



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

June 8, 2007

MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, Department of Finance
Mr. Will Semmes, Chief Deputy Director, Department of General Services
Randy Iwasaki, Chief Deputy Director, Department of Transportation

STAFF PRESENT:

Greg Rogers, Administrative Secretary
Brian Dewey, Assistant Administrative Secretary
Theresa Gunn, Assistant Administrative Secretary
Deborah Cregger, Counsel to the PWB
Henry Nanjo, Counsel to the PWB
Matt Schuller, Budget Analyst
Christina Ahn, Budget Analyst
Randy Katz, Budget Analyst
Chris Sanford, Secretary to the Public Works Board

OTHERS PRESENT:

Liz Yokoyama, Department of General Services
John Baca, California Community Colleges
Peter Goldstein, San Francisco Community College District
Sarah Samuelson, Department of General Service
David Wrightsman, Department of Parks and Recreation
Carolyn Mamsu, Department of Park and Recreation
David Ciggett, Community Colleges San Francisco
Jon Weld, State Treasurer's Office
Dale Clevenger, California Community Colleges
Sabrina Winn, Department of General Services
David Wakabayashi, Department of Parks and Recreation
Shelley Petavini, California Community Colleges

CALL TO ORDER AND ROLL CALL:

Ms. Anne Sheehan, Chairperson of the SPWB and Director of the Department of Finance, called the meeting to order at 10:01 a.m. Mr. Greg Rogers, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established. (No representatives for the State Controller's Office or the State Treasurer's Office due the absence of Bond Items on the Agenda)

The first order of business was approval of the Minutes from the May 13, 2007 meeting.

A motion was made by Mr. Semmes and Second by Mr. Iwasaki to approve the minutes from the May 23, 2007 meeting.

The minutes were approved by a 3-0 vote.

BOND ITEMS:

None

CONSENT CALENDAR:

Mr. Rogers noted two technical changes. Both Consent Items #15 and #17 have a one digit error in the authority of each is reflected in the supplemental pages given to the Board Members. These changes were to be reflected in the attached agenda. Mr. Rogers also noted two of Parks Consent Items (#3 and #4) were to be pulled from the agenda.

The Consent Calendar now covered items numbered Items #1, 2 and 5 through 19. In summary these items proposed:

(Consent Items #1, 2 and 5-19)

- 2 requests to authorize acquisition [1,2]
- 1 request to authorize the sale of state surplus property [5]
- 14 requests to approve preliminary plans [6,7,8,9,10,11,12,13,14,15,16,17,18,19]

In summary: staff recommends approval of the **Consent Calendar** consisting of Items numbered 1, 2, and 5 thru 19.

There were no comments or questions from the Board or the public regarding the consent calendar.

A motion was made by Mr. Iwasaki and Second by Mr. Semmes to approve the Consent Calendar

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

ACTION ITEMS

Mr. Rogers reported that there were **three** Action Items for the Board's consideration. *Action Item #20* was for the California Conservations Corps' project titled '*Tahoe Base Center Relocation*' to authorize acquisition through exercise of an option to purchase. This item was being brought to the Board's attention to highlight the fact that the CEQA waiting period would not expire until June 30, 2007. Therefore, staff was recommending that acquisition approval be granted contingent on the expiration of the CEQA waiting period without challenge. Two factors necessitated this contingent approval: 1) the property was leased by the California Conservation Corps for approximately \$40,000 per month, which would save the state approximately \$17,000 by closing early; and 2) the current owner was in default on financing secured by this property and the lenders were on the verge of foreclosure. In the event the lenders take action against the owner, the state's acquisition of this property could be further complicated and could also result in additional lease costs.

Bob Sleppy from the Department of General Services, Environmental Services Section, gave an overview of the project. This was concerning giving the Conservation Corp a permanent home. Then Mr. Sleppy gave a detailed analysis of the property in question and related the process of where the project was in completion.

Mr. Iwasaki asked if Mr. Sleppy knew TRPA's (Tahoe Regional Planning Agency) position or any concerns regarding the status of the acquisition.

Mr. Sleppy answered that they believe there was no opposition from TRPA and that the TRPA would endorse their project plans for this facility.

Ms. Sheehan asked if there were any known legal issues or problems for the future that could be anticipated.

Mr. Sleppy reported that so far there were no known concerns. He also thanked Board Staff and Counsel for all the hard work making sure this project was on track and moving forward.

A motion was made by Mr. Semmes and Second by Mr. Iwasaki to approve Action Item 20. The Action Item was approved by a 3-0 vote.

Mr. Rogers then introduced Theresa Gunn, Assistant Administrative Secretary to the Public Works Board.

Ms. Gunn reported on the next two Action Items 21 and 22 (#21 John Adams Modernization, City College of San Francisco, John Adams Center, and #22 Joint Use Instructional Facility, City College of San Francisco, Ocean/Phelan Campus, both projects of the California Community Colleges, CCC). She presented a brief history and overview of the two projects concerning the changes in scope and the lack of timely notification. Ms. Gunn then reported that the John Adams Modernization scope change was the first one brought to Staff's attention and after talking with CCC's project staff and clarifying the timing and processes that needed to be done before continuing to the next phase, it was decided, in part due to its minor change (approximately three percent of the project), that Staff would still recommend recognizing the scope change. Ms. Gunn then spoke of the second project (Action Item 22) and the many times that this scope change could have and should have been brought to PWB Staff's attention due to the size of the scope change (approximately 20 percent) and the effect this would have in respect to the rest of the project. Ms. Gunn stated that given the lack of communication concerning this and the large nature of the scope change that Staff recommended termination of the project.

Ms. Gunn then talked about the JLBC's response to the notification letter sent in regard to these two projects, as well as, a third project which was similar in nature. The JLBC's response was to note their dismay with the on-going disregard to the Department of Finance and the Legislature's authority with regard to the Joint Use project and they encouraged the Department of Finance to ensure that termination of this project did not result in unnecessary further delays to achieving the programmatic outcome intended by the Legislature, or substantially increase the cost of this project, and that the remedy did not disadvantage the students being served at this campus. Ms. Gunn addressed these issues by stating that any delay in this process would increase the cost at approximately five percent per year at minimum which equated to approximately \$1.5 million. Next to address the issue of disadvantaged students; it was Staff's understanding that currently the campus was maximizing all the space they could to serve the programmatic needs of the students that would be served in the Joint Use facility. However, the current facilities were at maximum capacity and are insufficient to serve all of the students and they were currently turning some students away. Further, the delay of a year in the project would not change that impact. Allowing this project to go forward would allow more students to be served about one year earlier than if the project was terminated and started over.

Ms. Gunn finished by saying that Peter Goldstein, representing the District Chancellor, and Shelley Petavini, representing the Chancellor's Office, were present to answer any questions the Board may have for them on these items.

Peter Goldstein from the San Francisco Community College District, related the he believed that actions by the District and lack of reporting were totally unintentional and in no form meant to deceive the Department of Finance or the Legislature. Mr. Goldstein stated that the District appreciates the need for better communication. Mr. Goldstein reported that the District has volunteered to send in quarterly reports to the State Chancellor's Office on all their capital outlay projects regardless of whether they are funded by the state, local or combination thereof. Mr. Goldstein reported that they District's position was that they were still building all the project that the state had approved, that the difference was that a piece of it was accelerated due to health and safety concerns regarding the child care facility in the existing Quonset hut. That the main portion of the child development program was still in the same building but just a small portion was moved nearby and fully funded by local bond funds.

Shelley Petavini, from the California Community College Chancellor's Office, representing Fred Harris, spoke of the District and the Chancellor's Office understanding the concerns and poor timing with regard to communication and reporting and they now understand how quickly they are to report any scope changes and staying in process through the phases. Ms. Petavini said the District promises that this type of error shouldn't happen again.

Mr. Iwasaki asked about the facility and what were the plans for seismic retrofits and whether the building would have to be torn down.

Mr. Goldstein answered that in regards to the John Adams Center, it was scoped back in order handle all the seismic requirements and would not be demolished.

Mr. Iwasaki asked if the building was not being torn down what about costs for the seismic upgrades in the future.

Ms. Petavini reported that it would probably be another project at a later date.

Ms. Sheehan asked what the cost would be in the future compared to now for doing the seismic upgrades.

Ms. Petavini reported that by not doing it now, it would be saving about \$5 million dollars but for future costs, it would be more but unknown at the present.

Mr. Goldstein said he believed that seismic retrofit upgrades would probably be an issue for future local bond funding.

Ms. Gunn noted that when a project had a scope change that was taking something away from it that it was under the proviso that the part removed would not come back in the future for state funds, that the college acknowledges the scope change will meet the intended needs and the project would be complete without it.

Mr. Goldstein reported that due to the many projects and how they jig sawed into the master plan that the District had wanted to wait until it was clear on what changes would happen before reporting to the Department of Finance.

Ms. Sheehan reviewed the timeline on when the scope change should have been brought to Staff's attention.

Mr. Goldstein stated that it was completely unintentional concerning the lapse of its reporting and that parts of the project were speeded up by increasing the amount local funds allocated, so other parts shifted and were in flux. Mr. Goldstein stated that they had wanted to wait until they

had a clearer picture of the master plan before bringing it to the Department of Finance for approval.

Ms. Petavini and Mr. Goldstein stated that they believed that more thorough communications, meetings internally and externally, along with quarterly reporting that these types of failures would not happen again.

Ms. Gunn further stated that it wasn't just the late notice; it was also not stopping the project until approvals could be given as well.

Ms. Petavini said she that this is definitely clear to her and that the state funded portions of the project were now halted.

After further discussion it was determined that if the working drawings cost could be funded by the District it would be possible to keep the project on schedule by coming back to the Board in July for review of the scope change and preliminary plans.

Mr. Goldstein stated the District would fund the working drawing phase to keep the project moving, or at least that is what he believed the Chancellor would choose to do if he were here.

A two part motion was made by Ms. Sheehan to follow the Staff recommendation regarding Action Item 21 to recognize the scope change. For Action Item 22, this was to come before the Board in July for review and possible approval of the scope change and preliminary plans and that the District would fund the working drawings phase. This motion was second by Mr. Iwasaki.

The motion was approved by a 3-0 vote.

OTHER BUSINESS:

None.

REPORTABLES:

Mr. Rogers reported that were **five** reportable items for this month that staff has approved under authority delegated by the Board.

NEXT MEETING:

Mr. Rogers said that the next meeting was set for **Friday, July 13, 2007, at 10:00 AM, here at the State Capitol, in Room 113.**

Ms. Sheehan asked if there were any comments or questions from the public before adjournment.

No answer was forthcoming

Ms. Sheehan adjourned the meeting at 10:44 a.m.

AGENDA AND STAFF ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday
June 8, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on, **Friday June 8, 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.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

**Friday
June 8, 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)

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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 May 23, 2007 meeting
Report on conditional approvals of last meeting.**

III. Bond Items	Page	NONE
IV. Consent Items	Page	4
V. Action Items	Page	48
VI. Other Business	Page	56
VII. Reportables	Page	56

CONSENT ITEM

CONSENT ITEM – 1

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANDERSON MARSH STATE HISTORIC PARK, MCVICAR/AUDUBON SOCIETY
LAKE COUNTY
DGS Parcel Number 10469, DPR Parcel Number 13361

*Authority: Chapter 106/01, Item 3790-301-0005(29),
as reappropriated by Chapter 208/04, Item 3790-491
Chapters 38 and 39/05, Item 3790-301-0262(1)*

Authorize acquisition consistent with the staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 1

Department of General Services
Department of Parks and Recreation
Anderson Marsh State Historic Park, McVicar/Audubon Society
Lake County

Action requested

The requested action will authorize acquisition for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands consistent with Proposition 117 (Habitat Conservation Fund) and Proposition 12 (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund) for habitat acquisitions without specifying particular parcels. This request will authorize site selection of fee simple interest for 219.76 acres as an addition to Anderson Marsh State Historic Park.

The acquisition of this parcel provides a link between two non-contiguous portions of Anderson Marsh State Historic Park, allows for trail connectivity, and assures the continued protection of significant riparian habitat and an identified wildlife corridor. In addition, the project will also provide protection for five registered archeological sites while consolidating natural and cultural resource management under one agency.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(29), as reappropriated by Chapter 208/04, Item 3790-491, provides \$35,000,000 for the acquisition of high priority habitat acquisition parcels. Chapters 38 and 39/05, Item 3790-301-0262(1) provides \$1,000,000 for the acquisition of high priority habitat acquisition parcels. The balances of the appropriations are sufficient to acquire the subject property in accordance with legislative intent.

\$710,000 total authorized project costs

\$710,000 total estimated project costs

\$7,000 project costs previously allocated: DGS staff costs for appraisal and acquisition review

\$703,000 project costs to be allocated: \$700,000 for acquisition and \$3,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 3, 2007. The 35-day statute of limitations expired on May 8, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2007.

Condition of Property

On March 22, 2007, Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit of the McVicar/Audubon Society property located in Lake County, Lower Lake, California. The property consists of approximately 220 acres along the south and west shores of Anderson Marsh. Access to the property was from the Anderson Marsh State Historic Park, located to the east of the subject property. The subject property is bounded by State of California property to the east and north, managed by the Department of Parks and Recreation (DPR). On the southern boundary is a vineyard. The proposed acquisition will protect the marsh environment, wooded uplands, and archaeological sites within the property and allow for passive recreational uses.

The Audubon Society acquired the property in 1978 and the few improvements within the site include informal hiking trails, a picnic table, bench, signs, and bird and bat houses. There were no observed on-site activities or conditions considered threatening to the environmental integrity of the property. A Phase I Environmental Site Assessment is not recommended due to the undeveloped nature of the property. The property is compatible with the proposed future use as an addition to the existing Anderson Marsh Natural Preserve.

Other:

- The State Public Works Board approved the project for site selection on May 23, 2007.
- 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 did not identify conditions that would likely post an exceptional risk to the state. Further, the fact that the property is largely unimproved habitat suggests risk associated with acquiring the property without standard indemnification to be low. It should be noted that lack of standard indemnification language does not relieve the Seller of liability under existing law.
- A large portion of the property consists of riparian woodland and regional chaparral for wildlife habitation and viewing.
- The property borders Clear Lake and offers potential access to the lake shore and provides significant aesthetic and scenic values to the park.
- The purchase price does 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 PAA 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 DPR will incorporate patrol of this parcel with existing staff that now patrols the adjacent park property. In addition, it is expected that little operating expenses will be needed and can be absorbed within existing DPR resources for the continued operation of the park.
- 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 – 2

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 acquisition consistent with the staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

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 acquisition 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 acquisition of approximately 267 acres known as San Gregorio Farms. The site would connect two existing state park units, San Gregorio State Beach 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.

\$2,779,000 total authorized project costs

\$2,779,000 total estimated project costs

\$15,000 project costs previously allocated: DGS staff costs for appraisal and acquisition review

\$2,764,000 project costs to be allocated: \$2,650,000 for acquisition, \$111,000 for relocation assistance, and \$3,000 for title and escrow fees

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 July 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. It was noted that soil samples could have been collected and analyzed following the removal of the containers. However, direct observations by DPR staff did not reveal any signs of release from any of the sealed containers; therefore, soil samples were not undertaken. The majority of the products appeared to be imported from outside the area and no evidence of their use was detected on the property.
- 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. It was noted that consultation with the State Historic Preservation Office (SHPO) needed to be initiated if DPR planned to upgrade and utilize the home. If the home were determined to be historically significant, additional costs may be incurred to ensure compliance with the Secretary of Interior's Standards for renovation of historic properties.

Other:

- The property was approved for site selection by the State Public Works Board on April 13, 2007.
- 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, which will be funded as part of this project.
- 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 by POST. 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 purchase funds in the amount of \$2,650,000 will be placed into two separate escrow accounts. The amount of \$2,000,000 shall be put into an account for POST ("Grantor Account"), and the balance of \$650,000 shall be placed in an interest bearing account to fund the performance by the Grantor of certain repairs and renovations to the existing improvements on the property ("Repair Account"). The responsibilities of the Grantor to conduct the repairs and renovations are contained in the PAA between the Grantor and the state.
- The Grant Agreement required POST ("the offeror") to enter into an Irrevocable Offer to Dedicate Title in Fee ("the offer") to the State acting through the Conservancy. However, DPR is now acquiring the property from POST and the offer specifically allows for transfer of the real property to an agency of the State of California unencumbered by the offer if the Conservancy and the transferee (DPR) execute and record an agreement containing specific terms. The Conservancy and DPR have entered into an agreement to be recorded that will fulfill the requirements of the offer for the Conservancy's consent to the conveyance and to serve as a replacement for the offer consistent with the Conservancy's grant authorization, the grant agreement, the offer and the Public Resources Code § 31116(b). On the later of the effective date of the Agreement or the date of the conveyance of the property to DPR, the offer shall cease to encumber the property.
- As part of the agreement, the property shall be held and used consistent with the purposes of public access, resource protection, open space preservation and shall be administered in accordance with applicable laws, including the requirements of the Propositions under which

the Conservancy provided the acquisition funds. Any subsequent transfer of the property shall be subject to written approval of the Executive Officer of the Conservancy.

- The DPR plans to use the vacated residences for future office space or possible staff housing.
- The POST will have a contractor remove the old paint, oil cans, tires, refrigerators/freezers and pottery wheel and kiln from the property prior to close of escrow.
- Upon receipt of the DGS Condition of Property statement, the DPR consulted with the SHPO to determine whether the Victorian residence contained any historical significance. The SHPO confirmed that it did not contain any 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. Any increases to the minimal level of public services described above will be addressed via the normal budget process. Currently, a local non-profit group has applied for and received grant funding to monitor and inventory the riparian corridor for sensitive flora and fauna, including water quality. The Department of Fish and Game additionally has studies underway along San Gregorio Creek for the anadromous fisheries. Absent additional biotic information, DPR anticipates a continued relationship with its park partners to address future research costs.

Staff Recommendation: Authorize acquisition

CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BIG BASIN REDWOODS STATE PARK, SADDLE MOUNTAIN
SANTA CRUZ COUNTY
DGS Parcel Number 10471, DPR Parcel Number 3257

*Authority: Chapter 106/01, Item 3790-301-0005(27),
as reappropriated by Chapter 208/04, Item 3790-491*

Authorize site selection consistent with the staff analysis

(Itemed pulled)

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Big Basin Redwoods State Park, Saddle Mountain
Santa Cruz County
(Itemed pulled)

CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SHASTA STATE HISTORIC PARK, WILDE PROPERTY
SHASTA COUNTY
DGS Parcel Number 10468, DPR Parcel Number 3258

*Authority: Chapter 106/01, Item 3790-301-0005(27),
as reappropriated by Chapter 208/04, Item 3790-491*

Authorize acquisition consistent with the staff analysis

(Itemed pulled)

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation
Shasta State Historic Park, Wilde Property
Shasta County

(Itemed pulled)

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CONSENT ITEM

CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
SONOMA DEVELOPMENTAL CENTER, 40.72 ACRES UNIMPROVED LAND
SONOMA COUNTY
Surplus Parcel Number SSL 305

Authority: Chapter 323/1983

Authorize the sale of state surplus property

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of General Services
Department of Developmental Services
Sonoma Developmental Center
Sonoma County

Action requested

The requested action will authorize the sale of state surplus property for the project.

Scope Description

This project is within scope. Pursuant to Government Code Section 11011.1 and as authorized by Chapter 323, Statutes of 1983, the Director of the Department of General Services (DGS), with the approval of the State Public Works Board, is authorized to sell for current market value, or for any lesser consideration authorized by law, and upon those terms and conditions and with such reservations and exceptions which in his or her opinion may be in the best interest of the state, all or any part of 40.72 acres of land located at Sonoma Developmental Center (SDC) along the facility's east boundary line adjacent to Highway #12 in Sonoma County. The Department of Developmental Services has determined that the property is not needed for any current or future program purposes, and declared it surplus to the agency's needs.

Funding and Cost Verification

This project is within cost. The costs associated with the sale of the state surplus property are administrative staff costs of \$99,000, which reflects multiple attempts to sell this property over the past 24 years with an appraisal completed with each attempt. All sales cost will be reimbursed through the Property Acquisition Law account. No future costs have been identified with the approval of this sale.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is June 2007.

Other

- The original property was 1669.93 acres acquired by the state in 1889 for \$50,000 from General Funds. About 720 acres was transferred to Robert Louis Stevenson State Park several years ago. With the sale of these 40.72 acres, approximately 910 acres will remain with SDC.
- Pursuant to Government Code 11011.1 the property was offered to state and local governmental agencies with the County of Sonoma Agricultural Preservation and Open Space District expressing an interest in purchasing the property to expand their existing park which borders the state's property.
- In order to transfer this parcel to the County of Sonoma for less than market value, Government Code Section 11011.1(b) requires a local general development plan that has been approved by the Director of Parks and Recreation and a demonstration that such a transfer would be in the public's best interest. These requirements have been met. According to the plan, the land would continue to be used as a public park.
- The state's deed provides that the land will revert back to the state if, for a minimum of 25 years following the sale date, the use is inconsistent with parks and recreation purposes.
- The approved appraised value of the property is \$1,200,000 dated February 2006. The appraisal of this property reflects comparable parcels in the area, which are single family residences with agricultural usage. The total purchase price paid by the County of Sonoma for the state's property will be \$600,000, which represents 50 percent of the appraised value.
- After the property transfers, the County has agreed to fence the unfenced portion of the perimeter boundary of the property to prevent access by park users to state property and post signage to differentiate between state and county property. In addition the County is to maintain annually a fifteen foot fire break which runs somewhat parallel to Highway 12. For the performance of these post-closing obligations the County is to be given a \$35,000 credit against the purchase price.
- Pursuant to Article III, Section 9 of the California Constitution, the net proceeds of any monies received from the disposition are to be used to pay principal and interest on bonds issued pursuant to the Economic Recovery Bond Act.
- The County contracted to have a geologic study conducted to assess the potential presence of mineral resources on the subject property. The study determined there were no known or potential economic minerals resources at or near the site. Based upon the findings of the geologic study the state will reserve the mineral rights without a right of surface entry in plane from the surface to a depth of 500 feet below the surface consistent with Public Resources Code Section 6407 for properties of more than 15 acres in size.

Staff Recommendation: Authorize the sale of state surplus property

CONSENT ITEM

CONSENT ITEM – 6

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BATTERSON FOREST FIRE STATION, RELOCATE FACILITY
MADERA COUNTY**

*Authority: Chapter 162/1996, Item 3540-301-0001 (13)
Chapter 324/1998, Item 3540-301-0001 (27)
Chapter 106/2001, Item 3540-301-0001 (27)
Chapter 047/2006 Item 3540-301-0660 (2)*

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection
Batterson Forest Fire Station, Relocate Facility
Madera County

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project consists of the construction of a standard California Department of Forestry and Fire Protection (CAL FIRE) one-engine forest fire station on a new site. The new station consists of the following: a 2,356 +/- sq. ft. wood-framed living quarters (8 beds); a 1,695 +/- sq. ft. wood-framed apparatus building (1 office, 2 bays); a 100 +/- sq. ft. flammable storage building w/ 1-2,000 gallon split fuel tank; 20,000 gallon water storage tank; generator and building; pump house; site work; utilities, and paving.

Funding and Project Cost Verification

This project is not within cost. Total appropriations for this project provide \$419,000 General Fund for acquisition, preliminary plans, and working drawings. The Budget Act of 2006-07 recognized a total project cost of \$4,703,000, including \$4,284,000 for future construction costs. Construction funding in the amount of \$4,284,000 was included in the 2007-08 Governor's Budget and is pending Budget Act approval. Based on completed preliminary plans, the total project cost is now estimated at \$4,862,000 (increase of \$159,000 or 3.4%). This increase is entirely due to the incorporation of the Leadership in Energy and Environmental Design (LEED), which was inadvertently not included in the pending budget proposal.

\$4,862,000	total estimated project costs
\$419,000	total authorized project costs
\$160,000	project costs previously allocated: acquisition phase \$109,000 and preliminary plans \$51,000
\$259,000	project costs to be allocated: working drawings \$259,000
\$4,284,000	pending budget approval: construction \$4,284,000 (\$3,504,000 construction contracts; \$175,000 contingency; \$553,000 A&E; and \$52,000 agency-retained)
\$159,000	estimated deficit

CEQA

The CEQA Notice of Determination was filed on March 20, 2002 at the State Clearinghouse. The 30-day posting and review period concluded April 19, 2002.

Due Diligence

Due Diligence is not complete. In 2002, CAL FIRE obtained a United States Forest Service (USFS) Special Use Permit to use the site for 30 years. There is a clause in the permit, which terminates the permit if construction is not started within two years. Although this project is now beyond the two-year limit, CAL FIRE indicates that the USFS is very cooperative and efforts are being made to have the clause rescinded. No other issues have been identified.

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 7

CALIFORNIA COMMUNITY COLLEGES (6870)
ANTELOPE VALLEY COMMUNITY COLLEGE DISTRICT, THEATER ARTS FACILITY
ANTELOPE VALLEY COLLEGE, LOS ANGELES COUNTY

Authority: Chapter 47/06, Item 6870-301-6049 (2)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

California Community Colleges
Antelope Valley Community College District, Theater Arts Facility
Antelope Valley College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project constructs an 18,432 assignable square foot (asf) theater arts building with 643 asf of office, and 17,789 asf of other space including 16,760 asf for the theater arts program. The building was redesigned slightly to increase its efficiency and thereby partially mitigate increased project costs and to improve traffic and pedestrian safety in the area. The revised project constructs a 19,536 asf building with 718 asf office space and 18,818 asf other space including 17,511 asf for the theater arts program.

Funding and Project Cost Verification

The project is within cost.

- \$24,466,000 total estimated project costs
- \$17,664,000 total authorized project costs
- \$382,000 state project costs previously allocated: preliminary plans \$382,000
- \$10,934,000 state project costs to be allocated: working drawings \$490,000; construction \$9,801,000 (\$8,794,000 contracts, \$439,000 contingency, \$568,000 administration, testing, inspection) at CCCI 4421 and equipment \$643,000 at EPI 2726
- \$215,000 local funds previously allocated: preliminary plans \$215,000
- \$6,133,000 local funds to be allocated: working drawing \$276,000; construction \$5,495,000 (\$4,929,000 contracts, \$247,000 contingency, \$319,000 administration, testing, inspection) at CCCI 4421 and equipment \$362,000 at EPI 2726
- \$6,802,000 local funds to be augmented: construction \$6,802,000 (\$6,203,000 contracts, \$312,000 contingency, \$287,000 administration, testing, inspection) at CCCI 4421

CEQA

A Campus-wide Environmental Impact Report was filed on September 8, 2005 with the State Clearinghouse (reference #2005041020) relative to the district's Facilities Master Plan Update that included this project. 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: April 2008
- Complete construction: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 8

**CALIFORNIA COMMUNITY COLLEGES (6870)
BARSTOW COMMUNITY COLLEGE DISTRICT, PERFORMING ARTS CENTER
BARSTOW COLLEGE, SAN BERNARDINO COUNTY**

Authority: Chapter 47/06, Item 6870-301-6049 (3)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

California Community Colleges
Barstow Community College District, Performing Arts Center
Barstow College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project constructs a 28,932 assignable square foot (asf), Performing Arts Center with 284 asf of lecture, 853 asf of laboratory, 895 asf of office, and 26,900 asf of other space including 25,250 asf for the theater arts program.

Funding and Project Cost Verification

The project is within cost.

\$23,303,000 total estimated project costs

\$23,303,000 total authorized project costs

\$194,000 state project costs previously allocated: preliminary plans \$194,000

\$20,779,000 state project costs to be allocated: working drawings \$450,000; construction \$18,601,000 (\$16,726,000 contracts, \$905,000 contingency, \$970,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,728,000 at EPI 2726.

\$507,000 local funds previously allocated: preliminary plans \$507,000

\$1,823,000 local funds to be allocated: working drawing \$450,000; construction \$1,373,000 (\$1,373,000 contracts) at CCCI 4421

CEQA

A Notice of Exemption was filed on March 14, 2007 with the State Clearinghouse (reference #2007038127) 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: September 2007

Complete construction: May 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 9

**CALIFORNIA COMMUNITY COLLEGES (6870)
CABRILLO COMMUNITY COLLEGE DISTRICT, HEALTH AND WELLNESS CENTER
CABRILLO COLLEGE, SANTA CRUZ COUNTY**

Authority: Chapter 47/06, Item 6870-303-6049 (2)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

California Community Colleges
Cabrillo Community College District, Health and Wellness Center
Cabrillo College, Santa Cruz County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. This project constructs a 39,120 assignable square foot (asf) project that will house allied health programs, a fitness program, a stroke rehabilitation program and related health and wellness activities. The project includes 3,370 asf lecture, 27,120 asf lab, 3,960 asf office, 800 asf AV/TV, and 3,870 asf other project space.

Funding and Project Cost Verification

The project is within cost.

\$23,362,000 total estimated project costs

\$23,362,000 total authorized project costs

\$91,000 state project costs previously allocated: preliminary plans \$91,000

\$11,584,000 state project costs to be allocated: working drawings \$151,000; construction \$10,248,000 (\$9,286,000 contracts, \$464,000 contingency, \$498,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,185,000 at EPI 2726

\$706,000 local funds previously allocated: preliminary plans \$706,000

\$10,981,000 local funds to be allocated: working drawing \$669,000; construction \$10,252,000 (\$9,286,000 contracts, \$465,000 contingency, \$501,000 administration, testing, inspection) at CCCI 4421 and equipment \$60,000 at EPI 2726

CEQA

A Environmental Impact Report is on file with the State Clearinghouse (reference #1999072117) 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: September 2007

Complete construction: May 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 10

**CALIFORNIA COMMUNITY COLLEGES (6870)
COPPER COMMUNITY COLLEGE DISTRICT, REMODEL FOR EFFICIENCY
COPPER MOUNTAIN COLLEGE, SAN BERNARDINO COUNTY**

Authority: Chapter 47/06, Item 6870-303-6049 (33)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

California Community Colleges
Copper Mountain Community College District, Remodel for Efficiency
Copper Mountain College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project reconstructs 16,344 assignable square feet (asf) and constructs 8,046 asf of new space. In total, the project includes 24,390 asf comprised of 4,758 asf of laboratory, 4,724 asf of office, 8,134 asf library space, 4,724 asf of AV/TV space and 2,061 asf of other space.

Funding and Project Cost Verification

The project is within cost.

\$15,050,000 total estimated project costs

\$15,050,000 total authorized project costs

\$125,000 state project costs previously allocated: preliminary plans \$125,000

\$7,400,000 state project costs to be allocated: working drawings \$372,000; construction \$6,559,000 (\$5,130,000 contracts, \$720,000 contingency, \$709,000 administration, testing, inspection) at CCCI 4421 and equipment \$469,000 at EPI 2726

\$377,000 local funds previously allocated: preliminary plans \$377,000

\$7,148,000 local funds to be allocated: working drawing \$371,000; construction \$6,777,000 (\$6,777,000 contracts) at CCCI 4421

CEQA

A Notice of Determination was filed on October 5, 2006 with the State Clearinghouse (reference #2003061062) 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: September 2007

Complete construction: May 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 11

**CALIFORNIA COMMUNITY COLLEGES (6870)
CITRUS COMMUNITY COLLEGE DISTRICT, STUDENT SERVICES BUILDING
CITRUS COLLEGE, LOS ANGELES COUNTY**

Authority: Chapter 47/06, Item 6870-303-6049 (3)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

California Community Colleges
Citrus Community College District, Student Services Building
Citrus College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project constructs a 36,111 assignable square foot Student Services building with 11,589 assignable square feet (asf) of office, 4,445 asf of Library space, and 4,100 asf of other space. The project also includes district funded space consisting of 1,200 asf of bookstore space, 4,677 asf of student recreation space, 1,690 asf health center space, and 8,410 asf of event venue space.

Funding and Project Cost Verification

The project is within cost.

- \$22,729,000 total estimated project costs
- \$22,729,000 total authorized project costs
- \$270,000 state project costs previously allocated: preliminary plans \$270,000
- \$5,656,000 state project costs to be allocated: working drawings \$123,000; construction \$5,126,000 (\$4,635,000 contracts, \$232,000 contingency, \$259,000 administration, testing, inspection) at CCCI 4421 and equipment \$407,000 at EPI 2726
- \$367,000 local funds previously allocated: preliminary plans \$367,000
- \$16,436,000 local funds to be allocated: working drawing \$756,000; construction \$14,645,000 (\$13,244,000 contracts, \$662,000 contingency, \$739,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,035,000 at EPI 2726

CEQA

A Notice of Determination was filed on January 19, 2005 with the State Clearinghouse (reference #2004121094) relative to the district's Facilities Master Plan Update that included this project. 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: February 2008
Complete construction: August 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 12

**CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT, SCIENCE MODERNIZATION,
CERRO COSO COLLEGE, KERN COUNTY**

Authority: Chapter 47/06, Item 6870-303-6049 (7)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

California Community Colleges
Kern Community College District, Science Modernization
Cerro Coso College, Kern County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project remodels 12,419 asf resulting in 4,552 asf laboratory, 4,498 asf office, 1,300 asf meeting, and 2,069 asf storage spaces.

Funding and Project Cost Verification

This project is within cost.

- \$5,560,000 total estimated project costs
- \$5,560,000 total authorized project costs
- \$100,000 state project costs previously allocated: preliminary plans \$100,000
- \$2,680,000 state project costs to be allocated: working drawings \$145,000; construction \$2,535,000 (\$2,219,000 contracts, \$155,000 contingency, \$161,000 administration, testing, inspection) at CCCI 4421
- \$100,000 local funds previously allocated: preliminary plans \$100,000
- \$2,680,000 local funds to be allocated: working drawings \$145,000; construction \$2,535,000 (\$2,219,000 contracts, \$155,000 contingency, \$161,000 administration, testing, inspection) at CCCI 4421

CEQA

A Notice of Determination #20050121068 was submitted, and the public comment 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: June 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 13

CALIFORNIA COMMUNITY COLLEGES (6870)
KERN COMMUNITY COLLEGE DISTRICT, WELLNESS CENTER
PORTERVILLE COLLEGE, TULARE COUNTY

Authority: Chapter 47/06, Item 6870-303-6049 (8)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

California Community Colleges
Kern Community College District, Wellness Center
Porterville College, Tulare County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs an addition and remodels part of the existing physical education facility. The scope involves 10,546 asf of 9,916 asf physical education, 240 asf office, and 390 asf storage spaces.

Funding and Project Cost Verification

This project is within cost.

- \$6,996,000 total estimated project costs
- \$6,996,000 total authorized project costs
- \$123,000 state project costs previously allocated: preliminary plans \$123,000
- \$3,724,000 state project costs to be allocated: working drawings \$172,000; construction \$3,276,000 (\$2,926,000 contracts, \$142,000 contingency, \$208,000 administration, testing, inspection) at CCCI 4421 and equipment \$276,000 at EPI 2726
- \$123,000 local funds previously allocated: preliminary plans \$123,000
- \$3,026,000 local funds to be allocated: working drawings \$171,000; construction \$2,578,000 (\$2,260,000 contracts, \$143,000 contingency, \$175,000 administration, testing, inspection) at CCCI 4421 and equipment \$277,000 at EPI 2726

CEQA

A Notice of Determination #20050121068 was submitted, and the public comment 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: February 2008
Complete construction: April 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 14

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, MULTI-MEDIA CLASSROOMS
EAST LOS ANGELES COLLEGE, LOS ANGELES COUNTY**

Authority: Chapter 47/06, Item 6870-301-6049 (6)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

California Community Colleges
Los Angeles Community College District, Multi-Media Center
East Los Angeles College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project demolishes the existing buildings and replaces them with a Multi-Media Center. The project includes 16,540 asf lecture, 6,381 asf laboratory, and 5,965 asf office space.

Funding and Project Cost Verification

This project is within cost. The District does not request additional state funds.

\$16,799,000 total estimated project costs

\$16,799,000 total authorized project costs

\$730,000 state project costs previously allocated: preliminary plans \$730,000

\$16,069,000 state project costs to be allocated: working drawings \$600,000; construction \$15,019,000 (\$13,565,000 contracts, \$678,000 contingency, \$776,000 administration, testing, inspection) at CCCI 4421 and equipment \$450,000 at EPI 2726

CEQA

A Campus Facility Master Plan Environment Impact Report #2004109028 was submitted, and the public comment 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: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, FRANKLIN HALL MODERNIZATION
LOS ANGELES CITY COLLEGE, LOS ANGELES COUNTY**

Authority: Chapter 47/06, Item 6870-301-6049 (9)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

California Community Colleges
Los Angeles Community College District, Franklin Hall Modernization
Los Angeles City College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project modernizes the 66,230 assignable square foot Franklin Hall Building. The modernization will improve classroom utilization while correcting various hazards or code violations. The new space includes 37,467 asf lecture, 17,350 asf lab, 6,429 asf office, 1,284 asf library, and 3,700 asf of other space.

Funding and Project Cost Verification

This project is within cost. The District does not request additional state funds.

\$15,535,000 total estimated project costs

\$15,535,000 total authorized project costs

\$298,000 state project costs previously allocated: preliminary plans \$298,000

\$7,469,000 state project costs to be allocated: working drawings \$292,000; construction \$6,280,000 (\$5,542,000 contracts, \$388,000 contingency, \$350,000 administration, testing, inspection) at CCCI 4421 and equipment \$897,000 at EPI 2726.

\$298,000 local funds previously allocated: preliminary plans \$298,000

\$7,470,000 local funds to be allocated: working drawings \$293,000; construction \$6,281,000 (\$5,543,000 contracts, \$388,000 contingency, \$350,000 administration, testing, inspection) at CCCI 4421 and equipment \$896,000 at EPI 2726

CEQA

A Campus Facility Master Plan Environment Impact Report #2002011125 was submitted, and the public comment 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: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, CHILD DEVELOPMENT CENTER
LOS ANGELES VALLEY COLLEGE, LOS ANGELES COUNTY**

Authority: Chapter 47/06, Item 6870-303-6049 (13)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

California Community Colleges
Los Angeles Community College District, Child Development Center
Los Angeles Valley College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project demolishes the existing portable buildings and replaces them with a 18,551 asf permanent Child Development Center. The project includes 3,100 asf lecture, 841 asf offices, 300 asf library, and 14,310 asf of child development demonstration space.

Funding and Project Cost Verification

This project is within cost. The District does not request additional state funds.

\$11,053,000 total estimated project costs

\$11,053,000 total authorized project costs

\$557,000 state project costs previously allocated: preliminary plans \$557,000

\$9,391,000 state project costs to be allocated: working drawings \$343,000; construction \$8,606,000 (\$7,733,000 contracts, \$387,000 contingency, \$486,000 administration, testing, inspection) at CCCI 4421 and equipment \$442,000 at EPI 2726

\$62,000 local funds previously allocated: preliminary plans \$62,000

\$1,043,000 local funds to be allocated: working drawings \$38,000; construction \$956,000 (\$859,000 contracts, \$43,000 contingency, \$54,000 administration, testing, inspection) at CCCI 4421 and equipment \$49,000 at EPI 2726

CEQA

A Campus Facility Master Plan Environment Impact Report #2003011110 was submitted, and the public comment 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: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)
PALO VERDE COMMUNITY COLLEGE DISTRICT, FINE AND PERFORMING ARTS
COMPLEX
PALO VERDE COLLEGE, RIVERSIDE COUNTY**

*Authority: Chapter 38/05, Item 6870-301-6049 (26)
Chapters 47 and 48/06, 6870-491(26),*

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

California Community Colleges
Palo Verde Community College District, Fine and Performing Arts Complex
Palo Verde College, Riverside County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope provides for a total of 26,413 assignable square feet (asf) for a fine and performing arts instructional facility. The project will include 13,069 asf laboratory; 1,245 asf lecture; 1,219 asf office; and 10,880 asf of other fine and performing arts space.

Funding and Project Cost Verification

The project is within cost.

\$21,898,000 total estimated project costs

\$21,898,000 total authorized project costs

\$529,000 state project costs previously allocated: preliminary plans \$529,000

\$21,369,000 state project funds to be allocated: working drawings \$542,000, construction \$19,825,000 (\$17,980,000 contracts; \$899,000 contingency; \$946,000 construction management, administration, testing and inspection) at CCI 4421; and equipment \$1,002,000 at EPI 2726

CEQA

An Environmental Impact Report was filed with the State Clearinghouse (#97021064) on June 12, 1997 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: April 2008

Complete construction: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN BERNARDINO COMMUNITY COLLEGE DISTRICT, LEARNING RESOURCE
TECHNOLOGY CENTER
CRAFTON HILLS COLLEGE, SAN BERNARDINO COUNTY**

Authority: Chapter 47/06, Item 6870-301-6049 (14)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

California Community Colleges
San Bernardino Community College District, Learning Resource Technology Center
Crafton Hills College, San Bernardino County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project provides for a 40,000 asf learning resource/technology center consisting of approximately 2,160 asf laboratory space, 1,560 asf office and administrative support space, 18,000 asf library space, 4,460 asf avtv space and 13,820 asf other space.

Funding and Project Cost Verification

This project is within cost. .

\$ 28,772,000 total estimated project costs

\$23,185,000 total authorized project costs

\$559,000 state project costs previously allocated: preliminary plans \$559,000

\$14,986,000 state project costs to be allocated: working drawings \$480,000; construction \$13,506,000 (\$12,156,000 contracts, \$600,000 contingency, \$750,000 administration, testing, inspection) at CCCI 4593 and equipment \$1,000,000 at EPI 2744

\$165,000 local funds previously allocated: preliminary plans \$165,000

\$13,062,000 local funds to be allocated: working drawings \$343,000; construction \$12,242,000 (\$11,215,000 contracts, \$569,000 contingency, \$458,000 administration, testing, inspection) at CCCI 4593 and equipment \$477,000 at EPI 2744

CEQA

A Notice of Determination (2006011080) was filed with the State Clearinghouse on December 18, 2006, and the public comment 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: March 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 19

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST KERN COMMUNITY COLLEGE DISTRICT, TECH ARTS MODERNIZATION
TAFT COLLEGE, KERN COUNTY

Authority: Chapter 47/06, Item 6870-303-6049 (32)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

California Community Colleges
West Kern Community College District, Tech Arts Modernization
Taft College, Kern County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project reconstructs 8,711 asf of existing science facilities, including 4,854 asf of laboratory space, 1,740 asf of office space, and 2,117 asf of other space.

Funding and Project Cost Verification

The project is within cost.

- \$5,535,000 total estimated project costs
- \$5,535,000 total authorized project costs
- \$125,000 state project costs previously allocated: preliminary plans \$125,000
- \$4,305,000 state project costs to be allocated: working drawings \$196,000; construction \$4,109,000 (\$3,457,000 contracts, \$297,000 contingency, \$355,000 administration, testing, inspection) at CCCI 4421
- \$153,000 local funds previously allocated: preliminary plans \$153,000
- \$952,000 local funds to be allocated: working drawing \$40,000; construction \$912,000 (\$912,000 contracts) at CCCI 4421

CEQA

A Notice of Determination was filed on June 21, 2006 with the State Clearinghouse (reference #2005021089) relative to the district's Facilities Master Plan Update that included this project. 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: March 2008
Complete construction: May 2009

Staff Recommendation: Approve preliminary plans

ACTION ITEM

ACTION ITEM – 20

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA CONSERVATION CORPS (3340)
TAHOE BASE CENTER RELOCATION
EL DORADO COUNTY

*Authority: Chapter 157/03, Item 3340-301-0660(1),
as partially reappropriated by Chapter 208/04, Item 3340-490
and Chapters 38 and 39/05, Item 3340-490,
as partially reverted by Chapters 47 and 48/06, Item 3340-495;
Chapters 47 and 48/06, Item 3340-301-0660(1)*

Authorize acquisition through exercise of an option to purchase consistent with the staff analysis

APPROVED 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 20

Department of General Services
California Conservation Corps
Tahoe Base Center Relocation
El Dorado County

Action requested

The requested action will authorize site acquisition through an option to purchase for this project.

Scope Description

This project is within scope. The Legislature approved funding to acquire and construct a new residential facility to provide permanent facilities for corpsmembers in the Meyers/South Lake Tahoe area. This project will include the renovation of an existing residence building, construction of a new multipurpose/kitchen building, new administration building and new one story garage and shop building. The project will include acquisition of two adjacent parcels that include Sterling Village (a partially renovated residential facility) and Yanks Station (an unoccupied retail space), and the acquisition of a vacant California Highway Patrol facility. The State Public Works Board (SPWB) approved a scope change on October 8, 2004 to allow the acquisition of the current proposed property and to provide additional flexibility to combine one or more programmatic areas within the existing buildings as needed. By not specifying the exact size and number of buildings to be constructed, it was determined that this added flexibility would allow a more cost effective use of project funds

Funding and Cost Verification

This project is within cost. Chapters 47 and 48, Budget Act of 2006, Item 3340-301-0660 (1), provides a total of \$26,207,000 for acquisition, preliminary plans, working drawings, and construction for this project, including \$7,507,000 allocated for acquisition (\$6,000,000 for Sterling Village, \$1,050,000 for Yanks Station, \$210,000 for the vacant CHP property, \$150,000 for the Purchase Option, and \$97,000 for other costs). The project costs are as follows:

\$26,680,000 total authorized project costs

\$26,680,000 total estimated project costs

\$473,000 project costs previously allocated: acquisition \$473,000

\$26,207,000 project costs to be allocated: acquisition \$7,507,000, preliminary plans \$769,000, working drawings \$998,000, and construction \$16,933,000 (\$13,726,000 contract, \$961,000 contingency, and \$2,246,000 A&E)

CEQA

A Notice of Determination was filed on May 31, 2007 on Mitigated Negative Declaration prepared for the proposed California Conservation Corps Tahoe Base Center Project. The 30-day litigation period will end on June 30, 2007.

Condition of Property

The Department of General Services' Environmental Services Section (DGS-ESS) conducted a series of site surveys between February and April 2007 of the proposed acquisition of the Sterling Village and Yanks Station parcels in the community of Meyers in El Dorado County. The subject parcels are the proposed site of the new California Conservation Corps (CCC) Tahoe Base Center.

The acquisition area consists of two contiguous parcels that contain Sterling Village buildings (1949 Apache Avenue) and Yanks Station (2971 U.S. Highway 50). Sterling Village was originally a multiple residential facility (dating from the early 1960's) that was converted to a senior care facility in the late 1990's. Yanks Station is a single story building that served as retail frontage on U.S. Highway 50. The CCC leased all three buildings approximately two years ago as a temporary site for their Tahoe Base Center after their former quarters on Echo Summit was closed due to its age and declining water system. Both parcels are now proposed for acquisition to allow the development a permanent facility to service the CCC in the Tahoe Basin and Central Sierra. The Tahoe Base Center project involves the renovation and modification of the three-story Sterling Village residential building and the demolition and construction of two new support/administrative buildings. These buildings would be in place of the two older one-story buildings (Yanks Station and a support building for Sterling Village). The project also includes the use of an adjacent state-owned parcel that served as the former CHP District office for a new CCC vehicle maintenance and storage yard.

The entire area of the two contiguous parcels at Sterling Village and Yanks Station are developed with a combination of buildings, supporting infrastructure, and parking areas. All three buildings are conventional wood-framed structures that have only been used for retail and/or residential purposes. Based on the results of a Phase I Preliminary Site Assessment (PSA I) neither property has a history of industrial uses or had retail uses that may have involved the storage of hazardous materials and/or petroleum products such as gas stations or automotive repair shops. It is anticipated that the Sterling Village buildings may contain limited amounts of asbestos-bearing materials (insulation, flooring, etc.) and very limited amounts of lead-based paint. However, the construction plans for all structures have anticipated these

materials and adequate funding is available for their remediation. The presence of these materials is not considered a long-term liability.

The subject parcels are situated within a setting of other highway frontage retail land uses including gas stations (former and current), a small supermarket, a golf course, a transmission repair shop, and a convenience store. To the east of the parcels the land use is entirely residential and/or open space. The PSA I prepared for this acquisition concluded there is no evidence of active petroleum remediation occurring in or near the two parcels. While remediation of limited plumes of petroleum products has occurred on parcels west of the highway these abatement efforts are completed. While there is no evidence of petroleum or hazardous materials in the soil and/or groundwater underlying the two parcels water samples will be obtained and confirmed at acceptable prior to the close of escrow.

The two parcels contain no debris or other materials that must be removed prior to acquisition. Both properties have been thoroughly evaluated for the proposed renovation of the Sterling Village residential building and for the demolition and reuse of the other two buildings.

The current owner of the subject parcels has not fully completed the installation of all run-off control improvements required by the Tahoe Regional Planning Agency but DGS-ESS staff believe this is a minor, short-term liability that will be addressed during the renovation of the residential building and construction of the other two new buildings.

Laboratory results on groundwater samples taken on the Sterling Village/Yanks Station parcels did not reveal evidence of petroleum or other industrial contamination. Based upon these recent findings the subject properties have no environmental due diligence concerns.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2007.

Other:

- The property is currently operated by the CCC under a lease executed in August 2004, which expires in September 2007 for Sterling Village and lease executed in September 2005 expiring in September 2007 for Yanks Station. While both leases included a purchase option provision, the Sterling Village lease did not specify a purchase price because a DGS-approved appraisal was not available at the time. Through ongoing negotiations, the state and Lessor (property owner) of Sterling Village agreed to enter into a contractual agreement, thereby enabling the state to secure a purchase option for the property prior to expiration of the lease term. The SPWB authorized the state to acquire an option to purchase (\$150,000) for the Sterling Village on January 12, 2007 for \$6,000,000, which is valid until September 30, 2007.
- The purchase price of the Sterling Village and Yanks Station properties will not exceed estimated fair market value as determined by a DGS-approved appraisal.
- The CCC is not aware of any lawsuits pending concerning the property.
- A Property Acquisition Agreement has been utilized to formalize the option to purchase and require delivery of title to the property free and clear of any mortgages or liens.
- The terms of the option to purchase and the Property Acquisition Agreement required the Lessor to waive and settle all claims, to date, against the state, for any costs incurred by the Lessor for property improvement defects resulting from unauthorized alterations conducted by the state and for any costs incurred by the Lessor for structural repairs resulting from the state's seismic evaluation study for the proposed acquisition. The Lessor also agreed to diligently prosecute to completion the repairs and/or alterations necessary to obtain Fire Marshal approval of the property and remedy the building deficiencies. The state and the

Lessor agreed that the cost of the option to purchase would absolve and hold the state harmless from any and all future claims related to the alterations which had been performed by the state to date.

- The option to purchase the Sterling Village and Yanks Station property are critical to the short and long-term viability of this project. Based on years of searching for suitable facilities for the CCC's Tahoe Base Center, it has been determined that there are no other pre-existing housing options currently available in the Tahoe Basin to meet the CCC program requirements. It is unlikely that an alternative site could be located or constructed within the next 4 to 5 years. Furthermore, it is estimated that should this project not move forward at this time, an alternative project would be significantly more costly, as construction costs continue to escalate.
- If the CCC were unable to acquire the subject property, the CCC would be forced to either find temporary housing for staff (preferably in the Tahoe Basin) or terminate operations in this area. Relocating staff outside the Tahoe Basin would significantly diminish the CCC's ability to carry out operations in this area and relocating to temporary facilities would likely increase operational costs to the extent hotels and other costlier housing options are necessary. In addition, should the CCC need to vacate the facility, the state will be subject to a substantial cost in returning the facility to its pre-lease condition.
- The Lessor/Grantor has agreed to deduct from the sale proceeds upon close of escrow outstanding obligations owed by the Lessor/Grantor pursuant to the terms of the current lease agreements for the Sterling Village and Yanks Station properties. They include an unpaid water bill to South Tahoe Public Utility District and remaining repairs and/or alterations required by the State Fire Marshal to remedy building deficiencies.
- The proposed site meets the requirements of CCC.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- This acquisition is very time sensitive for the following reasons: 1) The monthly lease cost for both Sterling Village and Yanks Station is \$39,800, or \$1,327 per day. The state will realize a significant rent savings (approximately \$17,000) with an early close of escrow; 2) The Lessors/Grantors are currently delinquent and in default on outstanding loans secured by the properties. The lending institutions associated with these properties are on the verge of foreclosure actions against the Lessors/Grantors. In the event the lenders take action against the Lessors/Grantors, the state's acquisition of these properties could encounter significant delays and/or additional costs.
- Although the CEQA Notice of Determination statute of limitations waiting period will not expire until June 30, 2007, pursuant to the staff recommendation for a contingent approval, the waiting period must expire without negative comment before acquisition can occur. Therefore, the cost savings noted above outweigh the risks associated with a contingent approval. The DGS has indicated that no negative comments have been received to date and does not anticipate any issues.

Staff Recommendation: Authorize acquisition through exercising an option to purchase consistent with the staff analysis contingent upon the following:

- 1. Expiration of the CEQA Notice of Determination statute of limitations waiting period without challenge.**

ACTION ITEM

ACTION ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, JOHN ADAMS MODERNIZATION
CITY COLLEGE OF SAN FRANCISCO, JOHN ADAMS CENTER
SAN FRANCISCO COUNTY**

*Authority: Chapter 208/04, Item 6870-301-6041 (45)
Chapter 38/05, Item 6870-301-6041 (32)
Chapter 47/06, Item 6870-491*

Recognize scope change

APPROVED 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 21

California Community Colleges
San Francisco Community College District; John Adams Modernization
City College of San Francisco, John Adams Center
San Francisco County

Action Requested

The requested action will recognize scope change of this project.

Scope Description

The project is not within scope. The authorized scope provides for a modernization of the John Adams campus building consisting of 83,786 assignable square feet (asf) and the demolition and replacement of the existing adjacent library annex building consisting of 2,576 asf. Space types in the project include 23,020 asf lecture; 23,047 asf laboratory space; 12,289 asf office and administrative support space; 138 asf of library space; 864 asf avtv space; and 24,428 asf other support space.

The district is requesting to remove the demolition and replacement of the existing library annex building from the scope of this project (3 percent of total project asf) to stay with the budgeted cost. The library annex building would remain unchanged along with the existing programs. When the District commenced with the working drawings in July 2005, the cost for construction materials began to escalate. As a way to keep the project within budget, the District decided to remove the work associated with the library annex from the original scope but failed to get prior authorization from Finance. Finance staff and the Chancellor's office are taking corrective

measures with the District to ensure that these scope changes are authorized prior to commencement.

On May 9, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Cost Verification

The project is not within cost. The District is funding the cost overages with local bond dollars.

\$30,633,000 total authorized project costs

\$36,041,000 total estimated project costs

\$1,932,000 state project costs previously allocated: preliminary plans \$931,000; working drawings 1,001,000

\$23,176,000 state project costs to be allocated: construction \$23,176,000 (\$20,636,000 contracts; \$1,416,000 contingency; \$1,124,000 construction management, administration, testing and inspection) at CCCI 4328

\$437,000 local funds previously allocated: working drawings \$437,000

\$10,496,000 local funds to be allocated: preliminary plans \$454,000; working drawings \$125,000, and construction \$9,917,000 (\$8,792,000 contracts; \$644,000 contingency; \$481,000 construction management, administration, testing and inspection) at CCCI 4328

CEQA

A Notice of Exemption was filed with the State Clearinghouse (2005048074) on April 6, 2005 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:

Award Construction	August 2007
Complete Construction	February 2009

Staff Recommendation: Recognize scope change

ACTION ITEM

ACTION ITEM – 22

**CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT, JT. USE INSTRUCTIONAL FACILITY
CITY COLLEGE OF SAN FRANCISCO – OCEAN/PHELAN CAMPUS
SAN FRANCISCO COUNTY**

*Authority: Chapter 208, Statutes of 2004, Item 6870-301-6041(43)
Chapters 38 and 39, Statutes of 2005, Item 6870-301-6041(31)
Chapters 47 and 48, Statutes of 2006, 6870-491*

Recognize scope change to terminate the project

Motioned to be brought before the Board in July's SPWB meeting for review and consideration of recognizing a scope change and approving preliminary plans contingent upon the District funding the working drawings phase3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 22

California Community Colleges
San Francisco Community College District; Jt. Use Instructional Facility
City College of San Francisco – Ocean/Phelan Campus
San Francisco County

Action Requested

The requested action will recognize scope change to terminate the project.

Scope Description

The project is not within scope. The authorized scope of the project provides for a 73,155 assignable square feet (asf) instructional building. The project includes 13,100 asf lecture; 32,455 asf laboratory space; 8,735 asf office, 2,900 asf of library space; 1,450 asf avtv space; and 14,515 asf other space.

The District is requesting a scope change to remove the Child Development Center from the Joint Use Instructional Facility because the District has already built a new Child Development Center at another location on campus. This request would reduce the size of the Instructional Facility by 15,205 asf. In 2004, the San Francisco Community College District finalized a Facility Master Plan which would have suggested this move. In the same year, the preliminary plans phase for this project was appropriated and the opportunity to discuss this change was not utilized. In 2005 and 2006, the working drawings phase was appropriated and then re-appropriated while the District remained silent on the design change.

On May 17, 2007 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change not less than 20 days from the above date.

Funding and Project Cost Verification

The project is not within cost.

\$64,316,000 total authorized project costs

\$80,705,000 total estimated project costs

\$1,038,000 state project costs previously allocated: preliminary plans \$1,038,000

\$37,352,000 state project costs to be allocated: working drawings \$1,036,000; construction \$34,927,000 (\$31,784,000 contracts; \$1,589,000 contingency; \$1,554,000 construction management, administration, testing and inspection) at CCCI 4421; and equipment \$1,389 at EPI 2726

\$391,000 local funds previously allocated: preliminary plans \$391,000

\$41,924,000 local funds to be allocated: working drawings \$387,000, and construction \$40,738,000 (\$37,072,000 contracts; \$1,854,000 contingency; \$1,832,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$799,000 at EPI 2726

CEQA

A Notice of Determination was filed with the State Clearinghouse (2003102086) on February 7, 2007 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	May 2008
Complete Construction	July 2010

Staff Recommendation: Recognize scope change

OTHER BUSINESS

OTHER ITEM –

NONE.

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

Greg Rogers
Administrative Secretary