



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD

May 13, 2005

MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, Department of Finance
Ms. Cindy McKim, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

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

STAFF PRESENT:

Karen Finn, Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Kathy Chovan, Legal Counsel, State Public Works Board
Peggy Palmertree, Acting Executive Secretary, State Public Works Board
Brian Dewey, Budget Analyst, Department of Finance
Georgia Johas, Budget Analyst, Department of Finance
Peter Brown, Budget Analyst, Department of Finance
Jacqueline Sapp, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance

OTHERS PRESENT:

Rob Kane, Department of Parks and Recreation
David Wrightsman, Department of Parks and Recreation
Rick Stoltz, Department of Parks and Recreation
Steve Christenson, Department of Parks and Recreation
Patrick Rogers, Department of Parks and Recreation
Ken Yu, State Treasurer's Office
Gerry Clark, Department of General Services
Arran Pro시오, Department of General Services
Marianne Wetzel, Department of General Services
Susan Stratton, Department of General Services
Sabrina Winn, Department of General Services
Shelley Petrovini, CCCO

Lisa Paterno, CDC
Clyde Jenson

CALL TO ORDER AND ROLL CALL:

Ms. Sheehan, Chairperson, Chief Deputy Director, Department of Finance at 10:03 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 April 8, 2005 meeting and believe them to accurately represent the actions of the Board.

Hearing no objections, the minutes from the April 8, 2005 meeting were unanimously approved.

BOND ISSUES:

Ms. Finn stated that there was one bond item.

Bond Item #1, University of California, Merced Campus, Merced County: Library and Information Technology Center, Science and Engineering Building, Site Development and Infrastructure, Phase 1 and Phase 2, and Classroom and Office Building; University of California, Riverside Campus, Riverside County: Heckman International Center for Management and Engineering Building Unit 2; and University of California, Davis Campus, Yolo County: Veterinary Medicine 3A. If approved, the requested action will authorize the sale of lease revenue bonds for these projects and approve the forms of documents. The maximum par value of the bonds for this series will be no more than \$420,000,000 and the maximum true interest cost will not exceed 6 percent. Staff recommends adoption and approval of the resolution.

A motion was made by Ms. Aronberg and Second by Mr. Lujano to approve Bond Item #1. Bond Item #1 was approved by a 5-0 vote.

CONSENT CALENDAR:

Ms. Finn stated that in we are pulling Item #2 from the Consent Calendar, in summary the revised Consent Calendar covers Items #3 through #21 proposes: two requests to authorize acquisition, one request to authorize a site selection, one request to authorize a no cost acquisition, eleven requests to approve preliminary plans, two requests to approve an augmentation, one request to approve redirection of existing project authority, approve a new agency retained item, and approve use of Inmate Day Labor, and one request to approve a scope change.

There were three 20-day letters for these items: **Item #8, Department of Parks and Recreation, Crystal Cove State Park, Rehabilitate Historic Cottages and Infrastructure—Augmentation.** A 20-day letter was sent to the Legislature on April 22, 2005, and the waiting period expired without comment.

Item #10, Department of Parks and Recreation, Leland Stanford Mansion Historic Park, Rehabilitation of Mansion Grounds—Augmentation. A 20-day letter was sent to the Legislature on April 22, 2005, and the waiting period expired without comment.

Item #17, California Community Colleges, Santa Monica College District, Santa Monica College, Liberal Arts replacement Building, Unit One—Scope Change. A 20-day letter was sent to the Legislature on April 27, 2005, and approval is contingent upon the expiration of the notification period on May 17, 2005 without comment.

Staff recommends approval of the revised Consent Calendar Items #3 through #21.

A motion was made by Mr. Hemphill and Second by Ms. McKim to adopt the Revised Consent Calendar Items #3 through #21.

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

ACTION ITEMS:

Ms. Finn stated that there were no Action Items.

OTHER BUSINESS:

Ms. Finn stated there was one item of other business. Item #22 to adopt a resolution authorizing execution of a contract with Lamont Financial to provide financial services.

A motion was made by Ms. McKim and Second by Mr. Hemphill to approve the resolution to authorizing execution of a contract with Lamont Financial Item #22.

Other Business was approved by a 3-0 vote.

REPORTABLES:

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

NEXT MEETING:

Ms. Finn stated that the next regularly scheduled meeting is set for Friday, June 10, 2005, at 10:00 am, at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:10 a.m.

BOND ITEM

BOND ITEM – 1

**UNIVERSITY OF CALIFORNIA (6440)
MERCED COUNTY, MERCED CAMPUS
LIBRARY AND INFORMATION TECHNOLOGY CENTER**

Authority: Chapter 106/01, Item 6440-301-0660(4)

**UNIVERSITY OF CALIFORNIA (6440)
MERCED COUNTY, MERCED CAMPUS
SCIENCE AND ENGINEERING BUILDING**

Authority: Chapter 106/01, Item 6440-301-0660(3)

**UNIVERSITY OF CALIFORNIA (6440)
MERCED COUNTY, MERCED CAMPUS
SITE DEVELOPMENT AND INFRASTRUCTURE, PHASE 1 AND 2**

*Authority: Chapter 106/01, Item 6440-301-0660(2)
Chapter 33/02, Section 34*

**UNIVERSITY OF CALIFORNIA (6440)
MERCED COUNTY, MERCED CAMPUS
CLASSROOM AND OFFICE BUILDING**

Authority: Chapter 3/02, Third Extraordinary Session

**UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE COUNTY, RIVERSIDE CAMPUS
HECKMANN INTERNATIONAL CENTER FOR MANAGEMENT**

Authority: Chapter 106/01, Item 6440-301-0660(5)

**UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE COUNTY, RIVERSIDE CAMPUS
ENGINEERING BUILDING UNIT 2**

Authority: Chapter 33/02, Section 34

**UNIVERSITY OF CALIFORNIA (6440)
YOLO COUNTY, DAVIS CAMPUS
VETERINARY MEDICINE 3A**

Authority: Chapter 33/02, Section 34

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—University of California, 2005 Series D, Various University of California Projects.
2. Approve the form of and authorize the execution of a Supplemental Indenture between the State Treasurer and the State Public Works Board.
3. Approve the form of Site Lease and authorize the execution of Site Leases between the University of California and the State Public Works Board.
4. Approve the form of a Facility Lease and authorize the execution of Facility Leases between the University of California and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve and authorize the execution and delivery of a Preliminary Official Statement.
7. Approve and authorize the execution and delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$324,033,000

APPROVED:

5/0

BOND ITEM

STAFF ANALYSIS – 1

University of California
Various UC Projects

Action Requested

The requested action would authorize the sale of the lease revenue bonds and other related actions in connection with the issuance, sale and delivery of said revenue bonds, including the approval of the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, a continuing disclosure agreement, a preliminary official statement and an official statement.

Scope Description

These projects are within scope.

Merced Campus—Library/Information Technology Center

This project constructs and equips a new 120,475 assignable square feet (176,902 gross square feet) building to house the campus library, information technology center, and campus administration.

Merced Campus—Science and Engineering Building

This project constructs and equips a new 102,000 assignable square feet (173,483 gross square feet) of instruction and research space housing the Divisions of Engineering and Natural Sciences. The facility includes research and teaching laboratories, laboratory support space, academic and administrative offices.

