



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD  
September 8, 2006 Meeting  
**MINUTES**

**PRESENT:**

Mr. Vince Brown, Chief Deputy Director, Department of Finance  
Mr. Ron Joseph, Director, Department of General Services  
Mr. Richard Land, Deputy Director, Department of Transportation  
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office  
Mr. Francisco Lujano, Director Securities Management Division, State Treasurer's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

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

**STAFF PRESENT:**

Karen Finn, Administrative Secretary, Public Works Board  
Brian Dewey, Assistant Administrative Secretary, Public Works Board  
Teresa Bierer, Assistant Administrative Secretary, Public Works Board  
Steven Benson, Budget Analyst for the Department of Finance  
Christina Ahn, Budget Analyst for the Department of Finance  
Jared Ingram, Budget Analyst for the Department of Finance  
Matt Schuller, Budget Analyst for the Department of Finance  
Henry Nanjo, Legal Counsel, State Public Works Board  
Chris Sanford, Secretary to the Public Works Board

**OTHERS PRESENT:**

Sabrina Winn, Department of General Services; RESD, PSB  
Jeff Peek, Department of General Services  
David W., Department of Parks and Recreation  
Allen Pro시오, Department of General Services  
Stacey Santin, Department of General Services  
Darlene Master, Department of Corrections and Rehabilitation  
Michelle Abstun, Department of Corrections and Rehabilitation  
Shelley Pitavini, California Community Colleges  
Jack Miller, Department of General Services; RESD  
Tiffany S. Connelly, State Treasurer's Office  
Phil Osborne, State Treasurer's Office  
Jonathan Welch, State Treasurer's Office  
Warren Westrup, Department of Parks and Recreation

**CALL TO ORDER AND ROLL CALL:**

Mr. Vince Brown, Chairperson of the SPWB and Chief Deputy Director for the Department of Finance, called the meeting to order at 10:00 a.m. Karen Finn, 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 July 14<sup>th</sup> and August 18<sup>th</sup> 2006 meetings.

**A motion was made by Mr. Ron Joseph and Second by Vince Brown to approve Minutes from the July 14<sup>th</sup> and August 18<sup>th</sup>, 2006 Meetings.**

**The minutes were approved by a 5-0 vote.**

**BOND ITEMS:**

Ms. Finn stated that there were a total of three bond items today. Each of the requested actions would adopt a resolution authorizing interim financing and the eventual sale of lease revenue bonds financing the particular project.

Ms. Finn reported that Bond Item #1 was for Board of Equalization's *Acquisition 450 N Street Building project*. This project would allow the state to accelerate its ownership of the building resulting in eventual cost savings to the board who is the sole tenant in the building. She recommended adoption of this resolution.

Mr. Brown asked for a brief discussion about the unrecorded rights letter from the Board of Equalization.

Mr. Henry Nanjo, counsel to the Public Works Board reported to the Board that the letter was received and that the letter did not indicate any significant issues and everything was ready to go forward.

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

Ms. Finn reported Bond Item # 2 was for the Department Of Developmental Services' *Porterville Developmental Center, Construct New Main Kitchen and Renovate Satellite Kitchens and Dining Rooms project*. This project would provide the funding to construct the new kitchen portion of the project. The balance would be being funded with General Fund. Staff recommended approval of this resolution.

**A motion was made by Mr. Joseph and Second by Mr. Land to approve Bond Item #2. Bond Item #2 was approved by a 5-0 vote.**

Ms. Finn stated that Bond Item #3 was for Department Of Corrections And Rehabilitation's *Chuckawalla Valley State Prison, Heating, Ventilation, and Air Conditioning System project*. This action would authorize an amended resolution for this project. Subsequent to the board authorizing the first resolution, the department received bids that exceeded the appropriation and augmentation authority so additional appropriation was obtained in this budget. Staff recommended approval and adoption.

**A motion was made by Mr. Lujano and Second by Ms. McKim to approve Bond Item #2. Bond Item #3 was approved by a 5-0 vote.**

Mr. Brown thanked the delegates from the State Treasurer's Office and State Controller's Office and noted for the record that said members left.

**CONSENT CALENDAR:**

Ms. Finn then reported the consent calendar which covered Items numbering 4-13. In summary these items proposed:

- 2 requests to authorize site selection, [4,6]
- 1 request to approve an augmentation to the construction phase of the project, [5]
- 1 request to authorize acquisition of real property through the acceptance of a no cost acquisition, [7]
- 1 request to authorize acquisition, [8]
- 4 requests to approve preliminary plans , [9,10,11,13]
- 1 request to approve a reversion of the equipment funds of a project, [12]

There were **two** 20-day letters for this agenda.

**(LETTER 1)**

The first letter was for Consent Item # 5, Department of Forestry and Fire Protection, for *Elk Camp Forest Fire Station, relocating facility*

—The letter, to approve an augmentation to the construction phase of the project, was sent to the appropriate Legislative Committees on August 10, 2006 and expired on August 30, 2006 without comment.

**(LETTER 2)**

The second letter was for Consent Item #12, California Community Colleges, *Los Angeles Community College District, Health Sciences Building.*

—The letter, to revert the equipment funds for this project, was sent to the appropriate Legislative Committees on August 18, 2006 and expired on September 1, 2006 without comment.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 4 thru 13.

