



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD

April 13, 2007

**MINUTES**

**PRESENT:**

Mr. Michael C. Genest, Director, Department of Finance  
Mr. Will Semmes, Chief Deputy Director, Department of General Services  
Ms. Cindy McKim, Deputy Director, Department of Transportation  
Mr. Jim Lombard, Deputy Controller, State Controller's Office  
Mr. Francisco Lujano, Deputy Treasurer, State Treasurer's Office

**STAFF PRESENT:**

Brian Dewey, Assistant Administrative Secretary  
Theresa Gunn, Assistant Administrative Secretary  
Deborah Cregger, Counsel to the PWB  
Henry Nanjo, Counsel to the PWB  
Christina Ahn, Budget Analyst  
Steven Benson, Budget Analyst  
Jacqueline Sapp, Budget Analyst  
Randy Katz, Budget Analyst  
Matt Schuller, Budget Analyst  
Nathan Brady, Budget Analyst  
Chris Sanford, Secretary to the Public Works Board

**OTHERS PRESENT:**

Warren Westrup, Department of Parks and Recreation  
Dale Clevenger, California Community Colleges  
Sabrina Winn, Department of General Services  
David Wakabayashi, Department of Parks and Recreation  
Phil Osborn, State Treasurer's Office  
Debra Hampton, Department of Corrections and Rehabilitations  
Sandra Polli, Department of Corrections and Rehabilitations

**CALL TO ORDER AND ROLL CALL:**

Mr. Mike Genest, Chairperson of the SPWB and Director of the Department of Finance, called the meeting to order at 10:04 a.m. Mr. Brian Dewey, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

The first order of business was approval of the Minutes from the March 9, 2007 meeting.

**A motion was made by Ms. McKim and Second by Mr. Lujano to approve the minutes from the March 9, 2007 meeting.**

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



**BOND ITEMS:**

Mr. Dewey reported that there were two Bond Items for consideration. Bond Item #1 and #2 were both for the Department of Veteran's Affairs. The Project titles were *Redding Veterans Home and Fresno Veterans Home* respectively. The requested action would adopt resolutions authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff would like to note that these Bond Items had associated Consent Items on this agenda to establish scope and cost for these projects. Staff recommended adoption and approval of these Items, contingent on the approval of Consent Items #18 and #19.

There were no comments or questions from the Board or the public.

**A motion was made by Ms. McKim and Second by Ms. Lombard to approve Bond Item #1 and #2.**

**Bond Item #1 and #2 were approved by a 5-0 vote.**

**CONSENT CALENDAR:**

Mr. Dewey reported that the Consent Calendar covered items numbered 3 through 19. In summary these items proposed: (Consent Items #3 – thru – #19)

- 2 requests to authorize acquisition [3,5]
- 1 request to authorize acquisition of real property through the acceptance of a gift [4]
- 1 request to authorize site selection [6]
- 2 requests to approve reversion due to project termination [7,11]
- 7 requests to approve preliminary plans [8,12,13,14,15,16,17]
- 1 request to recognize scope change [9]
- 1 request to approve augmentation [10]
- 2 requests to establish project scope and cost [18,19] \*\*\*\*\*  
(Related to Bond Items #1 and 2 contingently)

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

**(LETTER 1)**

The first letter was for Consent Item # 7 Department of General Services' project titled '*CSP San Quentin Building 22 – Structural Retrofit* in Marin County.

—The letter, noticing Staff's intent to recommend recognizing a scope change due to project termination, was sent to the appropriate Legislative Committees on March 23, 2007 and had expired without comment.

**(LETTER 2 & 3)**

The second and third letters were for Consent Items # 9 and 11 Department of Corrections and Rehabilitation's projects titled '*California Institution for Women, Acute / Intermediate Care Facility* in San Bernardino County and *Northern California Youth Correctional Center, Blast Chiller* in San Joaquin County

—The letters, noticing Staff's intent to recommend recognizing scope changes, was sent to the appropriate Legislative Committees on March 15, 2007 for Item #9 and March 23, 2007 for Item #11. Both had expired without comment.

**(LETTER 4)**

The fourth letter was for Consent Item # 10 Department of Corrections and Rehabilitation's project titled '*High Desert State Prison, California Correctional Center, Arsenic removal from Potable Water Supply* in Lassen County.

—The letter, noticing Staff's intent to recommend approval of an augmentation, was sent to the appropriate Legislative Committees on March 23, 2007 and had expired without comment.

In summary staff recommended approval of the **Consent Calendar** consisting of Items numbered 3 thru 19.

There were no comments or questions from the Board or the public.

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

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

**ACTION ITEMS**

None

**OTHER BUSINESS:**

None.

**REPORTABLES:**

Mr. Dewey reported that there were **six** reportable items for this month that staff had approved under authority delegated by the Board.

**NEXT MEETING:**

Mr. Dewey requested that the next regularly scheduled Public Works Board meeting be postponed from the May 11<sup>th</sup> to May 23<sup>rd</sup> in order to accommodate the timing of an upcoming Bond Sale. Mr. Dewey reported that the Screening Meeting would still be held on April 18 for the May Agenda.

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

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

## **AGENDA AND STAFF ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday  
April 13, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on, **Friday April 13, 2007, 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  
April 13, 2007  
10:00 a.m.  
Room 113  
State Capitol  
Sacramento, California**

**I. Roll Call**

Michael C. Genest, Director, Department of Finance  
Will Bush, Interim Director, Department of General Services  
Will Kempton, Director, Department of Transportation  
John Chiang, Controller, State Controller's Office  
Bill Lockyer, Treasurer, State Treasurer's Office

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Patrick W. Henning, Director, Employment Development Department  
(Advisory Member)

\* \* \* \* \*

Assembly Member, Legislative Advisor  
Assembly Member, Legislative Advisor  
Assembly Member, Legislative Advisor  
Senator Darrell Steinberg, Legislative Advisor  
Senator, Denise Ducheny, Legislative Advisor  
Senator, Carole Migden, Legislative Advisor

**II. Approval of minutes from the March 9, 2007 meeting  
Report on conditional approvals of last meeting.**

<b>III. Bond Items</b>	Page 4
<b>IV. Consent Items</b>	Page 12
<b>V. Action Items</b>	Page NONE
<b>VI. Other Business</b>	Page 56
<b>VII. Reportables</b>	Page 56

## BOND ITEM

### BOND ITEM – 1

**DEPARTMENT OF VETERANS AFFAIR (8955)  
REDDING VETERANS HOME  
SHASTA COUNTY**

*Authority: Government Code §§15819.60 and 15819.65*

**Adopt resolution to:**

1. Authorize the use of interim financing to be repaid from the sale of bonds or other fund sources available to the Department of Veterans Affairs.
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 Veterans Affairs.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Veterans Affairs and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Veterans Affairs and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$30,908,000**

**APPROVED 5/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 1

Department of Veterans Affairs  
Redding Veterans Home  
Shasta County

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Description

This project will construct a 150-bed veterans home offering various levels of care on approximately 26 acres in the City of Redding. Further, this project intends to utilize the design-build delivery method and the home will be constructed according to the space standards set by the Federal Government (USDVA), with the exception of the dining area. The dining area will be based on 30 sq. ft. per bed, as opposed to the 20 sq. ft. per bed standard set by the USDVA. Site improvements include access roads, surface parking and landscaping.