Merced Campus—Site Development and Infrastructure Phase 1 and Phase 2

This project provides site development infrastructure to support the initial campus facilities. This project is being funded in three phases, (the first two of which are financed here). The first phase provides site clearance and grading, construction of the central plant and utility tunnel, provision of electrical service and distribution, communications, water and gas mains, sewers, and irrigation infrastructure. Phase 2 provides the main campus access road and main circulation streets, utility branch lines, a thermal energy storage tank, and landscape stabilization sufficient to support the opening of the campus Cellular and Developmental Biology (MCDB) in Biological Sciences.

Merced Campus—Classroom and Office Buildings

This project provides 60,000 assignable square feet (92,601 gross square feet) of instruction space for the campus as a whole and academic department space for initial campus programs in the humanities, arts, and social sciences. The facility provides an auditorium, classrooms and seminar rooms, and academic offices and office support space.

Riverside Campus—Heckmann Center for International Management

This project constructs and equips and 17,788 assignable square feet (29,860 gross square feet) facility to support instruction and research in management disciplines. The facility provides for multidisciplinary and multi-function distance learning and research in the field of entrepreneurial management and related curricula. The facility will include a 299 seat instructional space, class labs, conference rooms, offices and other associated support space.

Riverside Campus—Engineering Building Unit 2

This project provides 98,177 assignable square feet (157,457 gross square feet) of instructional and research laboratory space for Computer Sciences and Engineering and Electrical Engineering. The facility provides teaching laboratories; research laboratories; support space for data intensive engineering research; faculty and administrative offices and support, and general assignment classrooms.

Davis Campus—Veterinary Medicine 3A

This project provides 94,675 assignable square feet (164,634 gross square feet) of instruction and research space for the School of Veterinary Medicine. The facility provides teaching laboratories; research laboratories and support space; a necropsy/pathology facility; and faculty and administrative offices. The project also includes a small renovation of 5,455 assignable square feet of existing space vacated by the relocation of the necropsy/pathology facility from the adjacent Veterinary Teaching Hospital for the School of Veterinary Medicine. This vacated space will be renovated for pharmacy, central supply, and financial services.

Funding and Project Cost Verification

These projects are within cost.

Merced Campus—Library/Information Technology Center

\$59,278,000 total estimated project cost

\$55,378,000 project costs from lease-revenue financing

Merced Campus—Science and Engineering Building

\$79,711,000 total estimated project cost

\$74,611,000 project costs from lease-revenue financing

Merced Campus—Site Development and Infrastructure Phase 1 and Phase 2

\$63,461,000 total estimated project cost

\$53,461,000 project costs from lease-revenue financing

Merced Campus—Classroom and Office Buildings

\$32,935,000 total estimated project cost

\$31,035,000 project costs from lease-revenue financing

Riverside Campus—Heckmann Center for International Management

\$10,000,000 total estimated project cost

\$10,000,000 project costs from lease-revenue financing

Riverside Campus—Engineering Building Unit 2

\$38,356,000 total estimated project cost

\$30,359,000 project costs from lease-revenue financing

Davis Campus—Veterinary Medicine 3A

\$80,200,000 total estimated project cost

\$69,189,000 project costs from lease-revenue financing

CEQA

The University certifies that the projects are in compliance with CEQA.

Project Schedule

Merced Campus—Library/Information Technology Center

Complete Construction: July 2005

Merced Campus—Science and Engineering Building

Complete Construction: December 2005

Merced Campus—Site Development and Infrastructure Phase 1 and Phase 2

Complete Construction: July 2005

Merced Campus—Classroom and Office Buildings

Complete Construction: September 2005

Riverside Campus—Heckmann Center for International Management

Complete Construction: April 2005

Riverside Campus—Engineering Building Unit 2

Complete Construction: May 2005

Davis Campus—Veterinary Medicine 3A

Complete Construction: May 2007

Staff Recommendation: Adopt resolution

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CONSENT ITEM

CONSENT ITEM – 2

**DEPARTMENT OF BOATING AND WATERWAYS (3680)
CHANNEL ISLANDS BOATING AND INSTRUCTION SAFETY CENTER**

*Authority: Chapter 106/01, Item 3680-301-0516(4)
Chapter 379/02, Item 3680-301-0516(5) as reappropriated by
Chapter 157/03, Item 3680-490-0516(2) as reappropriated by
Chapter 208/04, Item 3680-490-0516(1)*

- a. **Approve preliminary plans**

PULLED.

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Department of Boating and Waterways
Channel Islands Boating and Instruction Safety Center

Item is being pulled.

CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SOUTH YUBA RIVER STATE PARK, HUMBUG CREEK, NEVADA COUNTY
DPR Parcel Numbers A41305, DGS Parcel Number 10267

Authority: Chapter 379/02, 0540-101-6029 (5)
Chapter 379/02, 3790-301-6029 (6)

a. Authorize acquisition

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
South Yuba River State Park, Humbug Creek

Action requested

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

Scope Description

This project is within scope. The Legislature has approved an appropriation for the Secretary for Resources from Proposition 40 to allow for the acquisition of properties within existing public lands (in-holdings) along the State Wild and Scenic River Corridor established by the State Legislature in 2000. The Secretary for Resources provided funding to the Department of Parks and Recreation (DPR) from this appropriation for the purchase of property adjacent to federally owned land in this Corridor. This request will authorize acquisition for the purchase of approximately 220 acres as an addition to the South Yuba River State Park. This acquisition will eliminate problems associated with private ownership within the Park and prevent the harvest of marketable timber. The Legislature also approved funding for DPR that could be used for overhead costs associated with this acquisition.

Funding and Cost Verification

This project is within cost. Proposition 40, Chapter 379/02, provides \$4 million in funding through the Resources Agency for support, local assistance, or capital outlay projects along the Yuba River. Acquisition funding for this property is being provided by the Resources Agency to DPR through an interagency agreement. The funding source for acquisition staff costs is Proposition 40, Chapter 379/02, Item 3790-301-6029(6). The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$203,000 total project costs

\$3,000 project costs previously allocated (DGS staff costs)

\$200,000 project costs to be allocated: \$198,000 acquisition and approximately \$1,500 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 3, 2004, and the waiting period expired on January 7, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is May 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Trust for Public Land's (TPL) Humbug Creek property on November 22, 2004. DPR's acquisition consists of approximately 220 acres of undeveloped forest land (APN 03-380-09) located north of the South Yuba River, east of Humbug Creek, and south of Malakoff Diggings State Historic Park in Nevada County, CA.

A Phase I Environmental Site Assessment (ESA) report prepared by Youngdahl Consulting Group, Inc., November 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 in the ESA report.

The property is characterized primarily by mixed conifer and oak scrub interspersed with rocky outcrops and drainage courses. The topography is steep and mountainous. No roads traverse the property. The northeast portion of the property was logged in the early 90's, and the majority of the property was helicopter logged in 2002 (Long Walk Timber Harvest Plan, 2000). The drainage system running throughout the property comprises a portion of the South Yuba River watershed. Adjacent properties consist of forest land in all directions.

