



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD

July 8, 2005

MINUTES

PRESENT:

Mrs. Ann Sheehan, Chief Deputy Director, Department of Finance
Ms. Patricia Kuhar, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of General Services
Ms. Wendie Scott, 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
Jayne Finkbohner, Secretary, State Public Works Board
Rocel Bettencourt, Principal Program Budget Analyst, Department of Finance
Michael Carter, Principal Program Budget Analyst, Department of Finance
Brian Dewey, Budget Analyst, Department of Finance
Georgia Johas, Budget Analyst, Department of Finance
Chris Lief, Budget Analyst, Department of Finance
Randy Katz, Budget Analyst, Department of Finance
Matt Schuller, Budget Analyst, Department of Finance

OTHERS PRESENT:

Liz Yokoyama, Department of General Services
Gerry Clark, Department of General Services
Jim Martin, Department of General Services
Warren Westrup, Department of Parks and Recreation
Rob Kane, Department of Parks and Recreation
Dave Gerard, Department of Mental Health

Jack Strieger, Department of Mental Health
Wendy Roberts, Department of General Services
Dale Clevenger, Community Colleges
Joel Griffith, Department of General Services
Genevie Agustinez, Department of Human Services
Glen Mercer, State Treasure's Office
Lisa Paterno, Department of Corrections
John Spain, Department of Corrections
John Schwander, Department of Corrections
Merle McDanel, Department of General Services
Blessy Torres, Department of General Services
Major F. Tarleton, Military Department

CALL TO ORDER AND ROLL CALL:

Ann Sheehan, Chief Deputy Director, Department of Finance called the meeting to order at 10:00 a.m. Ms. Karen Finn, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

APPROVAL OF MINUTES

Ms. Finn asked that approval of the June 10, 2005 minutes be differed until next month to provide some additional corrections.

Hearing no objections the minutes from the June 10, 2005 meeting were held over.

BOND ISSUES:

Ms. Finn stated that there was four bond items.

Bond Item #1, Department of Forestry and Fire Protection, Sand Creek Forest Fire Station, Fresno County. If approved, the requested action will adopt a resolution authorizing the use of interim financing and the eventual sale of lease revenue bonds. Staff recommends adoption and approval of the resolution.

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

Bond Item #2, Department of Mental Health, Patton State Hospital, Patton, San Bernardino County. Renovate Admission Suite and Fire Life Safety and Environmental Improvements and Seismic Retrofit, Phases II and III, EB Building. If approved, the requested action will adopt an amended resolution authorizing the use of interim financing and the eventual sale of lease revenue bonds. This project needed an increase in authority of over \$10 million so this resolution is necessary to amend the previous resolution. Staff recommends adoption and approval. However, your action today will be contingent on the Governor signing the 2005 Budget Act which provides this additional authority and assuming that this item is not vetoed.

A motion was made by Mr. Hemphill and a Second by Ms. Kuhar to approve Bond Item #2. Bond Item #2 was approved by a 5-0 vote.

Bond Item #3, Department of Mental Health, Metropolitan State Hospital, Los Angeles County, Construct New Kitchen. If approved, the requested action will adopt an amended resolution authorizing the use of interim financing and the eventual sale of lease revenue bonds. This project needed an increase in authority of over \$4 million so this resolution is necessary to amend the previous resolution. Staff recommends adoption and approval. However, your action today will be contingent on the Governor signing the 2005 Budget Act to provide the increased spending authority and assuming that this item is not vetoed.

**A motion was made by Ms. Kuhar and a Second by Ms. Scott to approve Bond Item #3.
Bond Item #3 was approved by a 5-0 vote.**

Bond Item #4, Department of Mental Health, Metropolitan State Hospital, Norwalk, Los Angeles County, Construct School Building. If approved, the requested action will adopt a resolution authorizing the use of interim financing and the eventual sale of lease revenue bonds. This project needed an increase in authority of #2 million so this resolution is necessary to amend the previous resolution. Staff recommends adoption and approval. However, the action of the PWB is contingent on the Governor signing the 2005 Budget Act and assuming that this item is not vetoed.

A motion was made by Mr. Lujano and Second by Mr. Hemphill to approve Bond Item #4. Bond Item #4 was approved by a 5-0 vote.

CONSENT CALENDAR:

Ms. Finn stated that Item # 8 and # 10 were being pulled so that work can be done to resolve certain issues. As a separate issue #13 and #15 were also pulled as Consent Items for a separate vote. In summary, the revised Consent Calendar covers items #7 and #9 through #12, #14 and #16 through #22: one request to authorize site selection, one request to approve reversion of project savings and approve the projects closeout, four request to authorize the sale of state surplus property, one request to authorize an acquisition, four requests to approve preliminary plans, one request to approve combined bids, one request to approve the use of inmate Day Labor, approve a new agency retained item, approve a redirection of existing project authority, and approve an augmentation, one request to approve augmentation for this project, approve the utilization of Inmate Day Labor resources pursuant to the Public Contract Code Section 10103.5, and establish a new agency retained line item, one request to approve scope change and associate

There were two 20-day letters for these items: **Item #18, Department of Corrections and Rehabilitation, California State Prison—Kern County at Delano I—Augmentation.** A two-day letter was sent to the Legislature on June 27, 2005, and approval is contingent upon the expiration of the notification period on July 18, 2005 without comment.

Item #22, California Community Colleges, Compton Community College District, Compton College, Performing Arts Center—Scope Change and Local Cost Increase. A 20-day letter was sent to the Legislature on June 17, 2005, and the waiting period expired without comment.

Staff recommends approval of the **revised Consent Calendar**, Items #5 through #7 and #9 through #12, #14 and #16 through #22.

A motion was made by Ms. Kuhar and Second by Mr. Hemphill to adopt the Revised Consent Calendar Items #5 through #7 and #9 thru 12, #14 and #16 through 22.

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

Item #13 and #15 were set aside waiting approval of Preliminary Plans for projects and are contingent on the Governor's signing of the 2005 Budget as well as no veto having any effect on them.

A motion was made by Ms. Kuhar and a second by Mr. Hemphill for approval Motion passed by a 3-0 vote.

ACTION ITEMS:

Ms. Finn stated that there was one Action Item (Item #23) from the Department of Veterans Affairs, for its future Veterans Home in Fresno County. The PWB staff's recommendation is to approve this contingent upon approval by Fresno City Council to transfer title to the property to the State at no cost and for the City Manager to execute the Agreement for the Conveyance and Acceptance of Real Property at the July 19th meeting or no later than 30 days thereafter. While the Fresno City Council initially considered this at a council meeting previously, there has been consensus that the terms of the transfer have changed significantly enough to warrant returning to the council for their approval. PWB staff has been in contact with city staff and there is no disagreement.

The property is approximately 26 acres in Fresno and is agricultural land that is undeveloped and will be the site of the eventual Veterans home that has already been authorized by the Legislature. The Legislature authorized construction funds for this project and a new home in Redding as well as the Greater Los Angeles and Ventura Counties homes (GLAVC) project all in one appropriation. Construction will not begin on Fresno until we have assurance that there are adequate funds to be allocated to all the homes. Listed are the changes that have changed since the transfer was first considered in June 2003.

- 1) the size of the parcel transferred (26.2) acres now versus 27.5 acres with an easement for 1.3 acres of peripheral roadway June 2003)
- 2) original agreement did not have the standard liability clause.
- 3) original agreement specified the precise size of the future vets home (300 beds) versus general vets bed reference present.
- 4) there were some expectations on performance by both the city and the state that were not compatible with the lease revenue financing that will fund the construction

Ms. Finn thanked the PWB staff at the Department of General Services as well as the Department of Finance who worked diligently these last few weeks to get Item #23 before the Board.

A motion was made by Mr. Hemphill and a second by Ms. Kuhar for approval of Action Item #23.

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

OTHER BUSINESS:

Ms. Finn stated there was one item of other business. The request was to approve a resolution to appoint Marianne Wetzel as Assistant Administrative Secretary for Acquisition. Ms. Finn stated that Ms. Wetzel was unable to attend the PWB meeting but acknowledged Ms. Wetzel's work on the previous Item #23.

A motion was made by Ms. Kuhar and a second by Mr. Hemphill to approve Ms. Wetzel's position.

Other Business was approved by a 3-0 vote.

REPORTABLES:

Ms. Finn indicated that there were no reportable.

NEXT MEETING:

Ms. Finn stated that the next regularly scheduled meeting is set for Friday, August 12, 2005, at 10:00 am, at the State Capitol in Room 113.

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

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BOND ITEM

BOND ITEM – 1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SAND CREEK FOREST FIRE STATION, FRESNO COUNTY**

*Authority: Chapter 379/02, Item 3540-301-0660(15)
Chapter 157/03 Item 3540-301-0660 (4.5)*

Adopt an amended resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Approve the form of and the execution and delivery of a Construction Agreement between the Department of General Services and the State Public Works Board, with the consent of the Department of Forestry and Fire Protection.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing to be repaid from the Public Building Construction Fund from the proceeds from the sale of bonds.

Total Estimated Project Cost

\$1,902,000

**APPROVED:
5/0**

BOND ITEM

STAFF ANALYSIS – 1

Department of General Services
Department of Forestry and Fire Protection
Sand Creek Forest Fire Station

Action Requested

The requested action will adopt an amended resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. This project includes the construction of a standard one-engine forest fire station with barracks/mess hall (8 beds, 2330 sf), two-bay apparatus building (1,697 sf), flammable storage building (150 sf), utilities, paving, sidewalks, clearing, grading, drainage, and all other appurtenances as needed.

Funding and Cost Verification

This project is not within cost. Chapter 379, Budget Act of 2002 and Chapter 157, Budget Act of 2003, provides a total of \$1,761,000 (lease-revenue bonds) for the construction phase of this project. Augmentations in the amount of \$113,581 and \$71,000 have been approved by the Board to address increased contract costs based on bids received and increased A&E services and other project costs, respectively, which represent a cumulative augmentation of 9.7 percent total project. The requested action will authorize the additional lease-revenue bonds appropriated by Chapter 157, Budget Act of 2003 (\$423,000).

\$2,087,000 total authorized project costs

\$2,087,000 total estimated project costs

\$2,087,000 project costs previously allocated: preliminary plans \$55,000, working drawings \$86,000 and construction \$1,946,000 (\$1,612,000 contract, \$81,000 contingency and \$253,000 A&E/Other)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 27, 1999 and the waiting period expired on May 28, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: October 2005

Due Diligence Status

Due Diligence has been completed and no significant issues have been identified.

Staff Recommendation: Adopt Resolution.

BOND ITEM

BOND ITEM –2

DEPARTMENT OF MENTAL HEALTH (4440)

PATTON STATE HOSPITAL, PATTON, SAN BERNARDINO COUNTY

Renovate Admission Suite and Fire Life Safety and Environmental Improvements and Seismic Retrofit, Phases II and III, EB Building

*Authority: Chapter 157/03, Item 4440-301-0660 (3)
Pending Budget Act of 2005*

Adopt an amended resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Project Costs

\$31,556,000

APPROVED:

5/0

BOND ITEM

STAFF ANALYSIS – 2

Department of Mental Health
Patton State Hospital, Renovate Admission Suite and
Fire Life Safety and Environmental Improvements
and Seismic Retrofit, Phases II and III, EB Building

Action requested

The requested action will adopt a resolution authorizing action to be taken to provide for the interim financing and authorizing the sale of lease revenue bonds.

Scope Description

This project is within scope. This phased project combines four individual projects within the Ed Bernath (EB) Building. This project will: (1& 2) complete phases II and III of the building upgrade to meet current fire life safety codes (FLSEI); (3) renovate the Admissions Suite; and (4) provide a seismic retrofit of the entire building, lowering the risk from Level 4 to Level 3, in conformance with FEMA 356 guidelines. Additionally, there is a full interior ADA upgrade, which includes modifications to toilet/shower rooms, doors, and lever hardware. Finally, the project includes demolition work with asbestos/lead abatement, and the removal of existing finishes in the affected areas. The building is a 133,340 square feet (sf) cast in place structure with a basement and 3 stories.

The work includes installation of new roofing, replacement of ceilings, upgrading existing restrooms, installing new mechanical systems, installation of fire sprinklers throughout the building, upgrading electrical systems and meeting all fire codes. The renovation of the Admissions Suite, which includes incorporating 529 sf of adjacent hospital space, will occur during Phase III of the FLSEI portion.

Funding and Project Cost Verification

This project is within cost.

Chapter 157, Statutes of 2003, Item 4440-301-0660 (3) appropriated \$21,060,000 lease revenue bonds for the total estimated project costs for the Renovation of the Admissions Suite and Fire Life Safety and Environmental Improvements, Phases II and III at the Patton State Hospital E. B. Building. However, the original authorization was provided without a study of the extent of seismic retrofit needs. With the completion of preliminary plans, the magnitude of the seismic retrofit was fully realized, thereby necessitating an additional eight months in estimated construction time (from 27 months to 35 months) and requiring an additional \$9,424,000 in budget authority. As a result, Item 4440-496 of the Budget Act of 2005 (Ch XXX/05) reverts \$20,441,000 lease revenue originally provided for working drawing and construction and Item 4440-301-0660 (2) appropriates \$30,146,000 lease revenue for working drawings and construction. Finally, this project has expended \$791,000 in earlier authority that was provided for the design of all three phases of the FLSEI component of this project.

In summary, this total project costs are currently estimated to be \$31,556,000, of which \$791,000 is previously encumbered design funds, \$619,000 is provided through the Budget Act of 2003 for preliminary plans, and \$30,146,000 is provided through the Budget Act of 2005 for working drawings and construction.

\$31,556,000	total estimated project cost
\$1,410,000	previously allocated: preliminary plans (\$885,000 for Phase I, II, and III) and working drawings, (\$525,000 for Phase I)
\$30,146,000	project costs to be allocated: working drawings--\$1,164,000; and construction - \$28,982,000 (\$22,548,000 contract, \$2,103,000 contingency, \$1,553,000 A/E, \$702,000 agency retained items, and \$2,076,000, other project costs) at CCCI 4328.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 2, 2004 and the 35-day notice period expired December 8, 2004.

Project Schedule

The project schedule is as follows:

Approve preliminary plans	August 2005
Approve working drawings:	October 2006
Award contract	January 2007
Complete construction:	January 2010

Due Diligence

Due Diligence for this project was completed for all three phases of this project on February 18, 2003, with no significant issues.

Staff Recommendation: Adopt resolution.

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BOND ITEM

BOND ITEM –3

DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, LOS ANGELES COUNTY
Construct New Kitchen

Adopt an amended resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Project Costs

\$24,483,000

APPROVED:
5/0

BOND ITEM

STAFF ANALYSIS –3

Department of Mental Health
Metropolitan State Hospital, Construct New Kitchen

Action requested

This action requested will adopt a resolution authorizing action to be taken to provide for the interim financing and authorizing the sale of lease revenue bonds.

Scope Description

This project is within scope. This project will construct a new single story Central Kitchen Facility and will renovate six existing Satellite Kitchens and Dining Facilities. New Kitchen improvements includes an overhead fire sprinkler system, new kitchen equipment, cook/chill system, high capacity food storage racks, large freezers, 48” high receiving dock with four overhead coiling doors, and a new 300 kva emergency generator. Satellite Kitchen improvements includes new kitchen equipment, seamless epoxy floors, ceramic tile walls, and finishes and equipment.

Funding and Cost Verification

This project is within cost.

Chapter 157, Statutes of 2003, Item 4440-301-0660 (2) appropriated \$18,726,000 lease revenue bonds for the total estimated project costs of both the Central Kitchen Facility and the Satellite Kitchens and Dining Facilities. As lease revenue bond financing was deemed inappropriate for the satellite kitchens renovation component of the project, a decision was made to replace the satellite kitchens component with General Fund rather than lease revenue bonds. As a result, Chapter 208, Statutes of 2004, Item 4440-301-0001 (1) appropriated \$259,000 General Fund for the working drawings phase of the satellite kitchens component and Item 4440-496 (1) reverted \$3,873,000 lease revenue bonds that were previously allocated for the satellite kitchen component.

For the satellite kitchens component, the 2005 Budget Act, Chapter XXX, Statutes of 2005, Item 4440-491 (1) reappropriates the \$259,000 General Fund for working drawings and Item 4440-301-0001 (1) appropriates \$5,282,000 General Fund for the construction phase of the satellite kitchens. For the main kitchen component, the 2005 Budget Act Item 4440-496 (2, 2) reverts \$14,021,000 lease revenue bonds allocated for working drawings and construction and Item 4440-301-0660 (1) appropriates \$18,030,000 lease revenue for working drawings and construction, thereby bringing total project authority provided through budget acts to \$24,403,000. In addition, the PWB approved an \$80,000 augmentation for preliminary plans as a delegated item in October 2004, thereby bringing cumulative project authority to \$24,483,000.

Of the \$24,403,000 in total project authority provide through budget acts, \$18,862,000 lease revenue is for the main kitchen component and \$5,541,000 General Fund is for the satellite kitchen component.

\$24,483,000 total estimated project costs

\$912,000 project costs previously allocated: preliminary plans \$912,000

\$23,571,000 project costs to be allocated: working drawings \$1,145,000 (\$259,000 satellite kitchens, and \$886,000 main kitchens) and construction \$22,426,000 [\$5,282,000 satellite kitchens (\$4,320,000 contract, \$302,000 contingency, \$319,000 A&E and \$341,000 other) and \$17,144,000 main kitchen (\$13,859,000 contract, \$693,000 contingency, \$759,000 A&E, \$697,000 agency retained and \$1,136,000 other)]

CEQA

A Notice of Exemption was filed with the State Clearinghouse on 11/24/2004. The comments period expired on 1/2/2005. The project qualified for Categorical Exemption, Class 1, Section 15301.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	March 2006
Award Contract:	August 2006
Complete construction:	January 2008

Due Diligence Status

Due Diligence was completed on October 18, 2004.