#### Funding and Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code §15819.65 and proposed in SB 630 (Aanestad) and the federal State Home Construction Grant Program. Currently it is estimated that the state will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$17.6 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

\$77,268,000 total estimated project costs (\$30,908,000 Public Buildings Construction Funds, \$46,360,000 State Home Construction Grant Program)

\$57,000 total authorized project costs

\$57,000 project costs previously allocated: due diligence and environmental review during acquisition of the project site

\$77,211,000 project costs to be allocated: design \$1,432,000; construction \$67,844,000 (\$62,479,000 contract, \$1,874,000 contingency, and \$3,491,000 A&E); other project costs \$3,615,000 and agency retained \$4,320,000

#### CEQA

The project will require compliance with CEQA.

#### Project Schedule

**The project schedule is still under development**

Issue Design-Build Proposal:

Approve Performance Criteria and Concept Drawings:

Award Design-Build Contract:

Complete construction:

### Due Diligence

A due diligence letter was provided on July 17, 2006. Nothing was identified that would adversely impact the quiet enjoyment of the project area.

### Other

- In the event that bonds cannot be sold, the California Department of Veterans Affairs acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Interim financing of \$134,000 was authorized on December 17<sup>th</sup> 2004 to fund the costs of due diligence and environmental review associated with both the Redding and Fresno gifts of property. Of that total, \$57,000 was used for the Redding property and \$77,000 was used for the Fresno property.
- Government Code §15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County. Based on received bids, GLAVC will require \$88.8 million of the total state share, leaving \$73.2 million for the Redding and Fresno veterans home projects.
- SB 630 (Aanestad) seeks an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs. This bill would also provide authority for the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.
- Legislation will be necessary to address concerns with the Department of General Services' use of the design-build procurement method. As such, it is unclear if the Redding and Fresno projects can use design-build.

**Staff Recommendation:      Adopt resolution contingent upon the approval of  
Consent Item #18**

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## BOND ITEM

### BOND ITEM – 2

**DEPARTMENT OF VETERANS AFFAIR (8955)  
FRESNO VETERANS HOME  
FRESNO COUNTY**

*Authority: Government Code §§15819.60 and 15819.65*

**Adopt resolution to:**

1. Authorize the use of interim financing to be repaid from the sale of bonds or other fund sources available to the Department of Veterans Affairs.
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 Veterans Affairs.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Veterans Affairs and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Veterans Affairs and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**Total Estimated Bond Authorization:**

**\$57,883,000**

**APPROVED 5/0**

## BOND ITEM

### STAFF ANALYSIS ITEM – 2

Department of Veterans Affairs  
Fresno Veterans Home  
Fresno County

#### Action requested

**The action requested will adopt a resolution authorizing interim financing.**

#### Description

This project will construct a 300-bed veterans home offering various levels of care on approximately 29 acres in the City of Fresno. Further, this project intends to utilize the design-build delivery method and the home will be constructed according to the space standards set by the Federal Government (USDVA), with the exception of the dining area. The dining area will be based on 30 sq. ft. per bed, as opposed to the 20 sq. ft. per bed standard set by the USDVA. Site improvements include access roads, surface parking and landscaping.

#### Funding and Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code §15819.65 and proposed in SB 630 (Aanestad) and the federal State Home Construction Grant Program. Currently it is estimated that the state will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$25.9 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

\$144,706,000	total estimated project costs (\$57,883,000 Public Buildings Construction Fund, \$86,823,000 State Home Construction Grant Program)
\$77,000	total authorized project costs
\$77,000	project costs previously allocated: due diligence and environmental review during acquisition of the project site
\$144,629,000	project costs to be allocated: design \$1,924,000; construction \$126,078,000(\$115,534,000 contract, \$3,672,000, contingency, and \$6,872,000 A&E); other project costs \$7,987,000 and agency retained \$8,640,000

#### CEQA

The project will require compliance with CEQA.

#### Project Schedule

**The project schedule is still under development:**

Issue Design-Build Proposal:  
Approve Performance Criteria and Concept Drawings:  
Award Design-Build Contract:  
Complete construction:

### Due Diligence

A significant amount of due diligence occurred with the property acquisition and due diligence will be fully completed before the start of the build phase of this project.

### Other

- In the event that bonds cannot be sold, the California Department of Veterans Affairs acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Interim financing of \$134,000 was authorized on December 17<sup>th</sup> 2004 to fund the costs of due diligence and environmental review associated with both the Redding and Fresno gifts of property. Of that total, \$57,000 was used for the Redding property and \$77,000 was used for the Fresno property.
- Government Code §15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County. Based on received bids, GLAVC will require \$88.8 million of the total state share, leaving \$73.2 million for the Redding and Fresno veterans home projects.
- SB 630 (Aanestad) seeks an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs. This bill would also provide authority for the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.
- Legislation will be necessary to address concerns with the Department of General Services' use of the design-build procurement method. As such, it is unclear if the Redding and Fresno projects can use design-build.

**Staff Recommendation:      Adopt resolution contingent upon the approval of  
Consent Item #19**

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## CONSENT ITEM

### CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
MOUNT DIABLO STATE PARK, MORGAN RED CORRAL  
CONTRA COSTA COUNTY  
DGS Parcel Number 10458, DPR Parcel Number 3290

*Authority: Chapters 38 and 39/05, Item 3790-301-6029(5)*

**Authorize acquisition consistent with the staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 3

Department of General Services  
Department of Parks and Recreation  
Mount Diablo State Park, Morgan Red Corral  
Contra Costa County

#### Action requested

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

#### Scope

**This project is within scope.** This request will authorize site selection of approximately 20.05 acres contiguous to the existing Mount Diablo State Park. The acquisition will help fulfill two of the Department of Parks and Recreation's (DPR) objectives: acquiring adjacent parcels as they become available and expanding outdoor recreational opportunities.

#### Funding and Cost Verification

**This project is within cost.** Chapters 38 and 39/05, Item 3790-301-6029(5), provides \$1,500,000 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.

\$474,000 total estimated project costs

\$474,000 total authorized project costs

\$8,000 project costs previously allocated: Department of General Services (DGS) staff costs for appraisal review and staff review

\$466,000 project costs to be allocated: \$460,000 for acquisition and approximately \$6,000 for title and escrow fees

#### CEQA

The CEQA notice was filed on December 18, 2006 and the 35-day statute of limitations expired on January 22, 2007.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is April 2007

#### Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the Mr. Diablo State Park, Morgan Red Corral property on November 30, 2006. The property, assessor's parcel number 080-100-005-0, consists of approximately 20.05 acres of oak woodland and grass land with fairly flat ground adjacent to Morgan Territory Road to the west and sloping hillsides to the east. Plant species include oak species, grasses, and Sycamore trees. An ephemeral drainage, Marsh Creek, runs through the property. A small portion of the steep bank above the stream is eroding, but this appears to be a natural process. There is also a dirt road that goes through the property. Barbed wire fencing runs along the property lines and within the property. A water well and corral are located on the property near

the road and are used to corral cattle that graze on nearby properties in the area. There is some discarded lumber and firewood stacked by the corral and these items should be removed. A 30-acre improved private parcel is to the east of the subject property. Across Morgan Territory Road is a trailhead that accesses Mt. Diablo State Park, to the west.

No potential problems with hazardous materials, e.g., ground and/or vegetation staining was observed during the ESS site visit and the property is compatible with the proposed future use as an addition to the Mt. Diablo State Park.

#### Other

- This property was site selected by the State Public Works Board on March 9, 2007.
- The property consists largely of oak woodland and grasslands.
- The purchase price shall not exceed the fair market value of the property, as determined by DGS.
- There is no implied dedication applicable to this property.
- There is no relocation assistance involved with this property
- The Property Acquisition Agreement (PAA) does not include the State's standard indemnification language; however, environmental surveys of this property have not identified conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved 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.
- 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.
- The property is vacant. It is improved with a water well and cattle corral. There is no intended use for either one at the present time. When resources come available, the corral area may be used as a staging area for parking.
- The 20.05-acre Morgan Red Corral acquisition is contiguous to the existing Mount Diablo State Park on its eastern boundary. Primary access to the property is provided via frontage on Morgan Territory Road and is crossed by two roadway access easements that service adjacent parcels. Although cattle grazing and corral usage are options, there are no current plans to actively allow cattle on this property. Therefore, it is anticipated that minimal operating expenses will be incurred and patrols can be absorbed with the DPR's existing resources.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 4

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, MOW  
IMPERIAL COUNTY**  
DGS Parcel Number 6584, DPR Parcel Number 1160

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

**Authorize acquisition of real property through the acceptance of a gift consistent with the staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 4

Department of General Services  
Department of Parks and Recreation  
Ocotillo Wells State Vehicular Recreation Area, Mow  
Imperial County

#### Action requested

**Authorize acquisition of real property through the acceptance of a gift for this project.**

#### Scope Description

**This project is within scope.** The Department of Parks and Recreation (DPR) has been offered approximately ten acres of unimproved desert land located in the eastern portion of the Ocotillo Wells SVRA. This request will authorize the acceptance of this ten-acre parcel, which will be used to expand the SVRA and continue the DPR's mission of conserving and protecting the state's natural resources.

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.

#### Funding and Cost Verification

**This project is within cost.** Chapter 324/98, Item 3790-301-0263(1), as reappropriated by Chapter 106/01, Item 3790-490, provides \$3,600,000 for this acquisition program. The balance of the appropriation is sufficient for overhead costs (e.g., title and escrow fees and Department of General Services (DGS) staff time to conduct due diligence) of the subject property in accordance with legislative intent.

\$3,600,000 total authorized project costs

\$3,600,000 total estimated project costs

\$2,391,000 project costs previously allocated for various acquisitions

\$1,000 project costs to be allocated for this acquisition: DGS staff costs (title and escrow fees)

\$1,208,000 project costs remaining for future acquisitions

#### CEQA

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

## Project Schedule

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

The anticipated close of escrow for this acquisition is May 2007.

### Condition of Property

On October 27, 2005, a condition of property review of the perspective acquisition parcels for the SVRA was conducted by DGS, Environmental Services Section (ESS) staff. The proposed acquisitions consist of various parcels ranging in size from 0.22 acres to 30 acres. The parcels are located as existing in-holdings or in close proximity to the SVRA. Plant life has adapted to these conditions and is noteworthy primarily because of the predominance of Ocotillo desert landscape. All of the parcels proposed for acquisition are either in an area of gently sloping topography or within the "badlands" made up of dissected, rapidly eroding topography. During the site review, no improvements were observed on any of the properties nor were any environmental hazards found. A Phase 1 Environmental Site Assessment is not recommended.

### Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001. The DPR and DGS have subsequently worked together to identify willing sellers on a monthly basis for acquisition approval of their properties.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. The desert terrain is typically traversed by the general public without regard for ownership and use of the land is open and notorious.
- Although there has been no history of contamination, the DPR has conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of clear title to the property.
- The property is vacant and unimproved.
- Additional resources will not be required to operate this property since it is located within an existing SVRA.
- 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 PWB.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, POLACK  
IMPERIAL COUNTY  
DGS Parcel Number 9955, DPR Parcel Number 1160

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

**Authorize acquisition consistent with the staff analysis**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 5

Department of General Services  
Department of Parks and Recreation  
Ocotillo Wells State Vehicular Recreation Area, Polack  
Imperial County

#### Action requested

**Authorize acquisition for this project.**

#### Scope Description

**This project is within scope.** The Department of Parks and Recreation (DPR) received funding approval by the Legislature for the acquisition of approximately 7,800 acres of unimproved desert land representing inholdings within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA). This action will authorize the acquisition of an approximate 0.22-acre parcel as an addition to the SVRA. The acquisition of this property will not only serve to expand the SVRA for recreational purposes, but will serve DPR's ongoing commitment to preserve protect the state's natural desert properties.

#### Funding and Cost Verification

**This project is within cost.** Chapter 324/98, Item 3790-301-0263(1), as reappropriated by Chapter 106/01, Item 3790-490, provides \$3,600,000 for this acquisition program. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

\$3,600,000 total authorized project costs

\$3,600,000 total estimated project costs

\$2,392,000 project costs previously allocated for various acquisitions

\$2,000 project costs to be allocated for these acquisitions: acquisition \$1,000,  
Department of General Services (DGS) staff costs (title and escrow fees) \$1,000

\$1,206,000 project costs remaining for future acquisitions

#### CEQA

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

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is May 2007.

#### Condition of Property

On October 27, 2005, a condition of property review of the perspective acquisition parcels for the SVRA was conducted by DGS, Environmental Services Section (ESS) staff. The proposed acquisitions consist of various parcels ranging in size from 0.22 acres to 30 acres. The parcels are located as existing in-holdings or in close proximity to the SVRA. Plant life has adapted to these conditions and is noteworthy primarily because of the predominance of Ocotillo desert

landscape. All of the parcels proposed for acquisition are either in an area of gently sloping topography or within the “badlands” made up of dissected, rapidly eroding topography. During the site review, no improvements were observed on any of the properties nor were any environmental hazards found. A Phase 1 Environmental Site Assessment is not recommended.

Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001. The DPR and DGS have subsequently worked together to identify willing sellers on a monthly basis for acquisition approval of their properties.
- The purchase price does not exceed the fair market value as determined by a DGS appraisal.
- Although there has been no history of contamination, the DPR has conducted a review of the property for evidence of contamination from hazardous and toxic materials and there was no evidence or indication of contamination found.
- The state was not able to purchase the mineral rights on the parcel being acquired. The DPR has determined that the extraction of oil or minerals will not unreasonably interfere with the use of the property. With respect to the Ocotillo Wells SRVA, Public Resources Code 5006.45(c) permits the extraction of mineral rights at the SVRA.
- The DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of clear title to the property.
- The property is vacant and unimproved.
- Additional resources will not be required to operate this property since it is located within an existing SVRA.

**Staff Recommendation:     Authorize acquisition**

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## CONSENT ITEM

### CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
SAN GREGORIO STATE BEACH, SAN GREGORIO FARMS  
SAN MATEO COUNTY  
DGS Parcel Number 10191, DPR Parcel Number 6558

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

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

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 6

Department of General Services  
Department of Parks and Recreation  
San Gregorio State Beach, San Gregorio Farms  
San Mateo County

Action requested

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

Scope Description

**This project is within scope.** The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002) for new State Park System acquisitions without specifying particular parcels. This request will authorize site selection of approximately 267 acres known as San Gregorio Farms. The site lies between two existing state park units, San Gregorio State Park and Pomponio State Park, and will serve as an addition to San Gregorio State Beach in San Mateo County. The property consists of five contiguous parcels of land, plus a sixth non-contiguous parcel that has a fresh water spring source that domestically serves a portion of the property.