An abandoned water ditch with associated rock wall, most likely dating to the gold rush era, appears to be the only known mining feature on the property. Santa Fe Pacific Mining, Inc. (formerly Santa Fe Mining, Inc.), a Kansas Corporation and SFP Minerals Corporation currently own the mineral rights, but do not have the right of access upon, into or through the surface (Phase I ESA report, pg 4). It is unknown at this time whether or not lateral drilling from adjacent properties to the acquisition parcel would be allowed. There is a trail easement for a U.S. Bureau of Land Management walking trail located in the southwest section of the property.

The site visit revealed no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., on the property that would raise a concern for migration of hazardous materials. A four to five foot section of PVC pipe, approximately 12 inches in diameter with both ends crimped/melted shut was found near the abandoned water ditch. It is recommended that the pipe be removed. No potential problems with hazardous materials, e.g., ground and/or vegetation staining were observed during the ESS site visit and the property is compatible with the proposed future use.

Other:

- The State Public Works Board approved this project for site selection on April 8, 2005.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project
- There is no implied dedication applicable to this property.
- The non-profit Trust for Public Land (TPL) has an option to purchase the property and will exercise its option and convey the property directly to DPR.
- Mineral rights have been reserved on the property by two mineral companies pursuant to License Agreements that will expire in 2014. However, a review of the records of the Department of Conservation and the California Geological Survey indicate no exploration or extraction of minerals on the property. In 1991 the property was sold and as a condition of sale, the license agreements were modified so that the mineral companies have no right of access upon, into or through the surface of the property.
- The purchase agreement does not include the standard indemnification language the state typically requires for acquisitions, however, TPL has agreed to pass on rights of warranties, representation and indemnification provided to TPL under the Option Agreement with the property owner to the state. Given the current condition of the property and past uses, DPR asserts that the acquisition of this property without the standard indemnification language does not present a significant risk to the state.
- The seller has agreed to remove a four to five foot section of PVC pipe found near an abandoned water ditch prior to acquisition approval.
- This property is primarily being acquired to help preserve valued natural resources and scenic values. The property consists of rugged, steep terrain that is not readily conducive to public access. In addition, the property is contiguous to an existing State Historic Park at a remote part of that park and is adjacent to several other State Park properties along the South Yuba River Corridor. DPR will provide a level of periodic property inspections/patrols consistent with existing State Park property in the area, using existing staff and resources. Therefore, DPR has certified that additional support funding will not be needed to properly manage this property.
- While DPR does not foresee the need for improved public access, development, or other services at this time, any subsequent changes that would require additional resources will be considered through the annual budget process.

Staff Recommendation: Authorize acquisition

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CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
COLUMBIA STATE HISTORIC PARK, McCONNELL HOUSE
TUOLUMNE COUNTY
DPR Parcel Numbers 7790-01, DGS Parcel Number 10342

*Authority: Chapter 52/00, 3790-301-0005 (9), as reappropriated by
Chapter 157/03, 3790-490-0005(9)*

a. Authorize Site Selection

APPROVED
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation,
Columbia State Historic Park, McConnell House

Action requested

The requested will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 12: Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize the site selection of a historic home on an 18,500 square foot lot to be acquired from the property owner. The property is the last remaining privately-owned parcel on Main Street in Columbia, home of the largest collection of gold rush era buildings in the state. The home has historic significance as it was designated as the official Governor's Mansion for one day by former Governor Earl Warren.

Funding and Cost Verification

This project is within cost. The funding source for the purchase is Chapter 52/00, Item 3790-301-0005(9). It is estimated that 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 March 3, 2005, and the waiting period will expire on April 7, 2005.

Project Schedule

The anticipated close of escrow is June 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Wilson/McConnell House acquisition on March 2, 2005. The acquisition consists of an approximately 0.42-acre parcel (APN 037-126-02-00) of land which contains the historic Wilson/McConnell House, a single room "cabin", carport, and lean-to shed located at 22760 Columbia Street, Columbia, Tuolumne County, California.

A Phase I Environmental Assessment Report is not available for this property and is not deemed necessary based upon the prior history and ownership of the house. The house was originally built in 1878. The home was purchased in 1941 by Dr. and Mrs. James McConnell, who restored the house and moved into it in 1943. Mrs. Geraldine McConnell lived in the house until her death in 2003 at the age of 99.

The house is on the city sewer and water system. Heat is provided by LP gas via a floor furnace, cooling by a swamp cooler (evaporative cooling). It appears that heating prior to LP gas was accomplished with a wood burning stove. The front of the house faces Main Street, the back of the house and yard front Columbia Street. The old historic fire house is next door to the west and the historic Wilson's shop on the parcel adjacent to the east. The Wilson/McConnell house is the only private home within the Columbia State Historic Park.

While there were no "visible" (e.g., ground and or vegetation staining) potential problems with hazardous materials observed during the ESS site visit, the following should be addressed prior to closing:

The arbor is in very poor condition which may lead to sudden and unexpected collapse. The arbor needs to be replaced, stabilized or removed as it is a safety hazard in its present condition.

The 100 year old fig tree in the back yard has a large branch braced/held up by a pole. It is recommended that an arborist be consulted on the best approach to preserving, pruning or removing the tree. This should be undertaken prior to closing.

The acquisition of this property as an addition to the historic gold rush town of Columbia is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is unoccupied and there is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- DPR does not anticipate the need for additional support to manage this addition. This acquisition includes the addition of one building (McConnell House) within the existing State Historic Park area, which currently includes more than 100 buildings.
- The condition of the main structure is currently being reviewed. It may be necessary for additional investigations to be performed before acquisition approval is requested.
- DPR will provide a detailed plan for managing this property prior to requesting acquisition approval.

Staff Recommendation: Authorize site selection.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
GRIZZLY CREEK REDWOODS STATE PARK, CARTER, SAVE-THE-REDWOODS LEAGUE
HUMBOLDT COUNTY
DPR Parcel Nos. 7783-01 and -02; DGS Parcel Nos. 10246

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

a. Authorize a no-cost acquisition

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of General Services
Department of Parks and Recreation
Grizzly Creek Redwoods State Park, Carter, Save-the-Redwoods League

Action requested

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

Scope Description

This project is within scope. This request will authorize Department of Parks and Recreation (DPR) to accept a donation of three parcels approximately 35.5 acres in size as an addition to Grizzly Creek Redwoods State Park. The Carter, Save-the-Redwoods League property is adjacent to Cheatham Grove in Grizzly Creek Redwoods State Park.

CEQA

The Notice of Exemption was filed with the State Clearinghouse on April 8, 2005, and the waiting period will expire on May 13, 2005. While the waiting period has not expired, DPR does not anticipate any challenges to the CEQA filing for this project. However, it is recommended that final approval be contingent on the waiting period expiring without challenge.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Carter Property-Grizzly Creek State Park addition on the Van Duzen River in Humboldt County in early May 2004. The proposed acquisition consists of three adjacent parcels situated along the state highway between the Cheatham Grove unit and the recent expansion area of the main park. The two larger parcels consist of irregular-shaped strips of forestland, the bank, and adjoining river channel of the Van Duzen River. The smaller parcel consists of a roughly triangular area of old growth redwood forest situated along the edge of the highway.