Staff Recommendation: Approve resolution.

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BOND ITEM

BOND ITEM –4

DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, NORWALK, LOS ANGELES COUNTY
Construct School Building

Authority: Chapter 106/01, Item 4440-301-0001 (1.5)
Chapter 379/02, Item 4440-301-0660 (2)
Pending Enactment of Budget Act of 2005

Adopt an amended resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Project Cost

\$9,614,000

APPROVED:
5/0

BOND ITEM

STAFF ANALYSIS –4

Department of Mental Health
Metropolitan State Hospital, Construct School Building

Action requested

The requested action will adopt a resolution authorizing action to be taken to provide for the interim financing and authorizing the sale of lease revenue bonds.

Scope Description

This project is within scope. The project will construct a new 26,801 square foot, one-story school building to meet state educational standards. It will include administrative offices for educational staff and a recreation area for students. The building will be sited adjacent to the existing adolescent living units. Existing parking will be reworked and an existing emergency generator will be relocated.

Funding and Cost Verification

This project is within cost. Item 4440-301-0660 (2), Budget Act of 2002 (Ch 379/02), authorized \$7,105,000 lease revenue bonds for the working drawings and construction of this project. However, with the completion of working drawings, it was determined that the project did not have sufficient authority for anticipated construction costs. Thus, the Budget Act of 2005 (Ch XXX/05), through Item 4440-496, reverts the construction authority of \$6,673,000 lease revenue, and through 4440-301-0660 (1.5) provides new construction authority of \$8,574,000 lease revenue.

\$9,614,000 total estimated project costs

\$860,000 project costs previously allocated for preliminary plans \$412,000 & working drawings \$448,000

\$8,754,000 project costs to be allocated for construction \$8,754,000 (\$7,507,500 contract, \$375,400 contingency, A&E \$593,000 & other \$278,100) at CCCI 4328

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on January 29, 2002 and the waiting period expired on March 6, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2005

Complete construction: May 2007

Due Diligence Status

Due Diligence for this project was completed on February 19, 2004 with no significant issues.

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
CENTRAL PLANT RENOVATION, SACRAMENTO COUNTY
DGS Project Number DGS 080, DGS Parcel Number 10212

Authority: Chapter 157/03; Item 1760-301-0660(1)

a. Authorize site selection

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM 5

Department of General Services
Central Plant Renovation

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Department of General Services (DGS) Central Plant Renovation Project (Project) will implement the mitigation plan (Plan) developed as a result of the Central Valley Regional Water Quality Control Board Cease and Desist Order (issued March 2002) related to the discharge of heated water into the Sacramento River from the operation of the currently run state-owned Central Plant facility (CP facility). The Plan proposes to convert the existing state's groundwater pumping/river discharge "once through" condenser water cooling system, to a closed loop system that is consistent with current industry-wide best practices and regulatory standards.

The Project will include the construction of an approximately eight million gallon thermal energy storage (TES) tank and numerous cooling towers that need to be located in the vicinity of the existing CP facility located on the City of Sacramento block bound by Q & R & 6th & 7th Streets. The Project also involves the expansion of the CP facility to accommodate new equipment such as chiller(s), boiler(s), pumps, piping and other required ancillary equipment in addition to the TES and cooling towers. Renovation work at the CP facility includes modification of some of the existing equipment as well as upgrading the energy management and control center. This work includes constructing a new underground piping distribution system (tunneling system) from the CP facility to the TES and cooling tower site(s).

DGS's analysis indicates the optimum site to construct the TES and cooling towers is on a portion of the County of Sacramento Assessor's Parcel Numbers 006-0264-001 through 010 and 020 (city block bound by Q & R & 7th & 8th Streets) of approximately 69,000 sq. ft., hereinafter referred to as Block 264. Specifically, the property consists of the westerly two-thirds of the north half of Block 264. This determination was based on the close proximity of the TES and cooling towers to the CP facility. Construction on this site will require less tunneling between the CP facility and the TES, (resulting in less disruption to city streets during the construction period), and will make for easier and more efficient maintenance and operation of the TES. Additionally, the location of the TES and the cooling towers on Block 264 is the simplest and most mechanically efficient. This will provide for flexibility to effectively service the downtown office campus (currently 23 buildings, including the Capitol) by making it possible to expand the CP facility in the future if needed, will allow for shop and warehouse space on the site, allows for the most effective operation of the cogeneration plant as it would be able to power both the chillers and the cooling towers, and is the most cost efficient in both terms of initial cost and long term operational cost of the project.

DGS staff is seeking site selection at this time.

Funding and Cost Verification

This project is within cost. The Budget Act of 2003, Item 1760-301-0660(1), provides for \$159,722,000 for acquisition, preliminary plans, working drawings, and construction.

Specifically, \$12,400,000 is available for acquisition as identified in the Capital Outlay Cost, Funding and Schedule Summary dated June 6, 2005. The property interests 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 early to mid-2006.

Condition of Property

The DGS, Environmental Services Section (ESS) conducted a site visit to the proposed Block 264 acquisition site on May 23, 2005.

The proposed acquisition site consists of surface parking and landscaping. The site contains a small, one-story, former industrial building that has been altered to serve as covered surface parking; access to all parking areas is from the City of Sacramento's alley on the south side of the subject property. Land uses adjacent to the proposed acquisition site include a one-story automotive repair shop, the alley running through the center of the block in an east-west direction, other surface parking, and a small office building. Other adjacent land uses include State office buildings, a fire station, and DGS' CP facility. The proposed acquisition site contains a number of mature trees within the parking areas and along the landscape strips on Q and 7th Streets.

A Phase I Environmental Site Assessment will be prepared for this property because of the urban setting and the likelihood of past industrial usages. In addition to the Phase I, soils testing will be conducted.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2006.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DGS is not aware of any lawsuits pending concerning the property.
- **There is no relocation assistance involved with the proposed acquisition.**
- The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Due to Federal tax issues associated with the lease revenue bond funding, DGS will attempt to negotiate an arrangement whereby the purchase of the property is committed to but the actual purchase and close of escrow does not occur until later in 2006.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760) VARIOUS LOCATIONS

Authority: Chapter 303/95, Item 1760-301-0768(2)
Chapter 303/95, Item 1760-301-0768(4)
Chapter 303/95, Item 1760-301-0768(5)
Chapter 303/95, Item 1760-301-0768(6)
Chapter 303/95, Item 1760-301-0768(13)
Chapter 303/95, Item 1760-301-0768(15)
Chapter 303/95, Item 1760-301-0768(16)
Chapter 303/95, Item 1760-301-0768(25)
Chapter 303/95, Item 1760-301-0768(26)
Chapter 303/95, Item 1760-301-0768(28)
Chapter 303/95, Item 1760-301-0768(29)
Chapter 162/96, Item 1760-301-0768(2)
Chapter 162/96, Item 1760-301-0768(3)
Chapter 162/96, Item 1760-301-0768(4)
Chapter 162/96, Item 1760-301-0768(5)
Chapter 162/96, Item 1760-301-0768(7)
Chapter 162/96, Item 1760-301-0768(12)
Chapter 162/96, Item 1760-301-0768(16)
Chapter 282/97, Item 1760-301-0768(1.5)

- | | | |
|----|--------------------------------------|-----------|
| a. | Approve reversion of project savings | \$591,000 |
| b. | Approve projects closeout | |

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of General Services
Various Locations, Structural Retrofit

Action Requested

This action will approve the reversion of project savings (\$590,932) and projects closeout.

Scope Description

This project is within scope. In 1990, the Legislature enacted the Earthquake Safety and Public Buildings Rehabilitation Bond Act (SB 1250, Torres) authorizing \$300 million in general obligation bonds of which \$250 million was designated for financing the retrofit, reconstruction, repair, replacement or relocation of state buildings” which are determined to be seismically hazardous. The projects listed in Attachment A consisted of a “Structural Only” Retrofit. Architectural/mechanical/ electrical and hazardous material abatement costs were limited to incidental which enabled the structural retrofit. The additional projects listed were for program management and building risk assessment.

Funding and Cost Verification

The projects were not within cost. The Public Works Board has previously approved augmentations on some of the projects listed in Attachment A.

CEQA

The Department of General Services certifies that the projects were in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Project Completion: Various (see Attachment A)

Due Diligence Status

Projects were not required to comply with Due Diligence requirements at the time the projects were completed.

Staff Recommendation: Approve reversion of project savings and approve the projects closeout.