The property contains valuable natural habitat and presents an opportunity for creating recreational trail links both along San Gregorio Creek and between the two state park units. It would fill in a missing piece in the Department of Parks and Recreation's (DPR) holdings in the area, create a single contiguous state park unit that would enable more integrated management of the natural resources found in the area, and increase public access to state parks.

#### Funding and Cost Verification

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

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 11, 2004, and the 35-day statute of limitations expired on April 16, 2004.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is June 2007.

#### Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) Staff conducted a follow-up site visit to the San Gregorio Farms property on September 27, 2006. The DPR acquisition consists of approximately 267 acres comprised of six parcels. The six parcels are located east of Highway One and south of Highway 84 in San Mateo County, and lie adjacent to San Gregorio State Beach and Pomponio State Beach.

There have been no changes (such as commercial businesses or other development) in the surrounding area. The area remains residential/agricultural/vacant open land. The site visit revealed no evidence of adverse environmental conditions associated with the subject site, with the exception of those items below.

- There were old paint and oil cans, tires, and a few refrigerators/freezers that have been removed. There did not appear to be evidence of significant releases from these containers on the ground surface and the vegetation in the vicinity of the containers did not appear to be distressed. Soil samples could be collected and analyzed following the removal of the containers.
- Near the furthest south residence along La Honda Road were an old pottery wheel and kiln that have been removed. The interior of the kiln appeared to be lined with a friable, fibrous material, but there was no evidence of asbestos related to the wheel and kiln.

Additional observations and/or potential concerns seen during the site visit were:

- There may be lead paint on the interior and exteriors of the residences. If the residences are to be used by DPR staff, areas of flaking and peeling paint should be tested to determine if the paint is lead-based. If the paint is lead-based, limited soil testing for the presence of lead should be conducted in areas where flaking and peeling paint have occurred. If levels of lead are found in excess of those limits for residential use with small children, the impacted areas need to be delineated and abated.
- The south residence along La Honda Road is approximately 100+ years old, according to the tenant-occupant. Consultation with the State Historic Preservation Office (SHPO) needs to be initiated if DPR plans to upgrade and utilize the home. If the home were determined to

be historically significant, additional costs may need to be incurred to ensure compliance with the Secretary of Interior's Standards for renovation of historic properties.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- 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 involved with this acquisition.
- Two of the six parcels to be acquired are improved with three single family residences and a total of four tenant-occupants that qualify for relocation assistance. One of the improved parcels includes a two-story Victorian style residence which has been divided into two apartments. The parcel also has a vintage cottage along with a detached two-car garage. The other improved parcel has one single family residence. The DGS prepared a Relocation Entitlement Report for DPR that estimates the total cost for the relocation of the tenant-occupants at \$110,900.
- The non-profit owner, Peninsula Open Space Trust (POST), acquired the property for \$3,950,000 in June 2001, which was partially funded by the California State Coastal Conservancy ("Conservancy") through a grant agreement for \$1,725,000. Of this amount, \$1,500,000 is considered a loan and is required to be repaid. The balance (\$225,000), however, does not need to be repaid and will be counted toward the state's overall purchase price, which shall not exceed fair market value.
- The Grant Agreement required POST ("the offeror") and its successors and assigns DPR to enter into an Irrevocable Offer to Dedicate Title in Fee ("the offer") to the state acting through the Conservancy. The Grant Agreement requires that the undeveloped portions of the property be permanently dedicated for the purposes of public access (including public trail easements to the coast), resource protection, and open space preservation, consistent with Public Resources Code Sections 31116(a) and (b), that reference the Conservancy granting funds to non-profit organizations for land acquisition. The terms of the offer are as follows: a) The offeror has acquired the property for the purposes of public access, resource protection and open space preservation; b) The offeror shall use, manage, operate and maintain the property as provided in unrecorded Grant Agreement No. 01-169 between the Offeror and the Conservancy; c) The real property and any interest in it may not be used as security for any debt; d) The property and any interest in it may not be transferred without the written approval of the Executive Officer of the Conservancy; and e) The property may not be used for mitigation without the written permission of the Executive Officer of the Conservancy. The offer shall run with and burden the real property, however, shall benefit the state, and shall remain in place after DPR acquires the property.
- The DPR plans to use the vacated residences for future office space or possible staff housing.
- The DPR will consult with the SHPO prior to commencement of the repairs to the Victorian residence that may have historical significance.
- The property contains cultural as well as natural resources and would create a single contiguous state park unit that would enable more integrated management of the resources found in the area. The DPR's immediate plan for the property is to provide limited public access and allow some special events. The property will be maintained with existing park staff and resources provided from the public and private sector for special event activities. Until permanent funding can be secured through the normal budget process, operating expenses can be absorbed with existing resources for the foreseeable future.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

**Staff Recommendation: Authorize site selection**

## CONSENT ITEM

### CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CSP SAN QUENTIN BUILDING 22 – STRUCTURAL RETROFIT  
100 MAIN STREET, SAN QUENTIN, MARIN COUNTY

*Authority:* Chapter 52/00, Item 1760-301-0768 (6)  
Chapter 106/01, Item 1760-301-0001 (7.6)  
Chapter 379/02, Item 1760-301-0768(10)  
Chapter 379/02, item 5240-001-0001  
Chapter 38/05, Item 1760-301-0001(1)  
Chapter 38/05, Item 1760-301-0768(2)  
Chapter 38/05, Item 5240-001-0001(1)

Approve reversion due to project termination

**\$16,937,000**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 7

Department of General Services  
Department of Corrections and Rehabilitation  
CSP San Quentin Building 22, Structural Retrofit  
Marin County

Action Requested

**This action will approve a reversion due to project termination.**

Scope Description

**This project is within scope.** The approved scope of the project is to seismically retrofit the structural system of Building 22. The proposed retrofit includes new footings, rock anchors, micropiles, concrete shear walls, roof diaphragms, and joint strengthening. The project includes building code compliance modifications and repairs. This is a “seismic only” retrofit. Architectural, mechanical, electrical and hazardous abatement costs are limited to incidental work required to enable the structural retrofit. In addition, the work includes major repair of masonry exterior walls and includes new metal cap flashing at roof parapet areas (Needs Assessment Items) utilizing funding from the Department of Corrections and Rehabilitation (CDCR). Temporary relocation of current occupants and functions in Building 22 is provided within the Building 22 Modular buildings recently completed at adjacent locations on the site. PWB approved to combine the two projects (Structural Retrofit and Needs Assessment Items) on 2/10/06.

On March 23, 2007 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 scope change after the April 13, 2007 Public Works Board Meeting.

#### Funding and Cost Verification

**This project is not within cost.** The State's combined construction estimate is \$12,605,000. On June 27, 2006, two bids were received. The lowest bid of \$19,354,000 is 53% over the state's construction contract estimate. Chapter 52/00, Item 1760-301-0768 (6) appropriated \$741,000 for preliminary plans. Chapter 106/01, Item 1760-301-0001(7.6) appropriated an additional \$427,000 for completion of preliminary plans. Chapter 379/02, Item 1760-301-0768(10) appropriated \$1,183,000 for working drawings. Chapter 38/05, Item 1760-301-0001(1) appropriated \$11,937,000 and Item 1760-301-0768(2) appropriated \$5,000,000 for construction. CDCR transferred an additional \$988,000 (\$183,000 for working drawings and \$805,000 for construction) from support funds to the Architecture Revolving Funds for the Needs Assessment Items project.

\$20,275,000 total estimated project costs

\$19,287,000 total authorized project costs

(\$3,338,000) project costs previously allocated: preliminary plans \$1,168,000; working drawings \$1,182,000 and \$183,000 (support from CDCR), and construction funds \$805,000 (support from CDCR)

\$16,937,000 project costs to be reverted: (\$12,030,000 for contract, \$842,000 for contingency, \$1,911,000 for A&E, \$1,373,000 for guarding, and \$781,000 for agency retained items).

#### CEQA

This project meets CEQA compliance requirements.

#### Due Diligence

The project has obtained PWB approval prior to due diligence requirements.

#### Project Schedule

**The project schedule is as follows:**

No additional work will be completed on this project

**Staff Recommendation: Approve reversion**

**CONSENT ITEM**

**CONSENT ITEM – 8**

**CALIFORNIA HIGHWAY PATROL (2720)  
SAN DIEGO AREA OFFICE: BUILDING ALTERATIONS  
SAN DIEGO COUNTY**

*Authority: Chapter 38/05, Item 2720-301-0044 (4)  
Chapter 47/06, Item 2720-301-0044 (5)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 8

California Highway Patrol  
San Diego Area Office: Building Alterations  
San Diego County

#### Action requested

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

#### Scope Description

**This project is within scope.** This project provides an additional 3,200 square feet to this facility as well as makes various site improvements. These improvements include converting an existing auto service bay to office use, the construction of a new auto service building, and the renovation of their parking spaces. The existing building will receive a new electrical distribution system, a new mechanical system, new architectural finishes and lighting, ADA upgrades, and hazardous materials abatement.

#### Funding and Cost Verification

**This project is within cost.**

\$384,000 total authorized project costs

\$5,476,000 total estimated project costs

\$215,000 project costs previously allocated: preliminary plans

\$5,261,000 project costs to be allocated: working drawings: \$169,000; construction:  
\$5,092,000

#### CEQA

Categorical Exemption was filed with the State Clearinghouse on December 12, 2006.

#### Due Diligence

The Department of General Services had completed its due diligence review (memo dated March 8, 2007), and there are no unresolved issues affecting the state's use and quiet enjoyment of the project area.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans	April 2007
Approve working drawings:	September 2007
Complete construction:	December 2008

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 9**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA INSTITUTION FOR WOMEN, ACUTE/INTERMEDIATE CARE FACILITY  
SAN BERNARDINO COUNTY**

*Authority: Chapters 47 and 48/06, Item 5225-301-0001 (15.5)*

**Recognize scope change**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 9

Department of Corrections and Rehabilitation  
California Institution for Women, Acute/Intermediate Care Facility  
San Bernardino County

#### Action Requested

**The requested action will recognize a scope change.**

#### Scope Description

**This project is not within scope.** The approved project consists of the design and construction of a new 25-bed, licensed inpatient health facility at the California Institute for Women (CIW). However, as a result of recent changes in the California Department of Corrections and Rehabilitation's (CDCR) mental health population projections, the CDCR has requested a scope change to this project. This request represents the CDCR's effort to implement its Mental Health Bed Plan as presented to the court on December 19, 2006, as a part of the proceedings under *Coleman v. Schwarzenegger*.

When this project was originally authorized, the project scope was based on the Statewide Mental Health Bed Plan that had been submitted to the court in April 2006. Subsequent to this action, a revised mental health bed need projection was developed based on spring 2006 general population figures. On October 20, 2006, the court approved the projections based on this methodology, and ordered the CDCR to file a final long range plan for the provision of acute and intermediate inpatient beds, as well as a plan for the provision of enhanced outpatient beds, for all seriously ill male and female CDCR inmates clinically determined to be in need of those levels of care.

In response to the court, this plan was filed with the court on December 19, 2006, and a subsequent response to comments from the Special Master was filed with the court on February 27, 2007. One component of this new plan proposes to build sufficient capacity within CDCR facilities to provide inpatient mental health care services currently provided within Department of Mental Health state hospitals. This component of the long range mental health bed plan for female inmate-patients now results in a need for a 45-bed facility at CIW.

Discussion with the court and plaintiffs since the December 2006 Mental Health Bed Plan was submitted indicates that neither party has any objection to the proposed 45-bed facility at CIW. In order to move forward without delay with projects that have already been authorized by the Legislature, the CDCR filed a motion with the court requesting permission to proceed with the Acute/Intermediate Care Facility at the CIW, increasing the number of beds from 25 to 45, consistent with the December 2006 Mental Health Bed Plan. The court granted the CDCR this motion on February 28, 2007, ordering the CDCR to implement this proposal.

Consequently, the CDCR has requested that the scope of the CIW Acute/Intermediate Care Facility be changed to provide a 45-bed inmate-patients facility instead of the previously approved 25-bed inmate-patients facility. The purpose of the facility will remain the same, to provide licensed inpatient mental health care for women at CIW. It is estimated at this time that the facility will consist of approximately 60,479 square feet, based on a similar facility constructed at the California Medical Facility.

On March 15, 2007, 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 scope change after the State Public Works Board meeting on April 13, 2007.

Funding and Cost Verification

**This project is not within cost.** The Budget Act of 2006, Item 5225-301-0001 (15.5) provided \$2,172,000 for preliminary plans for this project. As a result of this action, the CDCR estimates that the cost to complete the preliminary plans will remain unchanged at \$2,172,000, however, future costs for working drawings (\$5,419,000) and construction (\$51,858,000) will increase by \$3,265,000 and \$22,481,000 respectively, resulting in a total increase of \$25,746,000.

\$2,172,000 total authorized project costs

\$59,449,000 total estimated project costs

\$2,172,000 project cost previously allocated: \$2,172,000 preliminary plans

\$57,277,000 project cost to be allocated: \$5,419,000 working drawings; and \$51,858,000 construction (\$40,116,000 contract, \$2,006,000 contingency, \$3,413,000 A&E, \$2,251,000 other project costs, and \$4,072,000 agency retained)

CEQA

A Mitigated Negative Declaration and Initial Study were made available for public review and the review period expired without comment on November 7, 2006. It is anticipated that the requested scope change will require the preparation of an addendum or a subsequent Negative Declaration. A Notice of Determination will be completed during the preliminary plans phase of this project.

Due Diligence

Due Diligence will be completed during the preliminary plans phase of this project.

