



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD
December 9, 2005 Meeting
MINUTES

PRESENT:

Mr. Michael Genest, Director, Department of Finance
Mr. Ron Joseph, Director, Department of General Services
Ms. Cindy McKim, Deputy Director, Department of Transportation
Mr. Vince Brown, Chief Deputy Director, Department of Finance

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member
Assembly Member Wilma Chan
Assembly Member Lloyd E. Levine
Senator Gilbert Cedillo
Senator Wesley Chesbro
Senator Carole Migden

STAFF PRESENT:

Brian Dewey, Assistant Administrative Secretary, State Public Works Board
Randy Katz, Budget Analyst, Department of Finance
Theresa Gunn, Principal Budget Analyst, Department of Finance
Matt Schuller, Budget Analyst, Department of Finance State Public Works Board
Christina Ahn, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance
Georgia Johas, Budget Analyst, Department of Finance

OTHERS PRESENT:

David Wrightsman, Department of Park and Recreations
Clyde Jensen, Department of Justice
Shelley, Petavini, California Conservation Corps
Rick Stolz, Department of Parks and Recreations
Ivan Chen, Department of General Services
Wetzel, Department of General Services, RESD
Liz Yokoyama, Department of General Services, RESD
Warren Westrup, Department of Park and Recreations
Tyler Inba, State Treasurer's Office
Lisa Paterro, California Department of Corrections and Rehabilitation

CALL TO ORDER AND ROLL CALL:

Mr. Michael Genest, Director for the Department of Finance called the meeting to order at 10:04 a.m. Brian Dewey, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

The minutes from the November 4, 2005 were approved
Mr. Genest introduced Vince Brown, Chief Deputy for the Department of Finance.
Mr. Brown replaced Mr. Genest as Chairperson for the duration of the Meeting.

BOND ITEMS:

Mr. Brown stated since there were no bond items that they would move straight to the Consent Calendar.

CONSENT CALENDAR

Mr. Dewey reported that Consent Items #8 and #14 were pulled from the Agenda. Mr. Dewey stated that the Calendar covers Consent Items #1 thru #7, #9 thru #13, and #15 thru #20 and proposed:

- 1 request to authorize the acceptance of real property and improvements thereon through a transfer of title, [1]

- 1 request to authorize site selection, [2]

- 3 requests to authorize an acquisition, [3,5,6]

- 2 requests to approve an augmentation to complete construction, [4,9]

- 1 request to recognize a scope change resulting from project termination, [7]

- 7 requests to approve preliminary plans, [10,11,15,17,18,19,20]

- 3 requests to recognize a scope change to terminate a project and revert any unexpected funds, [12,13,16]

There were **five** 20-day letters for the items above.

Mr. Dewey then reported on the 20-day letters themselves which are shown below verbatim:

1) Item #4, DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)

CSP SAN QUENTIN BUILDING 22 – MODULARS MARIN COUNTY

—Augmentation. On December 2, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its intent to approve this augmentation on December 22, 2005. Approval of this item is contingent on the expiration of the 20-Day period without comment. It should be noted that deferring action on this item until next month would likely increase project costs and possibly jeopardize project completion.

2) Item #7, DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO, SACRAMENTO COUNTY

Bonderson Building Renovation

— Scope Change resulting from project termination —On November 30, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change on December 20, 2005, and Staff does not anticipate any issues.

3) Item #9, DEPARTMENT OF PARKS AND RECREATION (3790)

FORT ROSS STATE HISTORIC PARK, SONOMA COUNTY

Water System Improvements

—Augmentation— On November 30, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly

Appropriations Committees of its intent to approve this augmentation on December 20, 2005. While staff does not anticipate any issues, approval of this item is contingent on the expiration of the 20-Day period without comment. Staff has indicated the deferring action on this Item until next month would likely result in significant cost increases, as it will be necessary to re-bid.

**4) Items #12 and 13, DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FRED C. NELLES YOUTH CORRECTIONAL FACILITY
WHITTIER, LOS ANGELES COUNTY**

Replace Taft Adjustment Center and Construct New Kitchen projects

—Scope Change – to terminate these projects and revert any unexpected funds— On November 18, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve both of the scope changes after December 8, 2005. The 20-Day notification period has expired without comment.

**5) Item #16, UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY**

Satellite Utilities Plant, Phase 1

—Scope Change— On November 1, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change on November 21, 2005, and staff does not anticipate any issues.

In summary staff recommended approval of the **Consent** Calendar consisting of Items #1 thru #7, #9 thru #13, and #15 thru #20.

End Verbatim.

Public comment was solicited (There was no response)

A motion was made by Mr. Joseph and Second by Ms. McKim to approve the Consent Calendar.

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

ACTION ITEMS:

Mr. Brown said that since there were no Action Items that Reportables would be next.

REPORTABLES:

Mr. Dewey reported that there were **five** reportable items for this month that staff has approved under authority delegated by the Board.

CLOSED SESSION:

Mr. Dewey then reported that the closed session has been deferred because the first court hearing on the litigation had been pushed back until next Friday. Therefore, the closed session would likely need to be rescheduled for next month.

OTHER BUSINESS:

There was no other business.

NEXT MEETING:

The next regularly scheduled meeting was set for:

Friday, January 13, 2006, at 10:00 AM, State Capitol, Room 112.

Mr. Brown adjourned the meeting at 10:09 a.m.

CONSENT ITEM

CONSENT ITEM – 1

**JUDICIAL BRANCH (0250)
LODI DEPARTMENT 2,
SAN JOAQUIN COUNTY**

DGS Parcel Number 10407, Administrative Office of the Courts Facility Number 39-D-02

Authority: Section 70301 of the Government Code, et al.

- a. **Authorize the acceptance of real property and improvements thereon through a transfer of title.**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 1

Judicial Branch

Lodi Department 2, AOC Facility Number 39-D-02

Action Requested

The requested action will authorize the acceptance of real property and improvements thereon through the transfer of title.

Scope

This project is within scope. The County of San Joaquin (“County”) is transferring fee title in and to the court facility commonly know as Lodi Department 2, located at 315 West Elm Street, Lodi, California (“Court Facility”), to the State of California (“State”) on behalf of the Judicial Branch, by the Judicial Council, Administrative Office of the Courts (“AOC”), pursuant to that certain Transfer Agreement Between the Judicial Council of California, Administrative Office of the Courts and the County of San Joaquin for the Transfer of Responsibility for Court Facility, dated August 2, 2005 (“Transfer Agreement”). The Court Facility consists of approximately 0.46 acres of real property improved by a one-story building, parking lot, and associated landscaping. Following the closing of the transaction, the AOC shall be responsible for the funding and operation of the Court Facility.

Costs

This project is within cost. The County shall not be entitled to compensation for any equity value in the Court Facility pursuant to SB 1732 (Escutia), Chapter 1082, Statutes of 2002, Section 1(d)(6). The only costs associated with acceptance of this no-cost acquisition are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 24, 2005, and the 35-day statute of limitations period expired on November 29, 2005.

Project Schedule

The project schedule is as follows:

The anticipated date of close of escrow is December, 2005.

Condition of Property

The AOC was responsible for conducting a site visit to the Court Facility site and for contracting for the professional services of an environmental professional for the Phase I Environmental Site Assessment (Phase I), for the building assessment, and for the seismic assessment. The AOC made a site visit on December 4, 2004.

Phase I:

A Phase I was completed on December 13, 2004, by Tetra Tech EM, Inc., in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I (E1527-00) (2000). The Phase I includes an evaluation of significant environmental, health, and safety conditions impacting the interior and exterior of the Court Facility. In preparing the Phase I, a visual inspection of the Court Facility was performed to detect any apparent hazardous conditions in, on, or about the Court Facility, and the historical uses of the real property were reviewed. The Phase I found no recognized environmental conditions with respect to the subject site and the AOC concurs with this assessment.

Building Assessment:

The professional real estate consultants of Colliers-Seeley International (Colliers) conducted a site visit of the Court Facility on November 18, 2004 to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property including a review of the real property for apparent conditions that could adversely impact the habitability or safety of the property; identification of furnishings, fixtures, and equipment that the County will transfer and convey to the State along with the real property; and identifying any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The Colliers findings concluded that the Court Facility did not contain any apparent hazards to the health or safety of the occupants or property, and the AOC concurs with this assessment.

Seismic Safety Assessment of the Improvements:

Forell/Elsesser Engineers, Inc, licensed structural engineers, performed a Tier I seismic safety assessment of the building located on the Court Facility on August 14, 2003, and Minner, Stinnett, Koo, & Agbayani Structural and Civil Engineers performed a Tier II assessment of the building on September 20, 2004. Rutherford & Chekene accomplished an additional assessment on or about October 22, 2004. These assessments were in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division.

The AOC has determined that the building has a seismic safety rating of Level IV, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994, which is an acceptable seismic safety rating for the transfer of the title to the Court Facility to the State under Government Code Section 70327.

OTHER:

- The State may refuse to accept responsibility for the Court Facility only if (a) the Court Facility contains one or more "deficiencies," as defined at Government Code Section 70326(b), and (b) the County and the AOC have not made provision for the correction of the deficiencies as part of the Transfer Agreement, pursuant to Section 70326(c) or Section 70327(d) of the Government Code. Neither of these situations exist.
- The AOC is not aware of any lawsuits pending concerning the property.
- The County adopted Resolution No. B-05-876 on August 2, 2005, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State, and authorizing the Chairman to sign the Transfer Agreement, grant deed, and other documents related to the transaction.
- The Transfer Agreement required that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the Council will purchase an Extended ALTA owner's policy of title insurance for the Court Facility from the title company.
- There is no relocation assistance involved with this transaction.
- In accordance with SB1732, there is adequate parking for the Court Facility.
- There are no historic issues associated with the Court Facility.
- The County submitted its County Facilities Payment (CFP) calculation to the AOC on April 22, 2005. The AOC and the Department of Finance subsequently approved the CFP amount for the ongoing operation and maintenance of the Court Facility.

Staff Recommendation: **Based on the AOC's due diligence conducted on the property, authorize the acceptance of the real property and improvements thereon through the transfer of title.**

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CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA CORRECTIONAL CENTER, SUSANVILLE SPRAY FIELD
CDCR Project Number CDC500, DGS Parcel Number 10387

Authority: Chapter 38/2005, Item 5225-301-0001(8)

a. Authorize site selection

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Department of General Services
Department of Corrections and Rehabilitation
California Correctional Center, Susanville Spray Field

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 Corrections and Rehabilitation (DCR) for the purchase of land to be used for additional spray fields for the disposal of effluent from the wastewater treatment plant at the California Correctional Center (“CCC Facility”) in the City of Susanville. This request will authorize site selection for the purchase of approximately 640 acres of land located adjacent to the existing state-owned effluent spray fields and will be used as additional spray fields for the CCC Facility. The CCC Facility is currently out of compliance with the Lahontan State Regional Water Quality Control Board waste discharge requirements and a cease and desist order was issued on July 13, 2005, which necessitates this acquisition.

Funding and Cost Verification

This project is within cost. Chapter 38/05, Item 5225-301-0001(8) provides funding for this acquisition and overhead costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

An Environmental Impact Report (EIR) is being prepared for the project including the acquisition component. The EIR is scheduled for completion in mid-2006.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2006

Condition of Property

Department of General Services (DGS), Real Property Services Section (RPSS) staff conducted a site visit to the property on October 27, 2005. The property consists of approximately 640 acres of rural ranch land located in the City of Susanville adjacent to the existing state-owned effluent spray fields. There is a reservoir located on the property, however, due to weather conditions appeared to be completely dry. Due to previous uses of ranching, farming and/or geo-thermal mining adjacent to the subject property, an Environmental Site Assessment, Phase I will be completed.