PWB Agenda for Closed Projects							Attachment A
Seismic Program							
Project	Ph	Appropriation Number	Appro. Amount	Prior Reversion(-) / Augmentation (+)	Actual Expenditures	Additional Funds to Revert	Date Completed
East Block	PW	303/95, 1760-301-0768 (2)	\$ 172,000	\$ (84,000)	\$88,000	\$ -	3/10/1999
San Quentin	WC	162/96, 1760-301-0768 (2)	\$ 3,752,000	\$ (3,422,000)	\$330,000	\$ -	
	C	282/97, 1760-301-0768 (1.5)	\$ 5,355,000	\$ (1,682,500)	\$3,672,500	\$ -	
CDC funded augmentation	C	324/98, 5240-301-0001(24)	\$ 250,000	\$ -	\$250,000	\$ -	
<i>Total</i>			\$ 9,529,000	\$ (5,188,500)	\$4,340,500	\$ -	
Dining Rm 2, Bldg. 6	PW	303/95, 1760-301-0768 (4)	\$ 145,000	\$ (62,000)	\$83,000	\$ -	11/29/2001
Folsom	WC	162/96, 1760-301-0768 (3)	\$ 1,865,000	\$ 389,600	\$2,163,346	\$ 91,254	
<i>Total</i>			\$ 2,010,000	\$ 327,600	\$2,246,346	\$ 91,254	
1 Inmate Housing	PW	303/95, 1760-301-0768 (5)	\$ 805,000	\$ (423,000)	\$382,000	\$ -	11/15/2001
Folsom	WC	162/96, 1760-301-0768 (4)	\$ 6,790,000	\$ 1,434,400	\$8,021,059	\$ 203,341	
CDC funded augmentation	C	50/99, 5240-301-0001(20)	\$ 24,217	\$ -	\$24,217	\$ -	
<i>Total</i>			\$ 7,619,217	\$ 1,011,400	\$8,427,276	\$ 203,341	
5 Inmate Housing	PW	303/95, 1760-301-0768 (6)	\$ 250,000	\$ (117,000)	\$133,000	\$ -	11/15/2001
Folsom	WC	162/96, 1760-301-0768 (5)	\$ 3,599,000	\$ 586,800	\$4,027,363	\$ 158,437	
<i>Total</i>			\$ 3,849,000	\$ 469,800	\$4,160,363	\$ 158,437	
Legislative Office Building	P	303/95, 1760-301-0768(13)	\$ 1,621,000	\$ (439,993)	\$1,181,007	\$ -	6/5/98
Sacramento			\$ 1,621,000	\$ (439,993)	\$1,181,007	\$ -	
<i>Total</i>			\$ 1,621,000	\$ (439,993)	\$1,181,007	\$ -	
Demo 2nd St Garage	PWC	303/95, 1760-301-0768(15)	\$ 2,900,000	\$ (1,645,021)	\$1,254,979	\$ -	6/27/1998
Los Angeles			\$ 2,900,000	\$ (1,645,021)	\$1,254,979	\$ -	
<i>Total</i>			\$ 2,900,000	\$ (1,645,021)	\$1,254,979	\$ -	
Water Resources Bldg	P	303/95, 1760-301-0768(16)	\$ 2,016,000	\$ (466,000)	\$1,550,000	\$ -	3/12/1997
Sacramento	WC	162/96, 1760-301-0768(7)	\$ 30,160,000	\$ (30,160,000)	\$	\$ -	
<i>Total</i>			\$ 32,176,000	\$ (30,626,000)	\$1,550,000	\$ -	
Kitchen & Dining, Ione	PW	303/95, 1760-301-0768(25)	\$ 164,000	\$ (70,000)	\$94,000	\$ -	1/25/1999
	WC	162/96, 1760-301-0768(12)	\$ 1,956,000	\$ (120,657)	\$1,799,931	\$ 35,412	
<i>Total</i>			\$ 2,120,000	\$ (190,657)	\$1,893,931	\$ 35,412	
Building Risk Mgt	All	303/95, 1760-301-0768 (26)	\$ 750,000		\$732,341	\$ 17,659	7/12/2002
<i>Total</i>					\$	\$ 17,659	
Jesse Unruh Building	P	303/95, 1760-301-0768(28)	\$ 840,000	\$ -	\$840,000	\$ -	2/27/2002
Sacramento	WC	162/96, 1760-301-0768(14)	\$ 20,377,000	\$ (9,888,000)	\$10,415,517	\$ 73,483	
<i>Total</i>			\$ 21,217,000	\$ (9,888,000)	\$11,255,517	\$ 73,483	
Program Management/	All	303/95/1760-301-0768(29)	\$ 600,000	\$ -	\$600,000	\$ -	6/13/2002
Peer Review Board			\$ 75,000	\$ -	\$63,654	\$ 11,346	
Program Management/	All	162/96, 1760-301-0768(16)	\$ 638,729		\$638,729	\$ -	6/13/2002
Seismic Task Force			\$ 54,271		\$54,271	\$ -	
<i>Total</i>			\$ 1,368,000	\$ -	\$663,654	\$ 11,346	
Total add'l reversion						\$ 590,932	

CONSENT ITEM

CONSENT ITEM – 7

**DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA HIGHWAY PATROL (2720)
SALINAS FIELD OFFICE, 19055 PORTOLA DRIVE, MONTEREY COUNTY
Surplus Parcel Number SSL 482**

*Authority: Chapter 625/91, Section 2 and as restated in
Chapter 784, Statutes of 1997, Section 9*

- a. **Authorize the sale of state surplus property**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of General Services
California Highway Patrol, Salinas Field Office

Action requested

The requested action will authorize the sale of state surplus property consistent with the staff analysis.

Scope Description

This project is within scope. Chapter 625, Statutes of 1991, Section 2 and as restated in Chapter 784, Statutes of 1997, Section 9, authorizes the Director of General Services (DGS), with the approval of the State Public Works Board, to sell, exchange, or lease, for current market value or for any lesser consideration authorized by law and upon those terms and conditions and subject to those reservations and exceptions as the Director of General Services determines are in the best interest of the state, all or any part of the following real property: Real property known as the Salinas CHP Field Office, located at 19055 Portola Drive, Monterey County. The California Highway Patrol has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs in the 1991 Surplus Bill.

Funding and Cost Verification

The costs associated with the sale of the state surplus property, which will be deducted from the gross proceeds of the sale, are administrative staff costs of \$38,800. In addition, CHP paid for a tank removal at this site. No future costs have been identified with the approval of this sale.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2005.

Other

- Pursuant to Government Code 11011.1 the property was offered to state and local governmental agencies with no expressed interest.
- The approved appraised value of the property is \$980,000 dated December 8, 2004.
- The property was offered at a seal bid auction on February 23, 2005. There were four offers and the bid was awarded to the highest offer of \$1,100,000. Subsequently, the bid was awarded to the buyer in second place at \$1,029,000 when the original high bidder declined to pursue the purchase.
- The net proceeds of any monies received from the disposition are to be deposited in the Motor Vehicle Account pursuant to the 1991 Surplus Bill and because this property was purchased with special funds as described in Article XIX of the Constitution.
- The state shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry as required by Section 6407 of the Public Resources Code.

Staff Recommendation: Authorize the sale of state surplus property.

CONSENT ITEM

CONTENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
SECLINE BEACH ACCESS, PLACER COUNTY
CTC Project Number ARCTC501, DGS Parcel Number 10358

Authority: Chapter 157/03; Item 3125-301-0005(1) & Item 3125-301-0005(3)

a. Authorize site selection

PULLED.

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of General Services
California Tahoe Conservancy
Secline Beach Access

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of enhancing public access to Lake Tahoe and to provide a site for possible stream environment zone (SEZ) restoration. This request will authorize site selection of a rectangular-shaped parcel containing approximately 0.23 acres located on the shoreline of Lake Tahoe.

Funding and Cost Verification

This project is within cost. Chapter 157, Budget Act of 2003, Items 3125-301-0005(1) and 3125-301-0005(3), provide \$5,500,000 between the two appropriations for the acquisition of land or interests therein, as well as for site improvements, related to Public Access & Recreation and Stream Environment Zone & Watershed Restoration. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 1, 2005, and the waiting period expired on July 5, 2005.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Secline Beach Access property on May 31, 2005. The 0.23-acre parcel is located near the intersection of Highways 267 and 28 in Kings Beach, Placer County, California. The parcel is designated as Lot 14, Block "S" in the WoodVista Subdivision. Lot 14 (APN 117-180-038) is developed and partially covered with asphalt paving. Improvements on the parcel include two conex (metal) storage boxes, a single-story wood building housing Bervid Custom Building and the Sweetbriar Development Company, and a small free standing wooden outdoor shed. In addition to the improvements on the parcel, there is a canoe/kayak storage frame containing six or seven water craft, possible creosote treated ties, other wood piled up against the west side of the building, a pile of metal debris, a metal streetlight fixture, and two partially buried 1-inch PVC pipes running north/south toward the lake. A wooden box containing two cameras with a coaxial cable and two wires running into the fifth window of the building was observed in a pine tree behind the building. The cameras were aimed toward the beach area of the property.

A Phase I Environmental Site Assessment report was not available. Tahoe Conservancy staff has indicated that as a condition of the escrow, the current property owners are required to demolish the existing improvements and remove all personal property. At the time of demolition, a state inspector will be present to determine if any discolored soils are unearthed during the demolition activities. If obvious discolored soils are observed, the Grantor will be required to remediate the soil to the state's satisfaction. In addition, the Grantor will indemnify the state against any liabilities associated with hazardous materials, if found, for which they are responsible. 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

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is September 2005.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal. DGS staff estimates the appraisal to be \$700,000.
- The California Tahoe Conservancy (CTC) 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 currently improved with one concrete block duplex building, two small sheds and a paved parking area. The duplex is occupied on one side by a commercial tenant and the other side by a residential tenant and the parking lot is used to store construction equipment. The plan is to clear the site of all existing improvements and improve the property for use by the public as beach access. DGS will prepare a relocation plan and entitlement report to determine relocation benefits prior to acquisition approval by PWB.
- The site is currently a fenced private property and the existence of any implied dedication claim for access by the public from the road to the beach is not considered detrimental since beach access is the proposed use. Further there is no evidence that all of the rights for a prescriptive rights claim, including hostile and notorious use to the exclusion of all others, have been made, let alone perfected by any potential claimant. As such, and because the property will have public access, staff does not feel this is or will be an issue to the state.
- CTC may, after acquisition, perform additional site restoration work. Once this work is completed under CTC's established budget for such work, CTC's ongoing management obligation will be limited to managing the property for passive public access use, at an estimated cost of between \$1,000 and \$2,000 annually.
- The subject property is accessible from Highway 28 and is located near the intersection of Highway 267 in Placer County.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON UPLANDS
MARIN COUNTY

DPR Parcel Numbers 8250-01, DGS Parcel Number 10280

*Authority: Chapter 52/00, Item 3790-301-0005(9) as re-appropriated by
Chapter 157/03, Item 3790-490-0005(1)(9)
Chapter 106/01, Item 3790-301-0005(27) as re-appropriated by
Chapter 208/04, Item 3790-491-0005(2)(27)*

a. **Authorize acquisition**

APPROVED:

3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of General Services
Department of Parks and Recreation,
Tomales Bay State Park, Millerton Uplands

Action requested

The requested action will authorize acquisition consistent with 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 Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize the acquisition of approximately 12 acres located adjacent to the existing Tomales Bay State Park. The property is surrounded on three sides by the existing state park and the acquisition will protect the scenic view shed. In addition, the existing trail network over the adjacent portion of the state park may someday be extended to this parcel.

Funding and Cost Verification

This project is within cost. The funding source for the purchase are Chapter 52/00, Item 3790-301-0005(9) as re-appropriated by Chapter 157/03, Item 3790-490-0005(1)(9) and Chapter 106/01, Item 3790-301-0005(27) as re-appropriated by Chapter 208/04, Item 3790-491-0005(2)(27). The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$855,00 total project costs

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

\$853,000 project costs to be allocated: \$850,000 acquisition and approximately \$2,500 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 2005, and the waiting period expired on June 16, 2005.

Project Schedule

The anticipated close of escrow is August 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Tomales Bay State Park on April 13, 2005. The acquisition consists of an approximately 11.8-parcel (APN 106-220-26) of vacant land located at 16148 State Route One, Point Reyes Station, in an unincorporated area of Marin County, California. The only improvements on the property are two wells and a wooden tent platform.

A Phase I Environmental Assessment Report is not available for this property and is not deemed necessary given the physical setting of the parcel. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use, i.e., open space.

Other:

- The State Public Works Board approved this project for site selection on June 10, 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 unoccupied.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- Given the relative size and proposed use of this property as scenic view shed, DPR has certified that no additional state resources will be needed to manage this property in the foreseeable future.
- Any changes to public access, development, or resource needs will be addressed through the normal budget process.

Staff Recommendation: Authorize acquisition.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF HEALTH SERVICES (4260)
ANIMAL LABORATORY, 6250 LAMBIE RD., SOLANO COUNTY
Surplus Parcel Number SSL 615

Authority: Chapter 770/00

- a. Authorize the sale of state surplus property

PULLED.

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of General Services
Department of Health Services
Animal Laboratory, 6250 Lambie Road

Action requested

The requested action will authorize the sale of state surplus property consistent with the staff analysis.

Scope Description

This project is within scope. Chapter 770, Statutes of 2000, authorizes the Director of General Services (DGS), with the approval of the State Public Works Board, to sell, exchange, lease, or transfer, for current market value or for any lesser consideration authorized by law and upon those terms and conditions and subject to those reservations and exceptions as the Director of General Services determines are in the best interest of the state, all or any part of the following real property: Real property known as the Lambie Road Animal Laboratory, consisting of approximately 49 acres of irregularly shaped property, that is a portion of assessor's Parcel No. 048-010-210, located at 6250 Lambie Road in Solano County. The Department of Health Services has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs.

Funding and Cost Verification

The costs associated with the sale of the state surplus property are administrative staff costs of \$12,000 and environmental review costs of \$30,000 which will be paid from the gross proceeds of the sale. No future costs have been identified with the approval of this sale.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2005.

Other

- Pursuant to Government Code Section 11011.1 the property was offered to state and local governmental agencies and the Department of Forestry and Fire Protection expressed an interest, but ultimately declined acquiring the property at fair market value when Forestry determined that it would not be essential to the operation of their conservation camp.
- The approved market value of the property is \$380,000 dated September 2004. Factors reducing the value of the property include voter approved (1995 Proposition A) county restrictions on the use of the land, lack of a potable water source, and rural location adjacent to an inmate conservation camp. Property use would be limited to cattle and sheep rangeland.
- The property was offered at a seal bidding auction on February 23, 2005. There were multiple offers and the bid was awarded to the highest net offer to the state of \$651,000.
- Pursuant to Article III, Section 9 of the California Constitution, the net proceeds of any monies received from the disposition are to be used to pay principal and interest on bonds issued pursuant to the Economic Recovery Bond Act.
- The sale is subject to 100 percent mineral rights reservation owned of the United States Federal government. These rights were retained through a reservation in the Quit Claim deed when the property was conveyed to the State of California in June of 1964.

Staff Recommendation: Authorize the sale of state surplus property.

CONSENT ITEM

CONSENT ITEM – 11

**DEPARTMENT OF GENERAL SERVICES (1760)
EMPLOYMENT DEVELOPMENT DEPARTMENT (7100)
OFFICE BUILDING, 660 TULE STREET, MENDOTA, FRESNO COUNTY
Surplus Parcel Number SSL 488**

Authority: Chapter 391/94

- a. **Authorize the sale of state surplus property**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

Department of General Services
Employment Development Department
Employment Development Department, 660 Tule Street, Mendota

Action requested

The requested action will authorize the sale of state surplus property consistent with the staff analysis.

Scope Description

This project is within scope. Pursuant to Government Code Section 11011.1 and as authorized by Chapter 391 Statutes of 1994, the Director of the Department of General Services (DGS) with the approval of the State Public Works Board may sell or lease for current market value only, all or part of approximately 0.43 acre, with a 3,600 square foot modular structure used as office space by the Employment Development Department at 660 Tule Street, Mendota, Fresno County. The Employment Development Department has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs in 1994.

Funding and Cost Verification

The costs associated with the sale of the state surplus property are administrative staff costs of \$61,200 which will be paid from the gross proceeds of this sale. No future costs have been identified with the approval of this sale.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2005.

Other

- Pursuant to Government Code Section 11011.1 the property was offered to state and local governmental agencies with no expressed interest.
- The approved appraised value of the property is \$179,000 with the U.S. Department of Labor maintaining a 77 percent equity interest position in the property.
- The property was purchased by a private party at the appraised value of \$179,000.
- Pursuant to Unemployment Insurance Code Section 1591, the net proceeds of any monies received from the disposition are to be deposited in the Employment Development Department Building Fund, because this property was amortized with federal funds paid out of the Unemployment Fund.
- The state shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry as required by Public Resources Code Section 6407.
- DGS indicates that the administration cost are much higher than usual because there had been several prior unsuccessful attempts to sale this property since it was declared surplus in 1994. Each attempt costs several thousand dollars in advertising costs and staff time.

Staff Recommendation: Authorize the sale of state surplus property.

CONSENT ITEM

CONSENT ITEM – 12

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF THE MILITARY (8940)
SAN JOSE ARMORY, 240 NO. 2ND STREET. SAN JOSE, SANTA CLARA COUNTY
Surplus Parcel Number SSL 625**

Authority: Chapter 258/03

- a. **Authorize the sale of state surplus property**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

Department of General Services
Department of the Military
San Jose Armory, 240 No. 2nd Street, San Jose

Action requested

The requested action will authorize the sale of state surplus property consistent with the staff analysis.

Scope Description

This project is within scope. Chapter 258, Statutes of 2003, authorizes the Director of General Services (DGS), with the approval of the State Public Works Board, to sell, exchange, or lease, for current market value or for any lesser consideration authorized by law and upon those terms and conditions and subject to those reservations and exceptions as the Director of General Services determines are in the best interest of the state, all or any part of the following real property: Real property known as the San Jose Armory, located at 240 No. 2nd Street, San Jose in Santa Clara County and consisting of a 22,000 square foot structure on 0.45 acre. The Department of the Military has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs.

Funding and Cost Verification

The costs associated with the sale of the state surplus property are administrative staff costs of \$30,000 which will be paid from the gross proceeds of the sale. No future costs have been identified with the approval of this sale.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2005

Other

- Pursuant to Government Code Section 11011.1 the property was offered to state and local governmental agencies with no expressed interest.
- In February 2005, the property was auctioned at a sealed bidding and the accepted bid was \$1,800,000. The bid is \$750,000 over the July 2004 appraised value of \$1,050,000.
- Upon confirmation by the Attorney General's Office, the net proceeds of any monies received from the disposition are to be deposited in the Department of the Military Armory fund established in the Military and Veterans Code Section 435, and shall be available for appropriation in accordance with that section.
- The State shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry as required by Public Resources Code Section 6407.

Staff Recommendation: Authorize the sale of state surplus property.

CONSENT ITEM

CONSENT ITEM – 13

**DEPARTMENT OF HEALTH SERVICES (4260)
SACRAMENTO HEADQUARTERS, BUILDING 173
EAST END COMPLEX, SACRAMENTO COUNTY**
Emergency Operations Center

Authority: Pending Enactment of Budget Act of 2005

- a. **Approve preliminary plans**

**APPROVED CONTINGENT ON PASSAGE OF BUDGET WITHOUT VETOES:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Department of Health Services
Sacramento Headquarters, Building 173
Emergency Operations Center

Action requested

The requested action will provide approval of preliminary plans of this project.

Scope Description

This project is within scope. The project will renovate existing space within the East End Complex to provide an 18,707 net usable square foot Emergency Preparedness Office with a fully functional Emergency Operations Center (EOC). Major project components include hard walled rooms, infrastructure cabling, electrical modifications to allow the EOC to be placed on emergency generator power, new interior glazing and blinds and the installation of new antennae and satellite dish.

Funding and Cost Verification

This project is within cost.

\$1,266,000 total estimated project costs

\$27,000 project costs previously allocated: preliminary plans

\$1,239,000 project costs to be allocated: working drawings \$70,000 and construction \$1,239,000 (\$864,000 contract, \$61,000 contingency, and \$244,000 A&E)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on 6/2/2005 and the waiting period will expire on 7/7/2005.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	August 2005
Complete construction:	January 2006

Due Diligence Status

Due diligence for the East End Complex was completed November 15, 2002. This project lies entirely within Building 173 of the East End.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)

PORTERVILLE DEVELOPMENT CENTER, PORTERVILLE, TULARE COUNTY

96-Bed Forensic Residential Expansion and Forensic Recreation and Activity Center Projects

*Authority: Chapter 157/03, Item 4300-301-0660 (2)
Chapter 157/03, Item 4300-301-0660 (1)
Public Contract Code Section 10127*

- a. **Approve combining the 96 Bed Forensic Expansion and Forensic Recreation and Activity Center projects as a single project for bidding purposes.**

APPROVED:

3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

Department of Developmental Services
Porterville Development Center, Porterville, Tulare County
96-Bed Forensic Residential Expansion

Action Requested

Approve combining the 96 Bed Forensic Expansion and Forensic Recreation and Activity Center projects as a single project for bidding purposes.

Scope Description

These two projects are both within scope. This agenda item requests to combine the above projects into one (1) construction bid. The request is made because the two projects are adjacent to each other and are designed to support the forensic population at Porterville Developmental Center. The best interests of the State will be served by combining the two projects into one bid.

The 96 bed forensic residential unit expansion project will construct and provide infrastructure for future residential units. Project scope includes, 6 each, 9,316 square feet (sf) forensic residential units totaling (55,896 sf) and a protective services facility (10,000 sf). Site improvements include, new water well with 500,000 gallon storage tank, perimeter fencing (14,000 linear feet [lf]), new sallyports, storm drainage retention ponds, and paved roads for access and perimeter security (11,400 lf). An emergency generator building (900 sf) with generator will be constructed. Several small existing structures will be demolished.

The Forensic Recreation and Activity Center project will provide for the construction of a new 16,140 sf recreational facility and swimming pool complex. The main facility will be a single story structure with concrete floor slab, masonry walls, metal roofing insulation, fire sprinklers, air conditioning, and electrical systems. Interior includes multi-purpose room, showers, restrooms, serving kitchen, and storage rooms. Site improvements consist of a building pad, underground utilities, and concrete walkways. The 2,087 sf pool will have disabled access, covered, patio area, and concrete decking. A 665 sf building will be constructed to house the

pool equipment.

Funding and Project Cost Verification

Both projects are within cost.

96 Bed Forensic Expansion project:

\$56,824,000 total estimated project costs

\$6,064,000 project costs previously allocated: preliminary plans \$2,659,000; working drawings \$3,405,000

\$50,760,000 project costs to be allocated: construction \$50,760,000 (\$43,405,000 contract, \$2,170,000 contingency, \$2,418,000 A&E services and \$2,767,000 other project costs)

Forensic Recreation and Activity Center project.

\$6,495,000 total estimated project costs

\$706,000 project costs previously allocated: preliminary plans \$357,000; working drawings \$349,000

\$5,789,000 project costs to be allocated: construction \$5,789,000 (\$4,854,000 contract, \$243,000 contingency, \$437,000 A&E services and \$255,000 other project costs)

CEQA

For each project, a Notice of Determination for was filed with the State Clearinghouse on June 4, 2004. The waiting period for litigation expired on July 4, 2004.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: July 2004

Approve working drawings: July 2005

Complete construction: July 2007

Due Diligence

Due Diligence is anticipated to be completed by June, 2005.

Staff Recommendation: Approve combined bids.

CONSENT ITEM

CONSENT ITEM – 15

DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, NORWALK, LOS ANGELES COUNTY
Construct New Kitchen and Remodel Satellite Serving Kitchens

Authority: Chapter 157/03, Item 4440-301-0660 (2)
Chapter 208/04, Item 4440-301-0001 (1)
Pending Enactment of Budget Act of 2005

a. **Approve preliminary plans**

APPROVED CONTINGENT ON PASSAGE OF BUDGET WITHOUT VETOES:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

Department of Mental Health
Metropolitan State Hospital, Norwalk,
Construct New Kitchen and Remodel Satellite Serving Kitchens

Action requested

The requested action will provide approval of preliminary plans.

Scope Description

This project is within scope. This project will construct a new single story central kitchen facility and will renovate six existing satellite kitchens and dining facilities. The new kitchen includes overhead fire sprinkler system, new kitchen equipment, cook/chill system, high capacity food storage racks, large freezers, 48 inches high receiving dock with four overhead coiling doors, and a new 300 kilovolt emergency generator. Satellite kitchen improvements includes; new kitchen equipment, seamless epoxy floors, ceramic tile walls, and finishes and equipment.

Funding and Cost Verification

This project is within cost. Chapter 157, Statutes of 2003, Item 4440-301-0660 (2) appropriated \$18,726,000 for the total estimated project costs of both the central kitchen facility and the satellite kitchens and dining facilities. As lease revenue bond financing was deemed inappropriate for the satellite kitchens renovation component of the project, a decision was made to replace the satellite kitchens component with General Fund rather than lease revenue bonds. As a result, Chapter 208, Statutes of 2004, Item 4440-301-0001 (1) appropriated \$259,000 for working drawings for the satellite kitchens and Item 4440-496 (1) reverted \$3,873,000 in lease revenue bonds that were previously allocated for the satellite kitchen component.

For the satellite kitchens component, the 2005 Budget Act, Chapter XXX, Statutes of 2005, Item 4440-491 (1) reappropriates the \$259,000 General Fund for working drawings and Item 4440-301-0001 (1) appropriates \$5,282,000 General Fund for the construction phase of the satellite kitchens. For the main kitchen component, the 2005 Budget Act Item 4440-496 (2, 2) reverts \$14,021,000 in lease revenue bonds allocated for working drawings and construction and Item 4440-301-0660 (1) appropriates \$18,030,000 for working drawings and construction, thereby bringing total project authority provided through budget acts to \$24,403,000. In addition, the PWB approved an \$80,000 augmentation for preliminary plans as a delegated item in October 2004, thereby bringing cumulative project authority to \$24,483,000.

\$24,483,000 total estimated project costs

\$912,000 project costs previously allocated: preliminary plans \$912,000

\$23,571,000 project costs to be allocated: working drawings \$1,145,000 (\$259,000 satellite kitchens, and \$886,000 main kitchens) and construction \$22,426,000 [\$5,282,000 satellite kitchens (\$4,320,000 contract, \$302,000 contingency, \$319,000 A&E and \$341,000 other) and \$17,144,000 main kitchen (\$13,859,000 contract, \$693,000 contingency, \$759,000 A&E, \$697,000 Agency Retained and \$1,136,000 other)]

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 24, 2004. The comments period expired on January 2, 2005. The project qualified for Categorical Exemption, Class 1, Section 15301.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	March 2006
Award contract:	August 2006
Complete construction:	January 2008

Due Diligence Status

Due Diligence was completed on October 18, 2004.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, TRACY, SAN JOAQUIN COUNTY
Groundwater Treatment/Non-Potable Water Distribution System

Authority: Chapter 208/04, Item 5240-301-0001 (3), 61.06.029

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

Department of Corrections and Rehabilitation
Deuel Vocational Institution, Tracy,
Groundwater Treatment/Non-Potable Water Distribution System

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project includes construction of a water treatment plant and non-potable water distribution system at the Deuel Vocational Institution. The project includes groundwater treatment by reverse osmosis (RO), a water regulating tank, brine drying, and disposal and electrical system upgrades to accommodate the RO system and drying process. The non-potable water distribution system will include a pumping system, storage tank, new transformer and motor control circuits, and piping.

Funding and Project Cost Verification

This project is within cost.

\$24,511,000 total estimated project cost

\$624,000 project costs previously allocated: preliminary plans \$624,000

\$23,887,000 project costs to be allocated: working drawings \$1,088,000; construction \$22,799,000 (contract \$20,446,000; contingency \$1,022,000; agency retained \$112,000; project administration \$1,219,000)

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 5, 2005, and the waiting period for litigation expires on June 3, 2005.

Project Schedule

The project schedule is as follows

Approval of working drawings: July 2006
Construction completion: February 2008

Due Diligence Status

Due Diligence is anticipated to be completed by July 2005.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 17

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
HIGH DESERT STATE PRISON AND CALIFORNIA CORRECTIONAL CENTER,
LASSEN COUNTY**

Arsenic Removal from Potable Water Supply

Authority: Chapter 208/04, Item 5240-301-0001 (9), 61.33.003

a. Approve preliminary plans

APPROVED:

3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

Department of Corrections and Rehabilitation
High Desert State Prison and California Correctional Center,
Arsenic Removal from Potable Water Supply

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project will provide a Granular Iron Media (GIM) water treatment plant with a maximum capacity of 3.2 million gallons per day, a solar pond, new piping for the source water system, and electrical upgrades. The GIM facilities will supply drinking water to two institutions, High Desert State Prison and California Correctional Center. The proposed 2005/2006 Governor's Budget includes \$800,000 for the working drawing phase of this project.

Funding and Project Cost Verification

This project is within cost.

\$8,575,000	total estimated project cost
\$845,000	project costs previously allocated: preliminary plans \$845,000
\$7,730,000	project costs to be allocated: working drawings \$800,000; project administration \$1,146,000; agency retained \$108,000; and construction \$5,676,000 (\$5,406,000 contract, \$270,000 contingency)

CEQA

A Mitigated Negative Declaration was sent out for public review April 25, 2005. After public comments are incorporated the final document will be filed with the State Clearinghouse followed by a litigation waiting period scheduled to be completed in late June 2005.

Project Schedule:

The project schedule is as follows:

Approve preliminary plans:	July 8, 2005
Complete working drawings:	April 2006
Start construction:	October 2006
Complete construction:	November 2007

Due Diligence:

Estimated completion July 2005.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 18

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON □ KERN COUNTY AT DELANO II**

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

- a. **Approve new agency retained item**
 - b. **Approve use of Inmate Day Labor**
 - c. **Approve redirection of existing project authority**
 - d. **Approve augmentation** **\$2,639,000**
- (13.8 percent of total appropriation)**

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

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

Action Requested

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

Scope Description

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

Funding and Cost Verification

This project is not within cost. The California Department of Corrections and Rehabilitation (DCR) is requesting approval of an augmentation which is needed to remedy various deficiencies in the project budget. The augmentation would increase the budget for group II equipment, agency retained, and construction contingency. The Department's Health Care Services Division completed a review of the medical and mental health equipment in the Delano II group II equipment list generated in 2001. In their review, they identified modifications to the medical/mental health equipment in the list that are necessary in order to meet the current level of care required to perform their functions. These additions, changes, and deletions to the group II equipment list resulted in a net cost increase of \$408,000.

Also an augmentation to agency retained costs for \$1,011,000 is necessary for the owner-controlled insurance program, telecommunications, and a recycled water irrigation system. The original premium for the owner-controlled insurance program was based on estimated values for construction and payroll. The premium was subject to an increase if the estimates were exceeded by five percent. Coverage terminated January 30, 2005, and both estimates exceeded the allowance. The final adjustment in cost is being made, and the additional premium is projected to be \$350,000. Additionally, due to schedule delays, there was an extension to the excess liability insurance at a cost of \$31,000. An increase of \$230,000 is needed for telecommunications costs to cover additional engineering time and programming of equipment, additional data and voice infrastructure, and the purchase of additional telephones and switch related equipment. In addition the Department is requesting approval for a new agency retained item and the use of Inmate Day Labor for an upgrade to the recycled water irrigation system for the effluent disposal property and the removal of abandoned structures. Solicitations were released seeking farmers willing to lease the property and upgrade the existing irrigation system, but there were no lessees willing to undertake the upgrade. Therefore, DCR requested a quote from one of the construction contractors to perform the irrigation system work and received a cost estimate of \$470,000. DCR also requested a cost estimate from its IDL program for the work, and they provided an estimate of \$400,000.

There are numerous open disputes with three of the bid package contractors. These disputed costs are based on various assertions, the key ones being: alleged delays caused by Real Estate Services Division inspection, alleged conflicts in the structural steel work for the bridges between the housing and secure support buildings, alleged extended general conditions associated with making milestone adjustments for the yard walls, general conditions alleged to be caused by fire life safety design deficiencies, alleged direct costs and extended general conditions related to the remediation of extensive mold, and failure to allow the contractor to use high lift grouting. Increasing the construction contingency budget would allow the Department to begin to negotiate settlements for some of the bid package disputes. Therefore DCR is requesting approval to redirect \$1,389,930 of surplus project authority from the preliminary plans, working drawings, and construction contract budgets to the construction contingency budget. Additionally an augmentation of \$1,220,000 is being requested to further increase the construction contingency budget.

\$381,831,000 total estimated project cost

\$379,192,000 project costs previously allocated: acquisition \$5,072,000; preliminary plans \$4,690,000; working drawings \$6,067,000; project administration \$33,736,000; long lead \$1,084,000; group II equipment \$11,853,000; agency retained \$18,993,000; and construction \$297,697,000 (contract \$267,916,000; contingency \$24,514,000; A&E \$5,267,000) at CCCI 3846

\$2,639,000 proposed augmentation: agency retained \$1,011,000; group II equipment \$408,000; and construction \$1,220,000 (contingency \$1,220,000)

CEQA

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

Project Schedule

The project schedule is as follows:

Complete construction: May 2005

Due Diligence Status

Due Diligence was completed on September 3, 2003.

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

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CONSENT ITEM

CONSENT ITEM – 19

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

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

- a. **Approve project augmentation** **\$251,000**
(1.96 percent of total project)
(2.13 percent of construction)
- b. **Approve use of Inmate Day Labor**
- c. **Establish a new agency retained line item**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS – ITEM 19

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

Action Requested

The requested action will approve an augmentation for this project, approve the utilization of Inmate Day Labor resources pursuant to the Public Contract Code Section 10103.5, and establish a new agency retained line item.

Scope Description

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

Funding and Cost Verification

This project is not within cost. The California Institution for Women, CTC project is monitored under the Budd v. Cambra litigation, which requires that this facility be licensed, or the California Department of Corrections will be held in contempt of court. Due to a material breach in their contract, the General Contractor was released from their control of the work. Since that time the Department of General Services (DGS), and the Bonding Company have negotiated a takeover agreement, which allowed the project to be completed by another construction firm. Although construction of the CTC is complete, it has been determined the water pressure in the CTC is not adequate due to infrastructure and various contractor construction deficiencies that

must be resolved prior to project acceptance.

This request will authorize the funding necessary to have DGS continue project management activities, including resolving all remaining contractor defects, and any warranty issues after project acceptance. It will also establish a new line item within agency retained to allow the Inmate Day Labor Program to proceed with construction to mitigate the water pressure issue, and recognizes additional guarding costs.

\$13,524,000 total estimated project costs

\$13,273,000 project costs previously allocated: preliminary plans \$399,000; working drawings \$704,000; construction \$12,170,000; (contract \$8,712,000; contingency \$1,065,000; project administration \$1,926,000; agency retained \$467,000)

\$251,000 augmentation: construction phase (project administration \$130,000, and agency retained \$121,000)

CEQA

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	October 1999
Approve working drawings:	April 2001
Complete construction:	February 2006

Staff Recommendation: Approve an augmentation for this project, approve the utilization of Inmate Day Labor resources pursuant to the Public Contract Code Section 10103.5, and establish a new agency retained line item.

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA STATE UNIVERSITY (6610)
DOMINGUEZ HILLS CAMPUS, LOS ANGELES COUNTY
Educational Resource Center Addition

Authority: Chapter 208/04, 6610-301-6041(1.7)

- a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

California State University
Dominguez Hills Campus
Educational Resource Center Addition

Action requested

The requested action will provide approval of preliminary plans.

Scope Description

This project is within scope. Construct a 104,099 assignable square feet (asf)/150,800 gross square feet (gsf) library addition to the existing 105,000 asf/152,000 gsf, 34-year-old Leo F. Cain Educational Resources Center (ERC). The ERC addition, combined with the existing facility, will provide sufficient resource information space to serve 12,000 full time equivalent students. The combined project will provide for 83,771 asf in book stacks area, of which, 16,571 asf will be in Movable Aisle Compact Storage. The combined project will also provide 63,552 asf in student reader stations, 18,225 asf in technical processing and public service areas and 2,538 asf to provide faculty development services in the Center for Teaching and Learning. In a subsequent phase, the existing library building will be remodeled to update the existing building systems and structure and to reorganize and relocate the library functions for better access for students.

Funding and Cost Verification

This project is within cost.

\$39,841,000 total estimated project costs

\$869,000 project costs previously allocated: preliminary plans \$869,000

\$856,000 project costs to be allocated for: working drawings \$856,000

\$38,116,000 future funding to be allocated. Construction (contract \$30,599,000, contingency \$1,530,000, project administration \$2,747,000, equipment \$3,240,000 at CCCI 4328 and EPI 2649)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 26, 2005 and the waiting period expired on February 25, 2005.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	December 2005
Complete construction:	August 2007

Staff Recommendation:

Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA STATE UNIVERSITY (6610)
MONTEREY BAY CAMPUS, MONTEREY COUNTY
Infrastructure Improvements

Authority: Chapter 208/04 6610-301-6041(3)

- a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21 California State University, Monterey Bay Infrastructure Improvements

Action requested

Approval of preliminary plans

Scope Description

This project is within scope. The Infrastructure Improvements project will construct underground infrastructure, provide new utilities services, demolish unsafe vacated military buildings, upgrade the sports fields and courts, modernize the field house and provide significant upgrades to ADA access which will shape the campus core.

Funding and Cost Verification

This project is within cost.

\$18,765,000 total estimated project costs

\$18,515,000 to be allocated for: preliminary plans (\$577,000), working drawings (\$587,000) and construction (\$17,351,000) at 4100

\$250,000 future funding to be allocated for equipment at EPI 2627

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 13, 2005 and the waiting period expired on May 12, 2005.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2005
Approve working drawings:	February 2006
Complete construction:	September 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
COMPTON COMMUNITY COLLEGE DISTRICT
COMPTON COMMUNITY COLLEGE, LOS ANGELES COUNTY
Performing Arts Center

Authority: Chapter 157/03, Section 6870-301-6028 (10), PW
Chapter 208/04, Section 6870-301-6041 (6) C

- a. **Approve scope change**
- b. **Approve a project cost increase (locally-funded)** **\$14,813,000**
(11.2 percent of total project)
(124 percent of construction cost)

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

California Community Colleges
Compton Community College District
Compton Community College, Performing Arts Center

Action Requested

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

Scope Description

This project is not within scope. The authorized scope of the project constructs a new 28,852 assignable square feet (asf) Performing Arts Center. The space consists of 2,482 asf laboratory, 1,020 asf of offices, 1,756 asf audio/visual, 22,894 asf assembly space (including a 400-seat theater) and 700 asf other space.

The district has passed a local bond since the time the scope of the project was approved. The district now wants to add 8,954 asf to the approved scope of the project with local bond funds. The modified design of the building will have 37,806 asf, including 8,248 asf laboratory space, 1,004 office space, 1,765 asf AV/TV, 26,401 asf assembly space (including a 400-seat theater), and 388 asf other space. The additional space includes a recording studio, scene and costume shops, art and dance classrooms, and storage space. Program elements remain unchanged.

Funding and Project Cost Verification

This project is not within cost. The additional 8,954 asf is anticipated to increase project costs to \$28,000,000. The state share of the funding remains unchanged at \$13,187,000. The district will fund the remaining \$14,813,000 with local bond dollars. A 20-Day Letter was sent to the Legislature on June 17, 2005 and the waiting period expired without comment.

\$13,187,000 total authorized project costs

\$28,000,000 total estimated project costs

\$13,187,000 state project costs previously allocated: preliminary plans \$416,000; working drawings \$409,000; construction \$10,730,000 (\$9,706,000 contracts; \$485,000 contingency, \$539,000 construction management, administration, testing and inspection) at CCCI 4100; equipment \$1,632,000 at EPI 2564

\$1,298,000 local project costs previously allocated: preliminary plans \$536,000; working drawings \$762,000

\$13,515,000 local project costs to be allocated: construction \$13,330,000 (\$12,071,000 contracts; \$604,000 contingency; \$655,000 construction management, administration, testing and inspection) at CCI 4100; equipment \$185,000 at EPI 2564

CEQA

The district will file a Negative Declaration with the State Clearinghouse prior to the approval of the preliminary plans by the Public Works Board.

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 preliminary plans:	August 2005
Approve working drawings:	August 2006
Complete construction:	August 2008

Staff Recommendation: Approve scope change and associate locally-funded cost increase.

ACTION ITEM

ACTION ITEM – 23

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF VETERANS AFFAIRS (8955)
FRESNO VETERANS' HOME, FRESNO COUNTY
DVA Project Number 500, DGS Parcel Number 10356

Authority: Government Code Sections 15819.60 and 15819.65

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

APPROVED:
3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 23

Department of General Services
Department of Veterans' Affairs
Fresno Veterans' Home

Action requested

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

Scope

This project is within scope. The City of Fresno, Fresno County (city), has offered to the state as a no cost acquisition approximately twenty-six and one-fifth (26.2) acres of land for the purpose of developing a California Department of Veterans' Affairs (CDVA) veterans' home.

Funding and Cost Verification

This project is within cost. Government Code Sections 15819.60 and 15819.65 provide a \$162,000,000 lease revenue appropriation for the purposes of constructing veterans' homes throughout California, including the Fresno site. However, this law requires that the construction of the Fresno veterans' Home may not commence until the Greater Los Angeles and Ventura Counties Veterans Homes project (GLAVC) has been fully funded. Assuming the GLAVC project remains within budget at \$78,000,000 lease revenue bonds, it is estimated \$84,000,000 will remain for both the Fresno home and the Shasta County Veteran's Home. Pursuant to Government Code Section 15849.1, a General Fund loan was approved to fund \$77,000 to pay Department of General Services (DGS) staff costs attributable to due diligence and CEQA compliance necessary prior to the acceptance of this no-cost acquisition. The General Fund will be repaid from the proceeds of the aforementioned lease revenue bonds.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 2, 2005, and the statute of limitations period expired on July 7, 2005.

Project Schedule

The project schedule is as follows:

Anticipated close of escrow: September, 2005.
Establish project cost and scope: After a 'Notice to Proceed' is issued for the GLAVC project

Condition of Property

Staff of DGS, Real Estate Services Division, Professional Services Branch, Environmental Services Section (ESS) conducted a site visit of the proposed Fresno veterans' home acquisition site on February 25, 2005. The subject property consists of approximately 26.2 acres of land at the south east intersection of West California Avenue and South Marks Avenue in Fresno, California.

The area proposed for transfer is comprised of formerly developed farmland. The only remaining improvements on the property include an existing agricultural well and electrical service. The property has a history of row-crop agricultural use for the past 50-70 years; the property has no previous industrial uses. The adjacent properties all have a similar long history of agricultural uses or flood control.

The property was subject to an Environmental Site Assessment (ESA/Phase I) prepared in June 2003 and updated in June 2005. Additionally, limited scope "Basic Screening" soils testing was conducted in June 2005. No negative findings or recommendations were contained in either the ESA/Phase I report or in the soils analysis that would require additional investigation.

Other

- The site meets the requirements of the CDVA.
- The CDVA will manage and operate the facility once constructed. CDVA provided a written letter indicating that prior to the start of construction, the property shall remain idle.
- The site is formerly improved farmland and presently unoccupied. Thus, there is no relocation assistance involved with this project.
- The Agreement for the Conveyance and Acceptance of Real Property is subject to a reversionary clause. The Agreement provides that in the event the state does not commence construction of the project within seven years from the date of transfer of title from the city to the state, the city may request that the state transfer title to the property back to the city at no cost. Upon receipt of such a request, the state will effectuate the transfer of this property back to the city. For the purposes of the Agreement, commencement of construction shall be the date shown on the state's "Notice to Proceed".
- The city is required to obtain a City Council Resolution approving the transfer of title to the state at no cost and approving the City Manager to execute the Agreement of Conveyance and Transfer of Real Property. The city staff indicated that this Agreement would be heard at the July 19, 2005 City Council meeting, or shortly thereafter, with city staff recommending approval.
- DGS will execute a Transfer of Jurisdiction to the CDVA upon acceptance of title.
- The City has furnished the state a Letter of Intent to manage and maintain the property, during the interim period prior to construction, in a clean condition at no cost to the state.

Staff Recommendation: Contingent upon approval by Fresno City Council to transfer title to the property to the State at no cost and for the City Manager to execute the Agreement for the Conveyance and

Acceptance of Real Property at the July 19th meeting or no later than 30 days thereafter, authorize the acquisition of real property through acceptance of a no cost acquisition.

OTHER BUSINESS

OTHER ITEM – 24

Approve a resolution to appoint Marianne Wetzel as Assistant Administrative Secretary.

APPROVED:
3/0

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary