous actions taken by the PWB **or the PMIB**:

- a) **PWB adopted** a resolution for interim financing approved on November 12, 2002,
- b) **PWB approved** Proceed to Bid and Anticipated Recognized Deficit on March 15, 2004.
- c) **PMIB approved PMIA loan of \$14,000 on November 20, 2002. Outstanding loan to be repaid from 2004 construction appropriation.**

Funding and Project Cost Verification

This project is within cost. New appropriation is based on average of bids received April 28, 2004.

\$9,178,998	total estimated project cost:
\$1,080,998	project costs previously allocated: acquisition \$491,799; preliminary plans \$283,401; working drawings \$305,798.
\$8,098,000	project costs to be allocated: construction \$8,098,000 (consisting of \$6,633,000 contract, \$332,000 contingency, \$583,000 A&E costs, \$485,000 other project costs, and \$65,000 agency retained equipment).

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 14, 2000, and the waiting period expired February 13, 2000.

Project Schedule

The project schedule is as follows:

Approve proceed to bid: **August** 2004
Complete construction: March 2006

Due Diligence

Due diligence requirements were completed February 13, 2004 and all lease issues have been resolved.

Staff Recommendation: Approve resolution.

BOND ITEM

BOND ITEM – 2

**CALIFORNIA COMMUNITY COLLEGES (6870)
MT SAN JACINTO COMMUNITY COLLEGE DISTRICT,
MENIFEE VALLEY CENTER, RIVERSIDE COUNTY**
Learning Resource Center

Authority: Chapter 33/02, Section 34 (a) (4) (F)

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 the bonds.
2. Authorize the execution of the Construction Agreement between the Mt. San Jacinto Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Mt. San Jacinto Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Facility Lease between the Mt. San Jacinto Community College District and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$10,548,000

APPROVED.

Vote: 5-0

BOND ITEM

STAFF ANALYSIS – 2

California Community Colleges
Mt. San Jacinto Community College District
Menifee Valley Center, Riverside County
Learning Resource Center

Action Requested

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

Scope Description

The project is within scope. The project constructs a 27,750 assignable square feet (asf) learning resource center consisting of 12,135 asf for library, 6,635 asf for AVTV, 700 asf for offices, 2,100 asf for laboratory, and 6,180 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

This project is within cost.

\$11,252,000	total estimated project costs
\$704,000	project costs previously allocated: preliminary plans \$349,000 and working drawings \$355,000
\$10,548,000	project costs to be allocated: construction \$9,136,000 (\$8,227,000 contracts, \$411,000 contingency, \$498,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$1,412,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 20, 2002 and the waiting period expired April 24, 2002.

Due Diligence

Due Diligence requirements have been met and all title issues have been resolved.

Project Schedule

The project schedule is as follows:

Complete construction: October 2006

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

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

Specialized Counseling Program Beds, Norwalk

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

Adopt a Resolution to:

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

TOTAL ESTIMATED PROJECT COSTS:

\$3,606,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 3

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

Action Requested

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

Scope Description

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

Funding and Project Cost Verification

This project is within cost.

\$3,606,000 total estimated project costs

\$368,000 project costs previously allocated: preliminary plans \$141,000 and working drawings \$227,000

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

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: June 2006

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 4

**OFFICE OF EMERGENCY SERVICES (0690)
OES HEADQUARTERS PERIMETER FENCE, SACRAMENTO COUNTY**

*Authority: Chapter 157/03, Item 0690-301-0001 (1)
Chapter 208/04, Item 0690-490*

a. Approve preliminary plans

**APPROVED.
Vote: 3-0**

CONSENT ITEM

STAFF ANALYSIS – 4

Office of Emergency Services
OES Headquarters Perimeter Fence

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project would install a security fence around the perimeter of the new Office of Emergency Services Headquarters Facility.

Funding and Project Cost Verification

This project is not within cost. During preliminary plans, it was determined that Due Diligence needs to be completed for this project.

\$1,668,000 total estimated project costs

\$1,008,000 project costs previously allocated: preliminary plans \$99,000, augmentation for due diligence work \$9,000

\$1,560,000 project costs to be allocated: working drawings \$136,000 and construction \$1,424,000 (\$1,190,000 contract, \$60,000 contingency, \$100,000 A&E, \$74,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 26, 2004, and the waiting period is scheduled to expire on June 29, 2004.

Project Schedule

The project schedule is as follows:

Approval working drawings: December 2004

Complete construction: July 2006

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

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
JOHN B. DEWITT STATE RESERVE, FRENCH, ROSE, SMALL, & S&I
HUMBOLDT COUNTY
DPR Parcel Nos. 7908-01, 02 & 03, DGS Parcel Number 10255

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

a. Authorize acquisition of real property through the acceptance of a no cost acquisition

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 5

Department of General Services
Department of Parks and Recreation
John B. Dewitt State Reserve – French, Rose, Small & S&I

Action Requested

The requested action will authorize the acquisition of real property through the acceptance of a no cost acquisition.

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (DPR) to accept a donation of four approximately ½ acre parcels of land as an addition to the John B. Dewitt State Reserve. The French/Rose/Small & S&I parcels are adjacent to the existing park property.

This acquisition helps DPR meet its program objective of preserving and sustaining ecosystems and unique natural resource areas. More specifically, this addition will help the Department preserve and protect the redwood forest ecosystem.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 9, 2004, and the waiting period will expire on August 13, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2004.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on March 28, 2002, to four ½-acre parcels proposed for acquisition to the John B. Dewitt State Reserve. The four parcels are located off of Eel River Lane and Forest Drive near the town of Redway, California, in Humboldt County. The parcels were reinspected in June 2004.

The S & I parcel (APN 077-101-017) is a ½-acre lot covered with trees, grasses, weeds and berry bushes. A small house had been previously removed from the property. A water meter is on site and there may be buried water pipes from the Redway Community Services District crossing the property. The French parcel (APN 077-231-003) is a ½-acre lot covered with redwood trees, wildflowers (trilliums), weeds and grasses. A small drainage ditch runs through the property. Four small house-like structures had been previously removed from the property. The Rose parcel (APN 077-101-015) is a ½-acre lot covered with trees, berry bushes, grasses and weeds. A small concrete house foundation, about 20' x 30' is located on the property. It appears that a septic tank exists on the property as evidenced by a round metal lid with the word "Sewer" stamped on it. The septic tank should be properly abandoned if there is no intended future use. The Small parcel (APN 077-101-018) is a ½-acre lot covered with trees, grasses, weeds, wildflowers (trilliums) and brush.

There are no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., on the property that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future use

Other:

- The owner, Save-the-Redwoods League, a non-profit organization, purchased the property for the specific purpose of gifting it to DPR as an addition to the John B. Dewitt State Reserve.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The owner will donate the properties with the condition that a use restriction agreement be recorded requiring the State to use the property for State Park purposes only until and unless the property is declared surplus to the State's needs or the State Public Works Board recommends that a transfer to another state agency is necessary for a higher and better public purpose. In either event, the property can be removed from the terms of the use agreement upon payment of 100% of the market value of the property, excluding the value of any State improvements.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR is acquiring this two-acre property because these parcels are adjacent to the approximately 1,162 acre John B. Dewitt State Reserve and add to the State's preservation of forested land and in particular, old growth redwood trees, at no cost to the State.
- Because of the relatively small size of this addition and the proximity to an existing park, the DPR has certified that this acquisition can be easily managed within existing resources and will not result in additional support costs in the future.