The parcel at the edge of Cheatham Grove consists entirely of undisturbed old growth redwood forest and riparian woodland. The parcel extends to the centerline of this reach of the Van Duzen River. Acquisition of this parcel will result in the consolidation of the Cheatham Grove into a single state ownership. The subject parcel contains no contemporary or historic improvements of note. The parcel is entirely forested land at the edge of the river corridor.

The smaller triangular parcel on the east side of the state highway is also undisturbed old growth redwood forest situated between the edge of the highway and other second-growth forest land. The parcel has no improvements or debris of note. The parcel contains a number of substantial redwoods.

The third parcel overlays a meander in the Van Duzen River. The parcel contains old and second growth forest on the portion of the parcel lying north of the river; the point of land on the south side of the river is all old growth forest. The parcel includes a wild section of the Van Duzen River's channel and riparian woodland corridor. This parcel has been disturbed by development of limited unimproved access roads, a family campsite, and drainage improvements from the state highway. The remnants of an access road from the state highway to an area just downstream of the meander corner on the north side of the river are still faintly visible. This road was installed many years ago to accommodate a small bank stabilization project intended to protect the state highway. This unimproved road is now mostly lost to second growth; the river has re-distributed the bank stabilization materials to the point that the river channel has nearly returned to a natural condition.

The state has requested that limited debris near the family camp site (mainly piping from a small spring) be removed prior to acquisition. As with all such properties, it is also anticipated that a final site survey will be conducted by State Parks and the League to determine if any other debris that could have been deposited since the May 2004 visit be appropriately addressed.

Given that the lands within all three areas of this acquisition consist of wild forest land and/or riverbed parcels that have only been disturbed to a very limited degree by historic human activities ESS staff believe preparation of a formal Preliminary Site Assessment, Phase I, is not necessary to acquire these lands. The three properties have no history of industrial uses that could have resulted in groundwater and/or soil contamination, the properties show no evidence of dumping, and the surrounding lands are all in open forestland uses.

The Carter addition appears fully compatible with DPR's goal to secure old growth redwood forest and riparian woodland habitat in the middle reach of the Van Duzen River valley. There are other directly- and closely-adjacent state park lands, including the recently expanded Grizzly Creek State Park. The addition contains forest lands known to support endangered species.

Other:

- This acquisition consists of three parcels. One parcel is owned by Save-the-Redwoods League (SRL), a non-profit corporation, and the other two parcels are owned by a private party. A double escrow will instruct SRL to pay the private land owner for its two parcels of land and the State is to receive gift deeds for the three parcels at no cost, with the exception of title and escrow fees.
- The gift deeds are conditioned on the State recording a Use Restriction Agreement whereby the State would agree to use the property for State Park purposes. The Agreement could be terminated if 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, provided SRL is paid 100 percent of market value, as appraised at that time, excluding the value of any State improvements.
- The Property Acquisition Agreement 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, pristine old growth and second growth riparian redwood forest, DPR asserts that the risk associated with acquiring these properties without the standard indemnification is very low.
- The Grantor has agreed to remove debris prior to acquisition and a final site survey will be conducted by State Parks and SRL to determine if the debris was appropriately addressed.
- 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.
- Because the subject properties represent a relatively small addition to an existing State Park, DPR has certified that the support implications for this acquisition will be minimal and does not anticipate the need to increase support funding to manage this property in the foreseeable future. Public access will remain limited until a future decision is made to change this level of public access. However, any changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: **Authorize a no-cost acquisition, contingent on the expiration of the CEQA waiting period without challenge.**

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CONSENT ITEM

CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
INDIO HILLS PALMS, JOSHUA HILLS, RIVERSIDE COUNTY**
DPR Parcel Number 007914-77, DGS Parcel Number 10262

*Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 379/02, Item 3790-301-0005(25)
Chapter 157/03, Item 3790-301-0262(1)*

a. Authorize acquisition

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Department of Parks and Recreation
Indio Hills Palms, Joshua Hills

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 12 Habitat Acquisition Program and Habitat Conservation Fund, without specifying particular parcels. This request will authorize acquisition of approximately 3,438 acres as an addition to the State’s ownership of Indio Hills Palms in the County of Riverside. This acquisition is the second part of larger acquisition project totaling approximately 8,881 acre addition to the Coachella Valley Preserve.

Funding and Cost Verification

This project is within cost. Proposition 12 will contribute \$1,244,000 available under the Habitat Acquisition Program and the Habitat Conservation Fund will contribute \$766,000 for this acquisition. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$2,010,000 total estimated project costs

2,000 project costs previously allocated: DGS staff costs for appraisal review and staff review

\$2,008,000 project costs to be allocated: \$2,000,000 for acquisition and approximately \$8,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 14, 2004, and the waiting period expires on June 19, 2004.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is April 2005

Condition of Property

On September 29, 2004, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted an on-site review of the Joshua Hills property, and reviewed the Phase I Environmental Site Assessment (PSA) prepared by Secor International Incorporated for The Nature Conservancy. The proposed use of the 3,438 acre site, located in the north central portion of the Coachella Valley in Riverside County, approximately 7 miles north of Palm Desert, is to protect important ecological habitat and provide a linkage between the Joshua Tree National Park and the Coachella Valley Preserve.

The site location is considered an essential habitat linkage between the Joshua Tree National Park ("Park") located to the north of the property and the Coachella Valley Preserve ("Preserve") located to the south of the property. The property provides the largest block of undeveloped land between the Park and the Preserve. The area surrounding and including the property have been identified as an important linkage area, as well as providing habitat for key animal species (i.e., desert tortoise, Palm Springs pocket mouse, Le Conte's thrasher, and Desert bighorn sheep.)

The property is currently unimproved vacant desert land and consists of desert land with rocks and coarse sand, desert shrubs and wash areas. Areas adjacent to the property consist of primarily vacant desert and mountainous land.

ESS staff notes the PSA has been professionally prepared to standards as defined in the American Society of Testing and Materials (ASTM), and support the findings and conclusions of the report, which were based on records review, user-provided information, on-site reconnaissance, and interviews. The PSA found no evidence of recognized environmental conditions (REC) with the property.

The ESS site visit confirmed the findings of the PSA. No other potential problems with hazardous materials or the condition of the property were observed during the site visit. Based upon the findings of the ESS review and site visit, ESS staff agrees that the property is consistent with intended (preservation) land use.

Other:

- The project was approved for site selection by the State Public Works Board on December 17, 2004.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- Mineral rights have been reserved on the property by prior deeds, however, a review of the records of the Department of Conservation and the California Geological Survey indicate no exploration or extraction of minerals in the area.
- 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 subject property is unoccupied and unimproved.
- This acquisition meets 3 of the 8 Department Acquisition guidelines, specifically for Sustainable Ecosystems, Significant Cultural Resources Properties and In-holdings and Adjacent Parcels. The subject property preserves important wildlife corridor links to Coachella Valley Preserve and Joshua Tree National Park, provides additional recreational opportunities to the rapidly growing population of Coachella Valley and western Riverside and San Bernardino Counties, and preserves archeological resources situated within the Indio Hills area.
- DPR has certified that no additional support funds will be needed to manage this property for the intended purpose specified above. While this acquisition does consist of more than 3,400 acres, DPR asserts that this property is completely surrounded by public lands, including land owned by the Bureau of Land Management (BLM), Joshua Tree National Park, and the California Department of Fish and Game (DFG), and that existing resources can be used manage this addition.
- It should be noted that a memorandum of understanding (MOU), which covers the collective management of the Coachella Valley Preserve, including land currently under the jurisdiction of DPR, has been recently amended to include this property. Under this MOU, DPR, BLM, the U.S. Fish and Wildlife Service, DFG, and The Nature Conservancy (TNC), have agreed to cooperatively manage the Coachella Valley Preserve and two associated preserves in the area. Each participant provides specified resources necessary to manage these lands.

Staff Recommendation: Authorize acquisition

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CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF PARKS AND RECREATION (3790)
CALAVERAS BIG TREES STATE PARK, CALAVERAS AND TUOLUMNE COUNTIES
New Visitor Center

Authority: Chapter 157/03, Item 3790-301-6029 (21)
Chapter 208/04, Item 3790-301-6029 (5.2)
Chapter 208/04, Item 3790-301-6029 (5.6)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of Parks and Recreation
Calaveras Big Trees State Park, New Visitor Center

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a new Visitor Center of approximately 7,000 square feet at Calaveras Big Trees State Park in the location recommended in the General Plan. The new facility will include the following functional spaces: Vestibule/Lobby, Reception and Gift shop, Exhibit room, AV presentation space/classroom, public restrooms, staff office/docent work space, staff restrooms, lab/workroom, library/storage/archives, outdoor covered porches and an observation deck. The project also will include site preparation, parking improvements, pathways, lighting, and site utilities, including underground electric service. The building will require environmental control for artifacts and specimen storage, as well as normal HVAC, and security/fire alarm.

Funding and Cost Verification

This project is within cost.

\$3,845,000 total approved project costs

\$3,845,000 total estimated property costs

\$192,000 project costs previously allocated: preliminary plans \$192,000

\$3,653,000 project costs to be allocated: working drawings \$270,000, construction \$3,283,000 (\$2,282,000 contract, \$114,000 contingency, \$301,000 A&E costs \$586,000 agency retained items), and equipment \$100,000 at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on February 1, 2005 and the waiting period expired on March 2, 2005.

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2006

Complete construction: June 2007

Due Diligence Status

No significant issues restricting project development have been identified.

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF PARKS AND RECREATION (3790)
CRYSTAL COVE STATE PARK, ORANGE COUNTY
Rehabilitate Historic Cottages and Infrastructure

Authority: Chapter 379/02, Item 3790-301-6029(3)

- a. **Approve augmentation** **\$1,500,000**
(16.3 percent of total project)

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of Parks and Recreation
Crystal Cove State Parks, Rehabilitate Historic Cottages and Infrastructures

Action Requested

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

Scope Description

This project is within scope. This project consists of the rehabilitation of historic cottages and infrastructure at Crystal Cove State Park. The project consists of improvements to significantly enhance the public's access to and the experience of the Historic District at Crystal Cove State Park. Specifically, the project makes improvements to the sewer, water, electrical infrastructure, and site access; the preservation, restoration, and/or rehabilitation of selected cottages, and associated site work; and the expansion of natural and cultural interpretation/education features.

Funding and Cost Verification

This project is not within cost. Item 3790-301-6029(3), Budget Act of 2002, provides \$9.2 million (Proposition 40 bond funds) for the design and construction phases of this project. Due to significant unforeseen conditions encountered during construction, the Department of Parks and Recreation (DPR) is requesting an augmentation of \$1.5 million (16.3 percent total project) for the construction phase of this project. DPR has extensively evaluated all structures and infrastructure included in the project and has determined based on these reviews, negotiations with the contractor, and change orders issued to date, that the requested augmentation will be needed to complete this part of the project.

Because this project includes the restoration of historic structures, many of the unforeseen conditions could not have been anticipated and were only discovered as portions of the existing structures were removed. Some of these unanticipated items include missing or damaged structural supports, unsafe foundations, dry rot, termite damage, and unstable soils. These conditions must be addressed in order to maintain safe conditions for public use and to provide for the intended outcomes of the project for public day use and overnight public accommodations.

This augmentation is being requested to allow DPR to continue construction work with the current contractor and maintain work crews on-site through September 2005, which will avoid substantial demobilization costs for the project as well as prevent significant delays. However, in addition to this request, it should be noted that DPR is concurrently pursuing a 2005-06 supplemental Budget Act appropriation for this project in the amount of \$567,000. This supplemental appropriation is being requested in part because a total of \$2,067,000 is needed to complete this project and because this amount exceeds the 20 percent augmentation authority of the State Public Works Board by \$227,000 (2.5 percent). The supplemental appropriation is also being requested to provide sufficient future augmentation authority should additional unforeseen conditions be encountered. While DPR does not anticipate the need for additional augmentations, because a substantial portion of the construction phase has been completed, providing for such a contingency is a prudent precaution. A 20-Day Letter was sent to the Legislature on April 22 and the waiting period has expired without comment.

\$11,267,000	total estimated project costs
\$9,200,000	total authorized project costs
\$9,200,000	project costs previously allocated: preliminary plans \$872,000, working drawings \$576,000, construction \$7,752,000 (\$6,136,000 contract, \$811,000 contingency, \$337,000 A&E, \$468,000 agency retained items)
\$1,500,000	requested augmentation: contingency \$1,191,000, A&E \$287,000, agency retained \$22,000 (this request)
\$567,000	future funds requested

CEQA

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

Project Schedule

The project schedule is as follows:

Complete Construction: November 2005

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF PARKS AND RECREATION (3790)
KENNETH HAHN STATE RECREATION AREA, LOS ANGELES COUNTY
Stocker Street Trail

Authority: Chapter 106/01, Item 3790-302-0005(7)
Chapter 636/02, Section 1

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

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

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project includes the acquisition and development of approximately 32.86 acres located along Stocker Street. This request is for the first phase of the plan to construct approximately 1.22 miles of new multi-use trail along the Stocker Street corridor and will provide immediate access to recently acquired public lands. This is a pedestrian access to the larger Kenneth Hahn State Recreation Area, a 550-acre park.

Funding and Cost Verification

This project is within cost.

\$4,000,000 total estimated project costs

\$3,420,000 project costs previously allocated: \$3,392,000 for acquisition, DGS staff costs, and \$28,000 for miscellaneous costs including preliminary plans

\$580,000 project costs to be allocated: \$137,000 first phase trail development project and \$443,000 future phase.

CEQA

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

Project Schedule

The project schedule is as follows:

Complete Construction: September 2005.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF PARKS AND RECREATION (3790)
LELAND STANFORD MANSION STATE HISTORIC PARK, SACRAMENTO COUNTY
Rehabilitation of Mansion Grounds

Authority: Chapter 157/03, Item 3790-301-6029 (23)
as reappropriated by Chapter 208/04, Item 3790-491-6029(1)(23)

- a. **Approve augmentation** **\$299,000**
(10.7 percent of total project)
(18.7 percent cumulative)

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of Parks and Recreation
Leland Stanford Mansion State Historic Park, Rehabilitation of Mansion Grounds

Action Requested

The requested action will approve an augmentation for the construction phase of this project.

Scope Description

This project is within scope. This project will rehabilitate the grounds and outbuildings within the Leland Stanford Mansion State Historic Park to present a unified setting representative of the Stanford era of the 1860's and those areas appropriate for adaptive use for both protocol and public use purposes.

Funding and Cost Verification

This project is not within cost. Item 3790-301-6029(23), Budget Act of 2003, as reappropriated by Item 3790-490-6029(1) and (23), Budget Act of 2004, appropriated a total of \$2,807,000 (Proposition 40 bond funds) for rehabilitation of the Stanford Mansion grounds. The Department of Parks and Recreation (DPR) is now requesting an augmentation of \$299,315 in state funds to commence with the fencing portion of the project, which is equal to 10.7 percent of the total project and will result in a cumulative augmentation of 18.7 percent.

In October 2004, the project was augmented by \$226,100 (\$96,100 in state funds and \$130,000 in funding from the Leland Stanford Mansion Foundation) or 8.14 percent of the total appropriation, to award the low bid for this project. In order to ensure sufficient augmentation authority remained available for potential unforeseen conditions, the perimeter fencing was not included in the initial construction contract. Instead, this project component was deferred until it was clear that the main components of the project could be completed within budget. Since then a significant portion of the project has been completed and no major unforeseen conditions have been encountered.

The proposed historic perimeter fencing will provide a “line in the sand” for the Governor’s security detail, by clearly delineating the edge of the Park Unit during protocol and other events. This will help satisfy the security needs of the property and will help park staff operate and maintain the historic mansion. Arbor footings and two trellises will also be added. A wood arbor, to be completed by the Leland Stanford Foundation, will complete the historic backdrop of the office wing as viewed from the new public terrace and provide a garden setting for approximately 200 persons. A 20-day letter was sent to the Legislature on April 22, 2005 and the waiting period has expired without comment.

\$3,033,000 total authorized project cost

\$3,332,000 total estimated project costs

\$2,807,000 project costs previously allocated: preliminary plans \$192,000, working drawings \$494,000 and construction \$2,071,000 (\$1,633,000 contract, \$115,000 contingency, \$158,000 A&E costs, \$165,000 agency retained items), and equipment \$50,000

\$226,000 previous augmentation: construction \$226,000 (\$212,000 contract, \$14,000 contingency – consisting of \$96,000 state funds/\$130,000 private funds)

\$299,000 proposed augmentation: construction \$299,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 5, 2004 and the waiting period expired on May 5, 2004.

Project Schedule

The project schedule is as follows:

Complete Construction: July 2005

Due Diligence Status

The Stanford Mansion and surrounding property were acquired from the Diocese of Sacramento in August 1978. No significant due diligence issues have been identified.

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 11

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

*Authority: Chapter 54, Statutes of 1999, Item 5240-802-0001,
Chapter 54, Statutes of 1999, Item 5240-801-0660.268, as partially codified by
Government Code Section 15819.295*

- a. **Approve redirection of existing project authority**
- b. **Approve a new agency retained item**
- c. **Approve use of Inmate Day Labor**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

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

Action Requested

The requested action will redirect existing project authority from the construction contingency cost category to the agency retained cost category, establish a new item within the agency retained cost category, and approve the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5.

Scope Description

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

Funding and Cost Verification

This project is within cost. The Department of Corrections (CDC) is requesting approval for a new agency retained item and the use of IDL for this item. This work has been identified late in the project by custody and institution staff, the Department of Health Services, and the Office of the State Fire Marshall. For most of this work, it is no longer possible to incorporate it into the construction bid packages, as the bid package contractors are no longer on site. For the rest of the work, it is no longer cost effective to incorporate the work into the construction bid packages, since it would drive extended overhead costs. Consequently, CDC requested a cost estimate from its IDL program for the work. The estimate for IDL to perform this work is \$178,400. Additionally, the grab bars in the restrooms in the Administrative Housing kitchens need to be modified to meet compliance with the Americans with Disabilities Act (ADA) toilet grab bar dimensions. These ADA compliance modifications are estimated to cost \$2,000. An agency retained item exists for ADA compliance modifications, but its budget will need to be increased to accommodate this additional work. A redirection of \$180,400 of existing project authority from the construction contingency cost category to the agency retained cost category is needed for the new agency retained item and the ADA compliance modification work.

\$379,192,000 total estimated project cost

\$379,192,000 project costs previously allocated: acquisition \$5,072,000; preliminary plans \$4,748,000; working drawings \$6,200,000; project administration \$33,736,000; long lead \$1,084,000; group II equipment \$11,853,000; agency retained \$18,993,000; and construction \$297,506,000 (\$269,116,000 contract; \$23,124,000 contingency; \$5,266,000 A&E) at CCCI 3846

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: May 2005

Due Diligence Status

Due Diligence was completed on September 3, 2003.

Staff Recommendation: **Approve a redirection of existing project authority, a new agency retained item, and use of Inmate Day Labor.**

CONSENT ITEM

CONSENT ITEM – 12

**UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
SB 1953 Moffitt/Long 2008, Phase 1**

Authority: Government Code Section 15820.81 as amended by Chapter 71/00

- a. Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

University of California
San Francisco Campus (UCSF), SB 1953 Moffitt/Long 2008, Phase 1

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The UCSF Medical Center SB 1953 Moffitt/Long 2008, Phase 1 project will seismically upgrade Moffitt/Long Hospitals by bracing and retrofitting non-structural building system components, equipment, piping, and partial height partitions. The project will upgrade the bracing and anchorages to the non-structural performance category of NPC-3 standard required by Senate Bill 1953.

Funding and Project Cost Verification

This project is within cost.

\$9,988,000 total estimated project costs

\$400,000 project costs previously allocated: preliminary plans—\$400,000 (Lease Revenue Bonds)

\$9,588,000 project costs to be allocated: working drawings—\$600,000 (Lease Revenue Bonds), construction—\$8,988,000 (Lease Revenue Bonds)

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:	February 2006
Complete construction:	December 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 13

CALIFORNIA COMMUNITY COLLEGES (6870)
MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT
MONTEREY PENINSULA COLLEGE, MONTEREY COUNTY
Child Development Center

Authority: Chapter 208/04, Item 6870-301-6041 (34)

- a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Monterey Peninsula Community College District
Monterey Peninsula College, Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of work replaces an aging condemned building with an 8,577 assignable square feet (asf) Child Development Center. The project includes 1,912 asf lecture, 1,217 asf office, and 5, 448 asf other child development space.

Funding and Project Cost Verification

The project is within cost.