Mr. Brown 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. Land to approve the Consent Calendar**

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

**ACTION ITEMS**

There were no action items

**OTHER BUSINESS:**

There were no other business items

**REPORTABLES:**

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

**NEXT MEETING:**

Ms. Finn informed the Board that the next meeting was set for **Tuesday, September 19, 2006, at 3:00 PM, at the State Capitol, Room 113.**

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

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

## **AGENDA AND STAFF ANALYSIS**

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

The **STATE PUBLIC WORKS BOARD** will meet on, **Friday September 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**

**September 8, 2006**

**10:00 p.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  
State Controller's Office  
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 July 14 and August 18 meetings  
Report on conditional approvals of last meeting.**

<b>III. Bond Items</b>	Page 4
<b>IV. Consent Items</b>	Page 10
<b>V. Action Items</b>	Page None
<b>VI. Other Business</b>	Page 36
<b>VII. Reportables</b>	Page 36

## BOND ITEM

### BOND ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)  
BOARD OF EQUALIZATION ACQUISITION, 450 N STREET, PURCHASE BUILDING  
SACRAMENTO, SACRAMENTO COUNTY

*Authority:* Chapter 69/06, Government Code §. 11012.5

#### Adopt resolution to:

1. Authorize the exercise of the option to accelerate the vesting in the State as set forth in the Lease- Purchase Agreement dated December 29, 1993.
2. Authorize the use of interim financing to be repaid from the Public Building Construction Fund from the proceeds from the sale of bonds.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total estimated cost:** **\$81,000,000.00**

APPROVED 5/0

## BOND ITEM

### STAFF ANALYSIS ITEM – 1

Department of General Services  
Board of Equalization Acquisition, 450 N Street  
Sacramento, Sacramento County

#### Action requested

**The requested action will adopt a resolution authorizing action to be taken to provide for interim financing and the sale of lease revenue bonds to exercise the option to accelerate vesting in the State of California of the 450 N Street building.**

Scope Description

**This project is within scope.** The approved project authorizes the exercise of an option to accelerate the vesting in the State to acquire the office building located at 450 N Street, containing approximately 616,730 gross square feet, a parking garage including approximately 711 exclusive parking spaces, on the block bounded by N Street and O Street, 4<sup>th</sup> Street and 5<sup>th</sup> Street, and all associated improvements for a price not to exceed eighty-one million dollars (\$81,000,000). This building is 100% occupied by the Board of Equalization.

Funding and Cost Verification

**This project is within cost.**

Within thirty (30) days after receiving the option notice, the Lessor shall notify the State of the amount of the prepayment required for vesting which shall be the outstanding principal amount of the Rental Payments as shown on Exhibit B-2 of the Lease-Purchase Agreement plus accrued interest plus an additional component depending on the year in which the prepayment is made, as set forth on Exhibit F of the Lease-Purchase Agreement.

Pursuant to Exhibit B-2 of the Lease-Purchase Agreement, the total Outstanding Principle Balance of January 1, 2007 is \$76,757,987.05.

The additional component of the purchase price pursuant to Exhibit F of the Lease-Purchase Agreement for the 14<sup>th</sup> year of the lease term is 4.25% of the Outstanding Principal Balance of Rental Payments which is \$3,262,214.45.

The total payoff as of January 1, 2007 is \$80,020,201.50 excluding accrued interest and any DGS staff costs.

\$81,000,000 total authorized project costs  
\$81,000,000 total estimated project costs

CEQA

The Department of General Services filed a Class 1 Categorical Exemption on August 2, 2006 for the proposed exercise of the subject lease-purchase agreement. This project only involves a change in title; there will be no change to the building, parking structure, number of employees housed at this location or general Board of Equalization operations as a result of this purchase. The waiting period will expire on September 6, 2006.

Due Diligence Status

The Department of General Services on March 7, 2006 this office discussed current unrecorded rights against the Project with Robert M. Eberhardt at CalPERS. Although CalPERS is aware of current unrecorded rights, they will not provide a fully executed unrecorded rights letter disclosing unrecorded rights until the State notifies them in writing of its intent to accelerate payment and finalize the purchase of the Project Area and improvements under the terms of the Lease–Purchase Agreement.

Project Schedule

**The project schedule is as follows:**

Complete interim PMIA loan: January 2007  
Complete Bond sale: Spring 2007

**Staff Recommendation: Adopt resolution**

## BOND ITEM

### BOND ITEM – 2

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)  
PORTERVILLE DEVELOPMENTAL CENTER, CONSTRUCT NEW MAIN KITCHEN AND  
RENOVATE SATELLITE KITCHENS AND DINING ROOMS  
PORTERVILLE, TULARE COUNTY**

*Authority: Chapters 47 and 48/06, Item 4300-301-0001 (1)  
Chapters 47 and 48/06, Item 4300-301-0660 (1)*

**Adopt a resolution to:**

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

**Total Estimated Bond Authorization:**

**\$22,557,000**

APPROVED 5/0

## BOND ITEM

### STAFF ANALYSIS ITEM – 2

Department of Developmental Services  
Porterville Developmental Center, Construct New Main Kitchen  
Porterville, Tulare County

Action Requested

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

### Scope Description

**This project is within scope.** The approved project scope authorizes the construction of a 29,100 square foot new Main Kitchen Facility and the renovation of twenty-four existing Satellite Kitchens and Dining Facilities. The main kitchen includes an overhead fire sprinkler system, main heating and air conditioning, cook/chill food production and delivery system, a central tray line, new kitchen equipment, large refrigerators and freezers accessible by forklifts, high capacity food storage racks, receiving dock with overhead doors, and an emergency generator. The satellite kitchens/dining rooms upgrades will include air conditioning, cook/chill rethermalization equipment, new floor and wall finishes, washing sinks, hot and cold food holding/serving equipment, and electrical upgrades to support new equipment.

### Funding and Cost Verification

**This project is within cost.** This request for interim financing applies solely to the new main kitchen component of this project authorized in Chapters 47 and 48, Statutes of 2006, Item 4300-301-0660(1) for \$22,557,000. Satellite Kitchens and Dining Room improvements will be funded with General Fund at a cost of \$20,577,000. Of this total, \$1,177,000 is provided in Chapters 47 and 48, Statutes of 2006, Item 4300-301-0001(1) for preliminary plans.

\$43,134,000 total authorized project costs

\$43,134,000 total estimated project costs

\$0 project costs previously allocated

\$43,134,000 project costs to be allocated: preliminary plans (\$2,313,000) working drawings (\$2,823,000) and construction \$37,998,000 (\$28,813,000 contracts, \$1,702,000 contingency, \$2,706,283 A&E, \$4,063,717 for project administration, and \$713,000 agency retained at CCCI 4614)

\$22,557,000 Total interim financing requested: preliminary plans \$1,136,000, working drawings \$1,423,000, and construction \$19,998,000

### CEQA

A Negative Declaration environmental document will be prepared for this project to comply with the provisions of CEQA. The CEQA documentation will be filed during the Preliminary Plan phase.

### Due Diligence

The Department of General Services will prepare the Due Diligence documentation during the Preliminary Plan phase.

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	June 2007
Approve working drawings:	August 2008
Complete construction:	July 2010

**Staff Recommendation: Adopt resolution**

## BOND ITEM

### BOND ITEM – 3

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CHUCKAWALLA VALLEY STATE PRISON, HEATING, VENTILATION, AND AIR  
CONDITIONING SYSTEM  
RIVERSIDE COUNTY**

*Authority: Chapter 379/02, Item 5240-301-0751(1)  
Chapter 208/04, Item 5240-301-0001(8)  
Chapters 47 and 48/06, Item 5225-301-0660(1)*

**Adopt an amended resolution to:**

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

**Total estimated project cost: \$40,774,000**

**APPROVED 5/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 3

Department of Corrections and Rehabilitation  
Chuckawalla Valley State Prison  
Heating, Ventilation, and Air-Conditioning System

#### Action Requested

**The requested action will adopt an amended resolution authorizing interim financing.**

#### Scope Description

**This project is within scope.** This project includes replacing failing evaporative cooling units, repair collateral damage to roofs, repair collateral damage to building structures, and rehabilitate the housing unit showers. This project will provide a Central Chiller Plant (CCP) and associated piping loop with new Heating, Ventilation, and Air-conditioning (HVAC) units at the buildings to replace the deteriorated evaporative cooling units, and in the future, replace existing HVAC units (known as DX units) that are not part of this project. The CCP will be located on the site and designed to facilitate future expansion to service the adjacent Ironwood State Prison. The housing units will receive new roofing, additional roof insulation, wall insulation, shower rehabilitation, and minor structural repairs to roof and wall areas. Other buildings will receive new roofs without additional insulation; metal roofs and will only have damaged areas replaced; and some buildings will have minor structural repairs.

Steel purchases and the complexity of the project may have an impact on future cost increases on this project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$40,774,000	total authorized project costs
\$40,774,000	total estimated project costs
\$40,774,000	project costs previously allocated: preliminary plans \$1,080,000; working drawings \$1,694,000; project administration \$1,890,000; agency retained \$1,050,000; construction \$35,060,000 (\$30,640,000 contract, \$2,145,000 contingency and \$2,275,000 A & E)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 2, 2004, and the period for litigation expired on May 6, 2004, with no public comment.

#### Project Schedule:

**The project schedule is as follows:**

Complete construction                      August 2009

#### Due Diligence:

Due Diligence was complete June 2004.

**Staff Recommendation:     Adopt a resolution authorizing interim financing**

## CONSENT ITEM

### CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA TAHOE CONSERVANCY (3125)  
ANGORA WATERSHED RESTORATION  
EL DORADO COUNTY  
CTC Project Number 16240; DGS Parcel Number 10427

*Authority: Chapter 208/04, Item 3125-301-6029*

**Authorize site selection consistent with the staff analysis**

APPROVED 5/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 4

Department of General Services / California Tahoe Conservancy  
Angora Watershed Restoration  
El Dorado County

Action requested

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

Scope Description

**This project is within scope.** The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize site selection of approximately 9,148 square feet (0.21 acre) for acquisition of fee title for purposes of watershed restoration, restoring and protecting the natural environment, and scenic beauty.

Funding and Cost Verification

**This project is within cost.** Chapter 208, Budget Act of 2004, Item 3125-301-6029, provides \$3,713,000 for the acquisition of land or interests therein as well as for site improvements. The property interest can be acquired with the funds available and in accordance with Legislative intent.

Project Schedule

**The project schedule is as follows:**

anticipated close of escrow                      November 2006

### Condition of Property

On June 21, 2006, staff from the Department of General Services (DGS), Environmental Services Section (ESS) conducted a site visit of the proposed acquisition of an approximately one-fourth-acre parcel near the intersection of Mt. Ranier Drive and North Upper Truckee Road in El Dorado County. Located in a rural, forested residential subdivision, the property is proposed for acquisition by the California Tahoe Conservancy (CTC) to increase open space and provide a site for water quality improvements. The existing residential structure on the property appears to intercept groundwater and surface water runoff. Therefore, this acquisition provides an opportunity for wetland restoration in the Angora Creek watershed. There are existing CTC-owned lots on the parcel's southwesterly and easterly boundaries and an existing improved residential property on the southeasterly side of the property.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the surrounding rural and forested environment as well as, the passive uses associated with residential development compared to commercial uses. No potential problems with hazardous materials (e.g., ground and/or vegetation staining) were observed during the CTC's inspections of the property. The property's condition as a vacant residential lot, at close of escrow, will be compatible with the proposed future use.

### Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The existing residence on the site is unoccupied; there are no relocation costs involved in this acquisition. This existing structure will be removed at seller's expense prior to close of escrow.
- There are no safety issues pertaining to the property.
- There is no known implied dedication.
- The CTC will, after acquisition, perform site restoration work related to seller's elimination of 1,826 sq. ft. of impervious coverage currently associated with a 960 sq. ft. residential structure and single-car paved driveway (without garage). Once the restoration work is completed under CTC's established budget for such work, CTC's ongoing management obligation will be limited to an annual inspection of the property and minor maintenance of its restoration work.

**Staff Recommendation:     Authorize site selection**

**CONSENT ITEM**

**CONSENT ITEM – 5**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
ELK CAMP FOREST FIRE STATION, RELOCATE FACILITY  
HUMBOLDT COUNTY**

*Authority: Chapter 50/99, Item 3540-301-0001 (7)  
Chapter 52/00, Item 3540-301-0001 (5)  
Chapter 379/02, Item 3540-301-0660 (3)  
Chapters 38 and 39/05, Item 3540-301-0660 (1.6)  
Chapters 47 and 48/06, Item 3540-301-0660 (.4)*

**Approve augmentation to the construction phase of the project \$303,206  
(11.1 percent total project costs)  
(12.5 percent cumulative)**

**APPROVED 5/0**

**CONSENT ITEM**

**STAFF ANALYSIS ITEM – 5**

Department of General Services  
Department of Forestry and Fire Protection  
Elk Camp Forest Fire Station, Relocate Facility  
Humboldt County

Action Requested

**The requested action will augment the construction phase of the project.**

Scope Description

**This project is within scope.** The approved project authorizes the construction of a one-engine forest fire station, including an 8-bed barracks/messhall (2,330 sf), a 2-bay apparatus building (1,697 sf), a flammable storage building (150 sf), utilities, paving, sidewalks, site work, and all other appurtenances as needed. The project also includes demolition of the existing facilities.

### Funding and Cost Verification

**This project is not within cost.** This project bid July 12, 2006, including four (4) deductive alternates, and one (1) responsible bid was received. Based on the actual bid amount and utilizing all four (4) deductive alternates, the construction costs for the project have increased to \$3,364,206, which is \$303,206 (8.8 percent of total project and 9.9 percent of total construction) above the current construction budget (\$3,061,000). Therefore, an augmentation is requested in order to award a construction contract and complete construction as authorized. This augmentation, combined with previous augmentations of \$79,400 (\$45,400 acquisition, \$5,000 preliminary plans, and \$29,000 working drawings) will result in a cumulative augmentation of \$382,606 (11.1 percent of total project and 12.5 percent of total construction).

It should be noted that this augmentation would leave \$305,800 (8.9 percent of the total project) of the State Public Works Board's 20 percent (subject to Legislative notification requirements) available augmentation capacity. The Department is confident that this balance combined with the \$144,834 available in contingency funds should be sufficient to handle any unforeseen conditions encountered during construction. Because this project requires material fill as opposed to excavation, the risk of unforeseen site conditions such as rock outcroppings is significantly diminished. In addition, the design of this project is prototypical and has been constructed successfully on many other sites. Therefore the risk of additional future costs that would exhaust the augmentation authority is reduced significantly.

On August 10, 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 approve this augmentation after August 30, 2006.

\$3,518,000 total authorized project costs

\$3,822,000 total estimated project costs

\$457,000 project costs previously allocated: \$195,000 acquisition, \$82,000 preliminary plans, \$180,000 working drawings

\$3,061,000 project costs to be allocated: \$3,061,000 construction (\$2,601,000 contract, \$137,000 contingency, \$223,000 A&E, 100,000 other project costs)

\$303,000 requested augmentation: construction (\$295,000 contract, \$8,000 contingency)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on October 4, 2000 and the waiting period expired on November 3, 2000.

### Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on July 15, 2004 for this project and it was noted that no significant issues were identified.

### Project Schedule

**The project schedule is as follows:**

Complete Construction: October 2007

**Staff Recommendation: Approve augmentation**

## CONSENT ITEM

### CONSENT ITEM – 6

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK, 828 SANTA BARBARA STREET**  
**SANTA BARBARA COUNTY**  
DPR Parcel Numbers 840877, DGS Parcel Number 10393

*Authority: Chapter 157/03, Item 3790-301-6029(10)*  
*as reappropriated by Chapters 47 and 48/06, Item 3790-491*

**Authorize site selection consistent with the staff analysis**

**APPROVED 5/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 6

Department of General Services  
Department of Parks and Recreation  
El Presidio de Santa Barbara State Historic Park, 828 Santa Barbara Street  
Santa Barbara County

#### Action requested

**The requested action will authorize site selection for the 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 0.11 acres of commercially zoned property that housed the historic El Presidio de Santa Barbara, the oldest building in Santa Barbara and one of the oldest in California. This stand alone parcel is an addition to the existing El Presidio de Santa Barbara State Historic Park (El Presidio). El Presidio is a joint management effort between the Department of Parks and Recreation (DPR) and the Santa Barbara Trust for Historic Preservation (Trust). The purpose of this acquisition is to provide an eventual opportunity to restore properties associated with the early historic development of Santa Barbara.

#### Funding and Cost Verification

**This project is within cost.** Chapter 157/03, Item 3790-301-6029(10), as reappropriated by Chapter 47 and 48/06, Item 3790-491, 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 in accordance with legislative intent.

#### CEQA

The CEQA notice was filed on July 5, 2006 and the statute of limitations expired on August 8, 2006.

#### Project Schedule

**The project schedule is as follows:**

Anticipated close of escrow                      October 2006

#### Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) conducted a site survey of the proposed acquisition at 828 Santa Barbara Street in Santa Barbara, California on April 21, 2006. The property consists of a small urban parcel containing a single-story residence and large detached commercial-style garage. The property is associated with the adjacent Santa Barbara Presidio and the site of the historic Phelan Adobe.

The small, wood-frame house is currently rented for residential purposes; the garage provides storage space for various household items. The parcel is bounded by other residential/commercial buildings associated with the historic Phelan Adobe and contemporary commercial establishments. The house and garage are in fair to moderate condition. Both appear safe to occupy. Phase I/II environmental site assessment reports that were prepared

during the original acquisition of this parcel in the mid-1990's indicated the only environmental due diligence concern was with potential residues from the historic (1930-50's) use of the garage for commercial purposes such as automotive repair and painting. Groundwater and soil tests from the Phase II assessment, however, concluded there was no evidence of contamination on or under the parcel. While near-surface groundwater in downtown Santa Barbara is typically degraded below the quality needed for domestic use, this site is not considered a potential source of such contamination.

The land-uses adjacent to the parcel also do not suggest potential sources of soil or groundwater contamination. While the two structures have not been subjected to extensive testing, it appears likely lead-based paint is present on some exterior and interior surfaces. The garage structure does not appear to have any remaining equipment associated with automotive repair and painting. The site assessment did not find evidence of past industrial uses such as petroleum storage tanks, mechanical equipment, asbestos insulation, etc.

Prior to consideration of the acquisition of this property, a new Phase I Preliminary Site Assessment will be prepared and reviewed to confirm no new or previously undetected contamination has occurred since preparation of the original site assessments.

Other:

- The purchase price shall not exceed the estimated fair market value of the property as determined by DGS.
- The DPR has an existing Operating Agreement (OA) with the Trust for the Trust operator to acquire property, develop, manage and operate El Presidio for DPR. Under this OA all properties acquired for El Presidio are to be added to the terms and conditions of the OA in the form of an amendment which identifies the new property as an addition and subject to the terms and conditions of the OA. An amendment to the OA to add this property will be undertaken by DPR as part of this acquisition. The purpose of the OA is to allow the Trust to be the interpretative lead in developing, improving, restoring, maintaining, operating and administering the restoration of El Presidio. It is stated in the OA that the State shall incur no financial obligations. The Trust receives the revenue generated from El Presidio (i.e., parking lot rent, any concessions, etc.) and secures grants and private donations to be able to acquire new property within the El Presidio foot print and manages the park.
- The property includes a small wood frame cottage and a larger storage building. Under the terms of an existing lease, currently a month-to-month holdover, the lessee has the right to use the premises for automotive leasing, sales and storage, office and residence. Currently, the lessee is using the larger storage building for storage and a residential sub-tenant is occupying the cottage as a residence. It is DPR's intent to terminate the existing tenancies and keep the structures. The larger storage building will be used by the Trust for storage of El Presidio artifacts and the cottage will remain vacant until such time as the Trust has funds available for restoration. The State recognizes its responsibility for relocation assistance (RAP) pursuant to Government Code Section 7260 et seq., and other implementing regulations and will process the RAP, if applicable, accordingly. Although the actual potential for relocation assistance is unknown at this time, such issues will be resolved prior to acquisition of 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.
- There is no implied dedication applicable to this property.
- The DPR does not anticipate the need for additional staffing and operating expense support in order to continue operation of this acquisition under the current OA.
- Any changes to public access, use, development, or resource protection will be provided by the local Trust operator or addressed through the normal budget process.

**Staff Recommendation: Authorize site selection**

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## CONSENT ITEM

### CONSENT ITEM – 7

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**MONTGOMERY WOODS STATE RESERVE, REITZELL (SAVE-THE-REDWOODS LEAGUE)**  
**MENDOCINO COUNTY**  
DPR Parcel No: 003204; DGS Parcel No. 10428

*Authority: Chapter 157/03, Item 3790-301-6029 (10)*  
*as reappropriated by Chapters 47 and 48/06, Item 3790-491*

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

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 7

Department of General Services / Department of Parks and Recreation  
Montgomery Woods State Reserve, Reitzell (Save-the-Redwoods League)  
Mendocino County

#### Action Requested

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

#### Scope Description

**This project is within scope.** This request will authorize the Department of Parks and Recreation (DPR) to accept a no cost acquisition of an approximate two-acre parcel as an addition to the Montgomery Woods State Reserve. The DPR proposes to acquire the property because it would add to the state's preservation of forested land at no cost to the state. The property is situated within the boundary of Montgomery Woods State Reserve on Orr Springs Road.

#### Funding and Cost Verification

**This project is within cost.** The Public Resources Code, Section 5005, allows the DPR to receive and accept in the name of the people of the state any gift, dedication, devise, grant, or other conveyance of title to or any interest in real property, including water rights, roads, trails, and rights-of-way, to be added to or used in connection with the state park system. It may receive and accept gifts, donations, contributions, or bequests of money to be used in acquiring title to or any interest in real property, or in improving it as a part of or in connection with the state park system, or to be used for any of the purposes for which the department is created. It may also receive and accept personal property for any purpose connected with the state park system.

Chapter 157/03, Item 3790-301-6029(10), as reappropriated by Chapter 47 and 48/06, Item 3790-491, provides a total of \$35,000,000 for the acquisition of high priority parcels of land. The balance of the appropriation is sufficient for overhead costs (e.g., title/escrow fees and Department of General Services staff time to conduct due diligence) of the subject property (\$10,000) in accordance with legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 27, 2006. The 35-day statute of limitations expired on August 31, 2006.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is September 2006.

#### Condition of Property

The Department of General Services, Environmental Services Section (DGS/ESS) staff conducted a site visit to the two acre Reitzell property situated within the Montgomery Woods State Reserve in Mendocino County on July 24, 2006. The property is bounded by the existing state reserve land to the east, west and south with a creek along the northerly property boundary and private property across the creek. Access to the property is through a locked

DPR gate near the parking area. A twelve foot wide compacted dirt road bisects the property from east to west. Vegetation consists of predominately redwood trees, ferns, berries, thistle and other trees and shrubs. The property is very steep on both sides of the road. No potential acquisition or management problems were observed. Due to the parcel's remote forest land setting and the absence of industrial influences on or adjacent to the acquisition site, a formal Phase 1 Preliminary Site Assessment is not required for this transaction. No appraisal is necessary, as this is a no cost acquisition.

Other:

- Pursuant to Government Code Section 11005, gifts of real property in fee must be approved by the Director of the Department of Finance. In addition, administrative policy requires that departments requesting the approval of gifts of real property first obtain approval from the State Public Works Board (PWB).
- 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.
- Save-the-Redwoods League (SRL) is contributing this property on the condition that DPR and SRL enter into a Use Restriction Agreement that requires the state to use the property for state park purposes only. The Agreement provides for the use restriction to be lifted 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 PWB recommends that a transfer of the property to another state agency is necessary for a higher and better public purpose. In either event, the property can be removed from the terms of the SRL use agreement upon payment of 100 percent of the market value of the property, or 100 percent of the pro rata value of the portion designated for alternative use at that time, excluding the value of any state improvements.
- The Property Acquisition Agreement (PAA) does not include the state's standard indemnification language, potentially exposing the state to additional fiscal liability; however, the DGS-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 PAA will require delivery of title to the property free and clear of any mortgages or liens.
- This two-acre acquisition is within the existing Montgomery Woods State Reserve. As such, the support costs for this acquisition should be minimal and can be managed with existing resources.
- There is no known implied dedication.
- 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 the acquisition of real property through the acceptance of a no cost acquisition**

**CONSENT ITEM**

**CONSENT ITEM – 8**

**DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA CORRECTIONAL CENTER, SUSANVILLE SPRAY FIELD,  
LASSEN COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001(8)*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 3/0**

## STAFF ANALYSIS ITEM – 8

Department of General Services / California Department of Corrections and Rehabilitation  
California Correctional Center, Susanville Spray Field  
Lassen County  
Project Number CDC 500, DGS Parcel Number 10387

### Action requested

**The requested action will authorize acquisition for the project.**

### Scope Description

**This project is within scope.** In 1995, the Legislature appropriated funds to the California Department of Corrections and Rehabilitation (CDCR) for the purchase of land to be used as additional spray fields for the disposal of effluent (treated wastewater) from the wastewater treatment plant located at the California Correctional Center (CCC) in the City of Susanville.

CCC and the adjacent High Desert State Prison discharge sewage into a common wastewater treatment facility referred to as the California Correctional Center Wastewater Treatment Plant (CCC WWTP). The CCC WWTP is currently out of compliance with the California Regional Water Control Board, Lahontan Region waste discharge requirements. On July 13, 2005, a Cease and Desist order was issued to CCC which requires additional areas to be irrigated with treated wastewater that necessitates this acquisition. This request will authorize the acquisition of approximately 640 acres of land located adjacent to the existing state-owned spray field.

The CCC WWTP will use approximately 270 acres of the proposed 640-acre spray field property for additional spray irrigation, and 118 acres will be used to maintain a 500-foot buffer zone between the project site and neighboring properties. The remaining 252 acres is contiguous to the spray field and will not be used for any specific purpose at this time.

### Funding and Cost Verification

**This project is within cost.** Chapter 38/05, Item 5225-301-0001(8) provided \$1,650,000 for this acquisition and overhead costs. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$1,650,000 total authorized project costs

\$958,962 total estimated project costs

\$60,000 project costs previously allocated: \$60,000 DGS staff costs (fee appraisal & acquisition staff costs)

\$898,962 project costs to be allocated: \$895,000 acquisition and approximately \$3,962 (title insurance and escrow fee)

### CEQA

An Environmental Impact Report was completed for the project and a Notice of Determination was filed with the State Clearinghouse on June 12, 2006. The 30-day statute of limitations expired on July 12, 2006.

## Project Schedule

### **The project schedule is as follows:**

The anticipated close of escrow is October 2006

### Condition of Property

On August 9, 2006, the Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a Condition of Property (COP) site visit of the subject property. The property is approximately 640 acres in size and is intended to be used as a spray field for the dispersal of secondary-treated waste water. The water would be used to raise alfalfa. As part of the COP, ESS staff also reviewed the Environmental Impact Report prepared by EDAW for the proposed project dated February 8, 2006.