Staff Recommendation: Authorize the acquisition of real property through acceptance of a no cost acquisition contingent upon the pending expiration of the CEQA filing period.

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMO-KAHNI STATE HISTORIC PARK, BARKER, BIGGS AND ARCHAEOLOGICAL
CONSERVANCY, KERN COUNTY
DPR Parcel Numbers A42101, A42102 & A42103, DGS Parcel Number 10233

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

a. Authorize site selection

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 6

Department of General Services
Department of Parks and Recreation
Tomo-Kahni State Historic Park
Barker, Biggs and Archaeological Conservancy

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of fee simple interest of 320 acres to be acquired from the property owners.

The proposed acquisition includes a complete range of features and artifacts representing a Kawaiisu Village, a Native American people who called this area home between 500 and 2,000 years ago. Archaeological features include: well-defined house rings, food grinding areas and polychrome pictographs within sacred caves. The successful completion of this acquisition will preserve an important prehistoric to protohistoric habitation site for future generations and will help meet the Department's program objective to preserve and protect the State's rich, and diverse cultural heritage.

Funding and Cost Verification

This project is within cost. Chapter 379/02, Item 3790-301-6029(6) provides funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 9, 2004, and the waiting period expired on July 14, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is October 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to properties for the expansion of the Tomo-Kahni State Historic Park on March 17, 2004. The acquisition consists of five parcels (Barker property, APN: 224-103-07; Archaeological Conservancy property, APN's: 224-103-19 and 224-103-20; Biggs property, portion of APN's: 224-103-03 and 224-103-05) of undeveloped land comprising approximately 320 acres near Tehachapi, Kern County, California.

A Phase I Environmental Site Assessment (ESA) report was not available for any of these properties and is not deemed necessary for the Barker (80 acres) and Biggs properties (80-acres) given the physical setting of these parcels. However, it is recommended that an ESA be prepared for the 160-acre Archaeological Conservancy parcels because of the amount of trash, debris, and abandoned vehicles dumped on the property. There are approximately one-half dozen abandoned vehicles (e.g., bus, cars, trucks, caterpillar), 55-gallon drums, transformers, batteries, paint thinner cans, etc. dumped on the east-central portion of the property near a drainage. Adjacent to the trash dump area, a partially buried pipe was observed within an area of the drainage containing "sludgy", slime-covered water. Limited soil and/or water testing may be required pending the results of the ESA report on the Archaeological Conservancy parcels.

No additional potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the properties are compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
 - The property is vacant and unimproved.
 - There is no relocation assistance involved with this project.
 - There is no implied dedication applicable to this property.
 - The proposed acquisition will consolidate State Parks' control of access, provide a buffer against private use for existing State Park lands, and allow patrol by State Parks' Rangers to better protect the resources. DPR plans on providing very limited authorized public access to the property, which will only require visual patrols by existing staff. Therefore, DPR estimates minimal ongoing support costs for the maintenance and operation of this property.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF PARKS AND RECREATION (3790)
CHINO HILLS STATE PARK, ORANGE, RIVERSIDE AND SAN BERNARDINO COUNTIES
Coal Canyon Wildlife Corridor Restoration

Authority: Chapter 157/03, Item 3790-301-6029 (4)
Chapter 208/04, Item 3790-301-6029 (2.3)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 7

Department of Parks and Recreation
Chino Hills State Park, Orange, Riverside and San Bernardino Counties
Coal Canyon Wildlife Corridor Restoration

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will improve the function of a major regional habitat linkage at Coal Canyon to increase the exchange of plants and animals between Chino Hills State Park and the Santa Ana Mountains. This action will help prevent local and regional species extinction. A habitat restoration plan developed in the preliminary plan phase will be implemented in the construction phase. The project includes landform restoration, revegetation, and project monitoring. 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.

\$1,218,000 total estimated project costs

\$164,000 project costs previously allocated: preliminary plans

\$1,054,000 project costs to be allocated: construction \$1,054,000 (\$884,000 contract, \$62,000 contingency, \$97,000 A&E costs \$11,000 agency retained items) at CCCI 4100

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 7, 2004, and the waiting period expired on August 6, 2004.

Due Diligence

Due diligence was completed in June 2001 for the parcel affected by this project. A recent review of property documents indicates that no new encumbrances or easements have been established, and the physical condition of the property has not changed.

Project Schedule

The project schedule is as follows:

Complete construction: October 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, SACRAMENTO, SACRAMENTO COUNTY
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Authority: Chapter 106/01, Item 5240-301-0001(33)
Chapter 379/02, Item 5240-301-0001 (10)
Chapter 157/03, Item 5240-301-0660 (5)

a. Approve augmentation **\$433,000**
(11.90 percent of total construction)
(11.59 percent cumulative)

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 8

Department of Corrections
California State Prison, Sacramento, Sacramento County
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Action Requested

This action will provide for augmentation of the construction phase of this project.

Scope Description

This project is within scope. This project will modify over 50,000 square feet (sq.ft.) of existing warehouse space to include: approximately 20,120 sq.ft. of new office space with fire rated corridors; restroom; conference rooms with acoustical ceilings; addition of Administrative Segregation Enhanced Outpatient Program space (approx. 5,700 sq.ft.); Psychiatric Services Unit (PSU) treatment center and classrooms (approx. 9,216 sq.ft.); Enhanced Outpatient Program treatment center classrooms with security walls and ceilings (approx. 13,944 sq.ft.); and roof replacement. Existing gym improvements include the removal of existing temporary classrooms and installing a new Mental Health Crisis Bed (MHCB) area, including 12 new cells. PSU housing unit work will include cell improvements by replacing 64 high security cell doors, and adding cell light switches. This project is critical to maintain Federal Court compliance with the *Coleman vs. Wilson* litigation that mandates the California Department of Corrections (CDC) implement a comprehensive mental health delivery system. A 20-Day Letter was sent to the Legislature on January 14, 2004 and the waiting period will expire on August 15, 2004.

Funding and Project Cost Verification

This project is not within cost. The project was previously augmented by \$155,000 (8.9 percent preliminary plans and working drawings) February 2003, for additional design costs, and by \$1,381,000 (9.06 percent construction) April 2004, for additional construction (roof replacement) costs. The CDC is requesting an augmentation of \$433,000: construction contracts \$333,000 (due to increases to building material, i.e., steel, wood, cement, drywall, etc.); and contingency \$100,000 (due to percentage increase of project contract costs). This represents a cumulative project augmentation of \$1,969,000 (11.59 percent of total project appropriation) to complete construction.

\$18,964,000 total estimated project costs

\$18,531,000 project costs previously allocated: preliminary plans \$822,000; working drawings \$1,080,000; construction \$16,629,000 (\$13,385,000 contracts, \$860,000 contingency, \$1,498,000 Project Administration, \$886,000 agency retained)

\$433,000 augmentation request: construction contract \$333,000; contingency \$100,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 29, 2001 and the waiting period expired on November 28, 2001, with no public comment.

Project Schedule

The project schedule is as follows:

Completion of preliminary plans:	June 2002
Completion of working drawings:	October 2003
Complete Construction:	February 2006

Due Diligence

Due diligence was completed in December 2003.

