



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD
February 10, 2006 Meeting
MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, 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:

Karen Finn, Administrative Secretary, Public Works Board
Jim Martone, Assistant Administrative Secretary, Public Works Board
Matt Schuller, Budget Analyst, Department of Finance
Koreen Hansen, Budget Analyst, Department of Finance
Deborah Cregger, Legal Advisor, Department of General Services

OTHERS PRESENT:

Shelley, Petavini, California Conservation Corps
Warren Westrup, Department of Park and Recreations
Blessy Towes, Department of General Services

CALL TO ORDER AND ROLL CALL:

Ms. Anne Sheehan, Chief Deputy Director for the Department of Finance called the meeting to order at 10:02 p.m. Karen Finn, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

The minutes from the January 13, 2006 meeting were approved

BOND ITEMS:

No Bond Items

CONSENT CALENDAR:

Ms. Finn reported the consent calendar. In summary, the Consent Calendar covered items #1 through #15 and proposed:

- 2 requests to authorize a site selection, [1,2]
- 1 request to authorize an acquisition, [3]
- 2 requests to recognize a scope change and approve increased cost within appropriation, [4,6]
- 4 requests to approve preliminary plans, [5,12,13,15]
- 1 request to recognize a scope change and anticipated deficit , [7]
- 4 requests to recognize a scope change, [8, 9,10,11]
- 1 request to recognize a scope change and approve a reversion, [14]

Ms. Finn further reported that there were **eight** 20-day letters for Items #4, #6 through #11, and #14 and described each items thus:

1) Item # 4 & 6, DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Both projects are for Relocating Facilities at:

**# 4 Fort Jones Forest Fire Station, Siskiyou County and
6 Manton Forest Fire Station, in Tehama County**

—Both notices are to approve a Scope Change and approve increased costs within appropriation—

The notices were sent to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees on January 27, 2006 and will expire after February 16, 2006. The approval of these items is contingent on the expiration of the 20-Day period without comment.

2) Item # 7, DEPARTMENT OF FORESTRY AND FIRE PROTECTION

For a Replacing a Facility at

Warner Springs Forest Fire Station, in San Diego County

—The notice is to recognize a Scope Change and anticipated deficit—

The notice was sent to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees on January 31, 2006 and will expire after February 20, 2006. The approval of this item is contingent on the expiration of the 20-Day period without comment. .

3) Items #8, DEPARTMENT OF PARKS AND RECREATION

For Public Use Improvements at:

Prairie Creek Redwoods State Park, in Humboldt County

— The notice was to recognize a Scope Change —

The notice was sent to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees on January 20, 2006 and has expired without comment.

4) **Items #9, DEPARTMENT OF PARKS AND RECREATION**

For Campground and Day Use Improvements at:

Silverwood Lake State Recreation Area, in San Bernardino County

—The notice is to recognize a Scope Change —

The notice was sent to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees on January 23, 2006 and will expire after February 12, 2006. The approval of this item is contingent on the expiration of the 20-Day period without comment.

5) **Items #10 and #11, DEPARTMENT OF PARKS AND RECREATION**

For the Park Entrance and Day Use Redevelopment at:

(#10) **Pfeiffer Big Sur State Park, in Monterey County**

and

For a Visitor's Center at:

(#11) **Folsom Powerhouse State Historic Park, Sacramento County**

—Both notices were to recognize a Scope Change —

The notices were sent to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees on January 20, 2006 and have expired without comment.

6) **Items # 14, CALIFORNIA COMMUNITY COLLEGES**

For a Conversion of the Bookstore to an Arts Building at

De Anza College, in Santa Clarita County

—The notice is to recognize a Scope Change to terminate this project and approve a Reversion —

The notice was sent on to the Joint Legislative Budget, Senate Appropriations, and the Assemble Appropriation Committees January 27, 2006 and will expire after February 16, 2006. The approval of this item is contingent on the expiration of the 20-Day period without comment.

Ms. Finn stated that in summary staff recommended approval of the **Consent Calendar** consisting of Items #1 thru #15.

Ms. Sheehan asked if there had been any discussion with the Committees regarding the 20-day letters.

Ms. Finn answered that she was currently in the process of setting up a meeting between staff to discuss the process of 20-day letter procedures and would hopefully be able to report back by the next Board meeting about any changes.

Ms. Sheehan addressed the public to ask for any comments or discussion about any Consent Items. There was no reply.

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

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

ACTION ITEMS:

Ms. Finn reported about Item #16 which was to authorize an acquisition of a 1/4 acre near the Alma Helitack Base for the Department of Forestry and Fire Protection. The parcel was to be used to finish the new helicopter pad next to the construction of a new fire fighting station being built. This acquisition was contingent upon the Santa Clara County Board of Supervisors approval of the sale of the property and the County's execution of the Property Acquisition Agreement. The County Board would not sign the Agreement until the State Public Works Board has approved this acquisition.

Mr. Joseph asked about the amount of the appropriation for this quarter acre and if this was similar to the amount paid for the other property that was in the original acquisition.

Ms. Finn answered that she believed that the amount was about \$20,000 and was consistent with the purchase pricing of earlier acreage for the project.

A motion was made by Ms. McKim and Second by Mr. Joseph to approve Action Item #16

Action Item #16 was approved by a 3-0 vote.

REPORTABLES:

Ms. Finn told the Board that there were **14** reportable items for this month that staff had approved under authority delegated by the Board.

OTHER BUSINESS:

Ms. Finn reported there were three issues to be brought to the board. First, to rescind Michael Carter as Assistant Administrative Secretary to the Public Works Board; second, to add Jim Martone as Assistant Administrative Secretary to the Public Works Board in Mr. Carter's stead.

A motion was made by Mr. Joseph and Second by Ms. McKim to rescind Mr. Carter's position and place Mr. Martone in his stead.

The rescinding and replacement of personnel was approved by a 3-0 vote.

The last issue was to note an error in the current meeting notice about the location of the March Screening Meeting on February 15. The location had changed from the Cedar Room to the Redwood Room for this next Screening Meeting only. This change had already been updated on the SPWB Website.