The subject property is located directly northeast of existing state-owned spray fields that utilize wastewater for the production of alfalfa. It is generally flat and is predominately high desert sage scrub with the exception of an intermittent creek and associated marshy area. The intermittent creek and marsh area will not be used as part of the spray field and will remain in its natural condition. No environmental hazards were observed on the subject property. The property can be characterized as being in an undisturbed condition and appears to be compatible with the intended use as a spray field for secondary-treated wastewater.

### Other:

- The State Public Works Board approved this project for site selection on December 10, 2005.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- The CDCR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The spray fields will be used to grow alfalfa or similar crop.
- The property owners will retain geo-thermal energy resources below a depth of 500 feet without surface rights of entry on the property.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 9

DEPARTMENT OF PARKS AND RECREATION (3790)  
BIG BASIN REDWOODS STATE PARK, WATER SYSTEM IMPROVEMENTS  
SANTA CRUZ COUNTY

*Authority: Chapters 38 and 39/05, Item 3790-301-6029 (1)  
Chapters 47 and 48/06, Item 3790-301-6029 (1)*

**Approve preliminary plans**

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 9

Department of Parks and Recreation  
Big Basin Redwoods State Park, Water System Improvements  
Santa Cruz County

Action requested

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

Scope Description

**This project is within scope.** The original scope of the project authorizes the rehabilitation of the water supply system at the park by making improvements to the water treatment plant, the water storage tanks, and the distribution system, including providing fire suppression capability to a public use and staff residence area. The improvements are intended to protect public health and increase the reliability and quality of the water supply. The project will also enable the park to continue to meet the Department of Health Services' water quality standards. In regards to the replacement or rehabilitation of the Panoramic Tank, the original work included sealing the existing leaks and replacing the existing wood roofing system with a steel structure to provide more reliable protection for the water supply.

Due to the historical significance of the Panoramic Tank discovered during preliminary plans, it was determined that it would not be prudent to rehabilitate the Panoramic Tank as previously envisioned. As a result of the scope change approved on June 12, 2006, the Department of Parks and Recreation (DPR) will construct a new 102,000-gallon above-ground welded stainless steel water storage tank in lieu of renovating the existing 100,000-gallon Panoramic Water Storage Tank.

Funding and Cost Verification

**This project is within cost.**

\$3,381,000 total authorized project costs

\$3,372,000 total estimated project costs

\$237,000 project costs previously allocated: preliminary plans

\$3,135,000 project costs to be allocated: working drawings \$210,000, construction  
\$2,925,000 (\$2,560,000 contract, \$179,000 contingency, \$156,000 A&E costs  
\$30,000 agency retained items)

\$9,000 estimated project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 3, 2006 and the waiting period expired on August 2, 2006.

Due Diligence

Big Basin Redwoods State Park was acquired in multiple stages between 1902 and 1979. The project replaces one water storage tank, up-grades the water distribution and water treatment system and provides fire suppression capability to the park residences. There are several encumbrances in the park, none of which impact the areas where the existing project will take place. There are no known hazards within the area of impact of the project

Project Schedule

**The project schedule is as follows:**

Approve working drawings:	June 2007
Complete construction:	November 2008

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 10

**DEPARTMENT OF PARKS AND RECREATION (3790)  
DONNER MEMORIAL STATE PARK, NEW VISITOR CENTER  
NEVADA & PLACER COUNTIES**

*Authority: Chapter 157/03, Item 3790-301-6029 (20)  
Chapter 157/03, Item 3790-301-6029(25)  
Chapter 208/04, Item 3790-301-6029 (5.1)  
Chapter 208/04, Item 3790-301-6029(5.7)  
Chapters 47 and 48/06, Item 3790-301-6029 (3.5)  
Chapters 47 and 48/06, Item 3790-301-6029 (3.8)*

**Approve preliminary plans**

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 10

Department of Parks and Recreation  
Donner Memorial State Park, New Visitor Center  
Nevada & Placer Counties

Action requested

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

Scope Description

**This project is within scope.** This project will construct a new visitor center/museum on an appropriate site at Donner Memorial State Park to replace the existing facility. The new facility will be approximately 10,000 square feet in size and will provide space for an updated museum and exhibit area, theater, bookstore and gift shop, artifact and general storage, staff office and meeting space, restroom facilities, and site work.

Funding and Cost Verification

**This project is not within cost.** Environmental issues and weather conditions in the geographical area have caused the project completion date to be extended for an additional nine months. Based on these issues, the Department of Parks and Recreation (DPR) has estimated CCCI and escalation to reflect these changes, resulting in an unrecognized deficit.

\$9,458,000 total authorized project costs

\$9,707,000 total estimated project costs

\$945,000 project costs previously allocated: preliminary plans

\$8,513,000 project costs to be allocated: working drawings \$1,093,000, construction \$7,320,000 (\$5,940,000 contract, \$297,000 contingency, \$281,000 A&E costs \$802,000 agency retained items), and equipment \$100,000

\$249,000 unrecognized deficit: contract \$237,000, contingency \$12,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 6, 2006 and the waiting period expired on May 6, 2006.

Due Diligence

The location of the project is on an area owned by the Department of Parks and Recreation since 1948 and 1955. There is a right of way on the edge of the property owned by the city of Truckee as a road easement for old Highway 40. A second easement for Pacific Telephone and Telegraph (PTT) is an underground easement. A third easement exists for Pacific Gas and Electric (PG&E) across the north end of the property. The final easement is for the Truckee Public Utility District on the north edge of the project. These easements and right of way pose no conflict or problems with the current project. No liens or restrictions on the property present a problem for this project. The condition of the property for the past fifty years has seen minor changes, but no change in use or construction has occurred.