Other:

- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The CDCR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The spray fields will be used to grow alfalfa or similar crop.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 3

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUMBOLDT LAGOONS STATE PARK, FREEMANTLE
HUMBOLDT COUNTY**

DPR Parcel Number A41201/006103-77, DGS Parcel Number 10391

*Authority: Chapter 52/00, Item 3790-301-0005(10),
as reappropriated by Chapter 157/03, Item 3790-490(1)(10)
Chapter 106/01, Item 3790-301-0005(28),
as reappropriated by Chapter 208/04, Item 3790-491(2)(28)*

a. Authorize acquisition

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Humboldt Lagoons State Park, Freemantle

Action requested

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

Scope Description

This project is within scope. The Legislature approved funding from Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000) for new acquisitions for the State Park System without specifying particular parcels. This request will authorize the acquisition of approximately 97 acres adjacent to Freshwater Lagoon in the vicinity of Humboldt Lagoons State Park. This acquisition helps the Department of Parks and Recreation (DPR) fulfill an important mission of long-term preservation of sustainable redwood forest ecosystems.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(28) and Chapter 52/00, Item 3790-301-0005(10) provide a total of \$462,000 (\$336,000 and \$126,000, respectively) for this acquisition. The balance of the appropriations is sufficient to acquire the subject property in accordance with legislative intent.

\$462,000 total acquisition costs

\$2,000 project costs previously allocated (fee appraisal and Department of General Services, or DGS, staff costs)

\$460,000 project costs to be allocated: \$450,000 acquisition and approximately \$10,200 in overhead costs (title, escrow, and remaining DGS staff costs).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 28, 2003, and the 35-day statute of limitations expired on April 4, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2005.

Condition of Property

A Phase 1 Environmental Site Assessment report was not available for this property and was not deemed necessary.

Other

- The Public Works Board approved site selection for this property on November 4, 2005.
- A non-profit organization, Save-the-Redwoods League, has offered to sell this property to the State at approximately thirty-three percent (33 percent) of the fair market value approved by the Department of General Services (DGS), with the condition that a use restriction agreement be recorded requiring the State to use the property for state park

purposes. This restriction can be lifted if the property is declared surplus to the State's needs or the SPWB recommends that a transfer to another state agency is necessary to better serve the public purpose. If the use restriction is removed, DPR will be required to pay sixty-seven percent (67 percent) of the current market value of the property to the prior owner, excluding the value of any State improvements.

- The 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 and no relocation assistance is involved with this project.
- The property is encumbered with one recorded non-exclusive private road easement. According to the maps, the easement is for a road that follows a north-south path largely on the property to the east of the acquisition, and only enters the acquisition property in two short segments. The easement documents do not provide for construction of new roads; only the continued use of existing roads, which were considered in the valuation of the property. In addition, there is a private water system on the property that serves one adjacent landowner for domestic use, pursuant to a recorded easement dating from 1952. Both the easement for private road access and the water system are typical of this region.
- The property is being acquired for natural resource protection, habitat protection, and protection of the viewshed. The property is not conducive to public access at this time, as the slopes and vegetative nature of the parcels generally do not lend themselves to dumping, trespass, or theft of heritage trees. Furthermore, it should be noted that the property is on the opposite side of the highway from the beach/coastline. Since people visiting the area are generally attracted to the beach, the DPR does not anticipate that public use of this parcel will be high.
- Due to the intended uses of the property, the lack of public access, and the proximity and relative size compared to the existing adjacent state park, the DPR estimates that additional support needs will be minimal. As such, the property will be managed by existing staff from the Humboldt Lagoons State Park because they will be able to incorporate views of the property from the road into their regular patrols.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.
- The Property Acquisition Agreement (PAA) does not include the State's standard indemnification language, potentially exposing the State to additional liability; however, environmental surveys of this property have not identified conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring these properties without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.

Staff Recommendation: **Authorize acquisition.**

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CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CSP SAN QUENTIN BUILDING 22 – MODULARS
MARIN COUNTY
100 Main Street, San Quentin, CA

*Authority: Chapter 106/01 Item 1760-301-0001 (16.5)
Chapter 379/02 Item 1760-301-0768 (5)
as reappropriated by Chapter 157/03, Item 1760-490 (5)*

- a. Approve augmentation **\$538,000**
(9.4 percent of construction appropriation)
(8.3 percent of total appropriation)
(18.05 percent cumulative augmentation of total appropriation)

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
CSP San Quentin Building 22 Modulars

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. The purpose of the project is to provide swing space for use while Building 22 undergoes a seismic retrofit. The project currently consist of constructing relocation facilities for the moving out of tenants and functions currently in the Building 22. This project will relocate the occupants out of Building 22 (except the Library) to modular buildings and to renovated existing buildings within the Prison. Building 22 is a Risk Level VI structure posing an immediate hazard to occupants in a major seismic event.

Funding and Project Cost Verification

This project is not within cost. During construction, and when the project was approximately 75% complete, an infiltration of water caused by heavy rains triggered molds to develop in the modular buildings. The investigation and remediation resulted in significant delays to the project. The majority of mold abatement efforts have now been completed and work is underway to re-construct the previously affected areas. Significant difficulties were encountered during the foundation excavation and preparation, functional and security revisions, additional State Fire Marshal requirements, and unanticipated site and existing building conditions.

Chapter 106/01 appropriated funds for preliminary plans (\$288,000) and working drawings (\$484,000) from the General Fund. Completion of preliminary plans was not completed until 9/9/02, and the appropriation for working drawings reverted on 6/30/02. A new appropriation for working drawings (\$484,000) and construction (\$5,696,000) from the Seismic Bond was approved per Chapter 379/02.

On December 2, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after December 22, 2005.

\$7,635,691 total estimated project costs

(\$7,097,390) project costs previously allocated: preliminary plans \$288,000, working drawings \$484,000, and construction funds of \$5,917,390 (\$3,996,625 contract, \$687,765 contingency, A&E \$411,000, guarding costs of 830,000, and agency retained items (telecom, miscellaneous equipment) of \$400,000) at CCCI 4019.

\$538,000 Requested augmentation

CEQA

This project meets CEQA compliance requirements.

Project Schedule

The project schedule is as follows:

Complete construction: January 2006

Staff Recommendation: Approve augmentation to complete construction contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, WILDFLOWER IN-HOLDING
SAN DIEGO COUNTY
DPR Parcel Number 008165-77, DGS Parcel Number 10399

Authority: Chapter 157/03, Item 3790-301-6029(10)

a. **Authorize acquisition**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park, Wildflower In-holding

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 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) without specifying particular parcels. This request will authorize site selection for the purchase of approximately 153 acres of real property, currently representing in-holdings, as an addition to Anza-Borrego Desert State Park in the County of San Diego. This acquisition meets one of the Department of Parks and Recreation's (DPR) Acquisition Guidelines for in-holdings and adjacent parcels.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-6029(10) provides a total of \$35,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property (\$86,000) in accordance with legislative intent.

\$86,000 total estimated project costs

\$6,000 project costs previously allocated: Department of General Services (DGS) staff costs for appraisal review and staff review

\$80,000 project costs to be allocated: \$77,000 for acquisition and approximately \$3,000 for title and escrow fees

CEQA

The Notice of Exemption was filed with the State Clearinghouse on March 3, 2005, and the 35-day statute of limitations elapsed on April 8, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2006.

Condition of Property

The DGS Environmental Services Section staff performed a site visit to the Anza-Borrego Wildflower In-holding acquisition on February 7, 2005. The acquisition consists of approximately 153 acres of undeveloped land. (APNs 140-150-10 and 140-150-16) located on Highway 78 in San Diego County, California.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary. The property is underdeveloped and shows no signs of disturbance. No recognized environmental conditions or other potential problems with hazardous materials (e.g., ground and/or vegetation staining) was identified with the proposed acquisition property during the site visit and the property is compatible with the proposed future use as an addition to the Anza-Borrego State Park.

Other:

- This acquisition was approved for site selection by the Public Works Board on November 4, 2005.
- The purchase price shall not exceed the estimated fair market value as determined by a DGS approved appraisal.
- The DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any liens.
- The subject property is vacant and unimproved.
- There is no implied dedication involved in this project.
- This acquisition will help alleviate management issues associated with the property and as a result, support implications for this project should be minimal. This is a 153-acre addition to the existing 600,000-acre Anza-Borrego Desert State Park. The property will be managed by existing staff.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA-BORREGO DESERT STATE PARK, ANZA-BORREGO FOUNDATION IN-HOLDINGS
SAN DIEGO COUNTY
DPR Parcel Number 008164-77, DGS Parcel Number 10398

*Authority: Chapter 157/03, Item 3790-301-0262(1)
Chapter 208/04, Item 3790-301-0262(1)
Chapter 157/03, Item 3790-301-6029(10)*

a. Authorize acquisition

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Department of Parks and Recreation
Anza-Borrego Desert State Park, Anza-Borrego Foundation In-holdings

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 117 (Habitat Conservation Fund) and Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) without specifying particular parcels. This request will authorize acquisition for the purchase of approximately 2,335 acres of various in-holdings as an addition to Anza- Borrego Desert State Park in the County of San Diego. The property is within the critical habitat for the peninsular bighorn sheep and mountain lions in the western Colorado Desert region of southern California. Numerous peninsular bighorn sheep are known to frequent the area, and the property is within the home ranges of three mountain lions presently under study using radio telemetry and satellite global positioning system collars as part of an interagency study. This acquisition meets two of the eight Department of Parks and Recreation's (DPR) acquisition guidelines: unique natural resources areas, and in-holdings and adjacent parcels.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-0262(1), Chapter 208/04, Item 3790-301-0262(1), and Chapter 157/03, Item 3790-301-6029(10) provide a total of \$442,000 (\$228,576, \$21,424, and \$192,000, respectively) for this acquisition. The balance of the appropriations is sufficient to acquire the subject property in accordance with legislative intent.

\$442,000 total estimated project costs

\$10,000 project costs previously allocated: Department of General Services (DGS) staff costs for appraisal review and staff review

\$432,000 project costs to be allocated: \$424,000 for acquisition and approximately \$8,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 3, 2005, and the statute of limitations elapsed on April 8, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2006.

Condition of Property

The DGS Environmental Services Section staff performed a site visit to the Anza-Borrego Desert State Park In-Holdings acquisition on February 7, 2005. The acquisition consists of approximately 2,335 acres of undeveloped land (APN's 142-170-12; 142-230-26; 201-080-69; 201-120-41; 201-230-11; 201-300-10; 252-051-29; 252-051-31; 252-051-59; 252-051-71; 252-060-05; 252-060-32; 120-020-03; 139-071-01; 139-071-02; thru-09; 140-090-01; 140-090-05; 140-090-07 & 08; 142-050-21; 198-011-03; 198-100-11; 251-140-02; 252-090-06; 295-190-06; 297-110-08) located within the boundaries of the existing Anza-Borrego Desert State Park, San Diego County, California.

A Phase 1 Environmental Site Assessment report was not available for this property and is not deemed necessary. The property is undeveloped and shows no signs of disturbance. No recognized environmental conditions or other potential problems with hazardous materials (e.g., ground and/or vegetation staining) were identified with the proposed acquisition property during the site visit, and the property is compatible with the proposed future use as infill additions to the Anza-Borrego State Park.

Other:

- This acquisition was approved for site selection by the Public Works Board on November 4, 2005.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of a Corporation Grant Deed to the State free and clear of any mortgages or liens.
- The subject property is vacant and unimproved.
- There is no implied dedication involved with this project.
- This acquisition will help alleviate management issues associated with these properties and as a result, support implications for this project should be minimal. These are a 2,335-acre addition to the existing 600,000-acre Anza-Borrego Desert State Park. The property will be managed by existing staff.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)
SACRAMENTO, SACRAMENTO COUNTY
Bonderson Building Renovation

Authority: Chapter 379/02, Item 1760-301-0660(1)
Chapter 157/03, Item 1760-490 (1)

- a. **Recognize scope change resulting from project termination.**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of General Services
Bonderson Building Renovation - Sacramento

Action Requested

This action will recognize a scope change resulting from project termination.

Scope Description

This project is not within scope. Chapter 379, Statutes of 2002, Item 1760-301-0660 and Chapter 157, Statutes of 2003, Item 1760-490 (1) provided provided funding for preliminary plans, working drawing and construction for the renovation of the Bonderson Building in Sacramento.

The Department of General Services (DGS) has terminated the Bonderson Building Renovation Project based on the determination that this project would not be the highest and best use the property. Several alternatives were developed including full renovation, demolition and rebuild, and procurement of an office building at an alternative location. Additionally, real estate experts from the private sector provided substantial input as to the possibilities for a better use of the property. Ultimately, a decision was made by DGS not to continue with the renovation of the property, and to allow the funding to expire. Expiration of the funding occurred on June 30, 2005.

Funding and Cost Verification

This project is within cost. This project is still within the originally approved cost, however the availability of the funding required to complete this project has expired.

On November 30, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after December 20, 2005.

\$ 48,000	total estimated project costs
\$ 23,024,000	total authorized project costs
\$ 48,000	project costs expended to date: preliminary plans (\$48,000)
\$ 22,976,000	project costs reverted on June 30, 2005: preliminary plans (\$1,084,000); working drawings (\$1,158,000); construction (\$20,734,000)

Project Schedule

No additional work will be completed on this project.

Staff Recommendation: **Recognize scope change resulting from project termination contingent upon expiration of the 20-day notification period**

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF PARKS AND RECREATION (3790)
MOUNT DIABLO STATE PARK, CONTRA COSTA COUNTY
Primary Road System Improvements

Authority: Chapter 379/02, Item 3790-301-0005(3)
Chapter 157/03, Item 3790-301-0005(14)

- a. **Recognize scope change**

ITEM PULLED FROM AGENDA

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of Parks and Recreation
Mount Diablo State Park, Primary Road System Improvements

ITEM PULLED FROM AGENDA

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF PARKS AND RECREATION (3790)
FORT ROSS STATE HISTORIC PARK, SONOMA COUNTY
Water System Improvements

Authority: Chapter 157/03, Item 3790-301-6029(17)
Chapter 208/04, Item 3790-301-6029(4)

- a. Approve augmentation **\$225,000**
(17.1 percent of total project)
(20.6 percent of total construction)

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of Parks and Recreation
Fort Ross State Historic Park, Water System Improvements

Action Requested

The requested action will approve augmentation for this project.

Scope Description

This project is within scope. The project will provide a more reliable and safe water supply system for this park. In particular, the project will replace and modify the existing water treatment facilities to comply with current standards and operational needs; develop additional finished water storage capacity near the existing treatment plant; add automatic chemical treatment to the Fort Ross Creek Well to retard iron bacteria biofilm growth and maintain well production; and rehabilitate the water line support structure at the Fort Ross Creek crossing.

Funding and Cost Verification

This project is not within cost. Item 3790-301-6029(17), Budget Act of 2003, and Item 3790-301-6029(4), Budget Act of 2004 appropriated a total of \$1,312,000 for preliminary plans, working drawings, and construction for this project. Bids were received on September 22, 2005 and based on the lowest responsible bid, an augmentation of \$224,985 (17.1 percent of total

project cost, 20.6 percent of total construction cost) is necessary to award a construction contract and complete the project as legislatively authorized.

It has been determined that the majority of the increase in costs is due to regulation changes since the project was budgeted. Under current regulations, the Department of Parks and Recreation (DPR) is required to provide a higher level of treatment and monitoring than initially planned. The higher standards for treatment and monitoring dictate the need for a more expensive water treatment system, for which the materials and labor costs have also increased along with the construction market. In addition, environmental constraints specific to the local geographic area have imposed narrow construction windows for the project. For example, certain parts of construction can only be performed in September and October due to restrictions pertaining to the spotted owl's nesting period. The construction period has also been lengthened in order to allow for several key components of equipment to be ordered and received at the appropriate time. As a result of the extended construction schedule, the DPR's costs to manage and inspect the project have also increased.

On November 30, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after December 20, 2005.

\$1,312,000 total authorized project costs

\$1,537,000 total estimated project costs

\$220,000 project costs previously allocated: preliminary plans \$117,000 and working drawings \$103,000

\$1,092,000 project costs to be allocated: construction \$1,092,000 (\$939,000 contract; \$66,000 contingency; \$61,000 A&E costs; and \$26,000 agency retained items)

\$225,000 requested augmentation to be allocated: construction (\$120,000 contract; \$8,000 contingency; and \$97,000 A&E costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 26, 2004 and the statute of limitations expired on March 27, 2004.

Project Schedule

The project schedule is as follows:

Complete construction: March 2007

Staff Recommendation: Approve augmentation for this project contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA STATE PARK, LOS ANGELES COUNTY
Public Use Improvements

Authority: Chapter 208/04, Item 3790-301-6029(2.5)
Chapter 38/05, Item 3790-301-6029(4)

- a. **Approve preliminary plans**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of Parks and Recreation
Topanga State Park, Public Use Improvements

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will make improvements to public use facilities at three high-use areas within Topanga State Park: Trippett Ranch, Hub Junction, and Los Liones Canyon. At Trippett Ranch, the project will rehabilitate the historic Skeet Lodge for use as an interpretive center; provide accessible pathways, exterior exhibits and interpretive panels; and refurbish the landscape to historic prominence. Miscellaneous site improvements and an interpretive panel will be constructed at Hub Junction. Work in the Los Liones area will include an entrance kiosk/gate, trailhead improvements and restroom, accessible pathways, interpretive facilities, natural creek restoration, native plant re-vegetation, and improvements to the irrigation system.

Funding and Cost Verification

This project is not within cost. The preliminary construction estimate identifies a construction cost of \$1,553,100. This is an increase of \$43,100 over the previously appropriated amount (2.1 percent of total project cost, 2.9 percent of total construction cost), which is a reflection of the current construction market. Since actual project costs will not be known until this project is bid, it is not recommended that a deficit be recognized at this time.

\$2,095,000 total authorized project costs

\$2,138,000 total estimated project costs

\$236,000 project costs previously allocated: preliminary plans

\$1,859,000 project costs to be allocated: working drawings \$338,000; construction \$1,532,000 (\$861,000 contract; \$61,000 contingency; \$120,000 A&E costs; \$468,000 agency retained items) and equipment \$11,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 6, 2005, and the statute of limitations expired on October 6, 2005.

Project Schedule

The project schedule is as follows:

Complete working drawings	June 2006
Complete construction:	December 2007

Due Diligence Status

The Department of Parks and Recreation (DPR) has performed due diligence and found no negative effects on the project.

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF PARKS AND RECREATION (3790)
SHASTA STATE HISTORIC PARK, SHASTA COUNTY
Southside Ruins Stabilization

Authority: Chapter 208/04, Item 3790-301-6029(3.3)
Chapter 38/05, Item 3790-301-6029(7)

- a. **Approve preliminary plans**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

Department of Parks and Recreation
Shasta State Historic Park, Southside Ruins Stabilization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will provide for the stabilization of twelve gold rush period historic structures at Shasta State Historic Park. It will also address drainage problems to prevent further water damage to the buildings. The project includes site work, structural reinforcement to buildings, installation of interpretive elements, and installation of boardwalks and fencing elements.

Funding and Cost Verification

This project is not within cost. The preliminary construction estimate identifies a construction cost of \$1,686,080. This is an increase of \$96,080 over the previously appropriated amount (4.0 percent of total project cost, 6.0 percent of total construction costs), which is a reflection of the current construction market. Since actual project costs will not be known until this project is bid, it is not recommended that a deficit be recognized at this time.

\$2,373,000 total authorized project costs

\$2,469,000 total estimated project costs

\$521,000 project costs previously allocated: preliminary plans

\$1,852,000 project costs to be allocated: working drawings \$262,000 and construction
\$1,590,000 (\$1,207,000 contract; \$84,000 contingency; \$114,000 A&E costs;
\$185,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 7, 2005, and the statute of limitations expires on December 7, 2005.

Project Schedule

The project schedule is as follows:

Complete working drawings January 2006

Complete construction: January 2007

Due Diligence Status

The property affected by this project was acquired from 1937 to 1960, and the remainder of the park was acquired in various parcels by 1989. There are several utility easements with various utility companies in the vicinity of the project. However, these easements do not affect the project, and the physical condition of the property has not changed. The drainage and boardwalk will be installed upon CalTrans approval of the Department of Parks and Recreation's (DPR) encroachment permit request. The CalTrans has a Right of Way up to the front of the buildings, and the project's boardwalk/drainage system will be installed on this Right of Way.

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 12

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FRED C. NELLES YOUTH CORRECTIONAL FACILITY
WHITTIER, LOS ANGELES COUNTY
Replace Taft Adjustment Center**

*Authority: Chapter 50, Statutes of 1999, Item 5460-301-0000(13.1), 60.54.110
Chapter 52, Statutes of 2000, Item 5460-301-0001(13), 60.54.110
Chapter 379, Statutes of 2002, Item 5460-301-0660(1.5), 60.54.110
Chapter 3, Section 2(b)(5), Statutes of 2002*

- a. **Recognize scope change to terminate this project**
- b. **Approve reversion** **\$3,901,000**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

Department of Corrections and Rehabilitation
Fred C. Nelles Youth Correctional Facility
Whittier, Los Angeles County
Replace Taft Adjustment Center

Action Requested

The requested action will recognize a scope change to terminate this project and revert any unexpended balances.

Scope Description

This project is not within scope. This project constructs an approximately 9,500 square foot Adjustment Center and demolishes the existing Adjustment Center. The new Adjustment Center will be designed to handle medium and maximum level security wards; and meets the security requirements of a lock up unit.

On November 18, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after December 8, 2005

Funding and Project Cost Verification

This project is not within cost. The authorized project was approved for preliminary plans in the amount of \$128,000 in 1999, working drawings and construction in the amount of \$2,903,000 in 2000 with an executive order reversion of the construction funds of \$2,708,000 in 2001, and a new construction appropriation in the amount of \$1,193,000 and \$2,708,000, both in 2002. It has been determined that with the decrease in ward population, this facility is no longer needed and has been subsequently closed.

\$4,224,000	total estimated project cost
\$323,000	project costs previously allocated: preliminary plans \$128,000; working drawings \$195,000
\$3,901,000	reversion: construction \$3,901,000 (\$3,382,000 contract; \$169,000 contingency; \$196,000 A&E; \$47,000 agency retained; \$107,000 project administration)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on September 22, 1999, and the 30-day waiting period expired on October 28, 1999, with no public comment.

Staff Recommendation: Recognize scope change to terminate this project and revert any unexpended funds.

CONSENT ITEM

CONSENT ITEM – 13

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FRED C. NELLES YOUTH CORRECTIONAL FACILITY
WHITTIER, LOS ANGELES COUNTY
Construct New Kitchen**

*Authority: Chapter 52, Statutes of 2000, Item 5460-301-0000(14), 60.54.115
Chapter, 106, Statutes of 2001, Item 5460-301-0001(8), 60.54.115
Chapter 379, Statutes of 2002, Item 5460-301-0660(2), 60.54.115*

- a. **Recognize scope change to terminate this project**
- b. **Approve reversion** **\$8,457,000**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Department of Corrections and Rehabilitation
Fred C. Nelles Youth Correctional Facility, Whittier
Los Angeles County
Construct New Kitchen

Action Requested

The requested action will recognize a scope change to terminate this project and revert any unexpended balances.

Scope Description

This project is not within scope. This project consists of a new 22,000 square foot kitchen facility. The new project will construct a single story building and will provide seating for the current ward population. The kitchen and ancillary areas include the kitchen, bakery, dishwashing, storage, office, and support area. Exterior areas are provided for a loading dock and trash disposal.

On November 18, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after December 8, 2005.

Funding and Project Cost Verification

This project is within cost. The authorized project was approved for preliminary plans in the amount of \$374,000 in 2000, working drawings in the amount of \$411,000 in 2001, and construction in the amount of \$8,457,000 in 2002. It has been determined that with the decrease in ward population, this facility is no longer needed and has been subsequently closed.

\$9,348,000	total estimated project cost
\$785,000	project costs previously allocated: preliminary plans \$374,000; working drawings \$411,000
\$8,457,000	reversion: construction \$8,457,000 (\$7,280,000 contract; \$364,000 contingency; \$471,000 A&E; \$125,000 agency retained; \$217,000 project administration)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on February 21, 2001, and the 30-day waiting period expired on March 28, 2001, with no public comment.

Staff Recommendation: Recognize scope change to terminate this project and revert any unexpended funds.

CONSENT ITEM

CONSENT ITEM – 14

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Psychology Building

Authority: Chapter 157/03, Item 6440-301-6028 (9)
Chapter 208/04, Item 6440-301-6041 (7)

- a. **Recognize scope change**

ITEM PULLED FROM AGENDA

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

University of California, Riverside
Psychology Building

ITEM PULLED FROM AGENDA

CONSENT ITEM

CONSENT ITEM – 15

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
UCSDMC - Hillcrest Departmental Improvements

Authority: Chapter 52/00, Item 6440-301-0001 (2)

a. Approve preliminary plans

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

University of California, San Diego
UCSDMC - Hillcrest Departmental Improvements

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The UCSDMC - Hillcrest Departmental Improvements project will renovate and expand the Post Anesthesia Care Unit to provide required patient separation, improved infection control, isolation rooms, code compliant clean and soiled utility rooms, ADA accessible toilet rooms, and space for staff functions.

Funding and Project Cost Verification

This project is within cost.

\$6,556,000 total estimated project costs

\$353,000 project costs previously allocated: preliminary plans -- \$353,000 (State funds)

\$6,203,000 project costs to be allocated: working drawings -- \$282,000 (State funds);
construction -- \$5,371,000 (State funds), \$550,000 (campus funds)

CEQA

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

Due Diligence

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

Project Schedule

The project schedule is as follows:

Complete construction: April 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Satellite Utilities Plant, Phase 1

*Authority: Chapter 157/03, Item 6440-301-6028 (15)
Chapter 208/04, Item 6440-301-6041 (10)*

- a. Recognize scope change to terminate this project \$8,200,000
- b. Approve reversion

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

University of California, San Diego
Satellite Utilities Plant, Phase 1

Action requested

The requested action will recognize a scope change to terminate this project and revert any unexpended balances.

Scope Description

The project is within scope. The Satellite Utilities Plant, Phase 1 project as approved was to provide for the chilled water and emergency power needs in the West Campus area by installing one 2,000 ton electric chiller, two 1500 kW emergency generators, and associated equipment. The buildings were to be provided to house the equipment and allow future expansion for additional chillers and generators that would be provided in a later project. Distribution piping

and cabling, sized for the built-out capacity, would be provided to connect the equipment to the campus distribution grid.

Funding and Project Cost Verification

The project is not within cost. The 2003 Budget Act (CH 157/2003) appropriated \$647,000 from the Higher Education Capital Outlay Bond Fund of 2003 (2003 Bond Fund) for the Satellite Utilities Plant, Phase 1 project on the San Diego campus with \$259,000 for preliminary plans and \$388,000 for working drawings. The 2004 Budget Act (CH 208/2004) appropriated \$8,200,000 from the Higher Education Capital Outlay Bond Fund of 2004 (2004 Bond Fund) for construction. The project has been bid twice and both times were significantly over its budget, and it was determined that rebidding or substantially reducing the project to stay within budget would not be feasible.

Consequently, UC has requested that the project be terminated and the construction funding be reverted to the originating Bond Fund. The funds would be used to address project cost increases, under delegated approval by the State Public Works Board, for other previously authorized capital outlay projects that are experiencing high construction bids.

On November 1, 2005 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after November 21, 2005.

Funding and Project Cost Verification

\$647,000 total estimated project costs

\$8,847,000 total authorized project costs

\$647,000 project costs previously allocated: preliminary plans -- \$259,000 (State funds); working drawings -- \$388,000 (State funds);

\$8,200,000 proposed reversion: construction -- \$8,200,000 (State funds)

CEQA

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

Due Diligence

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

Project Schedule

Complete Construction: March 2006

Staff Recommendation: Recognize scope change to terminate this project and revert any unexpended funds

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
BERKELEY CAMPUS, ALAMEDA COUNTY
Doe Library Seismic Corrections, Step 4

Authority: Chapter 157/03, Item 6440-302-6028 (1)
Chapter 38/05, Item 6440-301-6041(2)

a. **Approve preliminary plans**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

University of California, Berkeley
Doe Library Seismic Corrections, Step 4

Action requested

The requested action will approve Preliminary Plans.

Scope Description

This project is within scope. The Doe Library Seismic and Program Improvements, Step 4 project will provide seismic upgrade of the Doe Annex and complete major program improvements to protect the collections of the Bancroft Library. Work will include seismic strengthening, building infrastructure upgrades, fire and life safety improvements, and space reorganization throughout the building to meet the current program requirements of the library. This project is the fourth and final step of the state-funded program to correct the seismic deficiencies of the Main Library Complex, a program which began in 1992.

Funding and Project Cost Verification

This project is within cost.