NEXT MEETING:

Ms. Finn concluded that the next regularly scheduled meeting was set for:

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

(please note; later adjustment made to time of March 10, 2006 Meeting is now at 11:00 AM)

Chair: ADJOURNMENT (the chair adjourns the meeting)

End at 10:10 AM

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CONSENT ITEM

CONSENT ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SINKYONE WILDERNESS STATE PARK, LOST RIVER FOREST (SAVE-THE-REDWOODS
LEAGUE), MENDOCINO COUNTY
DPR Parcel No. 008470-77; DGS Parcel No. 10408

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

a. **Authorize site selection**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 1

Department of General Services
Department of Parks and Recreation

Sinkyone Wilderness State Park, Lost River Forest (Save-the-Redwoods League)

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 request will authorize site selection of the Lost River Forest property, which is approximately 210 acres of land contiguous to other State-owned property and in the vicinity of Sinkyone Wilderness State Park. This property encompasses an extremely rare habitat consisting largely of virgin, uncut old-growth redwood forest. The acquisition assists the Department of Parks and Recreation (DPR) in fulfilling two important missions: acquiring in-holdings and adjacent properties to the State Park System and providing for the long-term preservation of sustainable redwood forest ecosystems. The acquisition of this property will expand the eastern boundaries of the existing state reserve, and will secure a substantial local watershed that contains diverse interior coastal habitats, especially old growth oaks and conifers.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-6029(10) provides a total of \$35,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property (\$2,665,000) in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 3, 2006, and the 35-day statute of limitations expires on February 7, 2006.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2006.

Condition of Property

The Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site survey of the proposed 210-acre acquisition located off of Briceland-Thorn Road, west of Garberville in Humboldt County, on December 2, 2005.

The acquisition area consists of a portion of small watershed that is tributary to the Mattole River. The property is a combination of second-growth redwood forest with some exceptional old-growth specimen trees along the small creek at the base of the watershed's drainage. The property contains evidence of past logging in the form of access roads, drag-out trails, landings, etc. However, a substantial portion of the property is well-forested with second growth redwoods/deciduous trees and riparian woodland habitat. The property has been the subject of some revegetation and erosion control efforts in the past few years as part of a larger program to reduce sediment run-off in the Lost River Forest area. Access to the property is from a former logging road (unpaved) that provides connections to this and other adjacent properties.

The proposed acquisition of this property is part of a state-federal effort to consolidate ownership of redwood forest and riparian habitat in the Mattole River drainage. The Mattole River contains critical aquatic spawning habitat for threatened populations of salmon and steelhead fish in Lost Coast portion of the California coastline. This area is undergoing a gradual restoration of the forestland and riparian areas to improve local fisheries.

The subject area contains no improvements such as houses, infrastructure, mines, landfills, etc. It has only been affected by timber harvest activities. The property does contain one abandoned vehicle (engine and running gear removed), and it is recommended that this vehicle be removed prior to the State taking title.

Given the unimproved forestland nature of the property, its distance from urban areas, and the limited access to the area because of its terrain and dense vegetation, an environmental site assessment is not necessary.

Other

- The purchase price shall not exceed the fair market value of the property, as determined by DGS.
- The Save-the-Redwoods League (SRL) is offering to sell the property to the State for \$2,644,000, approximately 65 percent of the current fair market value approved by the DGS with the condition that a use restriction agreement be entered into and recorded requiring the State to use the property for State park purposes. The use restriction can be removed if either of two actions occur: (1) the Legislature makes a finding that all or part of the property is in excess of the State's foreseeable needs and therefore, authorizes the sale of the property; or (2) the State Public Works Board recommends that a transfer of the property to another State agency is necessary for a higher and better public purpose. If the use restriction is removed in either of these events, the DPR, contingent upon appropriation and availability of funds, will be required to pay the SRL 35 percent of the, then, current market value of the property or 35 percent of the pro rata then current market value of the portion thereof that is designated for alternative use at that time.
- The Property Acquisition Agreement (PAA) does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability; however, the ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring these properties without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- The abandoned vehicle will be removed by the SRL prior to the close of escrow pursuant to the terms of the PAA.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- The DPR is not aware of any lawsuits pending concerning the property. The PAA will require delivery of title to the property free and clear of any mortgages or liens.
- This heavily forested property is adjacent to Sinkyone Wilderness State Park. The acquisition is a 210-acre addition to the existing 7,000-acre park already owned by the DPR. The management plan is to provide periodic patrols of the property as part of the routine patrols for the entire 7,000-acre park. As such, no additional support needs are anticipated with the acquisition 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 site selection

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CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MONTGOMERY WOODS STATE RESERVE, COOK (SAVE-THE-REDWOODS LEAGUE),
MENDOCINO COUNTY
DPR Parcel No. 008406-77, DGS Parcel No. 10412

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

a. **Authorize site selection**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Department of General Services
Department of Parks and Recreation
Montgomery Woods State Reserve, Cook (Save-the-Redwoods League)

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 request will authorize site selection of approximately 140 acres of land (consisting of two parcels) in assessor's parcels that are contiguous to the Montgomery Woods State Reserve. The combined acquisition of the two Cook parcels will serve to expand the northern boundaries of the Montgomery Woods State Reserve, remove a private in-holding, and provide a direct connection to the Ross property to the northeast. The Ross property is another proposed Department of Parks and Recreation (DPR) acquisition scheduled to close escrow in March 2006. These combined acquisitions will add to the State's inventory of interior coastal habitats of redwood forest and oak woodland.

Funding and Cost Verification

This project is within cost. Chapter 157/03, Item 3790-301-6029(10) provides \$35,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property (\$513,000) in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 3, 2006, and the 35-day statute of limitations expires on February 7, 2006.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2006.

Condition of Property

The Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site survey of the proposed acquisition of the two Cook properties on Orr Road west of Ukiah in Mendocino County on December 1, 2005. The two nearly contiguous parcels are situated at the northern boundary of Montgomery Woods State Reserve.

The smaller Cook parcel, which is approximately 20 acres, is situated on steeply-sloping terrain directly north of the county road. This parcel is an in-holding just inside the western edge of the state reserve. The majority of the parcel consists of second-growth coniferous forest (redwoods, firs, oaks, etc.). The parcel contains a narrow, unimproved, and overgrown driveway leading from the county road up to the remains of a small, two-room, wood-frame cabin near the middle of the site. The access road is stable and is not a source of erosion or potential slope failure. The cabin has been stripped of all interior improvements, roofing, windows, and other materials that could contain hazards or present a nuisance for DPR to maintain. There is no evidence the cabin had any fuel storage tanks or septic system. The wood in the cabin may have salvage value for use in other DPR facilities, and is not

recommended to be removed. A small (10'x10') historic household trash pit is situated near the edge of the property; however, this site may be in the county road right-of-way. This will be verified prior to acquisition. Based on the materials lying at the surface, the trash pit may have modest value for potentially-important historic debris. However, this is not an issue to have the trash pit cleaned up.

The larger Cook property is an approximately 120-acre parcel that is situated just north of the smaller parcel. This parcel is contiguous with the northern-most edge of the state reserve, and it is directly contiguous with the southwestern edge of the Ross acquisition to the immediate northeast of the reserve. As with the Ross parcel, the larger Cook parcel consists entirely of coniferous forest/oak woodland. Although the larger Cook parcel was previously logged and grazed by cattle, it contains some substantial individual redwood, Douglas fir, and oak trees. The property is situated near the top of steep ridge that divides the lower end of two small watersheds. There is limited access to this site from old ranch/logging roads on the Ross property. With the exception of the few dirt roads, no improvements were observed on this parcel.

Since the majority of the land within the two proposed acquisition sites consists of forest land and open space, an environmental site assessment is not necessary.

Other

- The purchase price shall not exceed the fair market value of the property, as determined by DGS.
- The Save-the-Redwoods League (SRL) has offered to sell the property to the State for \$500,000, approximately 48.5 percent of the current fair market value approved by DGS with the condition that a use restriction agreement be entered into and recorded requiring the State to use the property for State Park System purposes. The use restriction can be removed if either of two actions occur: (1) the Legislature makes a finding that all or part of the property is in excess of the State's foreseeable needs and therefore, authorizes the sale of the property; or (2) the State Public Works Board (PWB) recommends that a transfer of the property to another State agency is necessary for a higher and better public purpose. If the use restriction is removed in either of these events, the DPR, contingent upon appropriation and availability of funds, will be required to pay the SRL 51.5 percent of the, then, current market value of the property or 51.5 percent of the pro rata then current market value of the portion thereof that is designated for alternative use at that time.
- The SRL shall determine if the trash pit is situated on the subject property; and, if so, shall remove the trash prior to the close of escrow pursuant to the terms of the Property Acquisition Agreement (PAA).
- The PAA does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability; however, the ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring these properties without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- The property is vacant and unimproved (with the exception of a small, deteriorating cabin that is essentially uninhabitable). There is no relocation assistance involved with this project.
- The DPR will accept title to the property with the cabin remaining in place, although it has no immediate plans for its use, it may be able to utilize the old timbers.
- The DPR is not aware of any lawsuits pending concerning the property. The PAA will require delivery of title to the property free and clear of any mortgages or liens.
- This property has restricted access via private roads. There is no direct public access from public roads; however, the property can be accessed through existing reserve lands.

- This acquisition is a 140-acre addition to 31,000 acres already owned within the district. The management plan is to provide periodic patrols of the property as part of the routine patrols for the entire 31,000-acre district. As such, no additional support needs are anticipated with the acquisition 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 site selection

CONSENT ITEM

CONSENT ITEM – 3

**DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MONTGOMERY WOODS STATE RESERVE, ROSS (SAVE-THE-REDWOODS LEAGUE),
MENDOCINO COUNTY**
DPR Parcel No. 008407-77; DGS Parcel No. 10410

*Authority: Chapter 208/04, Item 3790-301-0262(1)
Chapter 38/05, Item 3790-301-0262(1)*

a. **Authorize acquisition**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Montgomery Woods State Reserve, Ross (Save-the-Redwoods League)

Action requested

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

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 117 (Habitat Conservation Fund) without specifying particular parcels. This request will authorize site selection of the Ross property, which is approximately 1,117 acres of land contiguous to Montgomery Woods State Reserve. The acquisition assists the Department of Parks and Recreation (DPR) in fulfilling two important missions: acquiring in-holdings and adjacent properties to the State Park System and providing for the long-term preservation of sustainable redwood forest ecosystems. Also, the acquisition will expand the boundaries of the state reserve to the north of the existing reserve and will secure a substantial local watershed that contains diverse interior coastal habitats, especially old growth oaks and some conifers.

Funding and Cost Verification

This project is within cost. Chapter 208/04, Item 3790-301-0262(1) and Chapter 38/05, Item 3790-301-0262(1) provide a total of \$2,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient to acquire the subject property (\$1,016,000) in accordance with legislative intent.

\$1,016,000 total estimated project costs

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

\$1,014,000 project costs to be allocated: \$1,000,000 for acquisition and approximately \$14,000 in overhead costs (title/escrow fees and remaining DGS staff costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 9, 2005, and the 35-day statute of limitations expires on January 13, 2006.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2006.

Condition of Property

The DGS Environmental Services Section (ESS) staff conducted a site survey of the proposed acquisition of the Ross property west of Ukiah in Mendocino County on December 1, 2005. The proposed acquisition is directly contiguous to Montgomery Woods State Reserve on Orr Road.

The subject parcels contained in the proposed acquisition area consist entirely of grassland, oak woodland, and conifer forest (redwood, Douglas fir, etc.) situated in a small watershed just north of Orr Road. With the exception of a few unpaved roads, the area is all undeveloped woodland and wildland habitat. All of the roads observed during the site visit are in stable condition; the one bridge to a residence retained by the grantor (Ross) that will remain on an in-holding following acquisition is also in stable condition. The bridge on the grantor's retained property will be owned and maintained exclusively by Ross; the state will not be responsible for any maintenance. The property shows evidence of historic logging and a likelihood of limited open range livestock grazing.

No debris, evidence of landfills/dumps, development sites, or structures (whole or partial) were observed during the site visit. The undeveloped nature of the site suggests a formal environmental site assessment will not be needed prior to final approval to acquire this property.

Other:

- The purchase price shall not exceed the fair market value (FMV) of the property, as determined by DGS.
- The owner, the Save-the-Redwoods League (SRL), has acquired the property with the assistance of a \$1,000,000 grant from the Wildlife Conservation Board (WCB) and \$500,000 from the State Coastal Conservancy (SCC), in addition to donations from other non-state contributors, and will offer the property to DPR at \$1,000,000. The State's total contribution would be \$2,500,000, which in total is less than the DGS approved fair market value of the property.
- The SRL has offered to sell the property to the State for \$1,000,000, approximately 27 percent of the current fair market value approved by DGS with the condition that a use restriction agreement be entered into and recorded requiring the State to use the property for State Park System purposes. The use restriction can be removed if either of two actions occur: (1) the Legislature makes a finding that all or part of the property is in excess of the State's foreseeable needs and therefore, authorizes the sale of the property; or (2) the State Public Works Board (PWB) recommends that a transfer of the property to another State agency is necessary for a higher and better public purpose. If the use restriction is removed in either of these events, the DPR, contingent upon appropriation and availability of funds, will be required to pay the SRL 32.5 percent of the current market value of the property at that time or 32.5 percent of the pro rata value of the portion thereof that is designated for alternative use at that time; and pay another 40.5 percent to the SCC and WCB for the pro rata value of the property at that time, or 40.5 percent of the portion designated for alternative use. The repayment to SRL, SCC, and WCB by DPR would equate to 73 percent, which is the percentage difference between its payment and the FMV. Both payments will exclude the value of any State improvements on the property.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved and no relocation assistance is involved with this project.
- This property is subject to two Agricultural Preserve contracts which require the DPR to send a notification to the California Department of Conservation of its intended acquisition. The DPR will send out this notification after PWB site selection authorization is obtained.
- The PAA does not include the State's standard indemnification language, potentially exposing the State to additional fiscal liability; however, the ESS site visit of this property did not identify conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring this property without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.

- This property has restricted access via private roads. There is no direct public access from public roads; however, the property can be accessed through existing reserve lands.
- This acquisition is a 1,117-acre addition to 31,000 acres already owned within the district. The management plan is to provide periodic patrols of the property as part of the routine patrols for the entire 31,000-acre district. As such, no additional support needs are anticipated with the acquisition 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

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FORT JONES FOREST FIRE STATION, FORT JONES, SISKIYOU COUNTY
Relocate Facility

Authority: Chapter 379/02, Item 3540-301-0660 (5.5)
Chapter 208/04, Item 3540-301-0660 (1)

- a. Recognize scope change
- b. Approve increased cost within appropriation \$39,680

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of Forestry and Fire Protection
Fort Jones Forest Fire Station, Siskiyou County
Relocate Facility

Action requested

The action requested will recognize a scope change and approve increased cost within appropriation.

Scope Description

This project is not within scope. The current scope authorizes the construction of a standard California Department of Forestry and Fire Protection (CDF) 14 bed barracks/mess hall building (3,040 sf), 3-bay apparatus building (1,984 sf), dozer/transport storage facility (1,990 sf), a flammable storage building, fueling facility (150 sf; 2-pumps, 2-10,000 gal. fuel tanks), upgrade water, electrical, LPG services, demolition of existing buildings, grading and site work, utilities, paving, landscaping, and all appurtenances.

CDF has requested to add an emergency generator and generator building (200 sf) and a single office administration building (156 sf) to this project. These items will bring the scope of this project in-line with the current, approved CDF Facilities Programming Policy and Guidelines and provide the same operational and programmatic functionality that the old Fort Jones Forest Fire Station (FFS) provided. Subsequent to this project being authorized, generators were included in CDF's Facilities Programming Policy and Guidelines because forest fire stations also function as emergency response facilities.

The inclusion of a single office administration building has been requested to facilitate a Battalion Chief who operates at the facility year around. The old Fort Jones FFS facility included a Battalion Chief's office (225 sf). During construction of the new facility the Battalion Chief has operated out of a rented construction-type trailer located at Deadwood Conservation Camp 10 miles away. Including a single office administration building will allow the Battalion Chief to return to the Fort Jones FFS facility and provide the same operational and programmatic functionality that the previous facility provided, including on-site supervision. Failing to provide this office building will require CDF to continue paying the rent (\$3,600 per year) required to keep the Battalion Chief in the current, temporary trailer space.

On January 27, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 16, 2006.

Funding and Cost Verification

This project is not within cost. This project is under construction and approximately 98 percent complete. The project bid with a \$349,608 savings. The requested augmentation is \$39,680. CDF would construct the generator building and install the generator at an estimated cost of \$65,000 and would construct the single office administration building at an estimated cost of \$20,000. It should also be noted that an additional \$15,000 is being requested to complete the landscaping included in this project. Combined, these increases total \$100,000 and would be funded using a portion of the available bid savings.

This project was previously augmented from bid savings by \$130,320 to fund final change orders to the construction contract (\$70,000) and to recognize increased A&E and other project costs (\$60,320). Since that time, it has been determined that the increased A&E and other project costs were not necessary. Consequently, \$60,320 from the previous augmentation authority remains available. In light of this correction, the current request can be funded by providing an additional augmentation of \$39,680.

\$2,708,000 total estimated project costs

\$2,668,000 project costs previously allocated: \$72,000 preliminary plans, \$118,000 working drawings, \$2,478,000 construction (\$1,907,000 contract, \$165,000 contingency, \$334,000 A&E, \$12,000 other project costs – due diligence, and \$60,000 agency retained)

\$ 40,000 project augmentation: \$40,000 agency retained

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 2, 2000 and the waiting period expired on February 3, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: December 2005

Staff Recommendation: **Recognize scope change and approve increased cost within appropriation, contingent upon expiration of the 20-day notification period**

CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF FORESTRY & FIRE PROTECTION (3540)
CUYAMACA FOREST FIRE STATION, JULIAN, SAN DIEGO COUNTY
Relocate Facility

Authority: Chapter 106/01, Item 3540-301-0001 (24)
Chapter 208/04, Item 3540-301-0660 (4)

- a. **Approve preliminary plans**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of Forestry & Fire Protection
Cuyamaca Forest Fire Station, Julian, San Diego County
Relocate Facility

Action requested

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

Scope Description

This project is within scope. The approved project authorizes acquisition of a 5 acre site and construction of a new California Department of Forestry and Fire Protection (CDF) one-engine forest fire station. The new station includes an 8-person barracks/messhall (3,134 sf), a 2-bay apparatus building (1,664 sf), a flammable storage building (120 sf) with 1,000 gallon above ground fuel tank, a generator building (300 sf) with 60 kW generator and all necessary site work, including, property perimeter fencing, driveways, walkways, cubs and gutters, septic sewer, gas, electrical, telephone, irrigation, landscaping and appurtenances. Depending on the site selection and utilities availability, a water well, pump house (combined with generator building), and 20,000 gallon water storage tank for potable water may be required.

Funding and Cost Verification

This project is not within cost. The current estimate for the construction phase of this project with deductive alternates is \$3,575,000, which is \$730,000 (18.9%) over the authorized project budget. These project costs are within the 20 percent augmentation authority of the State Public Works Board and the working drawings phase of this project is within budget.

\$ 4,604,000 total estimated project costs

\$ 3,874,000 total authorized project costs

\$ 786,000 project cost previously allocated: \$535,000 acquisition and \$251,000 preliminary plans

\$ 3,818,000 project costs to be allocated: \$243,000 working drawings, \$3,575,000 construction (\$2,786,000 contract, \$139,000 contingency, \$507,000 A&E, and other project costs, and \$143,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 2, 2004 and the waiting period expired on October 1, 2004.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: February 06

Complete construction: October 07

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MANTON FOREST FIRE STATION, MANTON, TEHAMA COUNTY
Relocate Facility

Authority: Chapter 379/02, Item 3540-301-0660 (6)
Chapter 157/03, Item 3540-301-0660 (1.8)
Chapter 208/04, Item 3540-301-0660 (2)

- a. **Recognize scope change**
- b. **Approve increased cost within appropriation \$100,000**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection
Manton Forest Fire Station, Tehama County
Relocate Facility

Action requested

The action requested will recognize a scope change and approve increased cost within appropriation.

Scope Description

This project is not within scope. The current scope authorizes the acquisition of land and the construction of a California Department of Forestry (CDF) forest fire station, including, an 8 bed barracks/mess hall building (2,330 sf), 2-bay apparatus building with office (1,697 sf), a flammable storage building (150 sf), demolition of existing buildings, site work, utilities, paving, landscaping, and all necessary appurtenances.

CDF has requested a scope change to add an emergency generator and a generator/pump building (395 sf) to the scope of this project. These items will meet State Fire Marshal requirements for project completion and bring the scope of this project in-line with the current, approved CDF Facilities Programming Policy and Guidelines. In order to complete this project, the State Fire Marshal is requiring CDF to enclose the water pump that was installed as a part of this project. The pump is installed on a cement slab that has been sized to fit the CDF standard generator/pump building with the intention of eventually adding the building to the

facility along with an emergency generator. In light of the State Fire Marshal's requirement to enclose the existing pump, CDF has requested the addition of the generator/pump building now.

CDF has also requested the addition of an emergency generator to complete the project in-line with the current, approved CDF Facilities Programming Policy and Guidelines. These standards have been developed and justified based on programmatic and operational needs, and are used as the basis for all new forest fire station projects. An emergency generator and generator building were included in these standards because forest fire stations also function as emergency response facilities.

On January 27, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 16, 2006.

Funding and Cost Verification

This project is not within cost. This project is under construction and approximately 90 percent complete. The project bid with a \$341,471 savings. The requested augmentation is \$100,000. CDF would construct the generator building and install the emergency generator at an estimated cost of \$75,000. It should also be noted that an additional \$25,000 is being requested by CDF for the disposal of a significant amount of the large rocks that were excavated during the digging of foundations and trenches for utility lines for this project. Removal of these rocks is not included in the construction contract and the associated cost of having the contractor perform the work would be much higher. Combined, these increases total \$100,000.

\$ 2,660,000 total estimated project costs

\$ 2,560,000 project costs previously allocated: \$147,000 acquisition, \$44,000 preliminary plans, \$100,000 working drawings, \$2,269,000 construction (\$1,979,000 contract, \$99,000 contingency, \$123,000 A&E, and \$68,000 other project costs

\$ 100,000 project augmentation: agency retained

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 28, 1999 and the waiting period expired on August 28, 1999.

Project Schedule

The project schedule is as follows:

Complete construction: January 2006

Staff Recommendation: Recognize scope change and approve increased cost within appropriation, contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WARNER SPRINGS FOREST FIRE STATION, SAN DIEGO COUNTY
Replace Facility

*Authority: Chapter 157/03, Item 3540-301-0660 (3)
Chapter 208/04, Item 3540-301-0660 (3.6)
Chapter 38/05, Item 3540-301-0660 (3.4)*

- a. Recognize scope change
- b. Recognize anticipated deficit

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of General Services
Department of Forestry and Fire Protection
Warner Springs Forest Fire Station, Warner Springs, San Diego County

Action requested

The requested action will recognize a scope change and anticipated deficit for this project.

Scope Description

This project is not within scope. The preliminary plans phase of this project is approximately 25 percent complete. The approved project scope authorizes the acquisition of the existing site and construction of the old standard forest fire station (FFS), including, an 8-bed barracks/messhall building (2,332 sf), a two-bay apparatus building (1,697 sf), a flammable storage building (150 sf) along with all appropriate amenities, an additional 10,000 gallon water tank, all appropriate utilities replacements, connections, and upgrades, and site work to include grading, paving, curbing and gutters, landscaping, security fencing, all appurtenances, and demolition of existing buildings.

This action requests the substitution of the current prototypical 8-bed barracks/messhall (3,134 sf) and flammable storage building (120 sf) into this project in place of the old standard design. It also requests the inclusion of an emergency generator and generator/pump building (395 sf). These items will bring the scope of this project in-line with the current, legislatively recognized CDF prototypical design standards for all newly funded FFS.

Because it was necessary to ensure this project would support the issuance of bonds before moving forward, work on this project was halted until recently when it was determined that the necessary property rights would be secured. Given the fact that this project is still in the beginning of the preliminary plans phase, CDF requests that the project scope be revised to be consistent with CDF's current FFS design standards. These new standards were adopted by

the Legislature in 2003 and represent what have been agreed to be the core design criteria shared by all FFS statewide.

On January 31, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 20, 2006.

Funding and Cost Verification

This project is not within cost. This project was originally funded in the Budget Act of 2003. Subsequently, funding authority was increased and reappropriated by Item 3540-301-0660 (3.4), Budget Act 2005, providing a total of \$3,600,000 for the acquisition, design, and construction phases of this project to address increased costs from escalations in the construction market and the acquisition of the necessary property rights needed to support lease-revenue bond financing.

While the incorporation of these standard specifications will result in an improved project, it is estimated that the requested scope change will result in increased project costs of \$345,000 (9.6 percent total project). However, it should also be noted that it is estimated that an additional \$320,000 will be needed for construction to cover increases in unit costs as a result of project delays noted above and is not tied to the approval of the requested scope change. Combined, these increases total \$665,000 (18.5 percent total project).

Although the estimated shortfall is within the 20 percent augmentation authority of the State Public Works Board, CDF understands that additional legislatively authorized funds will likely be needed to ensure that sufficient funding authority exists to address future unforeseen conditions. As such, CDF intends to design this project according to CDF's current standards and seek a budget augmentation in the near future to address the costs associated with this scope change as well as the increased unit costs.

\$ 4,265,000 total estimated project costs

\$ 3,600,000 total authorized project costs

\$ 3,600,000 project costs previously allocated: \$420,000 acquisition, \$242,000 preliminary plans, \$166,000 working drawings, \$2,772,000 construction (\$2,253,000 contract, \$113,000 contingency, \$368,000 A&E, and \$38,000 agency retained)

\$ 665,000 project costs to be allocated: \$90,000 working drawings and \$575,000 construction

CEQA

Currently being completed.

Project Schedule

The project schedule is as follows:

Preliminary Plan Approval	September 2006
Complete construction:	September 2008

Staff Recommendation: Recognize scope change contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF PARKS AND RECREATION (3790)
PRAIRIE CREEK REDWOODS STATE PARK, HUMBOLDT COUNTY
Public Use Improvements

Authority: Chapter 106/01, Item 3790-301-0005(1)
Chapter 379/02, Item 3790-301-0005(1)
Chapter 157/03, Item 3790-301-0005(12)

a. Recognize scope change

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of Parks and Recreation
Prairie Creek Redwoods State Park, Public Use Improvements

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The approved scope of the project improves services to the public at Prairie Creek Redwoods State Park by replacing deteriorating facilities. In particular, improvements at the Elk Prairie Area include upgrading and rerouting overhead electrical service underground, rehabilitating an existing combination building, constructing a new parking lot with a comfort station, relocating the trailer sanitation station to the new entrance area, converting five camp sites to full recreational vehicle sites, and constructing a new entrance kiosk. In addition, the project authorizes replacing an existing combination building at the Gold Bluffs Beach Area.

The Department of Parks and Recreation (Parks) has requested a scope change for the Prairie Creek Redwoods State Park, Public Use Improvements Project, to eliminate three project components at the Elk Prairie Area and one project component at the Gold Bluffs Beach Area. At the Elk Prairie Area, the following are proposed for elimination: construction of a comfort station associated with the new parking lot, conversion of five campsites to full recreational vehicle sites, and relocation of the trailer sanitation station to the new entrance area. At the Gold Bluffs Beach Area, replacement of the combination building is proposed for removal from the project. This scope change is needed to bring the project within budget, which will help ensure that the core components of the project are completed.

Because the primary objective of this project is to provide opportunities for increased public use and satisfy recreational needs within the park, Parks staff considered the consequences of removing certain project components and concluded that the proposed list of deletions would not compromise the main purpose of the project. For example, the replacement of the undersized electrical service and installation of the system underground was deemed to be the highest priority because it would provide a more stable electrical service to the entire park, as well as improve aesthetics. Due to increased park usage and modernization of park support services, the existing electrical service is no longer sufficient to meet the current demand. The remaining components were chosen in a similar fashion and provide critical improvements to visitor services at the park.

On January 20, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 9, 2006.

Funding and Cost Verification

This project is within cost. Item 3790-301-0005(1), Budget Act of 2001, Item 3790-301-0005(1), Budget Act of 2002, and Item 3790-301-0005(12), Budget Act of 2003, appropriated a total of \$2,228,000 for the preliminary plans, working drawings, and construction for the project. Based on an engineering estimate dated September 6, 2005, it is estimated an additional \$650,000 will be needed to complete the project as currently authorized. This increase is mainly attributed to increases in the construction market, project management fees, and utilities, along with permitting issues that were not previously identified. This amount is in excess of the State Public Works Board's (PWB) 20 percent augmentation authority (\$446,000). Therefore, Parks is requesting the elimination of the aforementioned project components to ensure that the highest priority improvements are made. Although Parks would prefer to complete the project as currently authorized, it has determined that the requested scope change will bring the project within budget and help ensure that the essential components of this project are completed. Minimal savings will be incurred contingent upon approval of the scope change.

\$2,228,000 total authorized project costs

\$ 2,172,000 total estimated project costs

\$ 418,000 project costs previously allocated: preliminary plans \$259,000 and working drawings \$159,000

\$ 1,754,000 project costs to be allocated: construction \$1,754,000 (\$1,125,000 contract, \$79,000 contingency, \$456,000 A&E costs, and \$94,000 agency retained items)

\$ 56,000 estimated project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 12, 2002 and the waiting period expired on September 11, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: February 2007

Staff Recommendation: Recognize scope change

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF PARKS AND RECREATION (3790)
SILVERWOOD LAKE STATE RECREATION AREA, SAN BERNARDINO COUNTY
Campground and Day Use Improvements

Authority: Chapter 106/01, Item 3790-301-0005(19)
Chapter 379/02, Item 3790-301-0005(19)
Re-appropriated by Chapter 157/03, Item 3790-490-0005(3)
Chapter 38/05, Item 3790-301-0005(1.3)

a. **Recognize scope change**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of Parks and Recreation
Silverwood Lake State Recreation Area, Campground and Day Use Improvements

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The approved scope of the project authorizes improvements to the Cleghorn Day Use Area, Mesa Campground Area, and Saw Pit Day Use Area, along with construction of a new Nature Center. In regards to the Cleghorn Day Use Area, the project would provide three shade ramadas, four toilets and accessible facilities at the existing restroom in the picnic area, twelve new parking spaces, a new irrigation pump, an expanded beach area with an additional lifeguard tower, picnic tables and handicap-accessible picnic sites, and the repaving of existing cracked asphalt walkways in the picnic area.

The Department of Parks and Recreation (Parks) has requested a scope change for the Silverwood Lake State Recreation Area, Campground and Day Use Improvements project to eliminate two shade ramadas (large group shade structures), four toilets, eight new parking spaces and associated drainage, and an irrigation pump from the Cleghorn Day Use Area. This scope change is needed to bring the project within budget, which will help ensure that the highest priority components of the project are completed.

Although the amount needed to complete the project as currently authorized is within the 20 percent augmentation authority of the Public Works Board (\$277,500, or 8.5 percent total project), Parks staff conducted numerous project reviews to determine if certain project components could be deleted to avoid the need for an augmentation while still retaining the most significant project elements. Parks determined that removing certain improvements to the Cleghorn Day Use Area will have the least impact on the overall public use at the park. Due to recent fire and flood damage to the Cleghorn Day Use Area, visitation and the associated demand for facilities has decreased and is not expected to recover for some time. However, because the Cleghorn Day Use Area will remain partially usable, not all of the project components in this area are proposed to be eliminated. Specifically, one shade ramada, a lifeguard tower, and other improvements such as picnic tables and the handicap-accessible picnic sites will remain to address some continued public use of the beach area. Although Parks would prefer to complete the project as currently authorized, it has been determined that the revised project will make the best use of limited project funding.

On January 23, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 12, 2006.

Funding and Cost Verification

This project is within cost. Item 3790-301-0005(19), Budget Act of 2001, Item 3790-301-0005(19), Budget Act of 2002, and Item 3790-301-0005(1.3), Budget Act of 2005, appropriated a total of \$3,269,000 for preliminary plans, working drawings, and construction for this project. Minimal savings will be incurred contingent upon approval of the scope change.

\$ 3,269,000 total authorized project costs

\$ 3,262,000 total estimated project costs

\$ 375,000 project costs previously allocated: preliminary plans \$189,000 and working drawings \$186,000

\$ 2,887,000 project costs to be allocated: construction \$2,887,000 (\$2,438,000 contract, \$122,000 contingency, \$297,000 A&E costs, and \$30,000 agency retained items)

\$ 7,000 estimated project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2002 and the waiting period expired on October 4, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: September 2007

Staff Recommendation: Recognize scope change contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF PARKS AND RECREATION (3790)
PFEIFFER BIG SUR STATE PARK, MONTEREY COUNTY
Park Entrance and Day Use Redevelopment

Authority: Chapter 52/00, Item 3790-301-0005(2)
Chapter 106/01, Item 3790-301-0005(13)
Chapter 379/02, Item 3790-301-0005(12)
Chapter 157/03, Item 3790-301-0005(3)

a. Recognize scope change

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of Parks and Recreation
Pfeiffer Big Sur State Park, Park Entrance and Day Use Redevelopment

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The approved scope of the project authorizes redevelopment of the park entrance, improvements to the main park circulation corridor (including new vehicular and pedestrian bridges), improvements to the day use recreation areas, and development of a visitor/interpretive center and park administration facilities.

The Department of Parks and Recreation (Parks) has requested a scope change for the Pfeiffer Big Sur State Park, Park Entrance and Day Use Redevelopment project, to eliminate the following: development of acceleration-deceleration lanes on Highway One at the park entrance; redevelopment of the North Day Use Area as the main park staging area (including reorganization or redevelopment of parking areas, relocation of existing stone walls to accommodate redevelopment, and providing interpretive kiosk and interpretive panels at the redeveloped day-use area); development of a park administration building and rehabilitation of the Warden's Residence for conversion to a visitor/interpretive center; redevelopment of a visitor pedestrian circulation trail system and bridge; and development of utility improvements for day-use areas, visitor/interpretive center and park administration building. While this scope change proposes the elimination of several desirable improvements, the revised project will still allow for the completion of high-priority enhancements aligned with the first implementation phase of the park's General Plan to facilitate the enactment of future phases by bringing the project within budget.

On January 20, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 9, 2006.

Funding and Cost Verification

This project is within cost. Item 3790-301-0005(2), Budget Act of 2000, Item 3790-301-0005(13), Budget Act of 2001, Item 3790-301-0005(12), Budget Act of 2002, and Item 3790-301-0005(3), Budget Act of 2003 appropriated a total of \$4,295,000 for the study, preliminary plans, working drawings, construction, and equipment for entrance and day use redevelopment at Pfeiffer Big Sur State Park. The sole bid for this project was received on September 13, 2005 in the amount of \$5.9 million (137 percent of total project), which was largely attributed to the enormous damage inflicted by Hurricane Katrina and the subsequent uncertainty in the construction industry regarding labor and material shortages. Despite the fact that the construction market has somewhat stabilized since the bid was originally received, Parks estimates that it would still receive bids for the authorized project in present-day conditions within the range of \$5.9-6.4 million. With the inclusion of the scope change, Parks anticipates that future bids received will be within budget. Minimal savings will be incurred contingent upon approval of the scope change.

\$ 4,295,000 total authorized project costs

\$ 3,900,000 total estimated total project costs

\$ 95,000 project costs previously allocated: studies \$198,000; preliminary plans \$198,000, and working drawings \$299,000

\$ 3,205,000 project costs to be allocated: construction \$3,189,000 (\$2,228,000 contract, \$156,000 contingency, \$559,000 A&E costs, \$246,000 agency retained items), and equipment \$16,000

\$ 395,000 estimated project savings: studies \$299,000, preliminary plans \$79,000, and construction \$17,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 8, 2002 and the waiting period expired on August 7, 2002.

Project Schedule

The project schedule is as follows:

Complete construction: July 2008

Staff Recommendation: Recognize scope change

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM POWERHOUSE STATE HISTORIC PARK, SACRAMENTO COUNTY
Visitor Center

Authority: Chapter 379/02, Item 3790-301-0005(27.5)
Chapter 379/02, Item 3790-301-0005(30)
Re-appropriated by Chapter 38/05, Item 3790-491-0005(1)

a. **Recognize scope change**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

Department of Parks and Recreation
Folsom Powerhouse State Historic Park, Visitor Center

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The approved scope of the project authorizes a new Visitor Center of approximately 9,000 square feet, including 5,000 square feet of public visitor space in the main upper level, and 4,000 square feet of storage space and workspace in the lower level. The main upper level will include an interpretive exhibit gallery, audio/visual presentation area, meeting/lecture space, restrooms, office, and utility/janitorial service space. The lower level is below the Visitor Center building and was designed to provide low-cost space for storage of rotating artifacts and exhibits, equipment storage for Powerhouse special occasions and events, interpretive workspace, and historical vehicle storage.

The Department of Parks and Recreation (Parks) has requested a scope change for the Folsom Powerhouse State Historic Park, Visitor Center Project, to eliminate 4,000 square feet of storage space and workspace in the lower level from the project. Parks' request is primarily based on the reviews of its staff on program needs. Since the project's original conception, Parks has located sufficient space in nearby buildings to store the items originally intended for the lower level and subsequently determined that this space is no longer needed.

On January 20, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 9, 2006.

Funding and Cost Verification

This project is within cost. Item 3790-301-0005(27.5) and Item 3790-301-0005(30), Budget Act of 2002 provide a total of \$1,887,000 for preliminary plans, working drawings, construction, and equipment for the project. While the removal of the lower level from the project will result in savings of approximately \$26,000 (1.4 percent of total project costs), actual savings will not be known until the project is re-bid early this year.

\$ 1,887,000 total authorized project costs

\$ 1,861,000 total estimated project costs

\$ 219,000 project costs previously allocated: preliminary plans \$100,000 and working drawings \$119,000

\$ 1,668,000 project costs to be allocated: construction \$1,653,000 (\$1,000,000 contract, \$50,000 contingency, \$112,000 A&E costs, and \$491,000 agency retained items) and equipment \$15,000

\$ 26,000 estimated project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 14, 2003 and the waiting period expired on June 13, 2003.

Project Schedule

The project schedule is as follows:

Complete construction: January 2007

Staff Recommendation: Recognize scope change

CONSENT ITEM

CONSENT ITEM – 12

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST KERN COMMUNITY COLLEGE DISTRICT
TAFT COLLEGE, KERN COUNTY
Remodel for Efficiency

Authority: Chapter 208/04, Item 6870-301-6041 (71)
Chapter 38/05, Item 6870-490 Re-appropriation

- a. **Approve preliminary plans**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS – 12

West Kern Community College District
Taft College, Kern County
Remodel for Efficiency

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project provides 14,626 assignable square feet (asf) of new construction and renovates 16,156 asf of space, resulting in 11,198 asf of office space, 17,407 asf library space, 1,220 asf AV/TV space, and 957 asf other space.

Funding and Project Cost Verification

The project is within cost.

\$ 8,166,000 total authorized project costs

\$ 8,166,000 total estimated project costs

\$ 7,350,000 state project funds to be allocated: construction \$6,952,000 (\$6,169,000 contracts; \$386,000 contingency; \$397,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$398,000 at EPI 2564

\$ 332,000 local project costs previously allocated: preliminary plans \$332,000

\$ 484,000 local funds to be allocated: working drawings \$314,000, construction \$170,000 (\$170,000 contracts) at CCI 4100

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 2, 2004 and the waiting period has expired.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2006

Complete Construction: July 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 13

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT
PORTERVILLE COLLEGE, TULARE COUNTY
Science Modernization

Authority: Chapter 38/05, Item 6870-301-6041 (10)

- a. **Approve preliminary plans**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS – 13

Kern Community College District
Porterville College, Tulare County
Science Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project renovates 15,159 assignable square feet (asf) of existing space, resulting in 5,020 asf classroom space, 6,542 asf laboratory space, 20,024 asf office space, 75 asf AV/TV space, 805 asf exhibition, and 693 asf other space. The building's mechanical, plumbing and electrical systems will also be upgraded.

Funding and Project Cost Verification

The project is within cost.

\$ 5,209,000 total authorized project costs

\$ 5,209,000 total estimated project costs

\$ 20,000 state project costs previously allocated: preliminary plans \$20,000

\$ 2,585,000 state project funds to be allocated: working drawings \$245,000, construction \$2,340,000 (\$1,760,000 contracts; \$293,000 contingency; \$287,000 construction management, administration, testing and inspection) at CCI 4328

\$ 183,000 local project costs previously allocated: preliminary plans \$183,000

\$ 2,421,000 local funds to be allocated: construction \$2,421,000 (\$2,421,000 contracts) at CCI 4328

CEQA

A Notice of Exemption, #2005108371, was filed with the State Clearinghouse on January 5, 2006 and the waiting period will expire on February 9, 2006.

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:	October 2006
Complete Construction:	November 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 14

CALIFORNIA COMMUNITY COLLEGES (6870)
FOOTHILL DE ANZA COMMUNITY COLLEGE DISTRICT
DE ANZA COLLEGE, SANTA CLARITA COUNTY
Conversion of Bookstore to Arts Building

Authority: Chapter 208/04, Item 6870-301-6041(12)

- a. **Recognize scope change to terminate this project**
- b. **Approve reversion** **\$307,000**

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS – 14

Foothill De Anza Community College District
De Anza College, Santa Clarita County
Conversion of Bookstore to Arts Building

Action Requested

The requested action will recognize a scope change to terminate this project and revert the equipment funds.

Scope Description

The district has canceled the project. This project would have provided equipment for an 11,054 assignable square feet (asf) project that expands art exhibition and faculty office space by converting a bookstore building. The district was to provide the funding for the preliminary plans, working drawings, and construction phases of the project. Bad bid environments in the San Francisco Bay area has caused major bid overruns on numerous locally funded projects. The local bond funds originally earmarked for this project were transferred to cover the cost overruns of higher priority previously started projects.

On January 27, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change after February 16, 2006.

Funding and Project Cost Verification

The project has been canceled.

\$ 307,000 total authorized project costs: \$307,000 (equipment at EPI 2564)

\$ 2,579,000 total estimated project costs

\$ 307,000 state funds to be reverted: \$307,000 equipment at EPI 2564)

\$ 2,272,000 local funds to be reverted: preliminary plans \$92,000, working drawings \$96,000, construction \$2,084,000

CEQA

A Notice of Determination #2000112005 for the project was filed with the state clearinghouse on June 10, 2002 and the waiting period has expired.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Complete construction: Project canceled

Staff Recommendation: Recognize a scope change for this project and revert the equipment funds, contingent upon expiration of the 20-day notification period

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
BARSTOW COMMUNITY COLLEGE DISTRICT
BARSTOW COLLEGE, SAN BERNARDINO COUNTY**
Student Services Modernization

Authority: Chapter 38/05, Item 6870-301-6041 (1)

a. Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS – 15

Barstow Community College District
Barstow College, San Bernardino County
Student Services Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. This project will reconstruct and activate 6,157 assignable square feet (asf) of space for student services functions. The space includes 5,897 asf of office space, 154 asf AV/TV space, and 106 asf other space.

Funding and Project Cost Verification

The project is within cost.

\$ 1,891,000 total authorized project costs

\$ 1,891,000 total estimated project costs

\$ 64,000 state project costs previously allocated: preliminary plans \$64,000

\$ 1,456,000 state project funds to be allocated: working drawings \$15,000, construction \$1,441,000 (\$1,167,000 contracts; \$100,000 contingency; \$174,000 construction management, administration, testing and inspection) at CCI 4100

\$ 0,000 local project costs previously allocated: preliminary plans \$50,000

\$ 321,000 local funds to be allocated: working drawings \$64,000, construction \$257,000 (\$257,000 contracts) at CCI 4100

CEQA

A Notice of Exemption, #2005108379, was filed with the State Clearinghouse on October 20, 2005 and the waiting period has expired.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2006
Complete Construction: November 2007

Staff Recommendation: Approve preliminary plans

ACTION ITEM

ACTION ITEM – 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALMA HELITACK BASE, SANTA CLARA COUNTY
CDF Project Number 143.1, DGS Parcel Number 10357

Authority: Chapter 52/00, Item 3540-301-0001(.5)
Chapter 52/00, Item 3540-302-0001(1)

a. Authorize acquisition

(Please note contingency) “Authorize acquisition contingent upon the approval of the sale of the subject property by the Santa Clara County Board of Supervisors”

APPROVED 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 16

Department of General Services
Department of Forestry and Fire Protection
Alma Helitack Base, Santa Clara County

Action requested

The requested action will authorize acquisition consistent with staff analysis

Scope Description

This project is within scope. The Legislature has approved funding for the acquisition of an approximate 0.25 acre “cut slope” parcel in fee from the County of Santa Clara, and to obtain a “safety zone” navigation easement right from the Department of Transportation (Caltrans). The California Department of Forestry and Fire Protection (CDF) previously purchased the adjoining 6.33 acre site that had been leased and used as a fire station and helicopter base. In order to complete the projected construction of new facilities, including a new helicopter pad, the acquisition of this 0.25 acre “cut slope” is necessary for the construction of the helicopter pad.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 3540-301-0001(.5) and Item 3540-302-0001(1) provide a total of \$1,400,000.00 for this acquisition phase of the project. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

An Environmental Impact Report (EIR), filed on April 28, 2003, on the adjoining 6.33 acre parcel owned by CDF included the area within the new 0.25-acre parcel. A Notice of Determination (NOD) was filed with the State Clearinghouse on August 24, 2005, referencing the EIR. The NOD states: “No additional environmental effects will occur from the acquisition of the one-quarter acre parcel.”

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March, 2006.

Condition of Property

The Department of General Services, Professional Services Section, Environmental Services Section (PSB-ESS) has determined that a site visit to the 0.25 acre acquisition property is not necessary because the EIR completed for the CDF fire station/helicopter base, filed on April 28, 2003, included this 0.25 acre site. There were no pre-existing conditions at that time that would require an Environmental Site Assessment, Phase 1, based upon the continued use of the site as a fire station and helitack base for many years. That use has not changed since April 28, 2003; therefore the same conditions existing then remain the same today.

Other

- The State Public Works Board approved this project for site selection on September 9, 2005.
- The site meets the requirements of the existing CDF Alma Helitack Base.
- This acquisition is contingent upon the Santa Clara County Board of Supervisors (Board) approval and the County's execution of the Property Acquisition Agreement (PAA). The Board will not sign the PAA until the State Public Works Board has approved this acquisition. The Board is intending to approve the sale of the property to the State at a regularly scheduled February Board meeting scheduled for after February 10, 2006.
- The purchase price does not exceed fair market value as determined by a DGS approved appraisal.
- The PAA requires delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.

Staff Recommendation: Authorize acquisition contingent upon the approval of the sale of the subject property by the Santa Clara County Board of Supervisors

OTHER BUSINESS

OTHER ITEM –

To rescind Michael Carter as Assistant Administrative Secretary to the Public Works Board.
Add Jim Martone as Assistant Administrative Secretary to the Public Works Board.
Make note of the next Screening Meeting's change of venue.

APPROVED 3/0

REPORTABLES

To be presented at meeting.