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF CORRECTIONS (5240)
STATEWIDE
Minor Capital Outlay Projects

Authority: Chapter 208/04, Item 5240-301

a. Approve use of Inmate Day Labor

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 9

Department of Corrections
Statewide
Minor Capital Outlay Projects

Action Requested

The requested action will provide approval of the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 for the Department's Minor Capital Outlay Program.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 2004/05 fiscal-year.

Funding and Project Cost Verification

This project is within cost.

\$5,000,000 total amount to be allocated

CEQA

Not applicable.

Project Schedule

All projects will be in construction in the 2004/05 fiscal-year.

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS (5240)
STATEWIDE
Parole Revocation Capital Improvements

Authority: Chapter 208/04, Item 5240-301

a. Approve use of Inmate Day Labor

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 10

Department of Corrections
Statewide
Parole Revocation Capital Improvements

Action Requested

The requested action will provide approval of the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5, for the Statewide Parole Revocation Capital Improvements.

Scope Description

The project is within scope. The scope of this project entails remodeling existing buildings/spaces, the construction of new space(s), and the purchase of new modular(s) to accommodate displaced staff, as necessary to meet the requirements of a stipulated lawsuit (Valdivia).

Pursuant to Public Contract Code Section 10103.5, and to comply with the Court Order, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources for this project.

Provisions:

1. Notwithstanding any other provision of law, the funds in Schedule (1) may be used to complete construction of the parole revocation capital improvements at various institutions in excess of \$400,000 each.

Funding and Project Cost Verification

This project is within cost.

\$5,400,000 total amount to be allocated

CEQA

Not applicable.

Project Schedule

All projects will be in construction in the 2004/05 fiscal-year.

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA INSTITUTION FOR WOMEN, FRONTERA, SAN BERNARDINO COUNTY
Correctional Treatment Center, Phase II

Authority: Chapter 324/98, Item 5240-301-0001 (23)
Chapter 52/00, Item 5240-301-0001 (29)

a. Approve cost increase within appropriation \$41,000

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 11

Department of Corrections
California Institution for Women, Frontera, San Bernardino County
Correctional Treatment Center, Phase II

Action Requested

The requested action will approve a cost increase within appropriation.

Scope Description

This project is within scope. The scope of the proposed project provides for the construction of a new stand-alone 30,646 square foot health care facility that will be licensed as a Correctional Treatment Center (CTC).

Funding and Cost Verification

This project is within cost. The California Institution for Women, Correctional Treatment Center project is monitored under the Budd vs. Cambra litigation, which requires that this facility be licensed, or the Department of Corrections will be held in contempt of court. Due to a material breach in their contract, the General Contractor was released from their control of the work. Since that time the Department of General Services and the Bonding Company have negotiated a takeover agreement to allow the project to restart and be awarded to another construction firm. Accordingly, this Public Works Board request provides funding to increase Agency Retained for guarding activities, which has been impacted due to construction issues, and to pay for medical services associated with administering a Tuberculosis test for the work force.

\$13,248,000 total estimated project costs

\$13,207,000 project costs previously allocated: preliminary plans \$399,000; working drawings \$704,000; construction \$12,104,000; (contract \$8,712,000; contingency \$1,065,000; project administration \$1,896,000; agency retained \$431,000)

\$41,000 requested increase within appropriation: project administration \$5,000; agency retained \$36,000

CEQA

CDC certifies that it has complied with the requirements of CEQA for this project. A Notice of Exemption was filed with the State Clearinghouse on September 1, 1999, and the waiting period expired on October 1, 1999, with no public comment.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	October 1999
Approve working drawings:	April 2001
Complete construction:	October 2004

Staff Recommendation: Approve cost increase within appropriation.

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON – KERN COUNTY AT DELANO II

Authority: Chapter 54/99, Item 5240-802-0001, Item 5240-801-0660.268, 61.39.001

- a. Approve use of Inmate Day Labor
- b. Approve a new line item within the agency retained cost category
- c. Approve augmentation **\$822,000**
(9.1 percent of total appropriation)

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 12

Department of Corrections
California State Prison – Kern County at Delano II

Action Requested

The requested action will approve the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5, establish a new line item within the agency retained cost category, and provide an augmentation to the project.

Scope Description

This project is within scope. The California State Prison - Kern County at Delano II (Delano II) project consists of constructing a maximum security State prison for male inmates located near the City of Delano in Kern County. The project, when completed, will add a total of 2,248 cells to the California prison system, together with a 400-bed Level I support services facility.

Funding and Cost Verification

This project is not within cost. The Department of Corrections (CDC) is requesting approval of an augmentation for additional costs resulting from design changes to the small management yards at the Administrative Segregation Housing Units. In September 2002, an inmate breached the security of a small management yard and

subsequently stabbed another inmate. This was accomplished by unweaving the chain link fencing material, which was used in CDC's standard design for small management yards. Consequently, CDC determined that a stronger material was needed to replace the chain link. The original design of the small management yards at Delano II's Administrative Segregation Units used chain link fencing. Therefore, CDC changed the design of the small management yards at Delano II from chain link fencing to a woven wire panel system that is welded into pipe frames. Also concrete masonry unit walls are to be constructed around part of the yards to restrict the visibility of nearby housing units and a road for the inmates in the yards. Construction of the yards was originally part of the scope of Bid Package 3. The design change was submitted to the Bid Package 3 contractor, and the contractor's proposed fee for the change was \$4.9 million. After receiving this fee proposal, CDC requested from its' Inmate Day Labor (IDL) Program an estimate to construct the small management yards. The IDL estimate was \$822,200, which was over \$4 million less than the proposed fee from the Bid Package 3 contractor. Therefore, CDC is also requesting approval for IDL to construct the small management yards with the new design and to establish a new agency retained line item.

\$366,047,000 total estimated project cost

\$365,225,000 project costs previously allocated: acquisition \$5,072,000; preliminary plans \$4,748,000; working drawings \$6,200,000; project administration \$31,786,000; long lead \$1,084,000; group II equipment \$11,853,000; agency retained \$17,142,000; and construction \$287,340,000 (\$269,116,000 contract; \$13,456,000 contingency; \$4,768,000 A&E) at CCCI 3846

\$822,000 proposed augmentation: agency retained \$822,000

CEQA

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on June 9, 2000. During the litigation period for the project, a lawsuit was filed. After the Department completed a court-ordered revision to the Cumulative Impacts Analysis of the Subsequent Environmental Impact Report, a new Notice of Determination was filed with the State Clearinghouse on December 13, 2001, and the waiting period expired on January 14, 2002. On April 4, 2002, the court issued a decision finding the Revised Cumulative Impacts Analysis to be adequate and that all CEQA requirements had been met. A Notice of Appeal was filed on July 9, 2002. The 5th Court of Appeals heard the matter on August 11, 2003, and issued a ruling favorable to the State of California on August 18, 2003, affirming the lower court's decision.

Project Schedule

The project schedule is as follows:

Complete construction: November 2004

Due Diligence Status

Due Diligence was completed on September 3, 2003.

Staff Recommendation: Approve the use of Inmate Day Labor, a new line item within the agency retained cost category, and an augmentation.

CONSENT ITEM

CONSENT ITEM – 13

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

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

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 13

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

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the construction of a new Multipurpose/Activity Center totaling 16,775 gross square feet. The facility will provide space for indoor sporting events and performing arts. Site work includes modifications to the exiting road, landscaping and utilities.

Funding and Project Cost Verification

The project is within cost.

\$5,600,000 total estimated project costs

\$252,000 project costs previously allocated: preliminary plans

\$5,348,000 project costs to be allocated: working drawings \$345,000, construction \$5,003,000 (\$4,116,000 contracts, \$206,000 contingency, \$681,000 A & E)

CEQA

A Notice of Exemption was filed with the state clearinghouse on April 20, 2004 and the waiting period expired on May 20, 2004.

Due Diligence

Due Diligence activities are being conducted during the design phases of this project.

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2005
Complete construction: November 2006

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

CONSENT ITEM

CONSENT ITEM – 14

CALIFORNIA STATE UNIVERSITY (6610)
SAN FRANCISCO, SAN FRANCISCO COUNTY
Joint Library: J. Paul Leonard Library and Sutro Library

CALIFORNIA STATE LIBRARY (6120)
SAN FRANCISCO, SAN FRANCISCO COUNTY
Joint Library: J. Paul Leonard Library and Sutro Library

Authority: Chapter 33/02, Section 34 (a) (1) and Section 34 (a) (3) (A)

a. Approve preliminary plans

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 14

California State University
California State Library
San Francisco, San Francisco County
Joint Library: J. Paul Leonard Library and Sutro Library

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will strengthen and renovate the existing 199,900 asf/281,000 gsf library building and construct an addition that will accommodate the university's 20,000 full time equivalent students. The project also includes an automated storage and retrieval system to accommodate the general collection, as well as the state's Sutro Library collection. This addition will necessitate the demolition of the Franciscan building due to physical limitations on the campus. This project will be a partnership with the California State University and the California State Library.

Funding and Project Cost Verification

This project is within cost. This project is within the previously approved budget for CSU. Chapter 30/02 appropriated a total of \$95,522,000 for the project. CSU's \$85,035,000 appropriation is budgeted as follows: preliminary plans \$1,992,000, working drawings \$2,480,000, and construction \$80,563,000 (\$70,234,000 contract, contingency \$4,211,000, project administration \$6,118,000) at CCCI 4019. The State Library's \$10,487,000 appropriation is budgeted as follows: preliminary plans \$321,000, working drawings \$427,000, construction \$9,193,000 (\$7,906,000 contracts, contingency \$544,000, project administration \$743,000, equipment \$546,000)

\$95,522,000	total estimated project cost \$85,035,000 CSU funding and \$10,487,000 State Library funding
\$2,082,000	previously allocated for preliminary plans.
\$93,440,000	to be allocated for working drawings (\$3,138,000), construction (\$89,756,000), and state library only equipment (\$546,000)

CEQA

The project is in compliance with CEQA. The Notice of Determination was filed with the State Clearing House on January 29, 2004 and no challenges were received within the thirty-days following the filing.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	August 2004
Approve working drawings:	July 2005
Complete construction:	September 2008

Due Diligence

The Department of General Services completed due diligence on February 24, 2004.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 15

UNIVERSITY OF CALIFORNIA (6600)
HASTINGS COLLEGE OF THE LAW
200 McAllister Street Code Compliance Upgrade

Authority: Chapter 208/04, Item 6600-301-6028 (C)
Chapter 157/03 6600-301-6028 (W)
Chapter 379/02 6600-301-6028 (P)

a. Recognize scope change

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 15

University Of California
Hastings College Of The Law
200 McAllister Street Code Compliance Upgrade

Action Requested

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

Scope Description

The project is not within scope. Hastings College of Law is currently working on a code compliance upgrade project at its 200 McAllister facility in San Francisco. The current project scope at the College's 185,000 gross square foot (gsf) facility includes seismic corrections, fire/life-safety, handicapped accessibility, heating and air conditioning improvements, and hazardous materials abatement. Hastings College of the Law has requested a scope change involving College-funded improvements to Hastings' law library located on the 4th, 5th and 6th floors of the 200 McAllister building. The work to be funded by the College includes: redesign and relocation of the circulation and reference desks; creation of a new reading lounge; moving staff functions from the 4th to the 5th floor; consolidating computer labs, creating study rooms; and widening the main interior staircase.

Absent integrating the Hastings-funded and State-funded elements of the project, it would be difficult to obtain reliable, cost-effective bids for the work as separate projects with separate bid documents. To address these issues, it is proposed that the two be combined into a single project. A 20-day scope change letter was sent to the Legislature on July 22, 2003 and the 20-day notification period has expired without comment.

Funding and Project Cost Verification

This project is within cost. The currently approved total cost of the project is \$20,633,000. The College has committed \$2,300,000 in Hastings funds to pay all costs related to the proposed additional scope, making the estimated total project cost to be \$22,933,000. Any additional costs for law library improvements shall be borne by Hastings.

\$22,933,000 total estimated project cost

1,875,000 project costs previously allocated: preliminary plans--\$831,000 (state funds);
working drawings--\$1,044,000 (state funds)

21,058,000 to be allocated: construction--\$18,758,000 (state funds) (\$16,162,000 contract,
\$1,131,000 contingency, \$1,465,000 A&E) at CCCI 4100. \$2,300,000—
Hastings' funds (\$2,113,000 contract, \$187,000 contingency).

CEQA

The notice of exemption was filed with the State Clearinghouse on June 17, 2003 and the period for litigation has expired with no public comments.

Project Schedule

The project schedule is as follows:

Approve working drawings: November 2004

Complete construction: June 2007

Due Diligence

Hastings College of the Law, an affiliate of the University of California, is vested with the authority for management of the property for the benefit of the college and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Recognize scope change.

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS, ALAMEDA COUNTY
Seismic Safety Corrections, LeConte Hall

Authority: Chapter 324/98, Item 6440-301-0658 (1)
Chapter 52/00, Item 6440-301-0574 (2)
Chapter 106/01, Item 6440-301-0574 (2)
Chapter 379/02, Item 6440-491 (2)

a. Approve reversion

\$2,586,000

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 16

University of California, Berkeley
Seismic Safety Corrections, LeConte Hall

Action Requested

The requested action will approve a reversion for this project.

Scope Description

This project is within scope. This project will provide new interior shear walls, new footings, and other reinforcement and anchoring of potential falling hazards, while maintaining the historic exterior of the building. Required life safety and accessibility deficiencies will also be corrected.

Funding and Project Cost Verification

This project is within cost. Due to bid savings, \$2,586,000 is available for reversion.

\$15,666,000 total authorized project costs

\$13,080,000 Total estimated project costs

\$13,080,000 project costs previously allocated: preliminary plans \$820,000 (State funds); working drawings \$1,105,000 (State funds); construction \$11,155,000 (State funds)

\$2,586,000 Requested reversion

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: June 2005

Due Diligence Status

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve reversion.

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Logistical Support/Service Facilities Building

Authority: Chapter 157/03, Item 6440-301-6028 (28)

a. Approve preliminary plans

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 17 University of California, Merced Logistical Support/Service Facilities

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Logistical Support/Service Facilities project will construct a new 20,473 assignable square foot (asf) building to support campus facilities management and the environment, health and safety (EHS) functions. The project provides office, shop/storage and EHS operations space.

Funding and Project Cost Verification

This project is within cost.

\$10,164,000 total estimated project costs

\$393,000 project costs previously allocated: preliminary plans -- \$393,000 (State funds)

\$9,771,000 project costs to be allocated: working drawings -- \$481,000 (State funds);
construction -- \$8,326,000 (State funds); equipment -- \$964,000 (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 working drawings: March 2005

Complete construction: July 2006

Due Diligence Status

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 18

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Seismic Safety Corrections, Phase 2A

Authority: Chapter 157/03, Item 6440-301-6028(20)

a. Approve reversion \$1,396,000

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 18

University of California, Santa Cruz
Seismic Safety Corrections, Phase 2A

Action Requested

The requested action will approve a reversion for this project.

Scope Description

This project is within scope. This project will correct four deficient structures – Sinsheimer Laboratories, the Classroom Unit 1 building, Thimann Lecture Hall, and the McHenry-Hahn Bridge – all of which are rated seismically “Poor.” Corrections will address hazardous conditions and strengthen the seismic resistance of each structure to achieve a rating of “Good.” Mandatory code upgrades will be completed.

Funding and Project Cost Verification

This project is within cost. Due to bid savings, \$1,396,000 is available for reversion.

\$3,198,000 total authorized project costs

\$1,802,000 total estimated project costs

\$1,802,000 project costs previously allocated: preliminary plans \$198,000 (campus funds); working drawings \$190,000 (State funds); construction \$1,414,000 (State funds)

\$1,396,000 requested reversion

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: June 2005

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve reversion.

CONSENT ITEM

CONSENT ITEM – 19

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
Medical Sciences Building Improvements, Phase 2

Authority: Chapter 157/03, Item 6440-301-6028 (3)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 19

University of California, San Francisco
Medical Sciences Building Improvements, Phase 2

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Medical Sciences Building Improvements, Phase 2 project, as amended in October 2003, will provide seismic corrections, and upgrade and modernize several building systems including heating, primary cooling and distribution, air handling, environmental controls and building envelope.

Funding and Project Cost Verification

This project is within cost.

\$32,056,000 total estimated project costs

\$1,400,000 project costs previously allocated: preliminary plans -- \$1,400,000;

\$30,656,000 project costs to be allocated: working drawings -- \$1,632,000; construction -- \$29,024,000

CEQA

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

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2005

Complete construction: April 2008

Due Diligence Status

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 20

UNIVERSITY OF CALIFORNIA (6440)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Electrical Distribution System Expansion, Step 6B (Project No. 946122)

Authority: Chapter 106/01, Item 6440-301-0574 (8)
Chapter 157/03, Item 6440-301-6028 (7)

a. Approve reversion **\$1,207,000**

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 20

University of California, Los Angeles
Electrical Distribution System Expansion, Step 6B

Action Requested

The requested action will approve a reversion for this project.

Scope Description

This project is within scope. The project will construct the next phase of a new 12.4kV electric system on the Los Angeles campus. The project will install four new feeder loops and a new main substation service transformer, and will connect existing buildings to the new feeders.

Funding and Project Cost Verification

This project is within cost. Due to bid savings, \$1,207,000 is available for reversion.

\$6,228,000 total authorized project costs

\$5,021,000 total estimated project costs

\$5,021,000 project costs previously allocated: preliminary plans \$150,000 (State funds); working drawings \$220,000 (State funds); construction \$4,651,000 (State funds)

\$1,207,000 requested reversion

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: December 2005

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve reversion.

CONSENT ITEM

CONSENT ITEM – 21

UNIVERSITY OF CALIFORNIA (6440)
UNIVERSITY-WIDE, CONTRA COSTA COUNTY
Northern Regional Library Facility, Phase 3

Authority: Chapter 52/00, Item 6440-301-0574 (1)
Chapter 106/01, Item 6440-301-0574 (1)
Chapter 157/03, Item 6440-301-6028 (1)

a. Approve reversion

\$2,375,000

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 21

University of California, University-wide
Northern Regional Library Facility, Phase 3

Action Requested

The requested action will approve a reversion for this project.

Scope Description

This project is within scope. This project will construct the third of six projected phases at the Northern Regional Library Facility at the Richmond Field Station. The addition will provide new shelving area with a capacity of 2.2 million volumes, associated support space and mechanical systems and expansion to the reading room.

Funding and Project Cost Verification

This project is within cost. Due to bid savings, \$2,375,000 is available for reversion.

\$18,519,000 total authorized project costs

\$16,144,000 total estimated project costs

\$16,144,000 project costs previously allocated: preliminary plans \$810,000 (State funds); working drawings \$1,033,000 (State funds); construction \$14,301,000 (State funds)

\$2,375,000 requested reversion

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: February 2005

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Staff Recommendation: Approve reversion.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
MERCED COMMUNITY COLLEGE DISTRICT
MERCED COLLEGE, MERCED COUNTY
Learning Resource Center

Authority: Chapter 208/04, Item 6870-301-6041 (30)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 22

Merced Community College District
Merced College, Merced County
Learning Resource Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 52,360 assignable square feet (asf) learning resource center comprised of the following: 38,000 asf library, 9,000 asf AV/TV, 1,160 asf office, 4,000 asf meeting, and 200 asf other space. The project scope also relocates the existing agriculture and agricultural mechanics buildings to a location north of the proposed learning resource center.

Funding and Project Cost Verification

The project is within cost.

\$18,509,000	total estimated project costs
\$9,542,000	state project costs to be allocated: construction \$9,542,000 (\$9,542,000 contracts)
\$877,000	local project costs previously allocated: preliminary plans
\$596,000	local project costs to be allocated: working drawings
\$7,494,000	local funds to be allocated: construction \$6,189,000 (\$4,647,000 constructs, \$709,000 contingency, \$833,000 construction management, administration, testing and inspection) at CCI 4100, and equipment \$1,305,000 at EPI 2564

CEQA

A Notice of Participation was filed with the state clearinghouse on July 3, 2003 and the waiting period expired on August 1, 2003.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	January 2005
Complete construction:	May 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
MIRA COSTA COMMUNITY COLLEGE DISTRICT
MIRA COSTA COLLEGE, SAN DIEGO COUNTY
Creative Arts Building Replacement

*Authority: Chapter 157/03, Item 6870-301-6028 (46.5) as reappropriated by
Chapter 208/04, Item 6870-490*

a. Approve preliminary plans

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 23

Mira Costa Community College District
Mira Costa College, San Diego County
Creative Arts Building Replacement

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the construction of a 14,023 assignable square feet (asf) building to replace the existing Music and Arts facilities, which includes 530-asf lecture, 12,614 asf laboratory, and 879 asf office space.

Funding and Project Cost Verification

The project is within cost.

\$10,578,000 total estimated project costs

\$404,000 state project costs previously allocated: preliminary plans

\$10,159,000 state project costs to be allocated: working drawings \$389,999, construction \$9,770,000 (\$8,799,000 contracts, \$440,000 contingency, \$531,000 construction management, administration, testing and inspection) at CCI 4100

\$7,000 local project costs previously allocated: preliminary plans

\$8,000 local project costs to be allocated: working drawings

CEQA

A Categorical Exemption was filed with the state clearinghouse on April 13, 2004 and the waiting period expired on May 13, 2004.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	February 2005
Complete construction:	November 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
CAÑADA COLLEGE, SAN MATEO COUNTY
Library/Learning Resource/Student Services Center

Authority: Chapter 208/04, Item 6870-301-6041 (51)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 24

San Mateo County Community College District
Cañada College, San Mateo County
Library/Learning Resource/Student Services Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project provides for the construction of a 49,258 assignable square feet (asf) with 9,836 asf for instructional laboratories, 10,122 asf for offices, 19,693 asf for library, 6,125 asf for technology, and 3,482 asf of other space. The project is designed to provide the additional space needed to meet current enrollment needs and improve access to and security within the facility.

Funding and Project Cost Verification

The project is within cost.

\$27,197,000 total estimated project costs

\$22,172,000 state project costs to be allocated: construction \$18,920,000 (\$17,142,000 contracts, \$857,000 contingency, \$921,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$3,252,000 at EI 2564

\$826,000 local project costs previously allocated: preliminary plans

\$4,199,000 local project costs to be allocated: working drawings \$1,083,000 and construction \$3,116,000 (\$2,842,000 contract, \$142,000 contingency, \$132,000 construction management, administration, testing and inspection) at CCI 4100

CEQA

A Categorical Exemption was filed with the state clearinghouse on April 11, 2002 and the waiting period expired on May 16, 2002.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2005
Complete construction:	December 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
SEQUOIAS COMMUNITY COLLEGE DISTRICT
COLLEGE OF THE SEQUOIAS, TULARE COUNTY
Old Library (Building #27) Reconstruction

Authority: Chapter 208/04, Item 6870-301-6041 (55)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 25

Sequoias Community College District
College of the Sequoias, Tulare County
Old Library (Building #27) Reconstruction

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project renovates Building #27 to house displaced Social Sciences Building functions that is slated for demolition. The project scope provides for the renovation of 5,168 assignable square feet classroom (asf) and 975 asf office spaces on the second floor of Building #27. The scope also addresses code deficiencies by reconstructing the existing pedestrian walkway and fire road.

Funding and Project Cost Verification

The project is within cost.

\$2,789,000 total estimated project costs

\$2,534,000 state project costs to be allocated: construction \$2,525,000 (\$2,185,000 contracts, \$153,000 contingency, \$187,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$9,000 at EPI 2564

\$255,000 local project costs previously allocated: preliminary plans \$130,000 and working drawings \$125,000

CEQA

A Categorical Exemption was filed with the state clearinghouse on March 4, 2003 and the waiting period expired on April 3, 2003.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2004
Complete construction: June 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 26

CALIFORNIA COMMUNITY COLLEGES (6870)
STATE CENTER COMMUNITY COLLEGE DISTRICT
WILLOW INTERNATIONAL CENTER, FRESNO COUNTY
Academic Facilities & Site Development, Phase I

Authority: Chapter 208/04, Item 6870-301-6041 (65)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 26

State Center Community College District
Willow International Center, Fresno County
Academic Facilities & Site Development, Phase I

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs the site development and first phase of academic facilities. Project scope includes off and on-site development and 53,394 assignable square feet (asf) of building comprised of 9,959 asf lecture, 21,895 asf laboratory, 7,748 asf office, 2,201 asf library, 802 asf AV/TV, and 10,789 asf other spaces.

Funding and Project Cost Verification

The project is within cost.

\$41,111,000 total estimated project costs

\$38,600,000 state project costs to be allocated: construction \$34,684,000 (\$31,069,000 contracts, \$1,553,000 contingency, \$2,062,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$3,916,000 at EPI 2564

\$905,000 local project costs previously allocated: preliminary plans

\$1,606,000 local project costs to be allocated: working drawings

CEQA

A Notice of Determination was filed with the state clearinghouse on February 11, 2002 and the waiting period expired on March 11, 2002.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2005
Complete construction: September 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 27

CALIFORNIA COMMUNITY COLLEGES (6870)
FOOTHILL DE ANZA COMMUNITY COLLEGE DISTRICT
FOOTHILL COLLEGE, SANTA CLARA COUNTY
Life Science Building

Authority: Chapter 208 /04, Item 6870-301-6041 (14)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 27

Foothill De Anza Community College District
Foothill College, Santa Clara County
Life Science Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 37,005 asf life science instructional complex with two instructional buildings and related field buildings to support biology, ornamental horticulture and veterinary technician programs. The project creates 3,550 asf of lecture space, 21,642 asf of lab space, 1,453 asf of office space, 180 asf of AV/TV space and 10,180 asf of other space.

Funding and Project Cost Verification

The project is within cost.

\$19,286,000 total authorized project costs

\$9,645,000 state project costs to be allocated: construction \$8,081,000 (\$7,314,000 contracts, \$366,000 contingency and \$401,000 tests and inspection, architectural oversight during construction, and construction management) at CCI 4100; equipment \$1,564,000 at EPI 2564

\$946,000 local project costs previously allocated: preliminary plans

\$8,695,000 local costs to be allocated: working drawings \$615,000, construction \$8,080,000 (\$7,314,000 contracts, \$366,000 contingency and \$400,000 tests and inspection, architectural oversight during construction, and construction management) at CCI 4100

CEQA

A Notice of Determination was filed with the state clearinghouse on June 13, 2002 (reference number 2001012040) and the waiting period expired on July 12, 2002.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2004
Complete construction: April 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 28

CALIFORNIA COMMUNITY COLLEGES (6870)
SOUTHWESTERN COMMUNITY COLLEGE DISTRICT
SOUTHWESTERN COLLEGE, SAN DIEGO COUNTY
Student Services Center

Authority: Chapter 208/04, Item 6870-301-6041 (61)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 28

Southwestern Community College District
Southwestern College, San Diego County
Student Services Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project equips a locally funded new 25,929 asf student services center. The center includes 2,400 asf laboratory, 18,934 asf office, 505 asf library, 490 asf AV/TV, and 3,600 asf of other space.

Funding and Project Cost Verification

The project is within cost.

\$11,668,000 total estimated project costs

\$1,064,000 state project costs to be allocated: equipment \$1,064,000 at EPI 2564

\$10,604,000 local project costs previously allocated: preliminary plans \$662,000, working drawings \$915,000, and construction \$9,027,000 (\$8,083,000 construction, \$404,000 contingency, \$540,000 construction management, administration, testing and inspection) at CCI 4019

CEQA

A Notice of Exemption (#2003098454) was filed with the state clearinghouse on September 25, 2003 and the waiting period expired on September 26, 2003.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete construction: June 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 29

CALIFORNIA COMMUNITY COLLEGES (6870)
VICTOR VALLEY COMMUNITY COLLEGE DISTRICT
VICTOR VALLEY COLLEGE, LOS ANGELES COUNTY
Speech / Drama Studio Addition

*Authority: Chapter 157/03, Item 6870-301-6028 (85), as reappropriated by
Chapter 208/04, Item 6870-490
Chapter 208/04, Item 6870-301-6028 (69)*

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 29

Victor Valley Community College District
Victor Valley College, Los Angeles County
Speech / Drama Studio Addition

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope constructs a 20,563 asf addition to the Performing Arts Center and includes 7,753 asf laboratory space, 1,281 asf of office/support space and 11,529 asf of other space (theater arts assembly, exhibition, and meeting rooms). Some minor realignments of space have occurred during the development of preliminary plans to satisfy code requirements for access and fire egress of persons with limited mobility. The project now seeks to construct a 20,275 asf addition with 7,605 asf of laboratory space, 890 asf of office space and 11,780 asf of other space. The program intent and focus of the facility remain unchanged.

Funding and Project Cost Verification

The project is within cost.

\$9,474,000 total authorized project costs

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

\$9,174,000 project costs to be allocated: working drawings \$291,000, construction \$7,904,000 (\$7,062,000 contracts, \$353,000 contingency, \$489,000 construction management, administration, testing and inspection) at CCI 4100, and equipment \$980,000 at EPI 2564

CEQA

A Notice of Exemption was filed with the state clearinghouse on June 9, 2004 and the public notice period expires on August 13, 2004. No concerns have been raised.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: May 2005
Complete construction: September 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 30

CALIFORNIA COMMUNITY COLLEGES (6870)
LONG BEACH COMMUNITY COLLEGE DISTRICT
LONG BEACH CITY COLLEGE (PACIFIC COAST CAMPUS), LOS ANGELES COUNTY
Industrial Technology Center, Manufacturing

*Authority: Chapter 157/03, Item 6870-301-6028 (31), as reappropriated by
Chapter 208/04, Item 6870-490
Chapter 208/04, Item 6870-301-6041 (20)*

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 30

Long Beach Community College District
Long Beach City College (Pacific Coast Campus), Los Angeles County
Industrial Technology Center, Manufacturing

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 22,118 asf welding and instructional tool building with 20,264 asf of laboratories, 902 asf of office, 725 asf of library research space and 227 asf of storage space for welding supplies. The project also will demolish the Welding and Machine Tool buildings built in the 1950s containing 14,304 asf.

Funding and Project Cost Verification

The project is within cost.

\$10,822,000 total authorized project costs

\$344,000 project costs previously allocated: preliminary plans \$344,000

\$10,478,000 project costs to be allocated: working drawings \$ 354,000, construction \$9,316,000 (\$8,382,000 contracts, \$419,000 contingency, \$515,000 construction management, administration, testing and inspection) at CCI 4100, and equipment \$808,000 at EPI 2564

CEQA

A Negative Declaration was filed with the state clearinghouse on July 3, 2003 (reference number 2003111134) and the waiting period expired on April 12, 2004.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2005
Complete construction:	August 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 31

**CALIFORNIA COMMUNITY COLLEGES (6870)
RIVERSIDE COMMUNITY COLLEGE DISTRICT
RIVERSIDE CITY COLLEGE, RIVERSIDE COUNTY**
Quadrangle Building Modernization

Authority: Chapter 208/04, Item 6870-301-6041 (40)

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 31

Riverside Community College District
Riverside City College, Riverside County
Quadrangle Building Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of the project modernizes 45,110 assignable square feet (asf) in the Quadrangle Building. Space types to be modernized include 24,198 asf lecture space; 5,139 asf laboratory space, 10,566 asf office and administrative support space, 177 asf library space, and 5,030 asf other space. Refinements in design development have decreased the asf by 1,481 for a total of 43,629 asf. Preliminary plans asf includes: 28,688 lecture; 2,221 laboratory; 9,258 office and administrative support; and 3,462 other space. The project will include seismic strengthening and code compliance upgrades.

Funding and Project Cost Verification

The project is within cost.

\$13,640,000 total authorized project costs

\$12,554,000 state project costs to be allocated: construction \$12,187,000 (\$10,770,000 contracts, \$745,000 contingency and \$672,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4100; equipment \$367,000 at EPI 2564

\$1,086,000 local funds: preliminary plans \$522,000, working drawings \$564,000 at CCI 4100

CEQA

A Notice of Exemption was filed with the state clearinghouse on June 23, 2004 and the waiting period will expire on July 28, 2004.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete Working Drawings: September 2004
Complete construction: January 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 32

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT
AMERICAN RIVER COLLEGE, SACRAMENTO COUNTY**
Allied Health Modernization

Authority: Chapter 157/03, Item 6870-301-6028 (39)

a. Approve augmentation **\$281,000**
(16.3 percent of construction)

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 32

Los Rios Community College District
American River College, Sacramento County
Allied Health Modernization

Action Requested

This action will provide for augmentation for the construction phase of this project.

Scope Description

This project is within scope. This project replaces existing Allied Health program and faculty office spaces with new space and then demolishes the existing space. New space is comprised of 1,774 asf office and 4,540 asf laboratory space for a total 6,314 asf.

Funding and Project Cost Verification

This project is not within cost. After exercising deductive alternates, the lowest responsive and responsible bidder bid \$563,000 over budget. The district maintains their commitment of 50 percent project funding by contributing an additional \$282,000 to the project, and requests a state augmentation of \$281,000 (16.3 percent of construction). Four of the district's recent bids have ranged from 7.9 to 33 percent over budget, thus, due to the tight construction market with escalating steel and electrical prices plus the scarcity of qualified construction workers, the district states that rebidding the project would not be beneficial.

\$3,636,000	total authorized project costs
\$4,199,000	total estimated project costs
\$1,724,000	state project costs to be allocated: construction at CCI 4019
\$1,649,000	local project costs to be allocated: construction \$1,461,000, at CCI 4019; equipment \$188,000 at EPI 2564
\$263,000	local project costs previously allocated: preliminary plans \$136,000; working drawings \$127,000
\$281,000	state project costs to be augmented: construction
\$282,000	local funds to be augmented: construction

CEQA

A notice of exemption was filed with the State Clearinghouse on March 17, 2003 and the waiting period expired on April 20, 2003.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 33

**CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT
WEST HILLS COLLEGE AT LEMOORE, KINGS COUNTY
Child Development Center**

Authority: Chapter 157/03, Item 6870-301-6028 (889)

**a. Approve augmentation \$348,000
(19.7 percent of construction)**

**APPROVED.
Vote: 3-0**

CONSENT ITEM

STAFF ANALYSIS – 33

West Hills Community College District
West Hills College at Lemoore, Kings County
Child Development Center

Action Requested

This action will provide for augmentation for the construction phase of this project.

Scope Description

This project is within scope. This project constructs a 4,858 asf child development facility with 700 asf lecture lab, 800 asf office, 2,648 asf demonstration, and 710 asf storage spaces. A 20-day letter was sent to the Legislature on July 22, 2004 and the 20-day notification period has expired without comment.

Funding and Project Cost Verification

This project is not within cost. The lowest responsible and responsive bidder on construction is \$794,000 over budget. This is the district's second bid effort, and the project has been value engineered. The district requests a state augmentation of \$348,000 (19.7 percent of construction) and the district will cover the difference of \$446,000 in order to complete the project.

\$2,161,000	total authorized project costs
\$2,955,000	total estimated project costs
\$1,902,000	state project costs to be allocated: construction \$1,764,000 (\$1,537,000 contracts, \$82,000 contingency and \$145,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019; equipment \$138,000 at EPI 2564
\$105,000	local project costs to be allocated: construction \$105,000 (\$105,000 contracts)
\$154,000	local project costs previously allocated: preliminary plans \$59,000; working drawings \$95,000
\$348,000	state project costs to be augmented: construction
\$446,000	local project costs to be augmented: construction

CEQA

A notice of determination was filed with the State Clearinghouse on July 15, 1999 and the waiting period expired on August 15, 1999.

Due Diligence

Community college districts are local entities and the State does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete construction: May 2005

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 34

DEPARTMENT OF MILITARY (8940)
BAKERSFIELD ARMORY, KERN COUNTY
MIL Project Number 014, DGS Parcel Number 9881

Authority: Chapter 52/00 Item 8940-301-0001 (1)
Chapter 208/04 Item 8940-301-0890
Chapter 208/04 Item 8940-301-0001

a. Approve preliminary plans

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 34

Department of Military
Bakersfield Armory, Kern County
MIL Project Number 014, DGS Parcel Number 9881

Action Requested

The requested action will approve preliminary plans and release working drawings for this project.

Scope Description

This project is within scope. The project provides acquisition of the fee simple interest in approximately 21.33 acres of land for the construction of a new armory in Bakersfield. The new armory will house two military units with a strength of approximately 230 soldiers and 210 vehicles and trailers. The finished facility will be a, specially designed, one-story, earthquake resistant structure comprising approximately 52,000 SF with a 3,000 SF unheated storage building. The outside improvements include security fencing, military and civilian parking, exterior and interior fire protection, security lighting, access control, walkways, and anti-terrorist / force-protection measures. This project supports the Military Department's Strategic Plan to improve and modernize armories.

Funding and Cost Verification

This Project is within cost. Item 8940-301-0001, Budget Act of 1999, provided \$2,125,000 for Acquisition of property. Item 8940-301-0890, Budget Act of 2004 provided \$6,411,000 for preliminary plans, working drawings, and construction. Item 8940-301-0001, Budget Act of 2004, provided \$5,004,000 for construction and equipment. **Notwithstanding federal expenditure authority being provided by the State for 2004-05, the National Guard Bureau provided federal funding, in 2003-04, directly to the U.S. Army Corps of Engineers (not through the State Treasury) to accomplish the design phase (preliminary plans and working drawings). The Military Department did not seek to defer this work until 2004-05 because to do so would have put the entire project at risk. Therefore, the Military Department proceeded with preliminary plans and working drawings prior to receiving state authorization. Expedited work on the design was imperative so that the construction bid award could be made prior to September 30, 2004, the end of the federal fiscal year in which the federal appropriation was made. Under federal rules, bid awards must be executed in the federal fiscal year of appropriation. The tool the federal government uses to enforce its execution mandate is to withhold funding for future projects for those states that do not comply with the execution standard. In the case of the Military Department, at risk is a 5-year construction program worth over \$200 million in federal construction funding.**

\$12,930,000 total estimated project costs

\$2,125,000 project costs previously allocated: acquisition \$2,125,000

\$11,415,000 project costs to be allocated: preliminary plans \$302,000, working drawings \$604,000, construction \$10,389,000 (\$9,464,000 Contract + \$486,000 Contingency + \$439,000 A&E) + Other project costs at \$120,000 (Equipment (Group 2). **(As noted above, funds for preliminary plans and working drawings were provided, outside the State Treasury, to accomplish these activities in 2003-04. Federal expenditure authority for these activities in 2004-05 will, therefore, not be needed.)**

CEQA

An Environmental Assessment is being developed by U.S. Army Corps of Engineers, Mobile District.

Project Schedule

The project schedule is as follows:

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

Staff Recommendation: Approve preliminary plans and release working drawings.

ACTION ITEM

ACTION ITEM – 35

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
JUG HANDLE STATE RESERVE, FERN CREEK, MENDOCINO COUNTY
DPR Parcel Number A41001, DGS Parcel Number 10253

*Authority: Chapter 52/00, Item 3790-301-0005 (10) as reappropriated by
Chapter 157/03, 3790-490-0005 (1) (10)*

a. Authorize acquisition

APPROVED.
Vote: 3-0

ACTION ITEM

STAFF ANALYSIS – 35

Department of General Services
Department of Parks and Recreation
Jug Handle State Reserve, Fern Creek

Action Requested

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

Scope Description

This project is within scope. The Legislature approved funding for the purchase of interest in lands that meet criteria established for a Proposition 12 Acquisition Program. This request will authorize acquisition of approximately 8.1 acres of land contiguous to the Jug Handle State Reserve that is located 1 mile east of Caspar in Mendocino County.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0005(10) as re-appropriated by Chapter 157/03, Item 3790-490-0005(1)(10) provides \$5,000,000 for this acquisition program and there is a sufficient balance remaining in the account to pay the total project costs outlined below. The property can be acquired with the funds available and in accordance with Legislative intent.

\$243,150	total acquisition costs
\$2,400	project costs previously allocated (Fee appraisal and DGS staff costs)
\$240,750	project costs to be allocated: \$230,750 acquisition and approximately \$10,000 in overhead costs (title and escrow and DPR staff costs).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 26, 2004, and the waiting period expired on June 30, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on March 29, 2002, to the Fern Creek parcel, a proposed acquisition for the Jug Handle State Reserve located near the town of Caspar, California, in Mendocino County. The acquisition consists of approximately 8 acres (APN's 118-070-47 and 118-070-48) of wilderness, i.e., tree, brush and fern covered property. The property had been logged approximately 75 years ago. There were no obvious signs of dead trees or active logging at the time of the site visit. A tank with some sort of a water conveyance system was located near one corner of the property.

There are no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., on the property that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary. No potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future use.

Other:

- The State Public Works Board approved this project for site selection on July 16, 2004.
- The owner, Save-the-Redwoods League, a non-profit organization, has offered to sell the properties to the state at seventy seven percent (77%) of the market value as approved by DGS with the condition that a Use Restriction Agreement be recorded requiring the State to use the property for State Park purposes only until and unless the property is declared surplus to the State's needs or the State Public Works Board recommends that a transfer to another State agency is necessary for a higher and better public purpose. In either event, the property can be removed in the future from the terms of the Use Agreement upon payment of twenty three percent (23%) of the market value of the property at that time, excluding the value of any State improvements.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is unimproved and there is no relocation assistance involved with this project.
- According to the appraisal, Fern Creek traverses the property, however, no negative consequences were present.
- Acquisition of this property will help DPR in its continuing efforts to meet its mission to preserve and protect the natural resources within the redwood forest ecosystem.
- Support implications for this project are minimal. This is an 8-acre addition to a 769-acre park. The property is located in a remote area of the park and will have limited access.
- The purchase agreement does not include standard indemnification language. While, environmental surveys of this property have not identified any conditions that would likely pose an exceptional risk to the State, the lack of indemnification language could potentially expose the State to additional liability. However, given the historical use of this and the adjacent properties, the risk associated with the lack of indemnification language for this project appears to be relatively low.
- The purchase agreement does not include standard indemnification language. While environmental surveys of this property have not identified any conditions that would likely pose an exceptional risk to the State, the lack of indemnification language could potentially expose the State to additional liability. However, given the historical use of this and the adjacent properties, the risk associated with the lack of indemnification language for this project appears to be relatively low.
- DPR asserts that the lack of indemnification language may not expose the State to additional liability because the State is not responsible for conditions it did not cause, and the State has not waived any rights to enforce its legal rights in the future. It should also be noted that case law typically finds that the party causing an unacceptable environmental condition or contamination is held liable for any such condition or contamination.

Staff Recommendation: Authorize acquisition.

OTHER BUSINESS

None.

REPORTABLES

Presented at meeting.

Respectfully Submitted
By:

ROCEL BETTENCOURT
Assistant Administrative Secretary