\$4,174,000 total authorized project costs

\$4,174,000 total estimated project costs

\$124,000 state project costs previously allocated: preliminary plans \$124,000

\$4,050,000 state project costs to be allocated: working drawings, \$143,000; construction \$3,557,000 (\$3,128,000 contracts, \$156,000 contingency, and \$273,000 construction management, administration, testing and inspection) at CCI 4100; and equipment \$350,000 at EPI 2564

CEQA

A Negative Declaration Notice of Exemption (#2004128321) was filed with the State Clearinghouse on December 20, 2004 and the waiting period expired without comment.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Complete working drawings:	August 2005
Award Contract:	February 2006
Complete construction:	March 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 14

CALIFORNIA COMMUNITY COLLEGES (6870)
LONG BEACH COMMUNITY COLLEGE DISTRICT
LONG BEACH CITY COLLEGE-LIBERAL ARTS CAMPUS, LOS ANGELES COUNTY
Library/LRC Renovation /Addition

Authority: Chapter 208/04, Item 6870-301-6041 (21)

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

Long Beach Community College District
Long Beach City College-Liberal Arts Campus, Library/LRC Renovation /Addition

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of work reconstructs and expands an existing, two-story 53,402 assignable square feet (asf) Learning Resource Center (LRC) to 63,531 asf. The expansion is to be accomplished by building an addition to the existing two-story building. The total project was originally designed to create 550 asf of lecture space 10,743 asf of laboratory space, 3,678 asf of office space, 42,575 asf of library space, 5,597 asf of Audio/Video (AV/TV) space and 388 asf of other space. The district architect discovered during the development of preliminary plans that the structural design of the existing building restricts the location of an additional stairwell required for fire egress. Accordingly, the planned expansion space was redesigned to allow for the additional stairwell. This relocation of the stairwell changed the asf in both the new construction and reconstruction and required that much of the rooms in the project be redesigned to accommodate changes in hallways and passageways. These changes are not considered a change in project scope. The project as redesigned will have the same building footprint and will contain the same 63,531 total asf. Its revised room configuration will contain 593 asf of lecture space, 11,172 asf of laboratory space, 3,544 asf of office space, 42,935 asf of library space, and 5,287 asf of AV/TV space.

Funding and Project Cost Verification

The project is within cost.

\$13,593,000 total authorized project costs

\$13,593,000 total estimated project costs

\$421,000 project costs previously allocated: preliminary plans \$421,000

\$13,172,000 project costs to be allocated: working drawings, \$477,000, construction \$10,593,000 (\$9,407,000 contracts; \$599,000 contingency; \$587,000 construction management, administration, testing and inspection) at CCI 4100; and equipment \$2,102,000 at EPI 2564

CEQA

A Negative Declaration Notice of Determination was filed with the State Clearinghouse (#2004111025) on January 28, 2005 and the waiting period expired without comment.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2006

Complete construction: August 2008

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT
LOS ANGELES PIERCE COLLEGE, LOS ANGELES COUNTY
Child Development Center**

Authority: Chapter 208/04, Item 6870-301-6041 (26)

- a. **Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

Los Angeles Community College District
Los Angeles Pierce College, Child Development Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project replaces portable facilities with a new 17,000 gross square feet child development center. The 13,000 assignable square feet (asf) facility includes 1,600 asf lecture, 520 asf office, and 10,880 asf of other child development space.

Funding and Project Cost Verification

This project is within cost.

\$4,903,000 total authorized project costs

\$4,903,000 total estimated project costs

\$2,451,000 state project costs to be allocated: construction \$2,051,000 (\$1,607,000 contracts, \$168,000 contingency and \$276,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$400,000 at EPI 2564

\$158,000 local funds previously allocated: preliminary plans, \$158,000 at CCI 4100

\$2,294,000 local funds to be allocated: working drawings, \$150,000 and construction \$1,744,000 (\$1,744,000 contracts) at CCI 4100 and equipment \$400,000

CEQA

A Notice of Exemption (#2002021004) was filed with the State Clearinghouse 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:

Complete working drawings:	July 2005
Award contract:	August 2005
Complete construction:	December 2006

Staff Recommendation: Approve the preliminary plans

CONSENT ITEM

CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)
HARTNELL COMMUNITY COLLEGE DISTRICT
HARTNELL COLLEGE, MONTEREY COUNTY**
Center for Assessment and Lifelong Learning

Authority: Chapter 208/04, Item 6870-301-6041 (17)

- a. **Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

Hartnell Community College District
Hartnell College, Center for Assessment and Lifelong Learning

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a learning skill, assessment and tutorial center adjacent to the Learning Resource Center. The 25,389 assignable square feet (asf) facility consists of 12,879 asf laboratory, 2,500 asf office, 7,160 asf library, 1,090 asf Audio/Video (AV/TV), and 1,760 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$10,480,000 total authorized project costs

\$10,480,000 total estimated project costs

\$10,152,000 state project costs to be allocated: working drawings \$330,000; construction \$8,122,000 (\$7,289,000 contracts, \$364,000 contingency and \$469,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$1,700,000 at EPI 2564

\$328,000 state project costs previously allocated: preliminary plans, \$328,000 at CCI 4100

CEQA

An Environmental Impact Report (#2005011088) was filed with the State Clearinghouse 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:

Complete working drawings:	January 2006
Award contract:	April 2006
Complete construction:	August 2007

Staff Recommendation: Approve the preliminary plans

CONSENT ITEM

CONSENT ITEM – 17

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA MONICA COMMUNITY COLLEGE DISTRICT
SANTA MONICA COLLEGE, LOS ANGELES COUNTY
Liberal Arts Replacement Building, Unit One

Authority: Chapter 157/03, Item 6870-301-6028 (70)

- a. **Approve a scope change**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

Santa Monica Community College District
Santa Monica College, Liberal Arts Replacement Building, Unit One

Action Requested

The requested action will recognize a scope change to the project.

Scope Description

This project is not within scope. The authorized scope of the project constructed a new liberal arts instructional building consisting of 25,332 assignable square feet (asf) to include 15,290 asf of lecture space, 2,093 asf of laboratory space, 6,206 asf office and administrative support space and 1,743 asf of other space. In February, 2004, a scope change was approved that added 15,483 asf of locally-funded below-grade parking (34 spaces) underneath the instructional building. As a result of the scope change, the building design was altered which allowed for the addition of another lecture classroom.

Due to the bid climate in California, the District is attempting to mitigate project costs and proposes to remove the subterranean construction elements (15,483 asf) of the building (parking underneath the building and mechanical/elevators) and modify the building design. The modified design of the building will reduce total asf by 965 (4 percent) from 25,332 to 24,367 to include 15,975 asf lecture space, 1,490 asf laboratory space, 5,779 asf office space and 1,123 asf other space. Surface parking will be provided at district expense. The programmatic function of the building remains unchanged. The district will save \$715,000, as a result of locally-funded construction costs decreasing from \$6,892,000 to \$6,177,000.

Funding and Project Cost Verification

The project is not within cost.

- \$4,458,000 total authorized project costs
- \$10,726,000 total estimated project costs
- \$654,000 state project costs allocated: preliminary plans \$351,000; working drawings \$303,000
- \$3,804,000 state funds to be allocated: construction \$3,309,000 (\$2,990,000 contracts; \$141,000 contingency; \$178,000 construction management, administration, testing and inspection) at CCI 4100, and \$495,000 for equipment at EPI 2564
- \$91,000 local project costs previously allocated: preliminary plans \$18,000; working drawings \$73,000
- \$6,177,000 local project costs to be allocated: construction \$6,177,000 (\$5,243,000 contracts; \$427,000 contingency; \$507,000 construction management, administration, testing and inspection) at CCI 4100

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2003 and the waiting period expired on October 9, 2003.

Due Diligence

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

Project Schedule

The project schedule is as follows:

- Approve working drawings: July 2005
- Complete construction: January 2007

Staff Recommendation: Approve scope change contingent on the passage of the 20-day Legislative review period without comment.

CONSENT ITEM

CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)
RIO HONDO COMMUNITY COLLEGE DISTRICT
RIO HONDO COLLEGE, MONTEREY COUNTY**
Learning Resource Center

Authority: Chapter 208/04, Item 6870-301-6041 (39)

- a. **Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

Rio Hondo Community College District
Rio Hondo College, Learning Resource Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of the project constructs a 65,440 assignable square feet (asf) consisting of 7,401 asf laboratory, 1,721 asf office, 39,282 asf library, 8,716 asf Audio/Visual, and 8,320 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$28,685,000 total authorized project costs

\$31,530,000 total estimated project costs

\$966,000 state costs previously allocated: preliminary plans, \$966,000

\$27,719,000 state costs to be allocated: working drawings, \$908,000; construction \$22,683,000 (\$20,532,000 contracts, \$1,027,000 contingency and \$1,124,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4100; and equipment \$4,128,000 at EI 2564

\$125,000 local funds previously allocated: preliminary plans, \$125,000

\$2,720,000 local funds to be allocated: working drawings, \$172,000 at CCI 4100 construction, \$2,548,000 (\$2,325,000 contracts, \$116,000 contingency and \$107,000 tests and inspections, architectural oversight during construction, and construction management) at CCI 4100

CEQA

A Notice of Exemption (#2005028455) was filed with the State Clearinghouse 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:

Complete working drawings:	March 2006
Award contract:	June 2006
Complete construction:	June 2008

Staff Recommendation: Approve the preliminary plans

CONSENT ITEM

CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
CUYAMACA COLLEGE, SAN DIEGO COUNTY**
Communication Arts Building

Authority: Chapter 208/04, Item 6870-301-6041 (15)

- a. **Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

Grossmont-Cuyamaca Community College District
Cuyamaca College, Communication Arts Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a new 57,629 assignable square feet (asf) lab facility that will address the shortage of labs at Cuyamaca College. The project includes 34,375 asf lab, 3,106 asf office, and 20,148 asf assembly and other space. In addition to the lab facility, the project is remodeling 6,220 asf classroom space vacated by the labs that will move into the new 57,629 asf facility. Total project asf is 63,849.

Funding and Project Cost Verification

This project is within cost.

\$29,438,000 total authorized project costs

\$29,438,000 total estimated project costs

\$14,719,000 state project costs to be allocated: construction \$12,548,000 (\$10,283,000 contracts, \$1,055,000 contingency and \$1,210,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$2,171,000 EPI 2564

\$816,000 local funds previously allocated: preliminary plans, \$816,000 at CCI 4100

\$13,903,000 local funds to be allocated: working drawings \$915,000, construction \$10,817,000 (\$10,817,000 contracts) at CCI 4100, and equipment \$2,171,000 at EPI 2564

CEQA

An Environmental Impact Report (#2003051013) was filed with the State Clearinghouse 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:

Complete working drawings:	June 2005
Award contract:	September 2005
Complete construction:	April 2007

Staff Recommendation: Approve the preliminary plans

CONSENT ITEM

CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
GROSSMONT COLLEGE, SAN DIEGO COUNTY
New Digital Arts Labs**

Authority: Chapter 208/04, Item 6870-301-6041 (16)

- a. **Approve preliminary plans**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

Grossmont-Cuyamaca Community College District
Grossmont College, New Digital Arts Labs

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a new 18,466 assignable square feet (asf) lab facility that will address the shortage of labs at Grossmont College as well as address programs and facilities that are not fully serving the student population. The project includes 17,170 asf lab space and 1,296 office space. The project would construct a fully functional and safe Sculpture Lab area, state of the art Audio/Video and Digital arts labs and allow expansion of the severely impacted programs at Grossmont College.

Funding and Project Cost Verification

This project is within cost.

\$9,738,000 total authorized project costs

\$9,738,000 total estimated project costs

\$4,869,000 state project costs to be allocated: construction \$4,438,000 (\$3,546,000 contracts, \$369,000 contingency and \$523,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$431,000 at EPI 2564

\$290,000 local funds previously allocated: preliminary plans, \$290,000 at CCI 4100

\$4,579,000 local funds to be allocated: working drawings, \$323,000, construction \$3,826,000 (\$3,826,000 contracts) at CCI 4100, and equipment \$430,000 EPI 2564

CEQA

An Environmental Impact Report (#2003051078) was filed with the State Clearinghouse 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:

Complete working drawings:	June 2005
Award contract:	October 2005
Complete construction:	November 2007

Staff Recommendation: Approve the preliminary plans

CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF MILITARY (8940)
ROSEVILLE ARMORY, PLACER COUNTY
Addition and Renovation

Authority: Chapter 208/04 Item 8940-301-0001
Chapter 208/04 Item 8940-301-0890

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

Military Department
Roseville Armory, Addition and Renovation

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The project provides an approximately 20,000 square foot (sf) addition and the renovation of the present 18,600 sf facility on the 5.1 acre site. The renovation will replace antiquated heating, plumbing, electrical systems and bring the building up to Americans with Disabilities Act compliance. The new addition will be a specially designed, one-story, earthquake resistant structure of approximately 18,000 sf with a 2,000 sf unheated storage building. The outside improvements include security fencing, military and civilian parking, exterior and interior fire protection, security lighting, access control, walkways, and anti-terrorist/force-protection measures.

Funding and Cost Verification

This project is not within cost. Item 8940-301-0890, Budget Act 2004, provided \$202,000 federal funds for preliminary plans. Item 8940-301-0001, Budget Act of 2004, provided \$411,000 General Fund for working drawings. For 2005-06, the Administration proposes \$3,052,000 General Fund in Item 8940-301-0001 for construction and equipment and \$2,314,000 federal fund in Item 8940-301-0890 for construction. The Military Department is currently requesting that federal authority for construction be increased by \$627,000 to \$2,941,000 in order to reflect higher than anticipated escalation costs.

\$6,606,000 total estimated project costs

\$202,000 project costs previously allocated: preliminary plans

\$6,404,000 project costs to be allocated: working drawings \$411,000, construction \$5,729,000 (\$5,156,000 contract, \$264,000 contingency, \$309,000 A&E), equipment \$264,000

CEQA

The Notice of Determination was filed with the State Clearinghouse on April 12, 2005. The waiting period for litigation will expire on May 12, 2005.

Due Diligence Status

Due diligence was complete in February 2005. There are no significant issues

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2005
Approve working drawings:	November 2005
Complete construction:	July 2007

Staff Recommendation: Approve preliminary plans contingent upon the completion of the CEQA process.

OTHER BUSINESS

OTHER ITEM – 22

Adopt a resolution authorizing execution of a contract with Lamont Financial to provide financial services.

The Board contracts for the services of a financial advisor (“FA”) to assist it in analyzing a variety of market sensitive long-term financing matters that arise in the capital outlay and revenue bond arenas. The Board’s current contract is with Lamont Financial Services which expired in April 2005.

Staff requests authorization to enter into a new contract with Lamont Financial (on a sole source basis) in order to continue giving financial advice on several significant ongoing projects. Staff further requests the Board waive application of the Disabled Veteran Business Enterprise (DVBE) program for this contract as the balance of the Board’s contracts already meet its DVBE goal.

Staff Recommendation: Adopt a resolution authorizing entering into a contract consistent with the staff analysis.

APPROVED:
3/0

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary