



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD
September 10, 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
Ms. Carrie Cornwell, Deputy Treasurer, 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:

Karen Finn, Administrative Secretary, State Public Works Board
Rocel Bettencourt, Assistant Administrative Secretary, State Public Works Board
Michael Carter, Assistant Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Tamara Moss, Executive Secretary, State Public Works Board
Sarah Mangum, Budget Analyst, Department of Finance
Brian Dewey, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance
Chris Lief, Budget Analyst, Department of Finance
Peter Brown, Budget Analyst, Department of Finance

SPEAKERS PRESENT

Dennis Bylo, Capitol Area Fund, Public Engagement Process-Central Plant and West End
Complex Projects
Ken Wimmer, Downtown Partnership, Public Engagement Process-Central Plant and West End
Complex Projects

OTHERS PRESENT:

Cynthia Spita, Department of Parks and Recreation
Rick Stolz, Department of Parks and Recreation
Sabrina Winn, Department of General Services-RESD/PSB
Aaron Todd, State Treasurer's Office
Warren Westrup, Department of Parks and Recreation
Susan Stratton, Department of General Services-RESD/PSB/ESS

Marianne Wetzel, Department of General Services-RES/PSB/ESS
Rob Kane, Department of Parks and Recreation
Michael Salyer, Department of General Services
Liz Steller, Department of Parks and Recreation
Chris Kooyman, State Treasurer's Office
Charles Fitzpatrick, State Treasurer's Office
Jim Lowrey, State Treasurer's Office
Sean Bechta, EDAW
Sydney Coatsworth, EDAW
Francisco Lujano, State Treasurer's Office
Lisa Paterno, California Department of Corrections
Dale Clevenger, California Community Colleges
Tim Shelley, Senator Karnette's Office

CALL TO ORDER AND ROLL CALL:

Mr. Genest, Chairperson, Chief Deputy Director, Department of Finance at 10:01 am called the meeting to order. Ms. Karen Finn, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES

Ms. Finn reported that staff has reviewed the minutes from the August 13, 2004 meeting and note that a consent item for the Military Department did not fully disclose that the department did not follow the proper process when proceeding with preliminary plans. She further stated that Staff has discussed this issue with the department and have taken steps to ensure that the proper process is followed in the future. There were no contingent actions from the previous meeting and staff recommends.

Hearing no objections, the minutes from the August 13, 2004 regular meeting were unanimously approved.

BOND ISSUES:

No Bond Items.

Mr. Genest stated that before hearing the Consent Calendar, the Board would like to move to the Other Business portion of the agenda.

Ms. Finn stated that in March of 2004, an item was brought before the Board that addressed the State's project of renovating the Central Plant as well as constructing a new office building which is being called the West End Complex project. At that meeting, State Treasurer Philip Angelides had asked the staff from the Department of General Services to return and brief the Board on how the Department intended to conduct a public outreach program for the community as these two projects go through design and then ultimate construction. She further stated that a representative from the Department of General Services by the name of Ann Cavanaugh, was present to provide the update on the public outreach process.

Ms. Cavanaugh stated that the Department of General Services (DGS) over the past four or five months has gone through a process of selecting consultants and working on the outreach plan. The Department has hired three consultants to assist with the first effort of public outreach, the California Environmental Quality Act (CEQA) component, and doing the site design for the said projects.

The three consultants are EDAW Associates are the environmental planners with Consensus Group as their outreach consultants, Dreyfuss and Blackford Architects is the master architect for the West End with Sasaki Associates for urban planning. She further stated that the third consultant is Capital Engineering as the master engineer for the Central Plant Renovation project. She stated that these three firms have been working with the DGS for the last three months to develop the outreach plan.

Ms. Cavanaugh went on to say that public outreach and CEQA overlapped during the initial 20 months of this project. DGS staff is going to use the next couple of months to go out in to the community to receive additional feedback and input from key stakeholders in Sacramento. She further stated that staff is going to the city counsel meeting on September 28, 2004 to present the outreach plan and receive public comment. Furthermore, staff is using a lot of different methods to better facilitate the outreach program such as a whole series of committee meetings, a website that will be accessible to the public, an 800 number that people can call in to with questions and comments, staff is also planning to go to a lot of neighborhood association meetings, and there will also be newsletters sent out to the community.

Ms. Carrie Cornwell, Deputy Treasurer, State Treasurer's Office stated that one of the concerns of the Treasurer's Office is that the plan didn't appear to include formal presentations to the City Counsel during this process. She stated that there are a lot of people that will be interested in complete process. She concluded in asking that in addition to the meeting on September 28 with the City Counsel, will there be full disclosure to other community groups.

Ms. Cavanaugh stated that she anticipates there being presentations to other community groups and committees in addition to the City Counsel. She stated that staff would not be able to attend every City Counsel meeting, but would revisit the Counsel at keys points in the project to keep the community abreast of the progress of the project. She also added that as the community becomes more familiar with the website that has been created for this particular project, that the community would visit the website to keep themselves updated if they are unable to attend the actual meetings.

Mr. Genest stated that the floor was now open for public comment.

Mr. Ken Wimmer with the Sacramento City Association/Downtown Partnership stated that he was in support of the public outreach program and that he would like to see the same public participation with this project as with the PERS Building.

Mr. Dennis Bylo stated that he was against the proposals set forth for the Central Plant and West End Complex projects.

Mr. Genest thanked everyone for their comments and stated that the Board would be moving the Consent Calendar.

CONSENT CALENDAR:

Ms. Finn stated that at the request of the Department of Parks and Recreation we are pulling Item #4. In summary, the revised Consent Calendar covers Items #2, #3 and #5 through #16 and proposes: one request to authorize acquisition, one request to recognize a scope change, four requests to approve an augmentation, one request to authorize site selection, seven request to approve project closeout, and one request to authorize the acquisition of real property through the acceptance of a no cost acquisition.

There were four 20-day letters for these items; **Item #5, Department of Parks and Recreation, Lower Topanga Canyon Addition—Augmentation.** A 20-day letter was sent to the Legislature on August 20, 2004, and no comments have been received.

Item #7, California Department of Corrections, California Substance Abuse Treatment Facility and State Prison at Corcoran: 19 Station Hemodialysis Clinic—Augmentation and Scope. A 20-day letter was sent to the Legislature on August 23, 2004, and no comments have been received.

Item #15, California Community Colleges, Contra Costa Community College District, San Ramon Valley Center, Site Development & Phase I Buildings—Augmentation. A 20-day letter was sent to the Legislature on August 19, 2004, and no comments have been received. **Item #16, California Community Colleges, West Hills Community College District, West Hills College at Lemoore, Phase 2B Classroom/Laboratories—Augmentation.** A 20-day letter was sent to the Legislature on August 19, 2004 and no comments have been received.

Staff recommends approval of the revised Consent Calendar Items #2, #3 and #5 through #34.

A motion was made by Mr. Hemphill and Second by Ms. McKim to adopt the revised Consent Calendar Items #2, #3 and #5 through #34.

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

ACTION ITEMS:

Ms. Finn stated that there were three Action Items.

Action Item #17 is for the Department of Parks and Recreation, Prairie City State Vehicular Recreation Area, Yost Acquisition. If approved this action will authorize acquisition consistent with the staff analysis.

This item is being presented to you because a large portion of this property is encumbered by an agreement that grants the County of Sacramento a first right of refusal in the event the property owner receives an offer to purchase. While, the County Board of Supervisors recently voted not to exercise its first right of refusal, this right will remain on the title until the County quitclaims this right to the state.

Mr. Westrup from the Department of Parks and Recreation gave an overview of the quitclaim process and title issues related to this project. He noted that it might not be possible for Parks to obtain a quitclaim from the County. He suggested that the Board not require the County to quitclaim its interest in the property and allow other means for clearing the County's first right of refusal from title to Board's staff satisfaction.

Ms. Finn stated that legal council would review these documents to ensure the State's interest in the property is protected.

Mr. Westrup added that there would be no risk for the State to acquire this property without a quitclaim from the County based on the opinion of Park's legal council.

Mr. Genest asked staff to clarify what the revised motion would be.

Ms. Finn responded: Staff recommends approval to authorize acquisition contingent upon the Department of Parks and Recreation providing the Board with a copy of the County of Sacramento's duly authorized quitclaim of its first right of refusal or upon obtaining removal of

the County's first right of refusal from title through other means that are acceptable to the Board's staff no later than March 10, 2005. Board authorization for this acquisition will expire on March 10, 2005 if this contingency has not been satisfied.

A motion was made by Ms. McKim and Second by Mr. Hemphill to approve Action Item #17.

Action Item #17 was approved by a 3-0 vote.

Action Item #18 is for the Department of Parks and Recreation, Morro Bay State Park, Powell III acquisition in San Luis Obispo County. If approved, this action will authorize the acquisition of real property through the acceptance of a no cost acquisition.

This is small 10-acre parcel of land contiguous to the existing park. This is being presented to you so that you are aware that Parks is proposing to acquire this parcel without the standard indemnification language that the state normally requires on its acquisitions. The grantor, Trust of Public Land, a non-profit organization, did not receive any indemnification when it bought the property and therefore is unwilling to pass it along to the state.

Based on the historical use of this property and DGS environmental reviews, staff feels that the low risk associated with acquiring this property is justified by the value of this property as an important trail and habitat linkage and, therefore, we are comfortable recommending approval of the acquisition.

A motion was made by Mr. Hemphill and Second by Ms. McKim to approve Action Item #18.

Action Item #18 was approved by a 3-0 vote.

Ms. Finn stated that Action Item #19 is being pulled at the request of the Department of Parks and Recreation.

OTHER BUSINESS:

Mr. Genest stated that the Board has already heard the item of other business.

REPORTABLES:

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

NEXT MEETING:

Ms. Finn noted that the next regularly scheduled meeting would be Friday October 8, 2004 at 10:00 am at the State Capitol in Room 112. Please note that the screening meeting for the October meeting will be held on September 29, 2004 at 2:00 pm

Having no further business, the meeting was adjourned at 10:40 am.

BOND ITEM

BOND ITEM – 1

NO BOND ITEMS.

BOND ITEM

STAFF ANALYSIS – 1

NO BOND ITEMS.

CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
LEAGUE TO SAVE LAKE TAHOE, EL DORADO COUNTY
CTC Project Number 10319 & DGS Parcel Number 10263

Authority: Government Code Sections 66907.1 and 66907.

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

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Department of General Services
California Tahoe Conservancy
League to Save Lake Tahoe

Action Requested

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

Scope Description

This project is within scope. League to Save Lake Tahoe, a nonprofit public benefit corporation, El Dorado County, California, has offered to the State as a gift approximately 0.19 acres for preservation as open space. Future residential development would be restricted.

Funding and Cost Verification

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

CEQA

A Notice of Exemption was filed with the State Clearinghouse February 3, 2004, and expired on March 9, 2004.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is immediately upon approval by the PWB.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on August 31, 2004, of the parcel located at 1820 Guadalupe Street, South Lake Tahoe California for the California Tahoe Conservancy. No due diligence issues were noted that would prevent the site acquisition. Staff concluded that a formal Preliminary Site Assessment, Phase 1, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped; (2) there are no surface/substance improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; (4) the parcel does not contain improvements (industrial uses, fuel storage waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other

- The assessed value of the parcel is \$35,700.
- The site is vacant and unimproved and relocation assistance is not applicable.
- The Conservancy is not aware of any lawsuits pending concerning the property.
- The City of South Lake Tahoe will manage the land through a Memorandum of Understanding with the Conservancy.

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

CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
CUYAMACA FOREST FIRE STATION, SAN DIEGO COUNTY
CDF Project Number 183, DGS Parcel Number 10048

Authority: Chapter 106/01, Item 3540-301-0001(24)

a. Authorize acquisition

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Forestry and Fire Protection
Cuyamaca Forest Fire Station

Action Requested

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

Scope Description

This project is within scope. The project provides for acquisition of approximately 5-acres of land and the construction of a replacement facility for the Cuyamaca Forest Fire Station. The acquisition phase of the project includes acquiring the fee simple interest of two adjoining vacant parcels totaling approximately 4.79 acres. This requested action will authorize site acquisition of approximately 4.79 acres.

Funding and Cost Verification

This project is within cost. Chapter 106, Budget Act of 2001, Item 3540-301-0001(24) provides \$535,000 for this acquisition of the fee simple interest. The properties can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Negative Declaration was filed with the State Clearinghouse on July 23, 2004, and the waiting period expired on August 21, 2004. The Notice of Determination was filed on September 2, 2004, and the waiting period will expire on October 3, 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 on June 15, 2004, of the parcel for the proposed Cuyamaca Forest Fire Station. No due diligence issues were noted that would prevent the site acquisition. Staff concluded that a formal Preliminary Site Assessment, Phase 1, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped; (2) there are no surface/substance improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; (4) the parcel does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The proposed site meets the location requirements of the Department of Forestry and Fire Protection (CDF).
- The property is unimproved with the exception of a well site and older septic installation on one of the parcels. The Cuyamaca Water District currently uses the well. It was reported that a well easement was granted to the Water District but was not recorded. Prior to close of escrow, the sellers will record an easement to the Cuyamaca Water District for the District's continued use of the well. This action will have no adverse affect on the State's proposed use.
- An unrecorded agreement was entered into between family property owners of four adjoining parcels, including the two parcels proposed for acquisition, to grant reciprocal

easements for public and private utilities. A subsequent recorded agreement was entered into by the same four property owners in which one of the four property owners assigned his interest in waterlines in equal shares to the remaining three parties, and granted reciprocal easements for private and public utilities. An amendment of these agreements will be executed prior to close of escrow which will eliminate the State as a party to the agreements, release the State from any and all obligations under the agreements, and quitclaim any and all existing rights that may be present in the proposed State property.

- An agreement and grant of easement between the State and the Cuyamaca Water District will be executed prior to the close of escrow to record an existing water line located along the southern property line of the property proposed for acquisition. This action will have no adverse affect on the State's proposed use.
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition contingent upon the expiration of the Notice of Determination filing.

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
WILDWOOD CANYON, PETTY PROPERTY
SAN BERNARDINO COUNTY
DPR Parcel Number A41802, DGS Parcel Number 10196

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

a. Authorize acquisition

PULLED.

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation
Wildwood Canyon, Petty Property

Action Requested

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

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 40, without specifying particular parcels. This request will authorize acquisition for the purchase of approximately 2 acres of in-holding land located in the City of Yucaipa that will be an addition to a new 655-acre state Park in Wildwood Canyon, in the County of San Bernardino.

This acquisition helps meet the Department's program objective to acquire strategic in-holding properties in an effort to prevent residential development within existing State Park lands that can often result in significant management and costs issues.

Funding and Cost Verification

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

\$103,200 total estimated project costs

\$2,000 project costs previously allocated: DGS staff costs for appraisal review, preparation of Relocation Assistance Plan, and staff review

\$101,200 project costs to be allocated: \$100,000 for acquisition and approximately \$1,200 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 26, 2003, and the waiting period will expire on December 30, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2004

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a site visit to the Petty property on November 19, 2003, located in Yucaipa, CA. No due diligence issues were noted that would prevent acquisition. ESS staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) the site remains undeveloped and lies adjacent to vacant, undeveloped land of the Wildwood State Park, (2) there are no surface/subsurface improvements on the property that would require inspection; (3) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, (4) a property adjacent to the site is residential and does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- The State Public Works Board approved this project for site selection on July 16, 2004.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of 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.
- This acquisition serves as an in-holding addition to the existing Wildwood Canyon park property. The subject property is situated on a bluff overlooking the exiting park and by its addition eliminates the possibility of it being developed as residential parcels, leading to potential encroachment issues. Residential development of this property would be incompatible with DPR's existing park property.
- This project will help to ensure preservation of open space and the natural environment.
- DPR certifies that this acquisition will help alleviate management problems associated with this in-holding property and as a result, support implications for this project should be negligible.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA STATE PARK, LOS ANGELES COUNTY
Lower Topanga Canyon Addition

Authority: Chapter 52/00, Item 3790-301-0005(14)
Chapter 106/01, Item 3790-301-0005(30.93)

a. Approve augmentation	\$2,726,000 (5.7 percent of total project)
	\$7,490,000 Cumulative (15.6 percent of total project)

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of Parks and Recreation
Topanga State Park, Los Angeles County
Lower Topanga Canyon Addition

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The PWB approved a scope change for this project on May 10, 2002. As currently approved, this project provides funding to acquire approximately 1,659 acres of mountainous and riparian canyon lands in Lower Topanga Canyon, provide relocation assistance for 77 residential tenants and 16 businesses, complete studies, and begin remediation or demolition of existing improvements on the property.

Funding and Cost Verification

This project is not within cost. Item 3790-301-0005 (14), Budget Act of 2000, and Item 3790-301-0005 (30.93), Budget Act of 2001, appropriated a total of \$48 million (\$40 million and \$8 million respectively) for this project. In May 2003 the PWB approved an augmentation of \$4,764,000 or 9.93 percent of the total appropriation for this project. The Department of Parks and Recreation (DPR) is now requesting a second augmentation of \$2,726,000 for this project, which would result in a cumulative augmentation of 15.6 percent.

The previous augmentation request was based on estimated residential and business relocation needs at that time. As part of the last PWB action in May 2003, the DPR advised the PWB the final costs of the project were still unknown and there were possible future cost increases that would require legislative notification.

Since this time, several factors have contributed to increases in project cost, including (1) delivery of updated appraisals by business tenants which resulted in adjustments to the original entitlement estimates, (2) appraisals for the businesses not previously addressed, (3) a more definitive estimate on the cost to demolish and abate vacated structures, (4) a "loss of goodwill" for a business conducted from a residence, and (5) readjustments to prior residential relocation payments due to a January 15, 2004, Administrative Law Judge ruling.

The DPR estimates that an additional \$2,726,000 is needed. This estimate is based on the impacts of the Administrative Law Judge ruling, prevailing relocation laws, payments due to residents and businesses that are still on-site, outstanding claims, anticipated legal expenses, and abatement/demolition of vacated structures. The DPR is confident that the requested augmentation is sufficient to complete the project without the need for future augmentations. A 20-day letter was sent to the Legislature on August 20, 2004 and the 20-Day notification period has expired without comment.

\$55,490,000 total estimated project costs

\$52,764,000 project costs previously allocated: \$43,000,000 for acquisition and \$9,764,000 for relocation, environmental studies, management plan, and demolition

\$2,726,000 requested augmentation

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
DELTA MEADOWS, LOCKE ADDITION, SACRAMENTO COUNTY
DPR Parcel Number A38902, DGS Parcel Number 10146

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

a. Authorize site selection

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Department of Parks and Recreation
Delta Meadows, Locke Addition

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature included an appropriation to the Department of Parks and Recreation from Proposition 12: Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Fund for Opportunity Purchases for the State Park System without specifying particular parcels. This request will authorize site selection of a 3,081 square foot lot at the northeast corner of the intersection of River Road and Locke Road that that is improved with a 3,112 square foot Boarding House (House) constructed around 1915. This acquisition meets the Department's Cultural Landscapes acquisition guidelines by acquiring property that represents the important historic themes in shaping the cultural patrimony of the Golden State.

Funding and Cost Verification

This project is within cost. Chapter 106/01 Item 3790-301-0005(27) 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 October 28, 2003, and the waiting period expired on December 2, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2004.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Delta Meadows (Locke) parcel on September 11, 2003. The parcel is located at 13913 River Road, Locke, in Sacramento County. The acquisition consists of a former commercial use structure originally built circa 1915. The 2-story building was used as a residential rooming house, reportedly serving workers within the unincorporated community of Locke, in south Sacramento County. The property is currently vacant and uninhabitable, i.e., water and electric on the ground level only, no insulation, plywood nailed in the corners of some of the upper rooms for structural support, pedestrian bridge connecting the second story front porch to the road has been removed, etc. Proposed plans for the building are for future adaptation to a community museum as an archive of historical cultural heritage associated with the town of Locke

A Phase I Environmental Site Assessment (ESA) report prepared by Kleinfelder, in May 2004 was reviewed by ESS staff and found to be in accordance with American Society for Testing and Materials (ASTM) standards. No evidence of recognized environmental conditions in connection with the property was identified except for the following:

- Regional surface water and groundwater quality concerns that may have affected the subject site were identified. Three health-based violations were reported to the EPA's Safe Drinking Water Information System (June 1999, Nov. 2000, and Feb. 2001) involving concentrations of Total Coliform that exceeded Maximum Contaminant Levels in the vicinity of the subject site. This is likely associated with an outdated wastewater treatment system that was rehabilitated in 2003. The water table is relatively shallow. If groundwater is to be used at the site, then it should be tested in accordance with its intended use (e.g. drinking water) and applicable federal, state, and local regulations.
- The subject site may be affected by groundwater contamination from the Former Unocal Bulk Facility, located approximately 1/16th of a mile south of the subject site. Additional information concerning remedial action and quarterly monitoring was not included in files available for review from the Regional Water Quality Control Board. Based on analytical data reviewed from 2001 it appears that impacted groundwater is concentrated near the center of the Former Unocal Bulk Facility. The lateral extent of groundwater contamination does not appear to have been defined according to documents reviewed; therefore it is not clear whether or not groundwater beneath the subject site has been impacted by this facility. Groundwater sampling and laboratory analyses should be undertaken if the groundwater beneath the subject site will be used or if groundwater is likely to be encountered during construction activities on site.
- Hydrocarbon impacted soil was detected in a soil sample collected three feet below ground surface beneath a product delivery piping elbow at the Auxiliary Transmission Site, located approximately ¼-mile southeast of the subject site. It has been concluded that the impacts from this release were very small in lateral and vertical extent and do not appear to represent a significant environmental or human health risk. It is unlikely the conditions at the Auxiliary Transmission Site have adversely impacted the subject site.
- The structure onsite may contain lead-based paints and asbestos containing building materials. Prior to any renovations or demolition activities, a lead-based paint survey and asbestos survey should be conducted.
- Historically (prior to 1950's) a gas station was formerly located north of the site at 13911 River Road and railroad tracks were present on historical aerial photographs prior to 1978. Either or both of these property types have the potential to be the source of possible groundwater and soil contamination from the release of hazardous materials, e.g., lead from the use of leaded gasoline and other metals. If during any construction activities at the subject site, signs of potential contamination (odors, discolored soil, etc.) are observed, soil and/or water sampling and analysis are recommended.

No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit. The property is consistent 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 town of Locke is located south of Sacramento on the Sacramento River. It was established as a rural farming community founded by Chinese immigrants for the Chinese in 1912. The Sacramento Housing and Redevelopment Agency (SHRA) purchased the 10 acre town of Locke from a single ownership without acquiring the buildings in the town. Most of the buildings in town were constructed on ground leases. The SHRA purchased the town with the commitment to subdivide the property into small fee parcels and convey the

lots at a nominal cost to the individual owners of the buildings. In addition, the SHRA committed to replacing the infrastructure improvements to serve the community. The SHRA is working together with the State Historic Preservation Office (SHPO) toward redevelopment and preservation of the community and its historic structures.

- The owners of the subject House were the prior owners of the town. In their agreement to sell the property to the SHRA, they reserved the right to reconveyance from SHRA of the lot underlying the House at no cost upon recordation of the subdivision map. The SHRA filed the tentative subdivision map "Community of Locke" in July, 2003. The conditions of final approval are expected to be met and the final map recorded in the third or fourth quarter of 2004. The SHRA will convey title to the owner of the House upon recordation of the map. The Department will acquire both the property and the House concurrently.
- The Sacramento County Building Department required SHRA to install a fire suppression sprinkler system as a condition of the subdivision map. The installation of the sprinkler system in the House has been completed.
- DPR plans to rehabilitate the House and convert it to a museum of local cultural history of the town of Locke. The structure requires substantial remodeling throughout. Partial upgrading to electrical conduits and protective roof covering has been completed. The cost to complete the rehabilitation and conversion is estimated to be approximately \$1,250,000. SHRA will assign a \$500,000 grant to DPR and a forthcoming \$750,000 grant from Save America's Treasures to fund the rehabilitation of the building.
- DPR anticipates entering into an agreement with the Sacramento River Delta Historical Society (SRDHS) to develop a framework for the future operation of the Locke Boarding House as a museum. It is the intent that DPR and the SRDHS will cooperate in securing and training a volunteer staff to operate the museum. Rent received for the second floor office space will offset monthly expenses required to operate the property. DPR anticipates that with the assistance of the non-profit organization, operating costs will be minimal. Prior to rehabilitation, the building will remain closed to the public.
- While title to the House and underlying property are currently held by two separate entities, Acquisition of the House and underlying property by DPR will be completed concurrently.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 7

**DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA SUBSTANCE ABUSE TREATMENT FACILITY AND STATE PRISON,
CORCORAN, KINGS COUNTY
19 Station Hemodialysis Clinic**

Authority: Chapter 208/04, Item 5240-301-0001 (10)

a. Recognize scope change

b. Approve augmentation

**\$172,000
(19.3 percent of construction)
(16.6 percent of total project)**

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of Corrections
California Substance Abuse Treatment Facility and State Prison, Corcoran, Kings County
19 Station Hemodialysis Clinic

Action Requested

The requested action will recognize a scope change and provide an augmentation to the project.

Scope Description

This project is not within scope. The proposed 2004/05 Budget Act will appropriate \$1,038,000 from the General Fund for working drawings (\$147,000) and construction (\$891,000) for a 19 Station Hemodialysis Clinic at the California Substance Abuse Treatment Facility and State Prison at Corcoran (SATF).

A change in the scope of the 19 Station Hemodialysis Clinic is required to meet the requirements for licensure of the facility. Title 24 (2001 California Building Code), Section 422A.18 (Chronic Dialysis Clinics) requires that a “chronic dialysis clinic shall provide the following: ... 7. Storage space for supplies and equipment. ... 9. An equipment room sized to accommodate the pumps, central distribution equipment and any other necessary equipment.”

To avoid the prohibitive costs associated with medical guarding and transportation of inmates for community treatment, the California Department of Corrections (CDC) designed the first hemodialysis clinics at SATF (6-Station), Wasco State Prison (6-Station), and SATF (19-Station). In doing so, the CDC reviewed the Title 24 requirements mentioned above, which provide no measure of actual square footage required, and spoke with dialysis clinic vendors, attempting to secure specific information and a full on-site review of an existing outpatient dialysis clinic. Based on the Title 24 requirements and information obtained, CDC designed the storage space for supplies and the equipment space that it thought would be adequate for the operation of the clinics.

It was not until after the SATF 6-Station contract was awarded that the actual space required for storage of supplies (many of which are disposable) would be larger than CDC had calculated, especially for a 19-station facility with a maximum daily patient capacity of 114. In addition, it became clear that the operational requirements -- directed at infection control, enforced by the Department of Health Services, and based on federal end-stage renal dialysis standards and hepatitis control measures outlined by the Federal Centers for Disease Control -- would require a separate room for the repair and terminal cleaning of contaminated dialysis equipment. Only terminally clean back-up dialysis equipment (required in the event of equipment breakdown) can be kept in the main, clean dialysis equipment room, which contains the water pumps and central distribution equipment.

Because of the need to expand the storage and equipment space to meet operational and licensure requirements, the 19 station hemodialysis clinic must be increased from the originally designed 4,193 square feet to 4,752 square feet. This expansion also requires that the existing security fence be extended south by 13 feet. A 20-day letter was sent to the Legislature August 23, 2004 and the waiting period will expire September 12, 2004.

Funding and Project Cost Verification

This project is not within cost. CDC is requesting approval of increased project costs. An augmentation is needed to construct the 19 Station Hemodialysis Clinic. A preliminary estimate for the construction of the additional space required for the hemodialysis clinic is approximately \$172,000. The augmentation would increase construction phase of the project.

\$1,210,000	total estimated project cost
\$1,038,000	project costs to be allocated: working drawings \$147,000; construction \$891,000 (contract \$655,000; contingency \$38,000; project administration \$126,000; and agency-retained \$72,000)
\$172,000	proposed augmentation: construction \$172,000 (contract \$143,000, contingency \$8,800, project administration -\$5,400, and agency retained \$25,200)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 19, 2004, and the period for litigation expired on March 19, 2004, with no public comment.

Project Schedule

The project schedule is as follows:

Approve preliminary plans	June 11, 2004
Approve working drawings	September 2004
Complete construction	September 2005

Due Diligence:

Due Diligence was completed July 2004.

Staff Recommendation: Approve scope change and augmentation.

CONSENT ITEM

CONSENT ITEM – 8

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 8

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Chico – Unfinished Space In Meriam Library

This project was within scope. Project completed the unfinished space on the fourth floor to enable student affairs to move into the first floor of the library. Project had an assignable area of 30,527 square feet and gross square feet of approximately 46,820.

Funding and Cost Verification

This project was within cost.

\$2,215,000 project costs previously allocated: preliminary plans and working drawings \$143,000; construction \$1,870,000 and equipment \$202,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 9/30/88. Equipment monies reverted 6/30/92.

2. Scope Description – CSU, Long Beach – North Campus Library Addition

This project was within scope. Project provided a North Campus Library facility of 35,000 asf and 50,000 gsf.

Funding and Cost Verification

This project was within cost.

\$5,822,000 project costs previously allocated: preliminary plans \$83,000; working drawings \$166,000; construction \$4,998,000 at ENR 2753; and equipment \$575,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 8/9/89. Equipment monies reverted 6/30/93.

3. Scope Description – CSU, Northridge – Northridge Library II Building

This project was within scope. Project provided an addition to the Oviatt Library which included an automated access facility (AAF) with a capacity of 950,000 volumes of less frequently used library materials. The total library complex holds 1,470,000 bound volumes, plus special materials. The addition contained an assignable area of 90,123 square feet and remodeled 17,704 asf with a gross area of 108,500 square feet.

Funding and Cost Verification

This project was within cost.

\$16,588,000 project costs previously allocated: preliminary plans \$245,000; working drawings \$491,000; and construction \$14,919,000 at ENR 2753; and equipment \$933,000.

CEQA

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

Project Schedule

The project schedule is as follows:

(need project schedule information)

4. Scope Description – CSU, Sacramento – Sacramento Library II Building

This project was within scope. This project provided an addition to the existing library of 118,216 asf with a gross area of approximately 169,000 square feet. This increment of space, together with the existing library facilities provided for an enrollment of 18,650 fte. This included 28,760 asf for University Media Services.

Funding and Cost Verification

This project was within cost.

\$19,577,000 project costs previously allocated: preliminary plans \$241,000; working drawings \$483,000; construction \$16,891,000 at ENR 2753 and equipment \$1,962,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 3/12/91. Equipment monies reverted 6/30/94.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 9

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 9

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Chico – Renovate Ayres Hall

This project was within scope. This project renovated Ayres Hall for the Art Department and consisted of modernization of the facility. This project was a high priority of facilities requiring functional renovation.

Funding and Cost Verification

This project was within cost.

\$1,641,000 project costs previously allocated: working drawings and construction
\$1,641,000 at ENR 4420.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 5/10/94.

2. Scope Description – CSU, Hayward – Art and Education Building Renovation

This project was within scope. This 68,960 asf facility was upgraded to correct serious life and safety hazards, including seismic deficiencies and ventilation problems, eliminate airborne hazards, and upgrade electrical and plumbing systems. This project also relocated the ceramics kiln and clay mixing area to a new semi-enclosed structure in the foundry yard.

Funding and Cost Verification

This project was within cost.

\$2,640,000 project costs previously allocated: preliminary plans \$80,000;
working drawings and construction \$2,560,000 at ENR 4877.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 2/4/93

3. Scope Description – CSU, San Bernardino – Library Addition/Site Development

This project was within scope. The project provided an 85,749 ASF addition to the Pfau library building and redevelopment of the site adjacent to the existing facility as Phase I of the Library Expansion and Renovation project. The project included space for the campus computer center, audio/visual facilities, 192 self-instructional computer stations, and expanded library functions.

Funding and Cost Verification

This project was within cost.

\$22,882,000 project costs previously allocated: preliminary plans \$348,000; working drawings \$460,000; and construction \$17,842,000 at ENR 4877; and equipment \$4,232,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 5/25/94. Equipment monies reverted 6/30/98

4. Scope Description – San Francisco SU – Classroom/Faculty Office Building

This project was within scope. The 125,600 asf building provided 4,047 FTE lecture, 31 FTE laboratory and 220 single-station faculty offices. The project allowed for the vacation and demolition of a portion of the Humanities building with 2,630 FTE and 100 faculty office capacity.

Funding and Cost Verification

This project was within cost.

\$28,302,000 project costs previously allocated: preliminary plans \$411,000; working drawings \$577,000; and construction \$24,757,000 at ENR 4877 and equipment \$2,557,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/17/94. Equipment monies reverted 6/30/98.

5. Scope Description – CSU, Northridge – Engineering Addition Asbestos Abatement, Reno. Phase I

This project was within scope. Project constructed an addition to the existing Engineering building of 53,700 asf, including graduate research space (27,600 asf), 40 faculty offices, miscellaneous shops (3,600 asf). The additional offices reduced campus deficit in office space.

Funding and Cost Verification

This project was within cost.

\$13,299,000 project costs previously allocated: preliminary plans \$257,000; working drawings \$323,000; and construction \$12,719,000 at ENR 4999.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/7/94.

6. Scope Description – CSU, Long Beach – Music Complex

This project was within scope. This project seismically upgraded the Music Complex

Funding and Cost Verification

This project was within cost.

\$2,730,000 project costs previously allocated: construction \$2,730,000 at ENR 4999.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/8/93.

7. Scope Description – CSU, Long Beach – Renovate Applied Arts & Sciences and Addition

This project was within scope. This project provided major renovation for the School of Applied Arts and Sciences. A total of 209,500 asf (304,300 gsf) will be renovated. Reconfiguration of space will add 443 FTE lecture, 8 FTE laboratory, 14 single-station faculty offices and 22 self-instruction computer stations.

Funding and Cost Verification

This project was within cost.

\$22,264,000 project costs previously allocated: preliminary plans and working drawings \$897,000; construction \$18,758,000 at ENR 4999 and equipment \$2,609,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 2/27/95. Equipment monies reverted 6/30/99.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 10

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 10

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Bakersfield – Music Building Addition

This project was within scope. This project consisted of an addition to the performing arts building to provide 440 fte lecture, 12 fte laboratory, 6 faculty offices, and music rehearsal and practice rooms.

Funding and Cost Verification

This project was within cost.

\$2,549,000 project costs previously allocated: preliminary plans \$62,000; working drawings and construction \$2,222,000 at ENR 4999 and equipment \$265,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 11/13/94. Equipment monies reverted 6/30/98.

2. Scope Description – CSU, Fullerton – Library Building Addition

This project was within scope. **This project adds approximately 130,698 asf in the approximately 187,000 gsf current library.**

Funding and Cost Verification

This project was within cost.

\$29,913,000 project costs previously allocated: preliminary plans \$476,000; working drawings \$750,000; construction \$25,098,000 at ENR 5153 and equipment \$3,589,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 1/22/97. Equipment monies reverted 6/30/00.

3. Scope Description – CSU, Long Beach – Physical Education Building Addition

This project was within scope. This project provided a 5,000 seat gymnasium with ancillary facilities in a 58,000 asf building to meet needs of the university. Campus had a 1,980 seat gymnasium.

Funding and Cost Verification

This project was within cost.

\$9,969,000 project costs previously allocated: preliminary plans \$199,000; working drawings and construction \$9,370,000 at ENR 4877 and equipment \$400,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/10/92. Equipment monies reverted 6/30/98.

4. Scope Description – San Diego SU – Library Addition

This project was within scope. Project eliminates library deficit on campus by building 138,800 asf (199,300 gsf) of space and renovating 20,300 asf (26,300 gsf) of existing library space.

Funding and Cost Verification

This project was within cost.

\$33,461,000 project costs previously allocated: preliminary plans \$538,000; working drawings \$688,000; construction \$26,703,000 at ENR 5153 and equipment \$5,532,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 9/13/96. Equipment monies reverted 6/30/00.

5. Scope Description – CPSU, San Luis Obispo – Performing Arts Center

This project was within scope. Project provided a 62,950 asf (95,000 gsf) performing arts center to support instructional programs in drama, speech, music and dance, including a 1,200 seat main hall, rehearsal space, dressing rooms, lobby and support space.

Funding and Cost Verification

This project was within cost.

\$16,650,000 project costs previously allocated: preliminary plans \$270,000; donor funded working drawings \$349,000; construction \$14,034,000 at ENR 4999 and equipment \$1,997,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/1/96. Equipment monies reverted 6/30/99.

6. Scope Description – CSU, San Bernardino – Health, PE, Classroom & Faculty Office Complex

This project was within scope. Project constructed a 94,600 asf addition to the physical education building, including a 5,000 seat gymnasium and related instructional support space for physical education, nursing and military science. Project included renovation of the existing building and construction of outdoor physical education facilities.

Funding and Cost Verification

This project was within cost.

\$25,245,000 project costs previously allocated: preliminary plans \$390,000; working drawings \$485,000; construction \$22,011,000 at ENR 4999 and equipment \$2,359,000.

CEQA

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

Project Schedule

The project schedule is as follows:

(need project schedule)

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 11

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 11

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Bakersfield – Old Library Remodel

This project was within scope. Upon completion of new Walter Stiern Library this project remodeled old library to provide 33,536 asf for 61 faculty offices, 800 FTE lecture classrooms, 41 FTE teacher education labs, academic administration offices, and student services offices.

Funding and Cost Verification

This project was within cost.

\$5,120,000 project costs previously allocated: preliminary plans and working drawings \$220,000; construction \$4,072,000 at ENR 5153 and equipment \$828,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 11/07/95. Equipment monies reverted 6/30/99.

2. Scope Description – CSU, Dominguez Hills – Initial Building Renovation, Phase I

This project was within scope. This project renovated 22,282 asf/28,960 gsf in Initial Buildings #10, 11 and 12 (mall level only). These buildings housed functions that were relocated to the new University Student Union upon its completion in 1991/92. This vacated space was then renovated to provide capacity for 419 FTE lecture classrooms, 86 faculty office, and administrative space and support area for the School of Education and other instructional programs.

Funding and Cost Verification

This project was within cost.

\$2,737,000 project costs previously allocated: preliminary plans and working drawings \$113,000 construction and equipment \$2,624,000 at ENR 5153.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 11/14/95. Equipment monies reverted 6/30/98.

3. Scope Description – CSU, Northridge – Physical Education Additional/Renovation

This project was within scope. Project provided 62,275 asf of additional indoor physical education space required for a student enrollment of 21,400 FTE. Included was an auxiliary gymnasium with specialized activity spaces, graduate research laboratories, plus related administrative space.

Funding and Cost Verification

This project was within cost.

\$12,683,000 project costs previously allocated: preliminary plans \$266,000; working drawings \$295,000; and construction \$12,122,000 at ENR 5153.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/21/96

4. Scope Description – CSU, Sacramento – Student Service Center Remodel/Expansion

This project was within scope. The remodeling portion of this project involved reconfiguring the first, second and third floors and upgrading the HVAC in order to accommodate additional Student Affairs staff and functions. The expansion provided 6,913 asf (10,547 gsf) for Admissions and Records, interdisciplinary lecture, 32 self-instructional computer labs and learning skills tutorial rooms for a net increase of 278 FTE lecture.

Funding and Cost Verification

This project was within cost.

\$4,759,000 project costs previously allocated: preliminary plans and working drawings \$261,000; construction \$3,993,000 at ENR 5153 and equipment \$505,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 6/10/96. Equipment monies reverted 6/30/00.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 12

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 12

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Long Beach – Seismic Safety Action Plan – McIntosh Hall

This project was within scope. Project provided seismic strengthening of McIntosh Hall.

Funding and Cost Verification

This project was within cost.

\$1,266,000 project costs previously allocated: construction \$1,266,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 06/07/91

2. Scope Description – CSU, Los Angeles - Seismic Safety Action Plan – Administration Building

This project was within scope. Project provided seismic strengthening of the Administration Building.

Funding and Cost Verification

This project was within cost.

\$3,550,000 project costs previously allocated: construction \$ 3,550,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 9/8/98.

3. Scope Description – CSU, San Bernardino - Seismic Safety Action Plan – Pfau Library

This project was within scope. Project provided seismic strengthening of Pfau Library

Funding and Cost Verification

This project was within cost.

\$5,820,000 project costs previously allocated: construction \$5,820,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/9/98.

4. Scope Description – CSU, San Bernardino - Seismic Safety Action Plan – Physical Education

This project was within scope. Project seismically strengthened the Physical Education building.

Funding and Cost Verification

This project was within cost.

\$599,000 project costs previously allocated: construction \$599,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/15/96.

5. Scope Description – CSU, Fullerton - Seismic Safety Action Plan - Library

This project was within scope. Project seismically strengthened the Library by strengthening shear walls and concrete columns as well as strengthening connections at the top and bottom of the precast panels surrounding the exterior of the building above the second level.

Funding and Cost Verification

This project was within cost.

\$5,913,000 project costs previously allocated: construction \$5,913,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 4/07/98.

6. Scope Description – Humboldt SU – Seismic Safety Action Plan – Siemens Hall

This project was within scope. Project structurally strengthened Siemens Hall. The retrofit addressed the buildings weakness to lateral forces by an exterior frame.

Funding and Cost Verification

This project was within cost

\$816,000 project costs previously allocated: working drawings and construction
\$816,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/04/96.

7. Scope Description – Humboldt SU - Seismic Safety Action Plan – Griffith Hall

This project was within scope. Project structurally strengthened Griffith Hall.

Funding and Cost Verification

This project was within cost

\$705,000 project costs previously allocated: working drawings and construction
\$705,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/04/96.

8. Scope Description – Humboldt SU – Seismic Safety Action Plan – East Gym

This project was within scope. Project structurally strengthened the East Gym.

Funding and Cost Verification

This project was within cost.

\$553,000 project costs previously allocated: working drawings and construction
\$553,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 8/25/97.

9. Scope Description – CSU, Los Angeles – Seismic Safety Action Plan – Simpson Tower

This project was within scope. Project structurally strengthened the Floyd R. Simpson Tower.

Funding and Cost Verification

This project was within cost

\$3,840,000 project costs previously allocated: working drawings and construction
\$3,840,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 9/8/98.

10. Scope Description – CSPU, Pomona – Environmental Design

This project was within scope. Project seismically strengthened the Environmental Design Building. Retrofit addressed the buildings seismic deficiencies in collecting lateral loads and transferring them to the walls of the towers.

Funding and Cost Verification

This project was within cost

\$1,078,000 project costs previously allocated: working drawings and construction
\$1,078,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 3/20/98.

11. Scope Description – San Jose SU – Seismic Safety Action Plan – Morris Daily Auditorium

This project was within scope. Project corrected existing structural code deficiencies identified by the CSU Seismic Review Board.

Funding and Cost Verification

This project was within cost

\$941,000 project costs previously allocated: working drawings and construction \$941,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/28/97.

12. Scope Description – CSU, Fresno – Renovate/Upgrade High Voltage Distribution System

This project was within scope. Project upgraded and renovated the entire high voltage electrical system. Scope of the project included the replacement and upgrading of the electrical potheads, oil fused switches, manholes, high voltage link disconnecting units to isolate the 12KV, relay testing, pot testing, and the entire lighting circuit.

Funding and Cost Verification

This project was within cost.

\$1,626,000 project costs previously allocated: preliminary plans \$52,000; working drawings and construction \$1,574,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 6/11/97.

13. Scope Description – CSU, Hayward – Science Building Renovation

This project was within scope. Project renovated 94,000 asf to correct health and safety hazards, provide handicapped accessibility, correct heating and ventilation system deficiencies and upgrade plumbing and electrical systems. Teaching labs were refurbished to correct instructional deficiencies.

Funding and Cost Verification

This project was within cost

\$11,557,000 project costs previously allocated: preliminary plans, working drawings and construction \$11,557,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 7/22/99

14. Scope Description – Humboldt SU – Science Building Lab Renovation

This project was within scope. Project renovated 1,510 asf of chemistry laboratory space and support space to permit instruction in biotechnology and corrected HVAC deficiencies in 8,515 asf of existing building.

Funding and Cost Verification

This project was within cost

\$2,891,000 project costs previously allocated: preliminary plans working drawings \$155,000 and construction \$2,649,000 at ENR 5153 and equipment of 87,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/25/95. Equipment monies reverted 6/30/00.

15. Scope Description – CSU, Los Angeles – Thermal Energy Storage, Upgrade Electrical

This project was within scope. Project provided thermal energy storage in phase 1 and upgraded the unsafe and failing electrical utility system in phase II.

Funding and Cost Verification

This project was within cost

\$11,643,000 project costs previously allocated: preliminary plans working drawings \$695,000 and construction \$5,190, 000 at ENR 5153 and construction of \$5,758,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/16/98.

16. Scope Description – CSU, Los Angeles – Renovate/Upgrade Sewerline/Water Distribution
This project was within scope. This project upgraded the main sewage trunks, which are in excess of 35 years old. Project also addressed metering stations for the system.

Funding and Cost Verification

This project was within cost

\$1,994,000 project costs previously allocated: preliminary plans \$87,000, working drawings and construction \$1,907, 000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/16/98.

17. Scope Description – CSU, Northridge – Central Plant and Utilities Infrastructure

This project was within scope. Project improved the distribution of campus utilities. Phase I upgraded the central boiler and chiller plan and provided hot and chilled water distribution. It also addressed potable water distribution, electrical and communication conduit infrastructure.

Funding and Cost Verification

This project was within cost

\$24,577,000 project costs previously allocated: preliminary plans and working drawings \$1,428,000 and construction \$23,149, 000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 6/23/98.

18. Scope Description – CSU, San Bernardino – Visual Arts

This project was within scope. Project provided 58,510 asf building for the Visual Arts programs, which included 405 lecture FTEs, 155 FTEs in teaching laboratories, and 25 faculty offices.

Funding and Cost Verification

This project was within cost

\$16,902,000 project costs previously allocated: preliminary plans \$251,000; working drawings \$325,000; construction \$13,658, 000 at ENR 5153 and equipment \$2,668,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 4/08/96. Equipment monies reverted 6/30/00.

19. Scope Description – CSU, San Bernardino – Renovate/Upgrade Chiller/Central Plant

This project was within scope. Project provided for the installation of a new 1,000 ton centrifugal chiller in the Central Plant facility. Installation of a centrifugal chiller increased efficiency, reduced energy and operating costs.

Funding and Cost Verification

This project was within cost

\$967,000 project costs previously allocated: preliminary plans \$23,000; working drawings and construction \$944,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 06/24/97.

20. Scope Description – San Francisco SU – Corporation Yard

This project was within scope. Project provided an addition and expansion to the existing Corporation Yard.

Funding and Cost Verification

This project was within cost

\$6,812,000 project costs previously allocated: preliminary plans and working drawings \$329,000; construction \$6,483,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 5/22/98.

21. Scope Description – San Francisco SU – Central Plant/Utility Infrastructure

This project was within scope. Project expanded campus utility systems including a new central heating plant, conversion of underground 4.16 KV electrical distribution systems to 12 KV system, installed a new communication loop system, additional water piping for adequate water flow and a new sanitary sewer line.

Funding and Cost Verification

This project was within cost

\$21,037,000 project costs previously allocated: preliminary plans and working drawings \$967,000; construction \$20,070,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 5/18/98.

22. Scope Description – San Francisco SU – Seismic Safety Action Plan – Administration Building

This project was within scope. Project seismically strengthened the Administration building that had suffered earthquake damage in 1989. Project upgraded the structural system.

Funding and Cost Verification

This project was within cost

\$11,137,000 project costs previously allocated: preliminary plans and working drawings \$519,000; and construction \$10,618,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 3/21/98.

23. Scope Description – San Francisco SU – Burk Education Bldg, Remodel and Addition

This project was within scope. Project remodeled Education Building and added 36,461 asf. Project added 317 fte lecture, 12 fte lab and 29 faculty offices.

Funding and Cost Verification

This project was within cost

\$17,372,000 project costs previously allocated: preliminary plans \$297,000; working drawings \$443,000; construction \$15,439,000 at ENR 5153 and equipment \$1,193,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/27/96. Equipment monies reverted 6/30/00.

24. Scope Description – CPSU, San Luis Obispo – Poultry Science Unit

This project was within scope. This project will provide a new 33,950 asf poultry instructional unit to replace existing obsolete facilities.

Funding and Cost Verification

This project was within cost

\$3,114,000 project costs previously allocated: preliminary plans \$82,000; working drawings and construction \$2,855,000 at ENR 4999 and equipment \$177,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 7/31/95. Equipment monies reverted 6/30/00.

25. Scope Description – CPSU, San Luis Obispo – Dairy Science II

This project was within scope. Project provided a state-of-the-art dairy processing facility. The 18,800 asf facility included areas for processing milk, quality control, cheese processing, ice cream processing, storage, product development, and administration.

Funding and Cost Verification

This project was within cost

\$7,907,000 project costs previously allocated: preliminary plans \$167,000; working drawings and construction \$6,908,000 at ENR 4999 and equipment \$832,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/5/95.

26. Scope Description – CPSU, San Luis Obispo – Upgrade HV Electrical

This project was within scope. Project provided a 12KV distribution system replacing the 30-50 year old 4160KV system. New transformers along protective equipment increased capacity to serve future buildings.

Funding and Cost Verification

This project was within cost

\$6,684,000 project costs previously allocated: preliminary plans and working drawings \$365,000 and construction \$6,319,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/8/98.

27. Scope Description – CPSU, San Luis Obispo – Upgrade Utilities, Heat and Water Distribution

This project was within scope. Project converted the campus heating system from a medium pressure steam/condensate system to a low pressure hot water system by replacing all underground lines in a common burial system. In addition the project provided a second primary distribution water source for the campus. The common burial system will house the HV electrical, water, heating, and communication/signal distribution systems.

Funding and Cost Verification

This project was within cost

\$19,835,000 project costs previously allocated: preliminary plans and working drawings \$1,185,000; and construction \$18,650,000 at ENR 5595.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/9/98.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 13

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 13

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Fresno – East Engineering Addition

This project was within scope. This Engineering project had an asf of 35,27 and gsf of 51,217 and provided 621 lecture FTE, 28 laboratory FTE, 25 faculty offices and 164 self-instructional computer laboratory stations.

Funding and Cost Verification

This project was within cost.

\$11,117,000 project costs allocated: preliminary plans \$163,000; working drawings \$246,000; and construction \$7,410,000 at ENR 4665, and equipment \$3,298,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/27/92. Equipment monies reverted 6/30/95.

2. Scope Description – CPSU, San Luis Obispo – Dairy Science I, Instructional Center

This project was within scope. This project constructed a 127,245 asf instructional facility including a replacement barn of 9,660 asf and a 117,585 asf milking parlor and dairy support space.

Funding and Cost Verification

This project was within cost.

\$4,529,000 project costs allocated: preliminary plans \$98,000 working drawings \$150,000; and construction \$4,120,000 at ENR 4665; and equipment \$161,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 6/4/92. Equipment monies reverted 6/30/96.

3. Scope Description – CSU, Sacramento – Classroom/Faculty Office/Laboratory Bldg.

This project was within scope. Project provided a 45,255 asf building with space for 513 FTE in lecture, physical education related teaching laboratories, physical education activity laboratories, faculty and department offices, and instructional computer lab stations.

Funding and Cost Verification

This project was within cost.

\$8,772,000 project costs allocated: preliminary plans \$176,000 working drawings \$212,000; and construction \$8,384,000 at ENR 4665

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/19/91

4. Scope Description – CSU, Chico – O’Connell Technology Center

This project was within scope. Project constructs 48,483 asf, (61,724 gsf) for engineering and computer science.

Funding and Cost Verification

This project was within cost.

\$13,772,000 project costs allocated: preliminary plans \$185,000 working drawings \$287,000; and construction \$9,041,000 at ENR 4665 and equipment \$4,259,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 7/20/92. Equipment monies reverted 6/30/96.

5. Scope Description – Humboldt SU – Founders Hall Rehabilitation

This project was within scope. Project rehabilitates and modernizes major instructional facility on campus. Extensive upgrading of mechanical, electrical and computer facilities was done to this 66,153 gsf (31,297 asf) building.

Funding and Cost Verification

This project was within cost.

\$8,301,000 project costs allocated: preliminary plans \$199,000 working drawings and construction \$8,102,000 at ENR 4665.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 3/22/91.

6. Scope Description – San Diego SU – North SD Campus – Initial Facility

This project was within scope. Project will provide facilities to house the center's library and audio-visual services, administrative and student services, computer and faculty offices. Building is 146,000 gsf and 95,150 asf.

Funding and Cost Verification

This project was within cost.

\$19,151,000 project costs allocated: preliminary plans and working drawings \$869,000; and construction \$18,282,000 at ENR 4665

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed.

7. Scope Description – CSU, Fresno – University Farm Laboratory

This project was within scope. Project was an expansion and modernization of swine, horse, beef, enology and other farm facilities, including the perimeter fencing of the farm.

Funding and Cost Verification

This project was within cost.

\$8,877,000 project costs allocated: preliminary plans \$133,000; working drawings \$250,000; construction \$7,077,000 at ENR 4665 and equipment \$1,417,000

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/3/95. Equipment monies reverted 6/30/95.

8. Scope Description – CSPU, Pomona – Laboratory Facility

This project was within scope. Project provided a 3,640 asf laboratory facility to house small laboratory animals in a safe environment. Project included space for animal care rooms, related support space and administrative space.

Funding and Cost Verification

This project was within cost.

\$1,953,000 project costs allocated: working drawings and construction
\$1,953,000 at ENR 4828

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/10/93

9. Scope Description – CSU, Northridge – Business Adm/Economics and Education Bldg.

This project was within scope. Project provided facilities to house School of Business Administration/Economics and Education. This capacity space relieves projected campus space deficiencies in both programs.

Funding and Cost Verification

This project was within cost.

\$30,053,000 project costs allocated: preliminary plans \$496,000; working drawings \$819,000; construction \$25,909,000 at ENR 4828 and equipment \$2,829,000

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 8/25/94. Equipment monies reverted 6/30/98.

10. Scope Description – CSPU, Pomona – Classroom/Laboratory/Administration, Phase I

This project was within scope. Project houses information resource, technology and administration functions of the university. Provides ten teaching lecture rooms, self-instructional laboratories in computing and information processing and instructional television support services.

Funding and Cost Verification

This project was within cost.

\$25,120,000 project costs allocated: preliminary plans \$440,000; working drawings \$695,000; construction \$23,985,000 at ENR 4665.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 10/21/92

11. Scope Description – CSU, Fullerton – Science Addition/Renovation, Phase I

This project was within scope. Project added 60,000 asf to existing Science building. The additional space was for house laboratory programs for biology, chemistry, physics and mathematics.

Funding and Cost Verification

This project was within cost.

\$22,818,000 project costs allocated: preliminary plans \$387,000; working drawings and construction \$22,431,000 at ENR 4665.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 7/20/93

12. Scope Description – CSU, Fullerton – Classroom/Student & Academic Support/Faculty Office Bldg.

This project was within scope. Project constructed a 54,500 asf addition and renovated 22,300 asf of administrative space in Langsdorf Hall.

Funding and Cost Verification

This project was within cost.

\$14,884,000 project costs allocated: preliminary plans \$307,000; working drawings \$365,000; construction \$12,903,000 at ENR 4665 and equipment \$1,309,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 4/27/94. Equipment monies reverted 6/30/98.

13. Scope Description – CSU, San Bernardino – School of Business/Information Sciences Building

This project was within scope. Project provides classrooms for Business, Computer Science and Mathematics, faculty offices and self-instructional computer labs.

Funding and Cost Verification

This project was within cost.

\$24,247,000 project costs allocated: preliminary plans \$379,000; working drawings and construction \$19,662,000 at ENR 4828 and equipment \$4,206,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 6/21/93. Equipment monies reverted 6/30/96.

14. Scope Description – San Francisco SU – Remodel and Addition, Arts and Industry

This project was within scope. Project renovated 51,412 asf of the existing Arts and Industry building and constructed 46,209 asf of new space adjacent to the building. Project provides additional needed space for arts, design and industry, and film and broadcast communication arts.

This project was within cost.

\$15,724,000 project costs allocated: preliminary plans \$391,000; working drawings \$386,000; and construction \$14,947,000 at ENR 4665.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/11/94

15. Scope Description – CSU, Bakersfield – Walter Stiern Library

This project was within scope. This project provided the first phase of the permanent library buildings, consisting of 108,050 asf and 153,400 gsf.

Funding and Cost Verification

This project was within cost.

\$22,389,000 project costs allocated: preliminary plans \$336,000; working drawings \$445,000; and construction \$18,615,000 at ENR 4877 and equipment \$2,993,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 12/16/92. Equipment monies reverted 6/30/98.

16. Scope Description – CSU, Fresno – Education Building

This project was within scope. Project constructed a 76,806 asf facility providing 1,200 FTE lecture, 132 FTE laboratory for the School of Education, 86 faculty office spaces, and 142 self-instruction computer stations.

Funding and Cost Verification

This project was within cost.

\$22,168,000 project costs allocated: preliminary plans \$324,000; working drawings \$439,000; and construction \$17,477,000 at ENR 4877 and equipment \$3,928,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 1/25/95. Equipment monies reverted 6/30/98.

17. Scope Description – CSU, Long Beach – Dance Facility/Auditorium

This project was within scope. This 62,802 asf building provided 545 FTE lecture, 105 FTE laboratory, and 23 faculty offices. Secondary impacts of the dance facility made available needed Theater Arts and Physical Education space. This project also included a 38,000 asf building providing a 1,200 seat auditorium and associated support space.

Funding and Cost Verification

This project was within cost.

\$26,972,000 project costs allocated: preliminary plans \$331,000; working drawings \$423,000; and construction \$26,218,000 at ENR 4828.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed 11/1/93.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 14

CALIFORNIA STATE UNIVERSITY (6610)

Various Projects Per Staff Analysis

a. Approve project closeout

APPROVED.

Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 14

California State University
Various Projects Per Staff Analysis

Action Requested

Approve project closeout.

1. Scope Description – CSU, Long Beach - Engineering/Computer Science, Math Lab and Faculty Offices

This project was within scope. This project provided approximately 66,138 asf of laboratory, lecture, office and support space, providing lecture capacity for 336 full-time equivalent students, engineering and computer science laboratory capacity of 383 full-time equivalent students and mathematics laboratory computer science for 95 full-time equivalent students.

Funding and Cost Verification

This project was within cost.

\$15,279,000 project costs previously allocated: preliminary plans \$480,000; working drawings and construction \$11,782,000 at ENR 4440 and equipment \$3,017,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 08/03/90. Equipment monies reverted 6/30/92.

2. Scope Description – CPSU, SLO – Agriculture Science Building

This project was within scope. This project provided lecture capacity for 122 fte students, laboratory capacity for 203 fte students in Agriculture Science and 50 faculty offices. The building contained 46,028 gsf and 28,230 asf.

Funding and Cost Verification

This project was within cost.

\$7,378,000 project costs previously allocated: preliminary plans and working drawings \$360,000; construction 6,128,000 at ENR 4440; and equipment \$890,000.

CEQA

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

Project Schedule

The project schedule is as follows:

Project was completed in 6/27/88. Equipment monies reverted 6/30/92.

Staff Recommendation: Approve project closeout.

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
CONTRA COSTA COMMUNITY COLLEGE DISTRICT
SAN RAMON VALLEY CENTER, CONTRA COSTA COUNTY**
Site Development & Phase 1 Buildings

Authority: Chapter 157/03, Item 6870-301-6028 (14)

a. Approve augmentation **\$3,088,000**
(13.9 percent of construction)

APPROVED.
Vote: 3-0

CONSENT ITEM

STAFF ANALYSIS – 15

Contra Costa Community College District
San Ramon Valley Center, Contra Costa County
Site Development & Phase 1 Buildings

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 the site development and the first phase of permanent facilities totaling 44,435 assignable square feet (asf), with the following spaces: 9,697 asf lecture; 21,918 asf laboratory; 4,980 asf office, 4,000 asf library/learning resource; 1,960 asf AV/TV; 1,435 asf physical education; and 445 asf other space.

Funding and Project Cost Verification

This project is not within cost. The lowest responsible and responsive bidder, after exercising the deductive alternate submitted a bid of \$23,434,000, \$3,338,000 over budget. The district requests a state augmentation of \$3,088,000 and agrees to cover the difference of \$250,000 with local funds. Due to the current bid climate, escalating construction material costs and stringent value engineering and constructability reviews prior to bidding, the district does not expect to achieve a more favorable construction cost outcome by rebidding this project.

\$29,755,000 total estimated project costs

\$26,417,000 total authorized project costs

\$1,808,000 project costs previously allocated: preliminary plans \$723,000; working drawings \$1,085,000

\$24,609,000 project costs to be allocated: construction \$22,208,000 (\$20,096,000 contracts, \$1,005,000 contingency and \$1,107,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019; equipment \$2,401,000 at EPI 2564

\$3,088,000 project costs to be augmented: construction \$3,088,000 (\$3,088,000 contracts)

\$250,000 local funds to be augmented: construction \$250,000 (\$250,000 contracts)

CEQA

A notice of determination was filed with the State Clearinghouse on July 5, 2001 and the waiting period expired on August 4, 2001.

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: August 2007

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT
KINGS COUNTY CENTER, KERN COUNTY**

Phase 2B Classrooms/Laboratories

Authority: Chapter 157/03, Item 6870-301-6028 (87)

**a. Approve augmentation \$1,632,000
(19.9 percent of construction)**

**APPROVED.
Vote: 3-0**

CONSENT ITEM

STAFF ANALYSIS – 16

West Hills Community College District
West Hills College at Lemoore, Kings County
Phase 2B Classrooms/Laboratories

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 three buildings consisting of 25,150 assignable square feet (asf), including 1,378 asf classrooms, 18,976 asf laboratories and 4,796 asf maintenance/storage.

Funding and Project Cost Verification

This project is not within cost. This project was originally bid earlier this spring and the lowest responsible and responsive bidder was \$2,824,000 over the construction contract appropriation. After value engineering this project and rebidding, the lowest responsible and responsive bidder is \$2,127,000 over budget. The district requests a state augmentation of \$1,632,000 and agrees to provide the difference of \$495,000 with local funds. The bidding climate for construction trades is currently impacted in Central California with high demands and shortages of qualified construction personnel and materials.

\$12,527,000 total estimated project costs

\$10,400,000 total authorized project costs

\$670,000 local funds previously allocated: preliminary plans \$298,000; working drawings \$372,000

\$9,730,000 project costs to be allocated: construction \$8,201,000 (\$7,425,000 contracts, \$371,000 contingency and \$405,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4019; equipment \$1,529,000 at EPI 2564

\$1,632,000 project costs to be augmented: construction \$1,632,000 (\$1,632,000 contracts)

\$495,000 local funds to be augmented: construction \$495,000 (\$495,000 contracts)

CEQA

A notice of determination was filed with the State Clearinghouse on July 15, 1999 and the waiting period expired on August 14, 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: October 2005

Staff Recommendation: Approve augmentation.

ACTION ITEM

ACTION ITEM – 17

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PRAIRIE CITY STATE VEHICULAR RECREATION AREA, YOST ACQUISITION
DPR Parcel Number A46001, DGS Parcel Number 10228,

Authority: Chapter 106/01, Item 3790-301-0263 (5)
Chapter 379/02, Item 3790-301-0263 (3)
Chapter 379/02, Item 3790-301-0263 (5)
Chapter 157/03, Item 3790-301-0263 (3)

a. Authorize acquisition

APPROVED.
Vote: 3-0

ACTION ITEM

STAFF ANALYSIS ITEM – 17

Department of General Services
Department of Parks and Recreation
Prairie City State Vehicular Recreation Area, Yost Acquisition

Action Requested

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

Scope Description

This project is within scope. The proposed acquisition is approximately 211 acres of land, known as the Yost property and located adjacent to the existing Prairie City State Vehicular Recreation Area in the vicinity of Prairie City and White Rock Roads in Sacramento County.

DPR wishes to acquire the 211+/- acres because of the unique opportunities the property represents:

- Acquisition of the Yost property will provide buffer land for the Prairie City SVRA and will assist DPR in assuring the long-term viability and operation of this park as a regional and statewide recreational facility. The owner intends to sell the property, if not to the state, then to a private developer, and incompatible development could devastate the existing Park putting its existence at risk and/or severely curtail current use.
- Acquisition of the Yost property will provide additional frontage along White Rock Road for access to the existing Prairie City State Vehicular Recreation Area. Although a portion of the state's property fronts to White Rock Road, vernal pools prevent access. The state's purchase of the Yost property will eliminate an easement across private property used to provide public access to the park.
- The Yost property is an in holding surrounded on three sides in part by the existing 800-acre Prairie City State Vehicular Recreation Area and the public access easement, making the purchase a logical addition to the park.

Funding and Cost Verification

This project is within cost. Chapter 379/02, Item 3790-301-0263(3) will provide approximately \$1.9 million toward the cost of the acquisition in concert with Chapter 106/01, Item 3790-301-0263(5), Chapter 379/02, Item 3790-301-0263(5), and Chapter 157/03, Item 3790-301-0263(3) for Opportunity Purchase projects: Sufficient funds remain within the appropriations listed to fund this acquisition.

\$2,938,000 total estimated project costs

\$24,000 project costs previously allocated: Environmental review and relocation entitlement report.

\$2,914,000 project costs to be allocated: \$2,720,000 acquisition costs, \$176,000 relocation costs, \$12,000 title and escrow costs, and approximately \$6,000 overhead.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 23, 2004, and the waiting period expired on February 27, 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 to the Yost Prairie City property on February 6, 2004. Environmental areas of concern were noted in the condition of property statement by ESS during this visit. A Condition of Property Statement for site selection was approved by the Public Works Board (PWB) on March 12, 2004 and the following activities were to be completed prior to the PWB acquisition approval review.

An Environmental Site Assessment (ESA) (Phase I) report and a Modified Site Investigation of soil sampling (Phase II) would be completed to determine potential liability of the State. The Phase I/II report would recommend possible action that the State may pursue with the property owner prior to acquisition, limiting the potential liability and/or costs in acquiring the property. The Phase I/II would address:

1. Two underground tanks, emptied approximately 20 years ago, filled with sand and mounded partially above-ground, and abandoned were to be removed and the appropriate permit obtained. (These tanks were abandoned prior to County requirements for clean closure review.) A limited soil sampling around the tank a (Phase II) would address possible cost of remediation of soil, if required.
2. Areas containing scrap metal, abandoned automobiles/equipment and recreational vehicles would be removed from the property prior to the State's acquisition. (The Phase I/II would address possible costs of removal if the property owner does not believe he can complete this cleanup prior to State acquisition.)
3. Teichert Quarry Mining Lease and Operations would be reviewed in the Phase I/II for potential liability issues due to hazardous materials used on site. Records of operations would also be reviewed.

The Final Phase I Environmental Site Assessment and Modified Phase II Site Investigation for the Yost Prairie City Property was approved by ESS staff on May 4, 2004. ESS staff noted the PSA was professionally prepared to standards defined in the American Society of Testing and Materials (ASTM), supporting the findings and conclusions of the report, which were based on records review, user-provided information, on-site reconnaissance, and interviews.

1. The underground tanks were removed and disposed of through a contract between Mr. Yost and GHH Engineering, Inc. The final report was prepared and submitted to Mr. Yost on July 2004. ESS staff notes the report was professionally prepared in accordance with County application standards. The underground tanks were removed in accordance. The County of Sacramento issued a "no further action" approval letter for the underground storage tank(s) removal on August 11, 2004.
2. The PSA found no evidence of recognized environmental conditions (REC) with the property, with the exception of several areas on the Yost property scattered with oily debris, batteries, small quantities of household hazardous materials and used tires. Other locations have scattered solid waste, including vehicles, old drums, and scrap metal. These materials are not likely contaminations sources and are not considered hazardous. However, they must be disposed of in accordance with State of California regulations. The property owner has begun removing scrap metal and other debris and has agreed under the purchase agreement that by close of escrow the property will be free of these wastes.

3. Teichert's operations and records were reviewed and no evidence was found that would suggest operations have significantly impacted site soils.

In addition the Phase I Environmental Site Assessment and Modified Phase II Site Investigation found no evidence of activities conducted on the Yost property that could lead to significant groundwater contamination. The VOCs and other chemicals that are present in groundwater under the Yost property can, with a high degree of confidence, be attributed to the Aerojet General Corporation (Aerojet) facility located to the northwest of the property. Groundwater contamination from this facility is well documented and extends well beyond the Yost property. Aerojet is in the process of remediating the groundwater under various consent decrees and other orders from regulatory agencies.

Other:

- The State Public Works Board approved this project for site selection on March 12, 2004.
- Two existing leasehold interests will be assigned to the State. Both revenue-generating leases are compatible with buffer land and will continue through their respective terms.
- The first lease is for mining operations on a portion of the property, generating royalties of approximately \$200,000 to \$250,000 annually and expiring June 2007 with one five-year option to extend.
- The second lease is a cellular tower site encumbering approximately 0.2 acres generating approximately \$700 per month adjusted upward five percent annually and expiring June 2007 with four consecutive five year options to extend. The seller will assign both leases to the state to run out their respective leasehold terms.
- 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 and personal property stored on site.
- There is no implied dedication applicable to this property.
- The property is improved with five small buildings offering little or no contributory value other than potential storage or on-site office space.
- Relocation assistance benefits will be paid from the existing acquisition appropriations, estimated to total \$176,000 for two households, both of which are married couples consisting of the sellers Mr. and Mrs. Yost and their grounds keeper.
- Due to the activities associated with active mining operations, park visitors will not be allowed access to the subject property until all mining activities have ceased and the pit is properly reclaimed and prepared for public access. The Yost property is fully fenced, all driveways are gated, and the lessee has indemnified the lessor against loss caused by the lessee's operation.
- The state will require the grantor to remove all debris, personal property, and two abandoned diesel fuel tanks that now occupy the property. The seller will provide a letter of clearance from the county after the two fuel tanks are disposed of.
- As buffer land, the property will not be accessible by the general public and will require only minimal patrol and resource protection. Therefore, this project will not require in additional support funding.
- Approximately one-third of the property is encumbered by a 1977 agreement granting the County of Sacramento a first right of refusal in the event the property owner receives an offer to purchase. The County Board of Supervisors (County) at its August 3, 2004 meeting voted not to exercise its first right of refusal.
- Although the County has decided not to exercise their right to purchase the subject property, the County's right of first refusal will remain on the title until the County quitclaims this right to the State.

Staff Recommendation: Authorize acquisition contingent upon DPR providing the Board with a copy of the County of Sacramento's duly authorized quitclaim of its first right of refusal or upon obtaining removal of the County's first right of refusal from title through other means that are acceptable to the Board's staff no later than March 10, 2005. Board authorization for this acquisition will expire on March 10, 2005 if this contingency has not been satisfied.

ACTION ITEM

ACTION ITEM – 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MORRO BAY STATE PARK, POWELL III
SAN LUIS OBISPO COUNTY
DPR Parcel Number 7757-01, DGS Parcel Number 10251

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

ACTION ITEM

STAFF ANALYSIS ITEM – 18

Department of General Services
Department of Parks and Recreation
Morro Bay State Park, Powell III

Action Requested

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

Scope Description

This project is within scope. The request will authorize acquisition of 10.32+/- acres of vacant land for public, wildlife habitat, watershed restoration, and open space purposes. This acquisition will serve as an addition to the Morro Bay State Park and will provide a valuable trail and habitat linkage between Morro Bay State Park and Montana De Oro State Park.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 22, 2004, and the waiting period expired on August 26, 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 the subject property on May 18, 2004. The Department of Parks and Recreation acquisition consists of approximately 10 acres located off of South Bay Boulevard and Pismo Avenue in Los Osos, San Luis Obispo County, California. The property is currently undeveloped and covered with native and non-native scrub vegetation. A prehistoric Native American shell midden is also located on the property.

A Phase I Environmental Site Assessment (ESA) report prepared by Phase One Inc., in September 2003 was reviewed by ESS staff and found to be in accordance with American Society for Testing and Materials (ASTM) standards. No recognized environmental conditions were identified in the ESA report. No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future use.

Other

- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement requires the delivery of title to the property free and clear of any mortgages or liens.
- There is no implied dedication applicable to this property
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- The Department has indicated that an endowment will provide for minimal ongoing maintenance and support of this acquisition.

- The proposed acquisition will be at no cost to the State with the exception of staff overhead in the preparation of documents and due diligence. This acquisition constitutes a dual escrow whereby the current owner will sell the property to the Trust for Public Land (TPL) for \$765,000 via an option agreement and then TPL will immediately convey the property to the State at no cost. The State is not a party to, and is not taking title to the property subject to, any terms and/or conditions as contained in any donation agreements, proposals, contracts, option agreements, or any similar agreements entered into by TPL in connection with TPL's purchase of the property with the exception of Grant Agreement No. WC-3077 DT and Subgrant Agreement No. SG-3004 DT entered into with WCB. Grant Agreement No. WC-3077 DT will contribute \$165,000 toward TPL's acquisition which include WCB funds made available from Proposition 50 (Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002). Subgrant Agreement No. SG-3004 DT will provide \$600,000 of federal funds via Section 6 2001 Recovery Land Acquisition Grant Agreement No. E-6-RL-4 between the U.S. Fish and Wildlife Service and WCB. Grant funds are extended to TPL with conditions. The WCB Grant and Subgrant require that acquisition of property will be for plant and wildlife habitat preservation, restoration and management, wildlife-oriented education and research, and for compatible public uses. Remedy, in the event of default, is reimbursement of participating grant funding or transfer of Control and Possession to the State of California, Department of Fish and Game. The Section 6 Federal Grant similarly restricts property uses to wildlife, habitat, and cultural resource protection and preservation. Remedies for use inconsistent with the federal grant purposes include conversion of use or substitution by other properties of at least equal market value and reasonably equivalent usefulness and location.
- TPL's purchase price will not exceed the estimated fair market value as determined by a Department of General Services approved appraisal.
- The acquisition agreement does not include standard indemnification language. However, based on environmental reviews and historical uses of the property, the risk associated with accepting this no cost acquisition is relatively low and is justified by the value of this property as a trail and habitat linkage between the Morro Bay State Park and the Montana de Oro State Park.

Staff Recommendation: Authorize acquisition of real property through the acceptance of a no cost acquisition based on the apparent minimal risk associated with the lack of standard indemnification language as outweighed by the value of this property as an important trail and habitat linkage.

ACTION ITEM

ACTION ITEM – 19

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT REDWOODS STATE PARK, STOCKEL-VONAH
HUMBOLDT COUNTY
DPR Parcel Nos. A47701, DGS Parcel Number 10247

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

ACTION ITEM

STAFF ANALYSIS ITEM – 19

Department of General Services
Department of Parks and Recreation
Humboldt Redwoods State Park – Stockel-Vonah

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 a portion of a parcel, approximately 112 acres in size, as an addition to Humboldt Redwoods State Park. The Stockel-Vonah parcel is entirely surrounded by existing parkland.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 3, 2004, and the waiting period expired on September 7, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2004.

Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a condition of property survey of the Stockel-Vonah parcel near the community of Meyers Flat in Humboldt County on May 5, 2004. This approximately 110-acre parcel is situated on the south side of the south fork of the Eel River. The north and northwest edges of the parcel consist of a narrow riparian corridor at the very edge of the river. The remainder of the property is moderately-sloping second growth redwood/fir forest. Nearly the entire parcel has been subjected to past logging; however, the parcel contains nearly full coverage of second growth forest land. Access to and within the parcel is limited to a few logging and skid trails. An at-grade river crossing has been used from adjacent private land for some access.

The property has no existing structures or constructed improvements; the property is surrounded by very similar second growth redwood forest, the river, and other public land. Except for limited logging roads, the property is in a natural condition. ESS staff find that a Preliminary Site Assessment Phase I is not required for acquisition of the Stockel-Vonah parcel because there is no history of industrial or other developed uses on or directly adjacent to the land.

Other:

- The owner Save-the-Redwoods-League will donate the property with the condition that DPR and Save-the-Redwoods League enter into a use restriction agreement. The recorded agreement will require 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 at that time, excluding the value of any State improvements.

- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- As an in holding property within the Humboldt Redwoods State Park, the Department has certified that this acquisition will not result in future operational costs for the Department.
- The Property Acquisition Agreement does not include standard indemnification language. However, based on the natural condition of this property and environmental surveys, the risk associated with accepting this no cost acquisition is relatively low and is justified by the value of this property as an important addition to Humboldt Redwoods State Park.

Staff Recommendation: Authorize the acquisition of real property through acceptance of a no cost acquisition because the benefits of acquiring this property are outweighed by the use restrictions and the lack of standard indemnification language.

OTHER BUSINESS

OTHER ITEM – 20

Department of General Services informational report on the public engagement process relating to the Central Plant and West End Complex Projects.

PRESENTED AT MEETING.

REPORTABLES

PRESENTED AT MEETING.

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary