



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD  
December 8, 2006 Meeting

**MINUTES**

**PRESENT:**

Ms. Molly Arnold, Chief Counsel, Department of Finance  
Mr. Ron Joseph, Director, Department of General Services  
Ms. Cindy McKim, Deputy Director, Department of Transportation

**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

**STAFF PRESENT:**

Theresa Gunn, Assistant Administrative Secretary  
Brian Dewey, Assistant Administrative Secretary  
Henry Nanjo, Counsel to the Public Works Board  
Christina Ahn, Budget Analyst  
Matt Schuller, Budget Analyst  
Jared Ingram, Budget Analyst  
Randy Katz, Budget Analyst  
Mark Campbell, Budget Analyst  
Jacqueline Sapp, Budget Analyst  
Chris Sanford, Secretary to the Public Works Board

**OTHERS PRESENT:**

Warren Westrup, Department of Parks and Recreation  
David Wakabayahi, Department of Parks and Recreation  
Debra Hampton, Department of Corrections and Rehabilitations  
Sherri Stock, Department of Corrections and Rehabilitations  
Clifford Ham, Administrative Office of the Courts, OCCM  
John Welch, State Treasurer's Office  
Liz Yokoyama, Department of General Services

**CALL TO ORDER AND ROLL CALL:**

Ms. Molly Arnold, Chairperson of the SPWB and Chief Counsel for the Department of Finance, called the meeting to order at 10:09 a.m. Ms. Theresa Gunn, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

The first order of business was approval of the Minutes from the November 17, 2006 meeting.

**A motion was made by Mr. Joseph and Second by Ms. McKim to approve the Minutes from the November 17, 2006 meeting.**

**The Minutes were approved by a 3-0 vote.**

**BOND ITEMS:**

Ms. Arnold stated there were no Bond Items and moved on the next item the Consent Calendar.

**CONSENT CALENDAR:**

Ms. Gunn first noted that Consent Item #2 had been pulled from the agenda because it was a duplicate of Consent Item #1. Ms. Gunn then reported that the consent calendar covered Items numbering 1 and 3 through 11. In summary these items proposed: (Consent Items # 1 and #3 through #11)

- 1 request to authorize the acceptance of real property and improvements thereon through a transfer of title and equity purchase [1]
- 2 requests to authorize acquisition [3,5]
- 1 request to authorize site selection [4]
- 1 request to authorize the acquisition of real property through the acceptance of a no cost acquisition [6]
- 2 requests to approve preliminary plans and recognize savings [7,9]
- 4 requests to approve preliminary plans [8,10,11,12]

In summary: staff recommends approval of the **Consent Calendar** consisting of Items numbered 1 and 3 thru 12.

Ms. Arnold asked if there was any public to comment on these items?  
There was no response.

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

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

**ACTION ITEMS**

Ms. Gunn then stated that there was one Action Item on the agenda. Action Item #13 was for the Administrative Office of the Courts project to build a new appellate court in the City of Santa Ana. The requested action would approve preliminary plans and recognize an anticipated deficit in the construction phase of the project. This Item was brought to the Board's attention as an action item because Staff wanted the Board to be aware the project's potential for increased

costs. The architects and engineers had been directed to identify deductive alternatives and/or value engineer items during the working drawings phase in order to reduce the cost estimate. The project, at its current state, was showing an anticipated deficit of \$3,086,000; which was an increase of 13.8 percent over its original cost for construction. A 20-day letter was sent to the appropriate Legislative Committees on November 27, 2006 and expires after December 17, 2006. Approval of this item and recognition of the anticipated deficit was contingent on the expiration of the 20-day letter review period without comment.

Arnold asked if there was any public to comment on these items?  
There was no response.

**A motion was made by Mr. Joseph and Second by Mr. McKim to approve Action Item #13  
Action Item #13 was approved by a 3-0 vote.**

**OTHER BUSINESS:**

None.

**REPORTABLES:**

Ms. Gunn reported that there were **three** reportable items for this month that staff had approved under authority delegated by the Board.

**NEXT MEETING:**

Ms. Gunn informed the Board that the next meeting was set for **Friday, January 12, 2007, at 10:00 AM, at the State Capitol in Room 3191.**

Ms Arnold asked if there were any comments or questions from the public before adjournment.  
No answer was forthcoming

Ms. Arnold then took the opportunity to inform everyone that this was Mr. Joseph's last meeting as he was retiring. Ms. Arnold thanked Mr. Joseph on behalf of the Board

Mr. Joseph in return thanked all of the Board and Staff was well.

Ms. Arnold adjourned the meeting at 10:14 a.m.