\$55,205,000 total estimated project costs

\$2,350,000 project costs previously allocated: preliminary plans -- \$1,110,000 (State funds),
\$1,240,000 (campus funds)

\$52,855,000 project costs to be allocated: working drawings -- \$2,220,000 (campus funds);
construction -- \$30,810,000 (State funds), \$8,640,000 (campus funds),
\$11,185,000 (additional campus funds if needed at bid)

CEQA

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

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2006
Complete construction: February 2008

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN JOSE – EVERGREEN COMMUNITY COLLEGE DISTRICT
SAN JOSE CITY COLLEGE, SANTA CLARA COUNTY
Applied Sciences Center

Authority: Chapter 208/04, Item 6870-301-6041(47), CE

- a. **Approve preliminary plans**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

San Jose – Evergreen Community College District
San Jose City College, Santa Clara County
Applied Sciences Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project will construct a new applied sciences center. Design refinements have caused minor space changes and the project will result in 9,423 assignable square feet (asf) of laboratory space, 1,547 asf office and administrative support space, 973 asf library space and 4,716 asf of other space for a total of 16,659 asf.

Funding and Project Cost Verification

\$8,386,000	total authorized project costs
\$8,386,000	total estimated project costs
\$428,000	local project costs previously allocated: preliminary plans \$428,000
\$4,166,000	state project costs to be allocated: construction \$3,523,000 (\$3,097,000 contracts; \$154,000 contingency; \$272,000 construction management, administration, testing and inspection) at CCI 4019; and equipment \$643,000 at EPI 2564
\$3,792,000	local project costs to be allocated: working drawings \$268,000; construction \$3,524,000 (\$3,097,000 contracts; \$155,000 contingency; \$272,000 construction management, administration, testing and inspection) at CCI 4019.

CEQA

A Notice of Determination #1999122011 was filed with the State Clearinghouse on September 19, 2000 and the waiting period has expired.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2006
Complete Construction:	November 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA CLARITA COMMUNITY COLLEGE DISTRICT
COLLEGE OF THE CANYONS, LOS ANGELES COUNTY
PE Addition**

Authority: Chapter 38/05, Item 6870-301-6041(40), PWCE

a. Approve preliminary plans

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

**Santa Clarita Community College District
College of the Canyons, Los Angeles County
PE Addition**

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project will construct an addition to the existing physical education facility. Design refinements have caused minor space changes and the project will result in 891 assignable square feet (asf) of office space, and 14,251 asf of other physical education space for a total of 15,142 asf.

Funding and Project Cost Verification

The project is within cost.

\$5,895,000 total authorized project costs

\$5,895,000 total estimated project costs

\$35,000 state project costs previously allocated: preliminary plans \$35,000

\$2,919,000 state funds to be allocated: working drawings \$48,000, construction \$2,781,000 (\$2,493,000 contracts; \$119,000 contingency; \$169,000 construction management, administration, testing and inspection) at CCI 4328; and equipment \$90,000 at EPI 2649

\$176,000 local project costs previously allocated: preliminary plans \$176,000

\$2,765,000 local project funds to be allocated: working drawings \$165,000, construction \$2,510,000 (\$2,222,000 contracts; \$119,000 contingency; \$169,000 construction management, administration, testing and inspection) at CCI 4328; and equipment \$90,000 at EPI 2649

CEQA

A Notice of Determination #2001121058 was filed with the State Clearinghouse on August 29, 2002 and the waiting period has expired.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2006
Complete construction:	August 2007

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF MILITARY (8940)
CAMP SAN LUIS OBISPO
SAN LUIS OBISPO COUNTY
Consolidated Dining Facility

Authority: Chapter 303/95 Item 8940-301-0001 (1)
Chapter 324/98 Item 8940-301-0001 (1)
Chapter 38/05 Item 8940-301-0890 (2)

a. **Approve preliminary plans**

APPROVED: 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

Military Department
Camp San Luis Obispo Consolidated Dining Facility

Action requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The project provides an approximate 16,000 square foot (sf) dining facility with dining room, kitchen, food preparation, refrigerated storage and pantry areas. The building will have a mechanical/equipment room and supporting facilities such as parking areas, sidewalks and loading dock for delivery of food supplies. Physical security measures will be incorporated into design including maximum feasible standoff distances from roads, parking areas and vehicle unloading areas. The scope has not changed from the original scope provided ten years ago except to reflect code upgrades and new force protection requirements.

Funding and Cost Verification

The project is within cost. Item 8940-301-0001(1) of the Budget Act of 1995 provided \$225,000 General Fund for environmental review and preliminary plans. Working Drawings were authorize in Item 8940-301-0001(1) of the Budget Act of 1998 (\$209,000 General Fund) and the Item 8940-301-0890(2) of the Budget Act of 2005 (\$233,000 Federal Funds).

- \$9,800,000 Total estimated project costs
- \$434,000 Project costs previously allocated: preliminary plans \$225,000 and working drawings \$209,000.
- \$9,356,000 Project costs to be allocated: working drawings \$233,000 and construction \$9,123,000 (\$7,822,000 contract; \$391,000 contingency; \$503,000 A&E; \$407,000 agency retained items).

CEQA

A draft Environmental Assessment was completed by the U.S. Army Corps of Engineers, Mobile District in October 2005 and is currently under review by the National Guard Bureau. It is anticipated that a Notice of Determination will be filed with the State Clearinghouse in early February 2006, thereby starting the 30-day litigation period.

Due Diligence Status

This project was initiated when extensive due diligence was not required of General Fund or federal fund projects. While DGS can provide a copy of the title report to the project site, formal due diligence just began in November 2005.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 2005
Complete working drawings:	May 2006
Award Construction	September 2006

Other

- In a letter dated November 18, 2005, the Military Department indicated that failure to award federal fiscal year 2006 funds for the construction of this project would jeopardize millions of federal dollars for future California National Guard capital outlay projects.
- Working drawings for this project will not be approved unless both the CEQA and due diligence processes have been successfully completed.
- The Military Department has indicated that the federal FY 2006 appropriations bill, containing \$8.6 million for the construction phase of this project, was signed into law on November 30, 2005.

Staff Recommendation: Approve preliminary plans.

REPORTABLES

To be presented at meeting.

CLOSED SESSION

Closed Session will be held pursuant to Government Code Section 11126(e) to discuss pending litigation of County of Marin Vs. California Department of Finance, California State Public Works Board, County of Sacramento Case No. 05CS0154

The session was deferred to a later date.

OTHER BUSINESS

OTHER ITEM –

No Other business.