Project Schedule

**The project schedule is as follows:**

Approve working drawings: November 2006

Complete construction: October 2009

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 11

**CALIFORNIA COMMUNITY COLLEGES (6870)  
DESERT COMMUNITY COLLEGE DISTRICT; WATER AND SEWER INFRASTRUCTURE  
REPLACEMENT  
COLLEGE OF THE DESERT, RIVERSIDE COUNTY**

*Authority: Chapters 38 and 39/05, Item 6870-301-6041(5)  
Chapters 47 and 48/06, Item 6870-491  
Chapters 47 and 48/06, Item 6870-301-6028 (1)*

**Approve preliminary plans**

APPROVED 3/0

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 11

California Community Colleges  
Desert Community College District  
Water and Sewer Infrastructure Replacement  
College of the Desert, Riverside County

#### Action Requested

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

#### Scope Description

**The project is within scope.** The authorized project improves the sewer, water and gas lines on campus. The scope of work redirects and re-pipes the sewer line, water system and gas lines. In addition, the fire suppression system on the campus will be upgraded.

#### Funding and Project Cost Verification

**The project is within cost.**

\$3,336,000 total authorized project costs

\$3,336,000 total estimated project costs

\$104,000 state project costs previously allocated: preliminary plans \$104,000

\$3,232,000 state project funds to be allocated: working drawings \$128,000, construction \$3,104,000 (\$2,694,000 contracts; \$189,000 contingency; \$221,000 construction management, administration, testing and inspection) at CCCI 4421

#### CEQA

A Final Notice of Determination (#2005021066) was filed with the State Clearinghouse and the public notice 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	November 2006
Complete Construction	September 2007

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 12

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT, HEALTH SCIENCES BUILDING  
LOS ANGELES VALLEY COLLEGE, LOS ANGELES COUNTY**

*Authority: Chapter 157/03, Item 6870-301-6028 (37)  
Chapter 208/04, Item 6870-490*

**Approve reversion**

**\$3,008,000**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 12

California Community Colleges  
Los Angeles Community College District; Health Sciences Building  
Los Angeles Valley College, Los Angeles County

Action Requested

**The requested action will revert the equipment funds for this project.**

Scope Description

**The project is within scope.** The scope of the Project constructs a new 59,830 asf health sciences building. On February 21, 2003 a 20-Day letter was approved that added additional laboratory and support space, which resulted in the construction schedule extending beyond the original timeframe. This delay prevented the release of the equipment funds by the June 30, 2006 encumbrance deadline. This action will revert the 2003 equipment appropriation and the Chancellor's Office will request the funding of the equipment phase of this project be included in the 2007-08 budget.

On August 18, 2006 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recognize this reversion after Sept 8, 2006.

Funding and Project Cost Verification

**The project is within cost.**

\$55,082,000 total authorized project costs

\$52,074,000 total estimated project costs

\$12,302,000 state project funds previously allocated: preliminary plans \$661,000; working drawings \$435,000, construction \$11,206,000 (\$10,062,000 contracts; \$507,000 contingency; \$637,000 construction management, administration, testing and inspection) at CCCI 4019

\$39,772,000 local project funds previously allocated: Preliminary plans \$565,000; working drawings \$974,000; construction \$38,233,000 (\$35,976,000 contracts; \$1,139,000 contingency; \$1,118,000 construction management, administration, testing and inspection) at CCCI 4019.

\$3,008,000 state project funds to be reverted: equipment \$3,008,000 at EPI 2564

CEQA

A Notice of Determination (2003011110) for the project was filed on September 5, 2003 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: June 2008

**Staff Recommendation: Approve reversion**

**CONSENT ITEM**

**CONSENT ITEM – 13**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT, BUILDING AAP, S & DP  
MODERNIZATION  
VENTURA COLLEGE, VENTURA COUNTY**

*Authority: Chapters 38 and 39/05, Item 6870-301-6041(46)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 13

California Community Colleges  
Ventura County Community College District  
Building APP, S & DP Modernization  
Ventura College, Ventura County

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** The authorized project reconstructs a three building instructional complex equaling 31,361 assignable square feet (asf). The project converts the existing space into 30,201 asf laboratory, 920 asf office and 240 asf other space.

#### Funding and Project Cost Verification

**The project is within cost.**

\$8,142,000 total authorized project costs

\$8,142,000 total estimated project costs

\$109,000 state project costs previously allocated: preliminary plans \$40,000

\$3,966,000 state project funds to be allocated: working drawings \$53,000, construction \$3,664,000 (\$3,205,000 contracts; \$237,000 contingency; \$222,000 construction management, administration, testing and inspection) at CCI 4328; and equipment \$249,000 at EPI 2649

\$216,000 local project costs previously allocated: preliminary plans \$216,000

\$3,851,000 local project funds to be allocated: working drawings \$277,000, construction \$3,334,000 (\$2,958,000 contracts; \$194,000 contingency; \$182,000 construction management, administration, testing and inspection at CCI 4328); and equipment \$240,000 at EPI 2649

#### CEQA

A Final Notice of Determination (#2003061105) was filed with the State Clearinghouse and the waiting period has expired.

#### Due Diligence

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

#### Project Schedule

**The project schedule is as follows:**

Approve Working Drawings	March 2007
Complete Construction	June 2008

**Staff Recommendation: Approve preliminary plans**

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**OTHER BUSINESS**

**OTHER ITEM –**

None.

**REPORTABLES**

To be presented at meeting.

Respectfully Submitted  
By:

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Karen Finn  
Administrative Secretary