## **AGENDA AND STAFF ANALYSIS**

**NOTICE OF SPECIAL MEETING  
STATE PUBLIC WORKS BOARD  
Friday  
December 8, 2006**

**The STATE PUBLIC WORKS BOARD will meet on, Friday December 8, 2006, at 10:00 a.m. in Room 113 in the State Capitol, Sacramento, California. In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.**

Karen Finn  
Administrative Secretary

Attachment



**STATE PUBLIC WORKS BOARD**

**Friday**

**December 9, 2006**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

**I. Roll Call**

Michael C. Genest, Director, Department of Finance  
Ron Joseph, Director, Department of General Services  
Cindy McKim, Deputy Director, Department of Transportation  
Cindy Aronberg, Deputy Controller, State Controller's Office  
Francisco Lujano, Director Securities Management Division, State Treasurer's  
Office  
Director, Employment Development Department  
(Advisory Member)

\* \* \* \* \*

Assembly Member, Legislative Advisor  
Assembly Member, Wilma Chan, Legislative Advisor  
Assembly Member, Lloyd E. Levine, Legislative Advisor  
Senator, Wesley Chesbro, Legislative Advisor  
Senator, Gilbert Cedillo, Legislative Advisor  
Senator, Legislative Advisor

**II. Approval of minutes from the November 17, 2006 meeting**  
Report on conditional approvals of last meeting.

<b>III. Bond Items</b>	Page	NO BOND ITEMS
<b>IV. Consent Items</b>	Page	4
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**CONSENT ITEM**

**CONSENT ITEM – 1**

**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**ADMINISTRATIVE OFFICE OF THE COURTS, PITTSBURG-DELTA COURTHOUSE**  
**CONTRA COSTA COUNTY**  
DGS Parcel No. 10441, AOC Facility Number 07-E1

*Authority: Trial Court Facilities Act of 2002, Chapter 1082/02, commencing with Section 70301 of the Government Code, as amended.*

**Authorize the acceptance of real property and improvements thereon through a transfer of title and equity purchase**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 1

Judicial Council of California  
Administrative Office of the Courts  
Pittsburg-Delta Courthouse, AOC Facility Number 07-E1  
Contra Costa County

#### Action Requested

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

#### Scope Description

**This transaction is within scope.** The County of Contra Costa (“County”) is transferring fee title in and to the court facility commonly know as the Pittsburg-Delta Courthouse, located at 45 Civic Drive, Pittsburg, California (“Court Facility”), to the State of California (“State”) on behalf of the Judicial Council of the California (“Council”), Administrative Office of the Courts (“AOC”), pursuant to that certain Transfer Agreement Between the Judicial Council of California, Administrative Office of the Courts and the County of Contra Costa for the Transfer of Responsibility for Court Facility, dated May 26, 2006 (“Transfer Agreement”). The Court Facility consists of approximately 4.1 acres of real property improved with a one-story building, parking lot, and associated landscaping. Following the closing of the Transfer Agreement, the AOC shall be responsible for the funding and operation of the Court Facility.

#### Funding and Project Cost Verification

**This transaction is within cost.** The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to SB 1732 (Escutia), Chapter 1082, Statutes of 2002, Section 1(d)(6). However, since the Superior Court occupies more than 80% of the Court Facility, the State may purchase the County’s equity interest in that square footage occupied by County employees for fair market value. The costs associated with acceptance of this acquisition is the County’s fair market equity value in the space occupied by County employees (\$85,000.00), and the staff costs to process the acceptance. The authority for the equity purchase is Chapters 47 and 48/06, Item 0250-001-3037, Provision 1.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 30, 2006, and the 35-day statute of limitations period expired on October 5, 2006.

#### Project Schedule

The anticipated date of close of escrow is December 2006.

#### Condition of Property

The AOC, staff agency to the Council, was responsible for conducting a site visit to the Court Facility site; for contracting for the professional services of an environmental professional for the Phase I Environmental Site Assessment (Phase 1); for the building assessment; and for the seismic assessment. The AOC made a site visit on March 18, 2005.

#### Phase I:

A Phase I was completed on May 2, 2005, by Tetra Tech EM, Inc., in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site

Assessments: Phase I (E-1527-00) (ASTM 2000). The Phase I includes an evaluation of significant environmental, health, and safety conditions impacting the interior and exterior of the Court Facility. In preparing the Phase I, a visual inspection of the Court Facility was performed to detect any apparent hazardous conditions in, on, or about the Court Facility, and the historical uses of the real property were reviewed. The Phase I found no recognized environmental conditions with respect to the subject site; however, one area of concern was identified:

- Damaged, accessible, potentially friable asbestos containing material (ACM) located in the mechanical and electrical rooms.

Based on the findings, conclusions, and recommendations from the Phase I, Tetra Tech recommends the following actions for the subject site:

- Develop an asbestos management plan for the court building; abate and remove the damaged ACM located in the mechanical and electrical rooms by a certified asbestos professional.
- Properly contain and store all hazardous materials stored in the mechanical room.

#### Building Assessment:

Staff from the AOC's Office of Court Construction and Management conducted a site visit of the Court Facility on March 18, 2005, to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property including a review of the real property for apparent conditions that could adversely impact the habitability or safety of the property; identification of furnishings, fixtures, and equipment that the County will transfer and convey to the State along with the real property; and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The Office of Court Construction and Management concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

#### Seismic Safety Assessment of the Improvements:

ATT Degenkolb Engineers, Inc. licensed structural engineers, performed a Tier I seismic safety assessment of the building located in the Court Facility in October 2003, and inspected and evaluated the Court Facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers.

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

#### Other

- The State may refuse to accept responsibility for the Court Facility only if (a) the Court Facility contains one or more "deficiencies," as defined at Government Code Section 70326(b), and (b) the county and the AOC have not made provision for the correction of the deficiencies as part of the Transfer Agreement, pursuant to Section 70326(c) or Section 70327(d) of the Government Code. Neither of these situations exist.
- The County desires to continue to occupy the "County Premises" consisting of 810 square feet of space in the building, for a period of time after the Equity Purchase is completed. The AOC anticipates that it will have a future need for the County to vacate the County Premises, but until then is willing to lease the County Premises to the County

on terms set forth in a lease. The lease will take effect on the date on which the Grant Deed is recorded. In exchange for the AOC's agreement to enter into the lease, the County waives and relinquishes its rights under § 70344(b) of the Trial Court Facilities Act of 2002 to require the AOC to pay for the County's relocation costs at the time that the County actually vacates the building.

- The AOC is not aware of any lawsuits pending concerning the property.
- The AOC reported that the County has abated and removed the ACM identified in the Phase I. Verification of the work performed by the County will be verified prior to close of escrow. The County has provided indemnification to AOC in the Transfer Agreement that addresses conditions that existed in, on, or under the real property during the period of their ownership.
- The County adopted a Resolution on May 23, 2006, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State, a Lease Agreement for County use of offices in the Pittsburg-Delta Court Building, and authorizing the Chairman to sign the Transfer Agreement, Grant Deed, and other documents related to the transaction, and the Director of the Department of General Services to execute any other documents necessary for the transfer of responsibility and title to the Court Facility to the AOC.
- The Transfer Agreement required that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the AOC will purchase an owner's policy of title insurance for the Court Facility from the title company.
- In accordance with SB1732, there is adequate parking for the Court Facility.
- There are no historic issues associated with the Court Facility.

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

**CONSENT ITEM**

**CONSENT ITEM – 2**

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS, PITTSBURG-DELTA COURTHOUSE, AOC  
FACILITY NUMBER 07-E1  
CONTRA COSTA COUNTY**

*Authority: Senate Bill 1732 (Escutia), Trial Court Facilities Act of 2002, Chapter 1082/02,  
commencing with Section 70301 of the Government Code, as amended.*

**Authorize the acquisition of real property and improvements thereon through acceptance  
of a minimal cost acquisition consistent with staff analysis**

**ITEM PULLED FROM THE AGENDA**

**CONSENT ITEM**

**STAFF ANALYSIS ITEM – 2**





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## CONSENT ITEM

### CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
TOMO-KAHNI STATE HISTORIC PARK, ARCHAEOLOGICAL CONSERVANCY,  
A NON-PROFIT CORPORATION  
KERN COUNTY  
DGS Parcel Number 10269, DPR Parcel Number 3189-77

*Authority: Chapter 379/02, Item 3790-301-6029(6),  
as reappropriated by Chapters 38 and 39/05, 3790-491*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 3

Department of General Services  
Department of Parks and Recreation  
Tomo-Kahni State Historic Park, Archaeological Conservancy, (a non-profit corporation)  
Kern County

#### Action requested

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

#### Scope Description

**This project is within scope.** The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) for new State Park System acquisitions without specifying particular parcels. This request will authorize acquisition of the fee interest in approximately 160 acres as an addition to the Tomo-Kahni State Historic Park.

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

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6), as reappropriated by Chapters 38 and 39/05, Item 3790-491, provides a total of \$40,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

\$202,000 total authorized project costs

\$202,000 total estimated project costs

\$3,000 project costs previously allocated: DGS staff/overhead costs

\$199,000 project costs to be allocated: \$192,000 acquisition and approximately \$7,000 in DGS staff/overhead costs

#### CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on June 9, 2004 and the 35-day statute of limitations expired on July 14, 2004.

#### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow                      December 2006

### Condition of Property

The Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site visit to the Archaeological Conservancy property on October 20, 2006. Accompanying ESS personnel was a staff member from DPR. Prior to the site inspection, a Site Remediation Report prepared by BSK Associates dated August 30, 2006 and a letter prepared by Environmental Health Services Department of Kern County dated September 5, 2006 were reviewed.

The subject property is approximately 160 acres in size and is characterized as high desert habitat with scattered junipers and xeriphytic (drought-tolerant) plant material. The property has ample evidence of historical Native American habitation. Some scattered trash was found at the site including some discarded tires and metal debris. The property appears compatible with its future intended use as a state historic park.

Over the past year, the property has been remediated by BSK Associates. A primary concern was leaking diesel and oil from an abandoned bus. This has been cleaned up to the satisfaction of Kern County as indicated in the above-referenced September 5, 2006 letter. During ESS' site inspection, no staining of soil was observed. No other environmental hazards were observed on the property. A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the surrounding rural environment; the above-referenced Site Remediation Report prepared by BSK Associates; and the above-referenced Kern County Environmental Health Services Department letter.

### Other

- The State Public Works Board approved site selection for this project on August 13, 2004. After site selection was approved, the Archaeological Conservancy had requested that Kern County clean up the property before the DPR could request acquisition approval, but it was only recently completed.
- On the October 20, 2006 site visit, ESS staff observed scattered trash including some discarded tires and metal debris. The Property Acquisition Agreement provides for the grantor to remove, at grantor's expense, all trash, tires, and metal debris prior to close of escrow. The DPR's district representative will verify prior to close of escrow that the site has been cleared of trash and debris.
- The purchase price does not exceed estimated fair market value as indicated in a DGS approved appraisal.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this property.
- There is no implied dedication applicable to this property.
- This proposed acquisition will consolidate DPR's control of access, provide a buffer against private use for existing state park lands, and allow patrol by DPR rangers to better protect the resources. The DPR plans on providing very limited authorized public access to the property, which will only require visual patrols by existing staff. Therefore, the DPR estimates minimal ongoing support costs for the maintenance and operation of this property.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 4

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**DONNER MEMORIAL STATE PARK, TRUCKEE DONNER LAND TRUST PURCHASE,**  
**PLACER COUNTY**  
DGS Parcel Number 10189, DPR Parcel Number 006709-77

*Authority: Chapter 379/02, Item 3790-301-6029(6),  
as reappropriated by Chapters 38 and 39/05, Item 3790-491*

**Authorize site selection consistent with staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 4

Department of General Services  
Department of Parks and Recreation  
Donner Memorial State Park, Truckee Donner Land Trust Purchase  
Placer County

#### Action requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) for new State Park System acquisitions without specifying particular parcels. This requested action will authorize site selection of a 155-acre parcel of land as an addition to Donner Memorial State Park. Acquisition of this parcel will fulfill five of seven Department of Parks and Recreation (DPR) acquisition guidelines by providing expanded outdoor recreation opportunities, cultural landscapes, unique natural resources, trail connection and corridors, and in-holdings and adjacent properties.

#### Funding and Cost Verification

**This project is within cost.** Chapter 379/02, Item 3790-301-6029(6), as reappropriated by Chapter 38/05, Item 3790-491, provides a total of \$40,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 30, 2006. The 35-day statute of limitations expired on December 4, 2006.

#### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow:                      January 2007

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Hewlett property on October 23, 2006. DPR land is to the west of this property. The general area is relatively flat to more gentle slopes. Vegetation consists of red and white fir, lodgepole pine, and mountain whitethorn. The historic Emigrant Trail runs through much of this property.

No potential problems with hazardous materials were observed during the ESS site visit and the properties are compatible with the proposed future use as open space. A Phase 1 report is not considered necessary as this property is unimproved forested land with limited access.

### Other

- The DPR will also be requesting approval to accept a gift of real property in order to acquire five separate parcels of land (totaling approximately 184.72 acres) from the same owner, the Truckee Donner Land Trust. Such an action will be requested in conjunction with the request to approve the acquisition of this parcel.
- The purchase price shall not exceed estimated fair market value as indicated in a DGS-approved appraisal.
- The DPR is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the State free and clear of any liens or mortgages.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The proposed acquisition is contiguous to existing DPR property and within mountainous terrain near Donner Lake. The DPR plans on allowing very limited authorized public access, which will only require visual patrols by existing staff. As such, trails maintenance will not be needed. The DPR anticipates that operating expenses will be minimal and can be absorbed with existing resources.
- Any changes to public access, use, development, or resource protection will be addressed through the normal budget process.

**Staff Recommendation:     Authorize site selection**

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## CONSENT ITEM

### CONSENT ITEM – 5

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**OCOTILLO WELLS STATE VEHICULAR RECREATION AREA**  
**IMPERIAL COUNTY**

DGS Parcel Numbers 6524, 6535, 6450, 6537, 6487, 6407, 6310

DPR Parcel Numbers A21912, A21923, A21840, A21925, A21876, A21798, A21686

*Authority: Chapter 324/98, 3790-301-0263(1),  
as reappropriated by Chapter 106/01, Item 3790-490*

**Authorize acquisitions consistent with staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 5

Department of Parks and Recreation  
Ocotillo Wells State Vehicular Recreation Area (In-holdings)  
Imperial County

Action requested

**Authorize acquisitions for this project.**

Scope Description

**This project is within scope.** The Department of Parks and Recreation (DPR) received funding approval by the Legislature for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. Since the inception of this legislation the DPR has contracted the services of the Department of General Services (DGS) to acquire in-holdings located within the confines of the SVRA. To date, the DGS has acquired approximately 3,302 acres. This request will authorize acquisition of fee simple in approximately 50.44 acres of in-holdings as identified below.

Owner(s)	DGS Parcel(s)	DRP Parcel(s)	Acres	Purchase Price
Randall & Sharon Winton, Trustees	6524	A21912	10.0	\$ 5,500
Teikichi Higa	6535	A21923	10.0	4,500
Margaret Gasche	6450	A21840	10.0	4,500
Charlotte M. Sexton	6537	A21925	10.0	4,500
Marvin & Elizabeth Neeley	6487	A21876	5.0	3,000
Victor Hough	6407	A21798	5.0	3,000
Charles & Maureen Mauvezin	6310	A21686	0.44	2,000
<b>Total</b>			<b>50.44</b>	<b>\$27,000</b>

Funding and Cost Verification

**This project is within cost.** Chapter 324/98, Item 3790-301-0263(1) provides \$3,600,000 for this acquisition program. The properties can be acquired within the remaining funds available and in accordance with Legislative intent.

\$3,600,000 total authorized project costs

\$3,600,000 total estimated project costs

\$2,326,000 project costs previously allocated for various acquisitions

\$32,000 project costs to be allocated for these acquisitions: acquisitions \$27,000, DGS staff costs (title and escrow fees) \$5,000

\$1,242,000 project costs remaining for future acquisitions

CEQA

A Notice of Exemption (NOE) was filed with the State Clearinghouse on September 1, 2006 and the 35-day statute of limitations expired on October 5, 2006.

#### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow for these acquisitions    December 2006

#### Condition of Property

On Thursday, October 27, 2005, a condition of property review of the perspective acquisition parcels for the SVRA was conducted by DGS/ESS staff. The proposed acquisitions consist of various parcels ranging in size from 0.22 acres to 30 acres. The parcels are located as existing in-holdings or in close proximity to the SVRA. The average rainfall is approximately three inches per year. Temperature in the summer can exceed 115 degrees, while winter temperatures can range below 30 degrees. Plant life has adapted to these conditions and is noteworthy primarily because of the predominance of Ocotillo dessert landscape. All of the parcels proposed for acquisition are either in an area of gently sloping topography or within the "badlands" made up of dissected, rapidly eroding topography. During the site review, no improvements were observed on any of the properties nor were any environmental hazards found. A Phase 1 Environmental Site Assessment is not recommended.

#### Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001.
- The purchase prices do not exceed the fair market value as determined by a DGS appraisal.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. The desert terrain is typically traversed by the general public without regard for ownership and use of the land is open and notorious.
- Although there has been no history of contamination, the Department of Parks and Recreation (DPR) has conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- The DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The property is vacant and unimproved.
- The state was not able to purchase the mineral rights on certain parcels being acquired. The DPR has determined that the extraction of oil or minerals will not unreasonably interfere with the use of the property. With respect to the Ocotillo Wells SRVA, Public Resource Code 5006.45(c) permits the extraction of mineral rights at the SVRA.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.

**Staff Recommendation:    Authorize acquisitions**

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## CONSENT ITEM

### CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF VETERANS AFFAIRS (8955)  
GREATER LOS ANGELES AND VENTURA COUNTIES VETERANS HOME  
WEST LOS ANGELES, LOS ANGELES COUNTY  
DVA Project Number 004, DGS Parcel Number 10218

*Authority: Government Code Sections 15819.60 and 15819.65  
Military and Veterans Code Section 1104.1*

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

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 6

Department of General Services  
Department of Veterans Affairs  
West Los Angeles 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 United States of America (USA), acting by and through the Department of Veterans Affairs (USDVA), has offered to the State as a no cost acquisition approximately fourteen acres of land for the purpose of developing a California Department of Veterans' Affairs (CDVA) veterans' residential care and skilled nursing facility. The proposed veterans' home will be located on the campus of the USDVA West Los Angeles Healthcare Center in the City of Los Angeles, Los Angeles County (Center).

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 purpose of constructing veterans' homes throughout California, including the West Los Angeles site.

## CEQA

A Notice of Determination was filed with the State Clearinghouse on December 9, 2005, and the statute of limitations period expired on January 8, 2006.

## Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is January, 2007.

## Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit on October 20, 2006, to the property proposed for transfer from the USA to the State. The property will be developed with a new home for California veterans and consists of approximately fourteen acres located within the Center. The Center is located north and south of Wilshire Boulevard and west of Interstate 405 (I-405) in the immediate vicinity of the City of Los Angeles communities of Brentwood, Westwood and West Los Angeles.

CDVA is proposing to build an approximately 372,000 gross square foot facility to house 396 beds in skilled nursing, residential care for the elderly, and dementia residential units. USDVA will contribute federal funds in the form of a Grant for the construction of the home. The site runs along Nimitz Avenue, immediately south of the Brentwood Theatre, and is currently occupied by parking lots and a maintenance access road. There are three buildings located on the site which will be demolished. The existing parking areas to the east and south would be redesigned, graded, and repaved to provide parking for the proposed project facilities.

A Phase I Environmental Site Assessment (ESA) was completed in July 2005 and reviewed by DGS-ESS staff. The ESA was found to contain the required information concerning the proposed site according to the American Society for Testing and Materials (ASTM) Standard E 1527-00 entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Phase I ESA)". The ESA found areas currently and historically landscaped at the campus may have residual levels of pesticides and/or herbicides that may require soil to be excavated and handled as hazardous material. Additionally, due to the age of existing buildings which would be demolished, the public or construction workers could be exposed to hazardous materials (asbestos and lead containing material). The ESA recommended testing and proper handling and removal of potential hazardous materials prior to any construction activities. These recommendations were incorporated as mitigation measures in the approved environmental documents prepared pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The mitigation measures as adopted will prevent any exposure to the public and construction workers.

There were no unavoidable significant recognized environmental conditions (RECs) associated with the property and no further investigation was warranted (Geotechnical Consultants, Inc., July 2005). The Phase I Environmental Site Assessment was reviewed and approved by the USDVA, Office of Facilities Management and the State Nursing Home Grant Project Officer in Washington, DC. ESS staff also concurs with the findings of the ESA. No other potential problems with hazardous materials were observed during the ESS site visit.

An Environmental Impact Report was prepared pursuant to the CEQA and an Environmental Assessment was prepared pursuant to the NEPA for the transfer of property and the proposed development project. A Notice of Determination was filed with the California Office of Research and Planning, State Clearinghouse on December 9, 2005.

## Other

- The site meets the requirements of the CDVA.
- CDVA is not aware of any lawsuits pending concerning the property.
- There is no implied dedication applicable to this property
- The CDVA will manage and operate the facility once constructed.
- The proposed project will include demolition of two storage buildings and a warehouse currently improved on the site.
- There is no relocation assistance involved with this project.
- The conveyance document is subject to a reversionary clause. The document provides for that in the event the State does not use the property for a nursing home or domiciliary care facility, title in the property shall revert to the USA.
- The USDVA completed their internal concurrence process in late November, 2006, providing clearance for the USDVA Secretary to sign the quitclaim deed in early-to-mid December to convey the property from the USA to the State to construct a veterans home.
- USDVA proposed not to utilize a Property Acquisition Agreement (PAA) to formalize the agreement with the State regarding the no cost fee title transfer of approximately 14 acres. A Quitclaim Deed, along with written instructions to the escrow company, is intended to be the only documents used for this transfer. Normally, a PAA is utilized for the purchase of real property and sometimes used for the acceptance of no cost acquisitions of real property, to formalize the parties' intentions and to provide protection for the State in the form of grantor representations and warranties, indemnification and agreement as to governing law. In this case, the State is acquiring this property from the long-term owner and has little reason to believe, based on knowledge regarding the history of the site and on the ESS review; that any significant physical or legal issues exist on the property that would adversely impact CDVA's intended use.
- The USA, as provided in the conveyance document, has reserved a temporary right to use the property for parking and other similar uses and has indemnified the State from any liability resulting from the USA's sole negligence during the USA's temporary right to use the property.
- DGS will execute a Transfer of Jurisdiction to the CDVA upon acceptance of title.

**Staff Recommendation:**      **Contingent upon the receipt of a quitclaim deed signed by the Secretary of the USDVA, authorize the acquisition of real property through acceptance of a no cost acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA INSTITUTION FOR MEN, SOLID CELL FRONTS  
SAN BERNARDINO COUNTY

*Authority: Chapters 38 and 39/05, Item 5225-301-0001(19)  
Chapters 47 and 48/06, Item 5225-301-0001(11)*

- a. Approve preliminary plans
- b. Recognize savings

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 7

Department of Corrections and Rehabilitation  
California Institution for Men, Solid Cell Fronts  
Chino, San Bernardino County

Action Requested

**The requested action will provide approval of the preliminary plans, and recognize savings.**

Scope Description

**This project is within scope.** This project will provide for the replacement of existing barred cell fronts with solid cell fronts in the Cypress and Palm Wings of the Administrative Segregation Building. Cypress and Palm Wings each contain 102 cells and 6 showers that currently do not have solid cell fronts (204 cells and 12 showers total). The existing barred cell fronts allow for physical assaults on staff, including “gassing” and “spearing” attacks. To promote the safety of staff and inmates, this project includes the replacement of existing cell fronts with solid wall and door units with locking mechanisms to conform to CDCR’s Level IV Security Housing Unit design.

The scope of work also includes modifications to the existing heating, ventilation, air conditioning (HVAC), and smoke evacuation system. The HVAC system modifications are necessary to conform to CDCR’s Design Criteria Guidelines. The wings already have a ducted heating system but no cooling. A fire alarm system with a duct smoke detector for each cell, key operated pull stations, and audible/visual alarms are also included in the scope of work. The smoke evacuation system and fire alarm system are alternate substitutions in lieu of an automatic fire sprinkler system.

Funding and Project Cost Verification

**This project is within cost.**

\$1,245,000	total authorized project cost
\$6,845,000	total estimated project cost
\$1,245,000	project costs previously allocated: preliminary plans \$600,000; working drawings \$645,000
\$5,600,000	project costs to be allocated: project administration \$612,000; agency retained \$200,000; and construction \$4,788,000 (\$4,302,000, \$301,000 contingency, \$185,000 A&E)

CEQA

Pursuant to Chapter 2.5 Definitions, Section 21065 of the CEQA, this work does not qualify as a project under CEQA. The scope of work to replace existing cell front doors at an existing prison facility will not cause either a direct or indirect physical change in the environment.

Project Schedule

**The project schedule is as follows:**

Complete working drawings:	May 2007
Complete construction:	October 2008

Due Diligence

Due Diligence was completed in September 2006.

**Staff Recommendation: Approve preliminary plans and recognize savings**

## CONSENT ITEM

### CONSENT ITEM – 8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
SALINAS VALLEY STATE PRISON, INTERMEDIATE CARE FACILITY  
MONTEREY COUNTY

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (5)  
Chapters 47 and 48/06, Item 5225-301-0001 (23)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 8

Department of Corrections and Rehabilitation  
Salinas Valley State Prison, Soledad, Intermediate Care Facility  
Monterey County

Action Requested

**The requested action will provide approval of the preliminary plans**

Scope Description

**This project is within scope.** This project will convert existing inmate housing units D5/D6 to an interim Correctional Treatment Center (CTC) until permanent space can be built. In addition, the project includes the site adapting of two modular buildings for necessary office space for staff. The inmate housing unit D5/D6 is located on the D-Yard within the existing facility. The modular buildings will be located in two separate locations within the facility's boundaries. One will be sited adjacent to the family visiting building in "No Man's Land." The other will be sited adjacent to the existing CTC in "No Man's Land."

The CTC and the modular buildings will be operated by the Department of Mental Health and the California Department of Corrections and Rehabilitation as part of the Salinas Valley Psychiatric Program and Salinas Valley State Prison. The conversion will leave the building the same occupancy but will modify interior spaces to meet California Code of Regulations Titles 22 and 24 requirements for a CTC.

Funding and Project Cost Verification

This project is within cost.

\$8,901,000 total authorized project costs

\$8,901,000 total estimated project costs

\$8,901,000 project costs previously allocated: preliminary plans \$410,000 (Advance Planning funds), working drawings \$569,000; project administration \$421,000, agency retained \$461,000, and construction \$7,040,000 (contract \$6,629,000, contingency \$263,000, and A&E costs \$148,000)

CEQA

Construction work has been started in the housing unit for another project; therefore, no CEQA documents will be processed for this project.

Project Schedule

**The project schedule is as follows:**

Final Working Drawings	February 2007
Start Construction	March 2007
Complete Construction	August 2008

Due Diligence

Due Diligence was completed in October 2006.

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 9

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY, SOLID CELL FRONTS  
SOLANO COUNTY

*Authority: Chapters 38 and 39/05 Item 5225-301-0001(6)  
Chapters 47 and 48/06, Item 5225-301-0001(12)*

- a. Approve preliminary plans
- b. Recognize savings

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 9

Department of Corrections and Rehabilitation  
California Medical Facility, Vacaville, Solano County  
Solid Cell Fronts

Action Requested

**The requested action will provide approval of the preliminary plans and recognize savings.**

Scope Description

**This project is within scope.** The project will replace the existing barred cell fronts/doors with solid cell fronts/doors in the Administrative Segregation area of the Willis Unit at the California Medical Facility. The existing barred cell fronts/doors allow for physical assaults on staff, including “gassing” and “spearing” attacks. Replacing the barred cell fronts/doors with solid cell fronts/doors will promote safety of the staff and inmates. The new cell fronts will include locking mechanisms to meet/conform with Level IV Security Housing Unit design. Modifications to the existing heating, ventilation and electrical systems and the addition of local fire alarm and fire suppression systems are also included.

Funding and Project Cost Verification

**This project is within cost.**

- \$759,000 total authorized project cost
- \$4,903,000 total estimated project cost
- \$759,000 project costs previously allocated: preliminary plans \$372,000; working drawings \$387,000
- \$4,144,000 project costs to be allocated: project administration \$439,000 agency retained \$132,000 and construction \$3,573,000 (\$3,202,000 contract, \$224,000 contingency, and \$147,000 A&E)

CEQA

Pursuant to Chapter 2.5 Definitions, Section 21065 of the CEQA, this work does not qualify as a project under CEQA. The scope of work to replace existing cell front doors at an existing prison facility will not cause either a direct or indirect physical change in the environment.

Project Schedule

**The project schedule is as follows:**

Completion of working drawings: May 2007  
Complete Construction: October 2008

Due Diligence

Due Diligence was completed on September 27, 2006.

**Staff Recommendation: Approve preliminary plans and recognize savings**

## CONSENT ITEM

### CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY, INTERMEDIATE CARE FACILITY  
SOLANO COUNTY

*Authority: Chapters 38 and 39/05, Item 5225-301-0001(5)  
Chapters 47 and 48/06, Item 5225-301-0001(13)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation  
California Medical Facility, Vacaville, Solano County  
Intermediate Care Facility

#### Action Requested

**The requested action will provide approval of the preliminary plans.**

#### Scope Description

**This project is within scope.** The project will convert the second floor of the California Medical Facility P2 - Wing to an interim Intermediate Care Facility (ICF) until permanent space can be built. The unit will be run by California Department of Corrections and Rehabilitation and fall under the licensed ICF space now operating in A - Wing. The unit will maintain the noncode compliant I-3 occupancy, and also address fire and life safety deficiencies, and modify interior spaces to meet California Code of Regulations Titles 22 and 24 requirements for an ICF.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,796,000 total authorized project costs

\$5,796,000 total estimated project costs

\$5,796,000 project cost previously allocated: preliminary plans \$341,000 (Advance Planning funds); working drawings \$353,000; project administration \$262,000; agency retained \$461,000; and construction \$4,379,000 (\$4,068,000 contracts, \$163,000 contingency, and \$148,000 A&E)

#### CEQA

Pursuant to Chapter 2.5 Definitions, Section 21065 of the CEQA this work does not qualify as a project under CEQA. The scope of work to convert the second floor of the California Medical Facility P2 - Wing to an interim ICF will not cause either a direct or indirect physical change in the environment.

#### Project Schedule

**The project schedule is as follows:**

Completion of working drawings: February 2007  
Complete Construction: August 2008

#### Due Diligence

Due Diligence is anticipated to be completed in December 2006.

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 11

UNIVERSITY OF CALIFORNIA (6440)  
RIVERSIDE CAMPUS, CULVER CENTER FOR THE ARTS  
RIVERSIDE COUNTY

*Authority: Chapters 47 and 48/06, Item 6440-301-6048 (5)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 11

University of California  
Riverside Campus, Culver Center for the Arts  
Riverside County

#### Action requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** The Culver Center for the Arts project will renovate and seismically upgrade the historic Rouse Building in downtown Riverside to provide 30,681 assignable square feet (asf) within the existing 44,155 gross square feet (gsf) for programs in the Arts. The project will include facilities for digital media; visual and performing art studios; related support, seminar, screening, office and exhibition spaces, and a secured research archive for the UCR California Museum of Photography's "Keystone Mast Collection."

#### Funding and Project Cost Verification

**This project is within cost.**

\$8,065,000 total authorized project costs

\$13,905,000 total estimated project costs

\$500,000 project costs previously allocated: preliminary plans -- \$500,000 (campus funds)

\$13,405,000 project costs to be allocated: working drawings -- \$650,000 (State funds);  
construction -- \$7,415,000 (State funds), \$4,300,000 (campus funds),  
\$1,040,000 (additional campus funds if needed at bid)

#### CEQA

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

#### Due Diligence

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	March 2007
Complete construction:	November 2008

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 12**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT, HEALTH & PE CENTER  
LOS ANGELES MISSION COLLEGE, LOS ANGELES COUNTY**

*Authority: Chapters 38 and 39/05, Item 6870-301-6041(16), PWCE*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 12

California Community Colleges  
Los Angeles Community College District; Health & PE Center  
Los Angeles Mission College, Los Angeles County

#### Action Requested

**The requested action will approve preliminary plans.**

#### Scope Description

**The project is within scope.** This project will provide a health and physical education facility of 62,390 asf with 6,230 asf lecture, 2,932 asf office and 53,228 asf other (physical education) space.

#### Funding and Project Cost Verification

**The project is within cost.**

\$26,518,000 total authorized project costs

\$26,518,000 total estimated project costs

\$1,541,000 project costs previously allocated: preliminary plans \$869,000 state funds;  
\$672,000 district funds at CCCI 4328

\$12,390,000 state project costs to be allocated: working drawings \$174,000; construction  
\$11,656,000 (\$10,553,000 contracts; \$527,000 contingency; \$576,000  
construction management, administration, testing and inspection) at CCCI 4328  
and equipment \$560,000 at EPI 2649

\$12,587,000 local funds to be allocated: working drawings \$760,000, and construction  
\$11,657,000 (\$10,553,000 contracts; \$528,000 contingency; \$576,000  
construction management, administration, testing and inspection) at CCCI 4328  
and equipment \$170,000 at EPI 2649

#### CEQA

The district filed a Campus Facility Master Plan Environmental Impact Report to meet the CEQA requirements, state reference number 2002091071, and the public comment filing period has expired with no comments.

#### Due Diligence

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings	January 2007
Complete Construction	September 2008

**Staff Recommendation: Approve preliminary plans**

## ACTION ITEM

### ACTION ITEM – 13

**JUDICIAL BRANCH (0250)  
COURT OF APPEAL, FOURTH APPELLATE DISTRICT, NEW COURTHOUSE  
SANTA ANA, ORANGE COUNTY**

*Authority: Chapter 52/00, Item 0250-301-0001  
Chapter 379/02, Item 0250-301-0660  
Chapter 157/03, Item 0250-490-Reappropriation  
Chapters 38 and 39/05, Item 0250-490-Reappropriation  
Chapters 47 and 48/06, Item 0250-490-Reappropriation  
Chapters 47 and 48/06, Item 0250-301-0660*

- a. **Approve preliminary plans**
- b. **Recognize anticipated deficit in construction phase of this project** **\$3,086,000**  
**(13.8 percent of total project costs)**

**APPROVED 3/0**

## ACTION ITEM

### STAFF ANALYSIS ITEM – 13

Judicial Branch  
Court of Appeal, Fourth Appellate District, Division Three, New Courthouse  
Santa Ana, Orange County

Action Requested

**The requested action will approve preliminary plans and recognize anticipated deficit.**

Scope Description

**The project is within scope.** The authorized scope of the project is to construct a new appellate court of approximately 52,000 gross square feet. This building will accommodate nine justices and support staff. An approximately two-acre site will be acquired in the city of Santa Ana. The scope includes site work, utilities, landscaping, up to 100 surface parking spaces, and modular workstations.

### Funding and Project Cost Verification

**The project is not within cost.** The construction estimate in April 2006 (at Schematic Design) and validated in September 2006 (at Design Development), prepared by the project's architect and construction manager indicates that a construction phase budget of \$23,427,000 will more accurately reflect anticipated construction bids. The Administrative Office of the Courts (AOC) has been directed to work with its architects and engineers and identify deductive alternates and/or value engineering items in order to reduce the cost estimate to within 5 to 10 percent of the total project cost.

On November 15, 27, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation that the Public Works Board recognize this anticipated deficit after December 8, 2006.

\$22,413,000	total authorized project costs
\$25,499,000	total estimated project costs (see above)
\$22,413,000	state project funds previously allocated: site acquisition \$605,000; preliminary plans \$630,000; working drawings \$837,000; and construction \$20,341,000
\$3,086,000	anticipated deficit: construction \$3,086,000 (\$2,939,000 contract;\$147,000 contingency)

### Project Schedule

**The project schedule is as follows:**

Approve Preliminary Plans:	December 2006
Approve Working Drawings:	April 2007
Complete Construction:	October 2008

**Staff Recommendation: Approve preliminary plans and recognize anticipated deficit in construction contingent on the expiration of the 20-day letter**

**OTHER BUSINESS**

**OTHER ITEM –**

NONE.

**REPORTABLES**

To be presented at meeting.

Respectfully Submitted  
By:

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Karen Finn  
Administrative Secretary