Project Schedule

**The project schedule is as follows:**

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

**Staff Recommendation: Recognize scope change**

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**CONSENT ITEM**

**CONSENT ITEM – 10**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
HIGH DESERT STATE PRISON, CALIFORNIA CORRECTIONAL CENTER, ARSENIC  
REMOVAL FROM POTABLE WATER SUPPLY  
LASSEN COUNTY**

*Authority: Chapter 208/04, Item 5240-301-0001 (9)  
Chapters 38 and 39/05, Item 5225-301-0001 (15)  
Chapters 47 and 48/06, Item 5225-301-0001 (21)*

**Approve augmentation**

**\$1,494,000  
(14.9 percent total project)**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation

High Desert State Prison/California Correctional Center, Arsenic Removal from Water Supply  
Lassen County

#### Action Requested

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

#### Scope Description

**This project is within scope.** The approved project will provide a Granular Iron Media (GIM) water treatment plant with a maximum capacity of 3.2 million gallons per day, a solar pond, new piping for the source water system, and electrical upgrades. The GIM facility will supply drinking water for both High Desert State Prison (HDSP) and California Correctional Center (CCC).

#### Funding and Cost Verification

**This project is not within cost.** The California Department of Corrections and Rehabilitation (CDCR) has requested an augmentation of \$1,494,000 (14.9 percent of the total project) to award the construction contract for the High Desert State Prison/California Correctional Center, Arsenic Removal from Potable Water Supply project. This preliminary plans (\$845,000) and working drawings (\$800,000) phases of this project have been completed within the originally appropriated budget.

A total of \$10,059,000 has been appropriated for preliminary plans, working drawings, and construction, including \$8,414,000 for construction. This project has bid twice. The first bid took place in October 2006 and one bid was received. Based on the actual bid an augmentation in excess of existing augmentation authority would have been necessary to award the construction contract. The project was recently rebid and seven bids were received. Based on the low bid amount an augmentation of \$1,494,000 is necessary to award the construction contract and complete construction as authorized.

The increase in costs is directly attributed to the contractors' bid amounts. Of the seven bids received during the recent rebid the lowest five bidders are within 6.5 percent of each other and the two lowest bidders are within 1.3 percent of each other. Despite the price escalation that has occurred, the number of bids received and the relatively tight grouping of the bid amounts is a good indication that this is the current actual cost of construction for this project. Although normal escalation rates were accounted for during estimate updates, there have been unpredictable fluctuations exhibited by a volatile bidding market. Cost fluctuations have been apparent throughout the construction industry.

It should be noted that this augmentation would leave \$507,741 (5.1 percent of the total project) of the State Public Works Board's 20 percent (subject to future Legislative notification requirements) available augmentation capacity. Because of the amount of design review that has occurred on this project by both the design engineer and competing contractors during the two bid periods, the CDCR is confident that this balance combined with the \$413,000 available in contingency funds should be sufficient to handle any unforeseen conditions encountered during construction.

On March 23, 2007 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 at the April 13, 2007 SPWB Meeting.

\$10,059,000	total authorized project cost
\$11,553,000	total estimated project cost
\$10,059,000	project cost previously allocated: \$845,000 preliminary plans; \$800,000 working drawings; and \$8,414,000 construction (\$6,833,000 contract, \$342,000 contingency, \$291,000 A&E, \$840,000 other project costs, and \$108,000 agency retained)
\$1,494,000	requested augmentation: \$1,494,000 construction (\$1,423,000 contract, \$71,000 contingency)

#### CEQA

A Mitigated Negative Declaration and Initial Study were sent out for public review on March 25, 2005 and the review period expired on April 25, 2005. After public comments were incorporated, a Notice of Determination was filed with the State Clearinghouse on April 30, 2005 and the statute of limitations expired on May 31, 2005.

#### Due Diligence

Due Diligence for this project was completed on September 19, 2005.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: June 2008

**Staff Recommendation: Approve augmentation**

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## CONSENT ITEM

### CONSENT ITEM – 11

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
NORTHERN CALIFORNIA YOUTH CORRECTIONAL CENTER, BLAST CHILLER  
SAN JOAQUIN COUNTY

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (3)  
Chapters 47 and 48/06, Item 5225-301-0001 (2)*

Approve reversion due to project termination \$1,367,000

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 11

Department of Corrections and Rehabilitation  
Northern California Youth Correctional Center, Blast Chiller  
San Joaquin County

Action Requested

**The requested action will recognize project termination and revert the unencumbered balance of its appropriations.**

Scope Description

**This project is not within scope.** The approved project would replace the deteriorated concrete floor slab at the walk-in cooler and the three blast chillers with an insulated flooring system. The three blast chillers were intended to be replaced with a non-Chlorofluorocarbons refrigerant blast chiller system sized to support increased production demands. This project would also upgrade the existing toilet room to meet ADA accessibility requirements and correct fire and life safety deficiencies. The requested action will terminate this project.

This project will be scoped down to just replace the project as currently sized as a special repair project because the concrete floor and blast chiller system will be replaced with like equipment and not expanded for increased capacity as originally envisioned.

### Funding and Cost Verification

**This project is not within cost.** The California Department of Corrections and Rehabilitation (CDCR) has requested to terminate the Northern California Youth Correctional Center, Blast Chiller project. A total of \$1,460,000 General Fund has been appropriated for preliminary plans, working drawings, and construction for this project. To date, \$93,000 has been encumbered for work on the preliminary plans. The original project cost estimate assumed that construction would be performed by departmental staff and youth wards. At the completion of preliminary plans, it was determined that construction would not be performed by departmental staff and youth wards due to existing workload and the specialized nature of the construction activities. The current estimate of project cost, updated to reflect the cost of contracting out the construction of this project, is \$1,894,192. Based on this new estimate, an augmentation of \$434,192 (29.7 percent of the total project) would be necessary to award a construction contract. Consequently, the project cannot proceed within the augmentation limit of the existing appropriations.

Because of the imminent risk of failure of the existing blast chillers and concrete slab floor supporting the equipment, the CDCR has decided to proceed with the project as a special repair project instead of putting it on hold and waiting to seek funding through the 2007-08 budget cycle. The remaining unencumbered balance of appropriations for this project (\$1,367,000) will be reverted.

On March 23, 2007 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 scope change after the April 13, 2007 Public Works Board Meeting.

\$1,460,000	total authorized project costs
\$93,000	total estimated project costs
\$1,460,000	project cost previously allocated: \$112,000 preliminary plans; \$96,000 working drawings; and \$1,252,000 construction (\$1,094,000 contract, \$62,000 contingency, \$58,000 other project costs, and \$38,000 agency retained)
\$1,367,000	requested reversion: \$19,000 preliminary plans; \$96,000 working drawings; and \$1,252,000 construction (\$1,094,000 contract, \$62,000 contingency, \$58,000 other project costs, and \$38,000 agency retained)

### CEQA

Not applicable.

### Due Diligence

Not applicable.

### Project Schedule

**The project schedule is as follows:**

Not applicable.

**Staff Recommendation: Recognize scope change and approve reversion**

**CONSENT ITEM**

**CONSENT ITEM – 12**

**UNIVERSITY OF CALIFORNIA (6440)  
DAVIS CAMPUS, KING HALL RENOVATION AND EXPANSION  
YOLO COUNTY**

*Authority: Chapter 47/06, Item 6440-301-6048 (1.3)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 12

University of California  
Davis King Hall Renovation and Expansion  
Yolo County

#### Action requested

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

#### Scope Description

**This project is within scope.** The King Hall Renovation and Expansion project will construct a building addition of 17,560 assignable square feet (asf) consisting of replacement teaching space; new teaching space, including a 125-seat special class laboratory for trial practice; academic, administrative and research offices; conference rooms and student support spaces. The project will also renovate 15,370 asf of existing space in King Hall, including teaching space, academic and administrative offices and library space. The project includes mechanical, fire alarm and sprinkler system upgrades to the entire 94,750 outside gross square feet (ogsf) existing building.

#### Funding and Cost Verification

**This project is within cost.**

\$17,925,000 total authorized project costs

\$21,849,000 total estimated project costs

\$1,000,000 project costs previously allocated: preliminary plans -- \$500,000 (State funds), \$500,000 (campus funds)

\$20,849,000 project costs to be allocated: working drawings -- \$925,000 (State funds); construction -- \$16,500,000 (State funds), \$3,424,000 (campus funds)

#### CEQA

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

#### Due Diligence

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2007

Complete construction: July 2010

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 13**

**UNIVERSITY OF CALIFORNIA (6440)  
SANTA CRUZ CAMPUS, BIOMEDICAL SCIENCES FACILITY  
SANTA CRUZ COUNTY**

*Authority: Chapter 47/06, Item 6440-301-6048 (19)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 13

University of California  
Santa Cruz Campus, Biomedical Sciences Facility  
Santa Cruz County

#### Action requested

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

#### Scope Description

**This project is within scope.** The Biomedical Sciences Facility project will provide 60,081 assignable square feet (asf) of flexible and generic interdisciplinary research space for the departments of Molecular, Cell and Developmental Biology; Chemistry and Biochemistry; Environmental Toxicology, and Biomolecular Engineering. The space will be housed in a new five-story building of 96,364 outside gross square feet (ogsf) and will also contain a vivarium, academic and administrative offices, meeting rooms, scholarly activity rooms and computation workrooms.

#### Funding and Cost Verification

**This project is within cost.**

\$74,200,000 total authorized project costs

\$74,200,000 total estimated project costs

\$4,090,000 project costs previously allocated: preliminary plans -- \$4,090,000 (State funds)

\$70,110,000 project costs to be allocated: working drawings -- \$2,400,000 (State funds); construction -- \$65,710,000 (State funds); equipment -- \$2,000,000 (State funds)

#### CEQA

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

#### Due Diligence

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

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: August 2007

Complete construction: March 2010

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 14**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT, CULINARY ARTS CENTER,  
LOS ANGELES MISSION COLLEGE,  
LOS ANGELES COUNTY**

*Authority: Chapter 47/06, Item 6870-303-6049 (10)*

**Approve preliminary plans**

**APPROVED 3/0**

**CONSENT ITEM**

**STAFF ANALYSIS ITEM – 14**

California Community Colleges  
Los Angeles Community College District; Culinary Arts Center, Los Angeles Mission College  
Los Angeles County

Action Requested

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

Scope Description

**The project is within scope.** The project constructs a new 49,820 (asf) Family and Consumer Arts Building. The building will include 32,170 asf of instructional culinary space, 7,090 asf of general lecture, faculty offices, and support space with a 10,560 asf locally funded bookstore.

Funding and Cost Verification

**The project is within cost.**

\$36,369,000 total authorized project costs

\$36,369,000 total estimated project costs

\$1,031,000 project costs previously allocated: preliminary plans \$409,000 state funds; \$410,000 district funds and \$212,000 district funds non-supportable at CCCI 4421

\$14,139,000 state project costs to be allocated: working drawings \$852,000; construction \$12,790,000 (\$11,628,000 contracts; \$1,162,000 construction management, administration, testing and inspection); and equipment \$497,000 at CCCI 4421

\$14,140,000 local funds to be allocated: working drawings \$852,000, and construction \$12,790,000 (\$11,628,000 contracts; \$1,162,000 construction management, administration, testing and inspection) at CCCI 4421; and equipment \$498,000 at EPI 2726

\$7,059,000 non-supportable district funds to be allocated: \$441,000 working drawings, and construction \$6,618,000 (\$6,018,000 contracts; \$600,000 construction management, administration, testing and inspection) at CCCI 4421

CEQA

A Campus Master Plan Environmental Impact Report (2002091071) for the project has been filed 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	April 2008
Complete Construction	November 2009

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 15**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
MERCED COMMUNITY COLLEGE DISTRICT, ALLIED HEALTH CENTER, MERCED  
COLLEGE  
MERCED COUNTY**

*Authority: Chapter 47/06, Item 6870-303-6049 (15)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 15

California Community Colleges  
Merced Community College District; Allied Health Center, Merced College  
Merced County

#### Action Requested

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

#### Scope Description

**The project is within scope.** The project constructs a 20,100 asf allied health building consisting of 2,250 asf lecture, 11,400 asf laboratory, 1,850 asf office, 1,200 asf library, 800 asf AVTV, and 2,600 asf support spaces.

#### Funding and Cost Verification

**The project is within cost.**

\$15,265,000 total authorized project costs

\$15,265,000 total estimated project costs

\$673,000 project costs previously allocated: preliminary plans \$5,000 state funds; \$668,000 district funds at CCCI 4421

\$11,442,000 state project costs to be allocated: working drawings \$2,000; construction \$11,440,000 (\$11,440,000 contracts); at CCCI 4421

\$3,150,000 local funds to be allocated: working drawings \$445,000, and construction \$2,296,000 (\$818,000 contracts; \$1,478,000 construction management, administration, testing and inspection) at CCCI 4421; and equipment \$409,000 at EPI 2726

#### CEQA

A Notice of Determination (2003061147) for the project was filed on October 8, 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	October 2007
Complete Construction	March 2009

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 16**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SANTA BARBARA COMMUNITY COLLEGE DISTRICT, HIGH TECHNOLOGY CENTER,  
SANTA BARBARA COMMUNITY COLLEGE  
SANTA BARBARA COUNTY**

*Authority: Chapter 208/04, Item 6870-301-6041 (53)  
Reappropriated, Chapter 38/05, 6870-490  
Reappropriated, Chapter 47/06, 6870-491*

**Approve preliminary plans**

**APPROVED 3/0**

**CONSENT ITEM**

**STAFF ANALYSIS ITEM – 16**

California Community Colleges  
Santa Barbara Community College District; High Technology Center, Santa Barbara City  
College  
Santa Barbara County

Action Requested

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

Scope Description

**The project is within scope.** The project constructs a 41,551 asf High Technology Center to house the School of Media Arts. Space types include 5,385 asf lecture space, 11,068 class labs, 4,198 asf office, 3,720 library space, 11,060 asf AVTV studios and 6,120 asf other space.

Funding and Cost Verification

**The project is within cost.**

\$29,468,000 total authorized project costs

\$60,140,000 total estimated project costs

\$2,117,000 project costs previously allocated: preliminary plans \$707,000 state funds; at CCCI 4100; \$1,410,000 district funds at CCCI 4100

\$31,365,000 state project costs to be allocated: working drawings \$693,000; construction \$28,468,000 (\$25,731,000 contracts; \$2,737,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$2,204,000 at EPI 2744

\$26,658,000 local funds to be allocated: working drawings \$1,378,000, and construction \$25,038,000 (\$22,890,000 contracts; \$2,148,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$242,000 at EPI 2744

CEQA

A Notice of Determination (2006059008) for the project was filed on May 9, 2006 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 2008
Complete Construction	June 2010

**Staff Recommendation: Approve preliminary plans**

**CONSENT ITEM**

**CONSENT ITEM – 17**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
STATE CENTER COMMUNITY COLLEGE DISTRICT, ACADEMIC FACILITIES PHASE II,  
WILLOW INTERNATIONAL CENTER  
FRESNO COUNTY**

*Authority: Chapter 47/06, Item 6870-303-6049 (27)*

**Approve preliminary plans**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 17

California Community Colleges  
State Center Community College District; Academic Facilities Phase II,  
Willow International Center  
Fresno County

#### Action Requested

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

#### Scope Description

**The project is within scope.** The project constructs a 52,233 asf multidisciplinary center with 6,258 asf lecture, 17,153 asf lab, 7,761 asf office, 9,468 asf library, 3,184 asf AVTV, and 8,409 other spaces.

#### Funding and Cost Verification

**The project is within cost.**

\$38,523,000 total authorized project costs

\$38,523,000 total estimated project costs

\$876,000 project costs previously allocated: preliminary plans \$88,000 state funds; \$788,000 district funds at CCCI 4421

\$19,159,000 state project costs to be allocated: working drawings \$293,000; construction \$18,168,000 (\$16,578,000 contracts; \$1,590,000 construction management, administration, testing and inspection); and equipment \$698,000 at CCCI 4421

\$18,488,000 local funds to be allocated: working drawings \$1,335,000, and construction \$15,384,000 (\$13,792,000 contracts; \$1,592,000 construction management, administration, testing and inspection) at CCCI 4421; and equipment \$1,769,000 at EPI 2726

#### CEQA

A Notice of Determination (2000111026) for the project was filed on February 15, 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:**

Approve working drawings      January 2008

Complete Construction      March 2010

**Staff Recommendation:      Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 18

DEPARTMENT OF VETERANS AFFAIRS (8955)  
REDDING VETERANS HOME  
SHASTA COUNTY

*Authority:* Government Code Sections 15819.60 and 15819.65 (Ch 824/04)

Establish project scope and cost

**\$77,268,000**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 18

Department of Veterans Affairs  
Redding Veterans Home  
Shasta County

Action Requested

**The action requested will establish project scope and cost.**

Scope Description

This project will construct a 150-bed veterans home offering various levels of care on approximately 26 acres in the City of Redding. Further, this project intends to utilize the design-build delivery method and the home will be constructed according to the space standards set by the Federal Government (USDVA), with the exception of the dining area. The dining area will be based on 30 sq. ft. per bed, as opposed to the 20 sq. ft. per bed standard set by the USDVA. Site improvements include access roads, surface parking and landscaping.

Funding and Project Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code §15819.65 and proposed in SB 630 (Aanestad) and the federal State Home Construction Grant Program. Currently it is estimated that the state will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$17.6 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

- \$77,268,000 total estimated project costs (\$30,908,000 Public Buildings Construction Funds, \$46,360,000 State Home Construction Grant Program)
- \$57,000 total authorized project costs
- \$57,000 project costs previously allocated: due diligence and environmental review during acquisition of the project site
- \$77,211,000 project costs to be allocated: design \$1,432,000; construction \$67,844,000 (\$62,479,000 contract, \$1,874,000 contingency, and \$3,491,000 A&E); other project costs \$3,615,000 and agency retained \$4,320,000

#### CEQA

The project will require compliance with CEQA.

#### Project Schedule

**The project schedule is under development:**

Issue Design-Build Proposal:  
 Approve Performance Criteria and Concept Drawings:  
 Award Design-Build Contract:  
 Complete construction:

#### Due Diligence

A due diligence letter was provided on July 17, 2006. Nothing was identified that would adversely impact the quiet enjoyment of the project area.

#### Other

- In the event that bonds cannot be sold, the California Department of Veterans Affairs acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Interim financing of \$134,000 was authorized on December 17<sup>th</sup> 2004 to fund the costs of due diligence and environmental review associated with both the Redding and Fresno gifts of property. Of that total, \$57,000 was used for the Redding property and \$77,000 was used for the Fresno property.
- Government Code §15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County. Based on received bids, GLAVC will require \$88.8 million of the total state share, leaving \$73.2 million for the Redding and Fresno veterans home projects.
- SB 630 (Aanestad) seeks an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs. This bill would also provide authority for the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.
- Legislation will be necessary to address concerns with the Department of General Services' use of the design-build procurement method. As such, it is unclear if the Redding and Fresno projects can use design-build.

**Staff Recommendation: Establish cost and scope**

## CONSENT ITEM

### CONSENT ITEM – 19

DEPARTMENT OF VETERANS AFFAIRS (8955)  
FRESNO VETERANS HOME  
FRESNO COUNTY

*Authority: Government Code Sections 15819.60 and 15819.65 (Ch 824/04)*

Establish project scope and cost

**\$144,706,000**

**APPROVED 3/0**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 19

Department of Veterans Affairs  
Fresno Veterans Home  
Fresno County

#### Action Requested

**The action requested will establish project scope and cost.**

#### Scope Description

This project will construct a 300-bed veterans home offering various levels of care on approximately 29 acres in the City of Fresno. Further, this project intends to utilize the design-build delivery method and the home will be constructed according to the space standards set by the Federal Government (USDVA), with the exception of the dining area. The dining area will be based on 30 sq. ft. per bed, as opposed to the 20 sq. ft. per bed standard set by the USDVA. Site improvements include access roads, surface parking and landscaping.

#### Funding and Project Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code §15819.65 and proposed in SB 630 (Aanestad) and the federal State Home Construction Grant Program. Currently it is estimated that the state will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$25.9 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

\$144,706,000	total estimated project cost (\$57,883,000 Public Buildings Construction Fund, \$86,823,000 State Home Construction Grant Program)
\$77,000	total authorized project cost
\$77,000	project costs previously allocated: due diligence and environmental review during acquisition of the project site
\$144,629,000	project costs to be allocated: design \$1,924,000; construction \$126,078,000 (\$115,534,000 contract, \$3,672,000, contingency, and \$6,872,000 A&E); other project costs \$7,987,000 and agency retained \$8,640,000

#### CEQA

The project will require compliance with CEQA.

#### Project Schedule

**The project schedule is under development:**

Issue Design-Build Proposal:  
 Approve Performance Criteria and Concept Drawings:  
 Award Design-Build Contract:  
 Complete construction:

#### Due Diligence

A significant amount of due diligence occurred with the property acquisition and due diligence will be fully completed before the start of the build phase of this project.

#### Other

- In the event that bonds cannot be sold, the California Department of Veterans Affairs acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Interim financing of \$134,000 was authorized on December 17<sup>th</sup> 2004 to fund the costs of due diligence and environmental review associated with both the Redding and Fresno gifts of property. Of that total, \$57,000 was used for the Redding property and \$77,000 was used for the Fresno property.
- Government Code §15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County. Based on received bids, GLAVC will require \$88.8 million of the total state share, leaving \$73.2 million for the Redding and Fresno veterans home projects.
- SB 630 (Aanestad) seeks an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs. This bill would also provide authority for the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.
- Legislation will be necessary to address concerns with the Department of General Services' use of the design-build procurement method. As such, it is unclear if the Redding and Fresno projects can use design-build.

**Staff Recommendation:     Establish Cost and Scope**

**OTHER BUSINESS**

**OTHER ITEM –**

NONE.

**REPORTABLES**

To be presented at meeting.

Respectfully Submitted  
By:

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Brian Dewey  
Assistant Administrative Secretary