



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

July 13, 2007

MINUTES

PRESENT:

Mr. Vince Brown, Chief Deputy Director, Department of Finance
Mr. Doug Button, Chief Deputy Director, Department of General Services
Randy Iwasaki, Chief Deputy Director, Department of Transportation
Michael Carter, Deputy Controller, State Controller's Office
Francisco Lujano, Deputy Treasurer, State Treasurer's Office

STAFF PRESENT:

Greg Rogers, Administrative Secretary
Deborah Cregger, Counsel to the PWB
Henry Nanjo, Counsel to the PWB
Matt Schuller, Budget Analyst
Randy Katz, Budget Analyst
Nathan Brady, Budget Analyst
Stan Hiuga, Budget Analyst
Andy Ruppenstein, Budget Analyst
John Ponce, Budget Analyst
Chris Sanford, Secretary to the Public Works Board

OTHERS PRESENT:

Liz Yokoyama, Department of General Services
Jerry Leong, Department of General Service
David Wrightsman, Department of Parks and Recreation
Warren Westrup, Department of Park and Recreation
Sabrina Winn, Department of General Services
David Wakabayashi, Department of Parks and Recreation
Shelley Petavini, California Community Colleges
Phil Osborn, State Treasurer's Office
Tiffany Connelly, State Treasurer's Office
Darlene Maston, California Department of Corrections and Rehabilitations
Jacqueline Dosch, California Department of Corrections and Rehabilitations

CALL TO ORDER AND ROLL CALL:

Mr. Vince Brown, Chairperson of the SPWB and Chief Deputy Director of the Department of Finance, called the meeting to order at 10:02 a.m. Mr. Greg Rogers, 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 May 13, 2007 meeting.

A motion was made by Mr. Iwasaki and Second by Mr. Button to approve the minutes from the June 8, 2007 meeting.

The minutes were approved by a 5-0 vote.

BOND ITEMS:

Mr. Rogers reported that there were a total of 15 bond items on the agenda and noted that there were a couple of changes. First, that Bond Item #2 for CalFire's project at the Bautista Conservation Camp had been pulled from the agenda at the request of the CalFire and should return on the August agenda. Second, that the Estimated Bond Authorization Amount for Bond Item #8 was \$5,813,000 (not the \$8,115,000 as shown). Due to the large number of Bond Items this month, staff combined the actions of the remaining CalFire Items into a single vote. These were Bond Items numbered 1 and 3 thru 13. They were for various projects throughout the state. The requested actions would adopt resolutions or supplemental resolutions authorizing actions to be taken to provide for interim financing and authorizing the sale of lease revenue bonds. Staff noted that all of these Bond Items were contingent upon funding in the 2007 Budget Act and recommended adoption and approval with said contingency.

There were no comments or questions from the Board or the public regarding the Bond Items.

A motion was made by Mr. Lujano and Second by Mr. Button to approve Bond Items #1, #3 through #13.

Bond Items #1, #3 through #13 were approved by a 5-0 vote.

Mr. Rogers then reported on Bond Item #14, for the Department of Mental Health's project titled *Atascadero State Hospital—250 Bed Addition Remediation*. The requested action would adopt a resolution authorizing actions to be taken to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption and approval contingent upon funding in the 2007 Budget Act.

There were no comments or questions from the Board or the public regarding the Bond Item.

A motion was made by Mr. Button and Second by Mr. Lujano to approve Bond Item #14.

Bond Items #14 was approved by a 5-0 vote.

Mr. Rogers next reported on Bond Item #15, for the Department of Corrections and Rehabilitation's project titled *San Quentin State Prison, Central Health Services Building*. This action was contingent upon pending legislation being enacted and signed into law. Staff noted a technical correction related to the bill; information that was provided in the notice for this item. The notice indicated the bond authority was pending in SB 943; however, just in the last several days this vehicle was changed to SB 99. SB 99 was substantially similar to the language in SB 943 and it was supported by the administration. The pending legislation would authorize the Medical Care Receiver, through the California Prison Health Care Receivership Corporation on behalf of the California Department of Correction and Rehabilitation. The requested action would adopt a resolution authorizing actions to be taken contingent upon SB 99 being enacted into law to provide for interim financing and the sale of lease revenue bonds. Staff recommended adoption and approval.

After a clarifying question from Mr. Carter and answered by Mr. Brown, a motion was requested.

A motion was made by Mr. Button and Second by Mr. Carter to approve Bond Item #15.

Bond Items #15 was approved by a 5-0 vote.

Mr. Lujano and Mr. Carter (representing STO and SCO) were excused for the rest of the meeting.

CONSENT CALENDAR:

Mr. Rogers then reported on the Consent Calendar which covered items numbered 16 through 37. A number of these were contingent upon funding in the 2007 Budget Act. These were Consent Items numbered 17,19,20,23 thru 30. (It was stated that Consent Item 37 was contingent, but this was in error as the item was not contingent) In summary these items propose:

(Consent Items #15-37)

- 13 requests to approve preliminary plans [16, 23 Cont., 26 Cont., 27 Cont., 29 Cont., 30 Cont., 31, 32, 33, 34, 35, 36, 37] with 2 requests to recognize anticipated deficit as well [16, 37]
- 2 requests to authorize site selection [17 Cont., 20 Cont.]
- 2 requests to authorize acquisition [18, 19 Cont.]
- 2 requests to approve augmentation [21,22]
- 2 requests to recognize scope and cost [24 Cont., 25 Cont.] with 1 request to approve use of Inmate Ward Labor as well [25 Cont.]
- 1 request to approve use of Inmate Ward Labor by itself [28 Cont.]

There were **three** 20-day letters for this Consent Calendar.

(LETTER 1)

The first letter was for Consent Item #16 Department of General Services' project titled '*Sacramento Library and Courts Building Renovation*', in Sacramento County.

—The letter, noticed Department of Finance's request for approval of preliminary plans and recognition of anticipated deficit at the July 13, 2007 SPWB meeting in order to avoid further delays, was sent to the appropriate Legislative Committees on July 2, 2007 and expired on July 22, 2007.

(LETTER 2)

The second letter was for Consent Item # 21 CalFire's project titled '*Sweetwater Forest Fire Fire Station, Relocate Facility*', in Santa Clara County.

—The letter, noticed Department of Finance's intent to approve augmentation, was sent to the appropriate Legislative Committees on June 8, 2007 had expired without comment.

(LETTER 3)

The third letter was for Consent Items # 22 CalFire's project titled '*Weaverville Forest Fire Station, Relocate Facility*' in Trinity County.

—The letter, noticed Department of Finance's intent to approve augmentation, was sent to the appropriate Legislative Committees on June 14, 2007 and the JLBC had responded with a positive response concurring with the request for augmentation.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 16 thru 37, with the following items contingent upon funding in the 2007 Budget Act...17,19,20,23 thru 30.

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. Button to approve the Consent Calendar

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

ACTION ITEMS

Mr. Rogers now moved onto the Action Items. There were three Action Items on the agenda. Staff noted, however, that they were pulling Action Item #38 at the request of DGS.

Action Item #39 was for the State Coastal Conservancy's project titled Hamilton Wetlands Restoration/Navy Ballfields to authorize a no-cost acquisition. This Item was being brought to the Board's attention to highlight the fact that the proposed property was part of the former Hamilton Army Airfield in Marin County. Prior to being used as ballfields, this property was used to store arms and ammunition. The ballfields were now unused and provided upland habitat and limited seasonal wetland habitat. In 2006 the Navy and the Department of Toxic and Substances determined the proposed property was suitable for unrestricted use.

The Conservancy plans to restore the subject property to wetlands, with the restoration costs to be shared by the Conservancy and Corps of Engineers. The proposed property would become part of the Conservancy's wetland restoration project in the San Pablo Bay area and would provide significant habitat for migratory birds.

Given the proposed use of the property as wetland habitat and the state's extensive review of this property, the acquisition of this property does not appear to pose an exceptional risk to the state. Staff recommended the Board to approve the no-cost acquisition.

Bob Sleppy from the Department of General Services, Environmental Services Section, was available to answer any questions that the Board may have had regarding the condition of this property.

There were no comments or questions from the Board or the public regarding the Action Item.

A motion was made by Mr. Button and Second by Mr. Iwasaki to approve Action Item #39. Action Item #39 was approved by a 3-0 vote.

ROGERS: Action Item #40 was the California Community College's project titled *Joint Use Instructional Facility* at the Ocean/Phelan campus to approve a scope change and the preliminary plans that incorporate the proposed scope change. The scope change would remove a Developmental Center of approximately 15,000 assignable square feet (asf) from the proposed project of 73,155 asf. This item was on last month's agenda with a staff recommendation to terminate the project because the District and Chancellor's Office failed to keep the State informed of the need to remove the Developmental Center from the project and expended state dollars to develop preliminary plans without the Developmental Center in them. After a lengthy discussion, the Board chose to review and possibly approve the proposed scope change and preliminary plans at this meeting because the District had agreed to fund the working drawing phase, and therefore the approval of the scope change and preliminary plans would allow this project to continue without any further delays. The construction funding for this project was included in the pending 2007-08 budget. Staff recommended approval of the scope change and preliminary plans contingent upon the expiration of the 20-day letter which was sent on June 27, 2007, without comment.

LETTER 4

The fourth letter was for Action Item #40 California Community College's project titled '*San Francisco Community College District, Jt. Use Instructional Facility*' at Ocean/Phelan Campus. —The letters, noticing Department of Finance's intent to recognize scope change and approve preliminary plans, was sent to the appropriate Legislative Committees on June 27, 2007 and would expire July 17, 2007.

Mr. Brown commented that it seemed at the last meeting a compromise was indeed reached with the JLBC's approval and he believed that the Board should go forward with the staff recommendation.

A motion was made by Mr. Iwasaki and Second by Mr. Button to approve Action Item #40. Action Items #40 was approved by a 3-0 vote.

OTHER BUSINESS:

Mr. Rogers stated that there was no other business to report.

REPORTABLES:

Mr. Rogers stated that there were **four** reportable items for this month that staff have approved under authority delegated by the Board.

NEXT MEETING:

Mr. Rogers then reported that the next meeting was set for **Friday, August 10, 2007, at 10:00 AM, here at the State Capitol, in this Room 113.**

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

Mr. Brown then adjourned the meeting at 10:17 a.m.

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AGENDA AND STAFF ANALYSIS

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

The STATE PUBLIC WORKS BOARD will meet on, Friday July 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.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

**Friday
July 13, 2007
10:00 a.m.
Room 113
State Capitol
Sacramento, California**

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, 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 June 8, 2007 meeting
Report on conditional approvals of last meeting.**

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IV. Consent Items	Page 34
V. Action Items	Page 86
VI. Other Business	Page 99
VII. Reportables	Page 99

BOND ITEM

BOND ITEM – 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ALTAVILLE FOREST FIRE STATION, REPLACE FACILITY
CALAVERAS COUNTY

Authority: Chapter 038/05 Item 3540-301-0660 (3.95)
Chapter 047/06 Item 3540-301-0660 (6.5)
Chapter XX/07 Item 3540-301-0660 (11)

Adopt a supplemental resolution to:

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

Total Estimated Bond Authorization: \$ 5,258,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 1

Department of Forestry and Fire Protection
Altaville Forest Fire Station, Replace Facility
Calaveras County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a standard one-engine CAL FIRE forest fire station. The project includes: a 10-bed barracks/mess hall (2,800 sf); a 2-bay apparatus building (1,697 sf); a 1,982 sf dozer shed; a flammable storage building (100 sf); demolition of the existing facility and site work.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$5,445,000, including \$187,000 General Fund and \$5,258,000 Public Buildings Construction Fund (lease revenue bond fund), for acquisition, preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$3,754,000 on September 9, 2005. The project has since received additional lease revenue bond fund appropriation of \$1,504,000. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project to reflect the increased project authority of \$5,258,000. The project costs are as follows:

\$5,445,000 total estimated project costs

\$5,445,000 total authorized project costs

\$590,000 project costs previously allocated: preliminary plans \$203,000 and working drawings \$387,000

\$4,855,000 project costs to be allocated: working drawings \$109,000 and construction \$4,746,000 (\$3,790,000 contract, \$190,000 contingency, \$726,000 A&E and other project costs, \$40,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 10, 2003 and the waiting period expired on April 10, 2003.

Due Diligence

The Department of General Services issued a Summary of Conditions Memo and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve working drawings:	January 2008
Complete construction:	September 2009

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BAUTISTA CONSERVATION CAMP, RIVERSIDE COUNTY
REPLACE MODULAR BUILDINGS**

*Authority: Chapter 379/02, Item 3540-301-0660 (20)
Chapter 208/04, Item 3540-301-0660 (6)
Chapters 38 and 39/05, Item 3540-301-0660 (3.9)
Chapters 47 and 48/06, Item 3540-301-0660 (5.4)
Chapter XX/07 Item 3540-301-0660 (10)*

Adopt a supplemental resolution to:

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

Total Estimated Bond Authorization:

\$ 8,765,000

BOND ITEM

STAFF ANALYSIS ITEM – 2

Department of Forestry and Fire Protection
Bautista Conservation Camp, Replace Modular Buildings
Riverside County

ITEM PULLED

BOND ITEM

BOND ITEM – 3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BIEBER FIRE STATION AND HELITACK BASE, RELOCATE FACILITY
LASSEN COUNTY**

Authority: Chapter XX/07, Item 3540-301-0660 (6)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$19,938,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 3

Department of Forestry and Fire Protection
Bieber Fire Station and Helitack Base
Lassen County

Action requested

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

Scope Description

This project is within scope. This project will relocate the Bieber Fire Station and Helitack Base to nearby state-owned property. Project will include: a 1,999 square-foot (sf) 3-bay apparatus building; a 12,005 sf 36-bed barracks/mess hall building; a 6,750 sf helicopter hanger and helicopter pad; a 565 sf generator/pump/storage building with generator, a 1,984 sf 4-bay utility parking garage; a 1,982 sf dozer/transport building; and a 12,000 gallon jet-A fuel storage tank. Project also includes the following site work: paving 1.25 miles unimproved access road; utility extensions and connections; water well, pipelines, and 25,000 gallon storage tank; septic system; above-ground vehicle fuel storage; propane tank and lines; landscaping, security fencing, and all necessary appurtenances.

Funding and Cost Verification

This project is within cost. Total appropriation for this project provides \$19,938,000 Public Buildings Construction Fund (lease revenue bond fund) for preliminary plans, working drawings and construction. The project costs are as follows:

\$19,938,000 total estimated project costs

\$19,938,000 total authorized project costs

\$19,938,000 project costs to be allocated: acquisition \$150,000, preliminary plans \$1,274,000 (\$20,000 agency retained), working drawings \$1,142,000 (\$20,000 agency retained), construction phase \$17,372,000 (\$14,335,400 contract, \$716,800 contingency, \$2,249,800 A&E and other project costs, and \$70,000 agency retained).

CEQA

A Mitigated Negative Declaration will be produced during the Preliminary Plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2009
Approve working drawings:	July 2010
Complete construction:	December 2011

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
FAWN LODGE FIRE STATION, REPLACE FACILITY
TRINITY COUNTY

Authority: Chapter XX/07, Item 3540-301-0660 (2)

Adopt resolution to:

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

Total Estimated Bond Authorization: \$6,664,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 4

Department of Forestry and Fire Protection
Fawn Lodge Fire Station, Replace Facility
Trinity County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a standard two-engine CAL FIRE forest fire station. The project will include: 12-bed barracks/mess hall building (3,753 sf); a 3-bay apparatus building (1,999 sf); a generator/pump/storage building (565 sf) with generator; demolition of existing facility and site work.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$6,664,000 Public Buildings Construction Fund (lease revenue bond fund) for preliminary plans, working drawings, and construction. The project costs are as follows:

\$6,664,000 total estimated project costs

\$6,664,000 total authorized project costs

\$6,664,000 project costs to be allocated: preliminary plans \$462,000, working drawings \$388,000, and construction \$5,814,000 (\$4,660,000 contract, \$233,000 contingency, \$883,000 A&E and other project costs, and \$38,000 agency-retained)

CEQA

CEQA document will be prepared during the preliminary plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: June 2008

Approve working drawings: June 2009

Complete construction: July 2010

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ISHI CONSERVATION CAMP, REPLACE FACILITY
TEHAMA COUNTY

Authority: Chapter XX/07, Item 3540-301-0660 (7)

Adopt resolution to:

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

Total Estimated Bond Authorization: \$ 32,107,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 5

Department of Forestry and Fire Protection
Ishi Conservation Camp, Replace Facility
Tehama County

Action requested

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

Scope Description

This project is within scope. This project provides for the replacement of the existing conservation camp facilities on the current state owned site. The project will include: 110-man kitchen/messhall (7,558 sf); 110-man inmate barracks (10,900 sf); CAL FIRE and CDCR administration buildings (5,560 sf); laundry/warehouse (1,940 sf); 12-bed officers quarters/kitchen (3,753 sf); inmate training/recreation and hobby buildings (5,360 sf); fire engine and mobile food dispensing unit garages (3,968 sf); crew staging area/restrooms (1,000 sf); generator/pump/storage building (740 sf); covered vehicle wash rack and filter room (1,200 sf); two-bay dozer shed (1,985); remodel CCV/ECT garage to include maintenance/woodshop (1,984 sf); replace driveway/parking pavement (93,000 sf) and other site work.

Funding and Cost Verification

This project is within cost. Total appropriation for this project provides \$32,107,000 for preliminary plans, working drawings and construction. The project costs are as follows:

\$32,107,000 total estimated project costs

\$32,107,000 total authorized project costs

\$32,107,000 project costs to be allocated: preliminary plans \$1,485,000, working drawings \$1,594,000, construction \$29,028,000 (\$24,209,000 contract, \$1,210,000 contingency, \$3,087,000 A&E and other project costs, and \$522,000 agency retained)

CEQA

A Mitigated Notice of Determination will be produced during the Preliminary Plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	February 2009
Approve working drawings:	August 2010
Complete construction:	October 2012

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
LAS POSADAS FIRE STATION, REPLACE FACILITY
NAPA COUNTY

Authority: Chapter XX/07, Item 3540-301-0660 (1)

Adopt resolution to:

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

Total Estimated Bond Authorization: \$4,784,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 6

Department of Forestry and Fire Protection
Las Posadas Fire Station, Replace Facility
Napa County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a standard CAL FIRE one-engine fire station. The project will include: an 8-bed barracks/mess hall building (3,134 sf); a 2-bay apparatus building (1,664 sf); generator/pump/storage building (565 sf) with generator; fuel vault, hose wash rack, new septic system, utilities and site work. The existing barracks/mess hall will be retained for public education purposes, specifically for study and research work in forestry, in accordance with gift deed.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$4,784,000 Public Buildings Construction Fund (lease revenue bond fund) for preliminary plans, working drawings, and construction. The project costs are as follows:

\$4,784,000 total estimated project costs

\$4,784,000 total authorized project costs

\$4,784,000 project costs to be allocated: preliminary plans \$395,000, working drawings \$286,000, and construction \$4,103,000 (\$3,287,000 contract, \$164,000 contingency, \$333,000 A&E, \$281,000 other project costs, and \$38,000 agency-retained)

CEQA

CEQA document will be prepared during the preliminary plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	June 2009
Complete construction:	October 2010

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 7

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
MENDOCINO RANGER UNIT HEADQUARTERS, REPLACE AUTOMOTIVE SHOP
MENDOCINO COUNTY**

*Authority: Chapters 38 and 39/05 Item, 3540-301-0660 (1.8)
Chapters 47 and 48/06 Item, 3540-301-0660 (.5)
Chapter XX/07, Item 3540-301-0660 (.5)*

Adopt a supplemental resolution to:

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

Total Estimated Bond Authorization: \$ 3,640,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 7

Department of Forestry and Fire Protection
Mendocino Ranger Unit Headquarters, Replace Automotive Shop
Mendocino County

Action requested

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

Scope Description

This project is within scope. This project will construct a new 6,159 sf 5-bay pre-engineered metal building automotive shop, which includes offices, welding shop, electrical vehicle lifts, restrooms, hazmat storage, tool storage, and a detached bull dozer storage facility. Site work and demolition of existing shop are also included.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$3,917,000, including \$277,000 General Fund and \$3,640,000 Public Buildings Construction Fund (lease revenue bond fund), for acquisition, preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$3,511,000 on August 18, 2006. The project has subsequently received additional lease revenue bond fund appropriation of \$129,000. The requested action will increase the bond authority to \$3,640,000 consistent with the new project authority. The project costs are as follows:

\$3,917,000 total estimated project costs

\$3,917,000 total authorized project costs

\$327,000 project costs previously allocated: acquisition \$80,000, preliminary plans \$100,000, and working drawings \$147,000

\$3,590,000 project costs to be allocated: working drawings \$2,000, construction \$3,588,000 (\$2,892,000 contract, \$145,000 contingency, \$292,000 A&E, \$215,000 other project costs, and \$44,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 27, 1999 and the waiting period expired on January 31, 2000.

Due Diligence

The Department of General Services issued a Summary of Conditions Memo and no significant issues have been identified.

Project Schedule

The project schedule is as follows:

Complete construction: August 2008

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 8

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
PASO ROBLES FIRE STATION, REPLACE FACILITY
SAN LUIS OBISPO COUNTY**

Authority: Chapter XX/07, Item 3540-301-0660 (5)

Adopt resolution to:

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

Total Estimated Bond Authorization:	\$8,115,000
Total Estimated Bond Authorization:	\$5,813,000
(CORRECTED TOTAL)	

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 8

Department of Forestry and Fire Protection
Paso Robles Fire Station, Replace Facility
San Luis Obispo County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a joint forest fire station facility between CAL FIRE and the County of San Luis Obispo (County). The project includes the following standard CAL FIRE forest fire station components: 16-bed barracks/mess hall building (4,093 sf), a 3-bay apparatus building (1,999 sf), a 2-bay apparatus building (1,697 sf), a generator/pump/storage building (400 sf) with generator, hose wash rack and fuel storage tank. Also included are County facility improvements, such as a breathing apparatus building (400 sf) and a 2-office administration building (512 sf), site work, and demolition of some existing structures.

Funding and Cost Verification

The newly amended estimated bond authorization is \$5,813,000 (not \$8,115,000).

This project is within cost. Total appropriation for this project provides \$8,115,000, including \$5,813,000 lease revenue bond funds and \$2,302,000 reimbursements from the County, for preliminary plans, working drawings and construction. Because this will be a shared facility between CAL FIRE and the County, the proposed cost-sharing agreement will require CAL FIRE to provide 72 percent and the County to provide 28 percent of the total project costs.

\$8,115,000 total estimated project costs

\$8,115,000 total authorized project costs

\$8,115,000 project costs to be allocated: preliminary plans \$567,000, working drawings \$491,000, and construction \$7,057,000 (\$5,686,000 contract, \$284,000 contingency, \$659,000 A&E, \$390,000 other project costs and \$38,000 agency retained)

CEQA

CEQA document will be prepared during the preliminary plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	June 2009
Complete construction:	October 2010

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 9

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
RED BLUFF FOREST FIRE STATION / UNIT HEADQUARTERS, REPLACE FACILITIES
TEHAMA COUNTY**

Authority: Chapter XX/07, Item 3540-301-0660 (3)

Adopt resolution to:

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

Total Estimated Bond Authorization:

\$ 25,923,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 9

Department of Forestry and Fire Protection
Red Bluff Forest Fire Station / Unit Headquarters
Tehama County

Action requested

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

Scope Description

This project is within scope. The project will provide for the phased construction of a standard CAL FIRE forest fire station and unit headquarters and demolition of the existing structures. The project will include: an 18-bed barracks/messhall (5,000 sf); an administration/training/conference building (10,000 sf); a maintenance support building (3,500 sf); a warehouse/service center (10,000 sf); a 5-bay auto shop (9,200 sf); a 2-bay dozer shed (2,000 sf); a standard fitness building (1,000 sf); and a generator/pump/storage building (565 sf); retrofitting of an existing 6,000 sf 10-bay apparatus building with fire sprinkler system, fire alarm system and vehicle exhaust system; and other site work.

Funding and Cost Verification

This project is within cost. Total appropriation for this project provides \$25,923,000 Public Buildings Construction Fund (lease revenue bond fund) for preliminary plans, working drawings, and construction. The project costs are as follows:

\$25,923,000 total estimated project costs

\$25,923,000 total authorized project costs

\$25,923,000 project costs to be allocated: preliminary plans \$1,437,000, working drawings \$1,565,000, and construction \$22,921,000 (\$19,673,400 contract, \$983,700 contingency, \$2,225,900 A&E, and \$38,000 agency retained)

CEQA

An environmental document will be prepared and filed in accordance with all applicable laws.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo for this project.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	May 2008
Approve Working Drawings:	June 2009
Complete Construction:	December 2011

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 10

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SOUTH OPERATIONS AREA HEADQUARTERS, RELOCATE FACILITY
RIVERSIDE COUNTY**

*Authority: Chapters 47 and 48/06, Item 3540-301-0660 (3)
Chapter XX/07 Item 3540-301-0660 (7.7)*

Adopt a supplemental resolution to:

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

Total Estimated Bond Authorization:

\$ 36,526,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 10

Department of Forestry and Fire Protection (3540)
South Operations Area Headquarters, Relocate Facility
Riverside County

Action requested

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

Scope Description

This project is within scope. The approved project authorized the relocation and construction of a new area headquarters at March Air Reserve Base. The project includes: an office/command center (12,323 sf); an administration building (33,996 sf); a construction/engineering office (3,504 gsf); an electrical, a mechanical, and an auto shop buildings (7,022 sf); a warehouse (3,240 gsf) and a training center (6,950 gsf); a groundskeeper and generator/haz mat building (1,245 gsf); an emergency generator, a communication tower, ECC/vault equipment and communications cabling; site work and utilities.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$40,611,000, including \$803,000 General Fund, \$869,000 State Highway Account, \$1,913 Federal Trust Fund, and 37,026,000 Public Buildings Construction Fund (lease revenue bond fund), for acquisition, preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$30,523,000 on August 18, 2006. The 2007 Budget Act provides an additional \$6,003,000 lease revenue bond fund for working drawings and construction. The requested action will increase the bond authority to \$36,526,000.

\$40,611,000 total estimated project costs

\$40,611,000 total authorized project costs

\$3,120,000 project costs previously allocated: preliminary plans \$803,000, working drawing \$2,018,000, and construction \$299,000

\$37,491,000 project costs to be allocated: acquisition \$2,745,000, working drawing \$316,000, and construction \$34,430,000 (\$26,237,000 contract, \$1,312,000 contingency, \$4,090,000 A&E and other project costs, and \$3,090,000 agency retained)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 30, 2002 and the waiting period expired on December 30, 2002.

Due Diligence

The Department of General Services issued a Summary of Conditions Memo and did not identify any significant issues.

Project Schedule

The project schedule is as follows:

Approve working drawings: October 2007

Complete construction: April 2010

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 11

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
TWIN HARTE FFS: REPLACE FACILITY, REPLACE FACILITY
TULARE COUNTY

Authority: Chapter 157/03, Item 3540-301-0660 (7)
Chapters 38 and 39/05, Item 3540-301-0660 (3.75)
Chapters 47 and 48/06, Item 3540-301-0660 (5.3)
Chapter XX/07, Item 3540-301-0660 (9)

Adopt a supplemental resolution to:

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

Total Estimated Bond Authorization:

\$ 4,420,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 11

Department of Forestry and Fire Protection
Twain Harte FFS: Replace Facility, Replace Facility
Tuolumne County

Action requested

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

Scope Description

This project is within scope. This project will construct a standard CAL FIRE 2-engine fire station. The project includes: a 3-bay apparatus building (1,999 sf); a 12 bed barracks/mess hall (3,753 sf); a storage building (120 sf); and a combination generator & pump house (300 sf); demolition of existing structures, hazardous materials abatement, and site improvements.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$4,420,000 Public Buildings Construction Fund (lease revenue bond fund) for preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$3,826,000 on September 9, 2005. The project has subsequently received additional lease revenue bond fund appropriation of \$594,000. The requested action will increase the bond authority to \$4,420,000 consistent with the new project authority. The project costs are as follows:

\$4,420,000	total estimated project costs
\$4,420,000	total authorized project costs
\$528,000	project costs previously allocated: preliminary plans \$292,000 and working drawings \$236,000
\$3,892,000	project costs to be allocated: construction \$3,892,000 (\$3,099,000 contract, \$155,000 contingency, \$591,000 A&E and other project costs, and \$47,000 agency retained items)

CEQA

A Notice of Determination was filed with the State Clearinghouse on November 10, 2005 and the waiting period expired on December 10, 2005.

Due Diligence

The Department of General Services issued a Summary of Conditions Memo and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	March 2006
Approve working drawings:	April 2007
Complete construction:	March 2009

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 12

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
WESTWOOD FIRE STATION, REPLACE FACILITY
LASSEN COUNTY

Authority: Chapter XX/07, Item 3540-301-0660 (4)

Adopt resolution to:

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

Total Estimated Bond Authorization: \$5,733,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 12

Department of Forestry and Fire Protection
Westwood Fire Station, Replace Facility
Lassen County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction a standard CAL FIRE forest fire station. The project will include: a 12-bed barracks/mess hall building (3,753 sf); a 3-bay apparatus building (1,999 sf); a generator/pump/storage building (565 sf) with generator; a Battalion Chief's office building (156 sf); and demolition of existing facility and site work.

Funding and Cost Verification

This project is within cost. Total appropriation for this project provides \$5,733,000 for preliminary plans, working drawings and construction. The project costs are as follows:

\$5,733,000 total estimated project costs

\$5,733,000 total authorized project costs

\$5,733,000 project costs to be allocated: preliminary plans \$456,000, working drawings \$362,000, and construction \$4,915,000 (\$3,876,000 contract, \$194,000 contingency, \$503,000 A&E, \$304,000 other project costs, and \$38,000 agency retained)

CEQA

CEQA document will be prepared during the preliminary plan phase.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo during the preliminary plan phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	June 2008
Approve working drawings:	June 2009
Complete construction:	July 2010

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 13

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
VENTURA CONSERVATION CAMP, CONSTRUCT VEHICLE APPARATUS BUILDING,
SHOP, WAREHOUSE
VENTURA COUNTY

Authority: Chapter 379/02, Item 3540-301-0660 (10)
Chapters 38 and 39/05, Item 3540-301-0660 (3.45)
Chapters 47 and 48/06, Item 3540-301-0660 (2.4)
Chapter XX/07, Item 3540-301-0660 (7.6)

Adopt a supplemental resolution to:

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

Total estimated Bond Authorization:

\$3,204,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 13

Department of Forestry and Fire Protection
Ventura Conservation Camp, Ventura County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a warehouse/fire crew support building (2,400 sf) and a crew carrying vehicle apparatus/vehicle storage building (5,000 sf). The project also includes utilities, paving, landscaping, and all necessary appurtenances.

Funding and Cost Verification

This project is within cost. Total appropriations for this project provide \$3,369,000, including \$165,000 General Fund and 3,204,000 Public Buildings Construction Fund (lease revenue bond funds), for preliminary plans, working drawings, and construction. The Board adopted a resolution authorizing interim financing and the sale of bonds for this project in the amount of \$2,860,000 on August 18, 2006. The 2007 appropriation for this project provides additional \$344,000 lease revenue bond fund. The requested action will adopt a supplemental resolution authorizing interim financing and the sale of bonds for this project to reflect the increased project authority of \$3,204,000. The project costs are as follows:

\$3,369,000 total estimated project costs

\$3,369,000 total authorized project costs

\$241,000 project costs previously allocated: preliminary plans \$47,000, working drawings \$182,000, and construction \$12,000

\$3,128,000 project costs to be allocated: working drawings \$51,000, construction \$3,089,000 (\$2,487,000 contract, \$124,000 contingency, \$244,000 A&E and \$219,000 other project costs, \$15,000 agency retained)

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on February 10, 2000 and the waiting period expired on March 13, 2000.

Project Schedule

The project schedule is as follows:

Approve Working drawings	June 2007
Complete construction:	January 2009

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 14

DEPARTMENT OF MENTAL HEALTH (4440)
ATASCADERO STATE HOSPITAL-250 BED ADDITION REMEDIATION
SAN LUIS OBISPO COUNTY

Authority: Chapter XX/07, Item 4440-301-0660(2)

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 Mental Health.
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 Mental Health.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Mental Health and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$6,598,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 14

Department of Mental Health
Atascadero State Hospital-250 Bed Addition Remediation
San Luis Obispo County

Action requested

The action requested will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Description

This project will complete outstanding warranty work to repair areas of water intrusion within the 250 bed addition of Atascadero State Hospital. Repairs include exterior door seals, flashings, window putty, interior wall repair, casework/locker removal, and mold remediation.

Funding and Cost Verification

This project is within cost.

\$6,598,000 total estimated project costs

\$6,598,000 total authorized project costs

\$6,598,000 project costs to be allocated: construction \$6,598,000 (\$4,353,000 contract, \$305,000 contingency, \$678,000 A&E, and other project costs \$1,262,000)

CEQA

The project will not require compliance with CEQA because it is repair of the original 250 Bed Hospital Addition project for which a Notice of Determination was filed with the State Clearinghouse on January 9, 1998, and the waiting period expired on February 8, 1998.

Due Diligence

The project will not require a due diligence letter because it is repair of the original project for which due diligence was completed in 2001.

Project Schedule

The project schedule is as follows:

Complete construction: March 2009

Other

- Construction authority for the original 250 bed addition was appropriated in the Budget Act of 1998 (Chapter 324/98) and was reappropriated in the Budget Act of 2003 (Chapter 157/03). Of this authority, \$279,000 was used for the design of this 250 Bed Addition Remediation project.
- The State Public Works Board, of the State of California, Lease Revenue Bonds (Department of Mental Health) 2001 Series A (Hospital Addition at Atascadero State Hospital) provided \$37,300,000 to pay for the original construction of the 250-bed addition project plus interest and fees. It is anticipated that these bonds will be issued as a related series of bonds to the 2001 Series A bonds.

Staff Recommendation: Approve resolution contingent on funding in the 2007 Budget Act

BOND ITEM

BOND ITEM – 15

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN STATE PRISON, CENTRAL HEALTH SERVICES BUILDING
SAN QUENTIN, MARIN COUNTY

Authority: Senate Bill 943 (Pending)

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Medical Care Receiver and the State Public Works Board.
3. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization

\$146,160,000

APPROVED 5/0

BOND ITEM

STAFF ANALYSIS ITEM – 15

Department of Corrections and Rehabilitation
San Quentin State Prison, Central Health Services Building
San Quentin, Marin County

Action Requested

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

Scope Description

The project is within scope. This project will demolish the existing 54,100 GSF Building #22 and replace it with a new five-story 116,885 GSF New Central Health Services Center building. The building will be constructed of concrete, masonry and steel and be consistent with the vocabulary of the institution. The building exterior and interior building systems will be hardened to meet established CDCR design criteria guidelines.

This new Central Health Services Center building will provide medical, mental health, and dental services, including outpatient clinical services, specialty clinical services, licensed inpatient care (Correctional Treatment Center (CTC)) including acute mental health crisis, dialysis treatment, outpatient housing care, pharmacy, medical records, medical administration and health services support to the inmate populations.

The CTC will be licensed in accordance with Title 22 and 24 regulations and dialysis services will be licensed as a free-standing dialysis clinic, separate from the CTC and CHS functions. San Quentin serves as a reception center for inmates entering the custody of the Department of Corrections and Rehabilitation. This building will additionally provide the Receiving and Release (R&R) functions at the lowest yard level of the building to process inmates both arriving and departing the prison. R&R is currently operating out of a modular building at the lower yard as a result of being vacated from the structurally unsound existing Building #22.

Funding and Project Cost Verification

This project is within cost.

\$146,160,000 total authorized project costs

\$146,160,000 total estimated project costs

\$0 project costs previously allocated:

\$146,160,000 project costs to be allocated: preliminary plans \$2,550,000; working drawings \$10,250,000; and construction \$133,360,000 (\$105,676,000 contract, \$5,284,000 contingency, \$6,900,000 A&E, \$5,000,000 other project costs, \$10,500,000 agency retained items)

CEQA

Not applicable.

Due Diligence

Not applicable.

Project Schedule

The project schedule is as follows:

Complete construction: To be determined

Staff Recommendation: Approve resolution contingent upon pending legislation being enacted and signed into law. We note a technical correction related to the bill; information that was provided in the notice for this item. The notice indicated the bond authority was pending in SB 943; however, just in the last several days this vehicle was changed to SB 99. SB 99 is substantially similar to the language in SB 943 and it is supported by the administration. The pending legislation would authorize the Medical Care Receiver, through the California Prison Health Care Receivership Corporation on behalf of the California Department of Correction and Rehabilitation

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF GENERAL SERVICES (1760)
SACRAMENTO LIBRARY AND COURTS BUILDING RENOVATION
SACRAMENTO COUNTY

Authority: Chapters 38 and 39/05, Item 1760-301-0660 (1)

- a. Approve preliminary plans
- b. Recognize anticipated deficit in construction phase \$7,677,000
(15.6 percent of the total project)

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

Department of General Services
Sacramento Library & Courts Building Renovation
Sacramento County

Action requested

The requested action will provide approval of preliminary plans and recognize anticipated deficit.

Scope Description

This project is within scope. The project consists of upgrades to the interior and exterior of the building and will gain back the historic character of the landmark State Library and Courts Building. A complete fire and life safety upgrade to add fire suppression and improve the means of egress will be included. Hazardous materials will be abated. Interior upgrades include the establishment of vertical stacking electrical and telecom spaces, restoration of the historic elevators, enhancement of security, and improved accessibility. Existing deficiencies in mechanical, electrical, and plumbing systems will be corrected. Architectural renovation items include repair and restoration of historic ceilings, light fixtures, and works of art. Exterior restoration addresses the roof and shell deficiencies. Two mechanical penthouses will be demolished and rebuilt on the roof to re-open the historic light wells.

Funding and Cost Verification

This project is not within cost. The construction costs have experienced significant increases and additional escalation resulting from delays to the project. The costs categories are being adjusted to reflect the increased project costs.

On July 2, 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 recognize this anticipated deficit in construction after July 22, 2007.

\$49,082,000 total authorized project costs: (preliminary plans \$2,723,000; working drawings \$2,672,000; and construction \$43,687,000 (\$36,634,000 contract, \$2,564,000 contingency, \$1,763,100 A&E and \$2,725,000 other)

\$56,759,000 total estimated project costs

\$2,723,000 project costs previously allocated: preliminary plans \$2,723,000

\$7,677,000 Anticipated deficit: construction (+\$6,414,000 contract; +\$449,000 contingency; A/E +\$400,870; and+\$413,130 other)

CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on June 11 and the waiting period expired on July 12.

Project Schedule

The project schedule is as follows:

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

Due Diligence:

Due Diligence was completed in April 2007.

Staff Recommendation: Approve preliminary plans and recognize anticipated deficit in construction contingent upon the expiration of the 20-day letter without comment

CONSENT ITEM

CONSENT ITEM – 17

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,
as reappropriated by Chapter XX/07, Item 3790-491*

Authorize site selection consistent with the staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

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

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This requested action will authorize the site selection of approximately 17 acres of land as an addition to Big Basin Redwoods State Park. The Legislature has approved funding for the purchase of additions to the State Park System consistent with the purposes and requirements of the Proposition 12 Opportunity Purchase Program, without specifying parcels. Acquisition of this property will fulfill two of seven Department of Parks and Recreation (DPR) acquisition guidelines by providing for expanded outdoor recreation opportunities and acquiring in-holdings and adjacent properties as they become available. The property will serve as an additional future entry point to the state park.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27), as reappropriated by Chapter 208/04, Item 3790-491, provides funding for this project. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 14, 2007, and the 35-day statute of limitations will expire on July 19, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2007.

Condition of Property

The Department Of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit to the Big Basin Redwoods State Park, Saddle Mountain property, Santa Cruz County assessor parcel numbers 086-122-01 and 086-122-02 on April 18, 2007. The property is located at 20161 Big Basin Way (State Highway 236) in Boulder Creek, California, and is contiguous to Big Basin Redwoods State Park. The approximately 17 acre parcel consists of redwood forest and an environmental education camp. The camp is comprised of twelve cabins, an older eight unit motel used to house nine seasonal staff, dining hall and kitchen, a two bedroom caretaker's house, a garage, a mobile home used as an office, swimming pool with storage area, amphitheater, two water wells, two septic systems, play fields, garden, and asphalt parking. The property is relatively flat within the developed area, with vegetation consisting of redwood and madrone trees and a large expanse of lawn.

The proposed action will provide the opportunity for future expansion of Big Basin Redwoods State Park, as the subject property adjoins the existing park and is also located in close

proximity to the main entrance. The property would also be a key acquisition within the local watershed.

The environmental due diligence assessment of this property addresses two issues. The first is the potential for hazardous materials to occur in the structures and the surface and subsurface soils on the site. The second issue concerns the circumstances that the developed portion of the property will be acquired "as is" (with some exception) because there is broad support to continue use of the summer camp facilities for the existing environmental education program being operated by the current land owner (a non-profit foundation). The buildings are very old and not likely to meet all Title 24 code requirements as well as other regulations for seismic risk, access compliance, and safe drinking water.

In regard to the first issue, a Phase 1 Environmental Site Assessment was completed in May 2007 for the subject property. The report was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials (ASTM) Practice Standard E1527-00. This report indicated that there was previously an approximately 935 gallon underground storage tank on the property. This tank was removed in early 2007 and the Santa Cruz County Environmental Health Services granted a "closure" status to the former on-site underground storage tank on February 16, 2007. The report recommended that prior to conducting any structural repair, renovation, or demolition work, an asbestos survey should be conducted. Additionally, if the on site septic systems and/or water wells are not to be used in any planned redevelopment of the subject site, they should be properly abandoned/closed or destroyed in accordance with state and local guidelines.

With the exception of the campground buildings, DGS-ESS staff concluded from a survey of the developed and forested parts of the property and review of the Phase I report that the proposed acquisition does not pose a particular liability to the state. The property does not have a history of industrial uses nor is it bordered with industrial uses that could be sources of soil and groundwater contamination. Staff believes the property will be compatible with its planned integration into the adjacent Big Basin Redwoods State Park.

The proposed acquisition will include all of the site's buildings and infrastructure (utilities, septic system, water and electrical service, driveways, etc.). While most state acquisition transactions require the removal of all non-code compliance buildings and structures before taking title, the DPR believes there is long-term value in the on-going environmental education program held in the camp. The department further believes any deficiencies in these facilities are off-set by the favorable acquisition cost and the commitment of the school operator to address these problems.

Assuming the property is acquired, a summary of the facility deficiencies that will need to be addressed include (1) meeting access compliance requirements in the cabins and all paths of travel, (2) updating the cabins to meet fire and health code requirements, (3) installing seismic restrains on foundations, (4) upgrading of the septic and leach field system, (5) installation of a new fence at the pool, (6) providing new electrical service, and (7) making code repairs to all restrooms. The current land owner has already committed to making some of these repairs.

Should no source of funding be secured to make these repairs, the property would have to be secured to prevent unauthorized use (including by vagrants) but the local district has such resources and security staff to address this situation.

In terms of any alternative future plan to remove all the structures to return the acquisition area to a native condition, it appears the costs would be minimal given all the improvements are so modest. While any lead-paint and/or asbestos bearing contaminated materials would need proper handling and disposal it is anticipated that removal of all above-ground improvements

would not result in significant costs to the state. The buildings are very modest and all wood-framed so demolition would be comparatively easy. The costs of hazardous materials remediation and waste handling are also expected to be limited.

In summary, the proposed acquisition area does not appear to contain hazardous materials or conditions that would create substantial future liabilities. The forested portion of the property and its direct proximity to the existing state park make it a logical acquisition. Since the transaction does involve the transfer of summer camp buildings in generally an 'as is' condition the acquisition will pose some additional responsibilities the DPR and/or the vendor secured to continue the education program. The deficiencies with the camp buildings, however, can be resolved either through partnerships with local volunteer organizations, the educational vendor, and/or a combination of these and park maintenance staff. In the worse case situation, the camp area can be closed off and left until a means is identified for upgrading the facilities.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication involved with this acquisition.
- The DPR is not aware of any lawsuits pending on the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is no relocation assistance involved with this property.
- The property is currently leased to a non-profit organization known as Exploring New Horizons which contracts with the school district to use the property as a science camp for 5th and 6th graders. It is the intent of the DPR to enter into a new lease with Exploring New Horizons for continued use of the property as a camp after close of escrow.
- In 2004, the County of Santa Cruz recorded a Notice of Violation on the property for various County Code violations with the improvements. The County is in favor of the conveyance of the property to DPR and once title has transferred to the state, County regulations will no longer govern the use of the property. The County will prepare a Notice of Expungement for recordation that will clear the title of the Notice of Violation once the transfer of title has occurred. The DPR had a licensed civil engineer conduct an inspection of the improvements and prepare a checklist covering any and all deficiencies as to bring the improvements up to a decent, safe, and sanitary condition.
- The costs associated with the above listed repairs have not been determined. It is DPR's plan after acquisition to work with the lessee to conduct these repairs with the lessee paying for all repair costs. The DPR will provide a rent credit to the lessee after lessee submits invoices documenting the actual cost for such repairs
- The DPR shall provide patrol of the property with existing staff. Currently the addition will require little operating expenses that can be absorbed within existing resources for the continued operation of the park.
- While the DPR does not foresee changes at this time to public access, development, or resource needs, any such changes will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 18

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA, MARTIN ET AL
IMPERIAL COUNTY
DGS Parcel Number 6616, DPR Parcel Number A24304

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

Authorize acquisition consistent with the staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

Department of General Services
Department of Parks and Recreation
Ocotillo Wells State Vehicular Recreation Area, Martin Et al
Imperial County

Action requested

The requested action will authorize acquisition for this project.

Scope Description

This project is within scope. The Department of Parks and Recreation (DPR) received funding approval from 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 Vehicular Recreation Area (SVRA). This action will authorize the acquisition of an approximate 17.7 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 the DPR's ongoing commitment to preserve and 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
\$2,408,000	project costs previously allocated for various acquisitions
\$11,000	project costs to be allocated for these acquisitions: acquisition \$10,000, title and escrow fees \$1,000
\$1,181,000	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 these acquisitions is September 2007.

Condition of Property

On Wednesday, March 28, 2007, the Department of General Services, Environmental Services Section (DGS-ESS) personnel conducted a Condition of Property visit at 11 properties (which includes this parcel) near the Ocotillo Wells State Vehicular Recreation Area. All the properties are within a pebble strewn terrace in and around the existing SVRA. Scattered Ocotillo and

Creosote are among very sparse vegetation. The properties range in size from 0.22 to 20 acres. Eleven of the twelve properties are known as tax default properties. During the visit, no known negative environmental conditions or hazards were observed. The properties appear compatible with the intended use.

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.
- 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. General public use of the property does not impact the appraised value of the properties.
- The Property Acquisition Agreement does not include the state's standard indemnification language, potentially exposing the state to additional fiscal liability; however, the DGS-ESS site visit of the property did not identify conditions that would likely pose an exceptional risk to the state. Further, given the fact that the property is largely unimproved natural habitat, the risk associated with acquiring these properties without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- 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.
- The staffing pertaining to this acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize acquisition

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CONSENT ITEM

CONSENT ITEM – 19

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,
as reappropriated by Chapter XX/07, Item 3790-491*

Authorize acquisition consistent with the staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

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

Action requested

The requested action will authorize acquisition for the project.

Scope Description

This project is within scope. This requested action will authorize acquisition of an approximately 1.6-acre parcel of land as an addition to Shasta State Historic Park. Acquisition of this parcel will fulfill three of seven Department of Parks and Recreation (DPR) acquisition guidelines by providing for expanded outdoor recreation opportunities, cultural landscapes, and inholdings and adjacent properties.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(27), as reappropriated by Chapter 208/04, Item 3790-491, provides \$5,000,000 for the 2000 Bond Opportunity Purchases Acquisition Program without specifying parcels. The balance of the appropriation is sufficient to acquire the subject property in accordance with legislative intent.

\$258,000 total estimated project costs

\$258,000 total authorized project costs

\$8,000 project costs previously allocated: DGS staff costs for appraisal and acquisition review

\$250,000 project costs to be allocated: \$248,000 for acquisition and \$2,000 for title and escrow fees

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 1, 2007. The 35-day Statute of Limitations expired on June 5, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July 2007.

Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a property inspection for the Wilde Property, Assessor Parcel Number 011-350-072, Shasta County, on March 16, 2007 and a follow up inspection on April 12, 2007 to inspect the interior of the structures and discuss removal of a few additional items. The property address is 15420 Highway 299 West, Shasta, CA at the corner of Main Street (Highway 299) and French Alley, about five miles west of Redding, California. The subject property is adjacent to the historic Masonic Lodge, a building within the Shasta State Historic Park. An old brick wall

separates a portion of the lodge from the subject property. This wall is near the front of the subject property. Other DPR historic structure remnants are located across the highway from the subject property. The property consists of nine lots totaling 1.6 acres and there are other residential properties to the south and east. The proposed future use of the property will be a parking and day use area for the Shasta State Historic Park.

A field reconnaissance of the site for the Phase 1 Environmental Site Assessment (ESA) was conducted on October 5, 2006 and the subsequent ESA report was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials (ASTM) Practice Standard E1527-00. The report noted the former residence, a detached garage, one large storage shed, three small storage sheds, and an abandoned travel trailer. This report indicated that furniture, trash, automotive batteries, and a non-operational refrigerator that was used to store insecticides were within the house and garage. The storage sheds also contained similar items including trash, paint cans, and solvents. Automobile tires, a car body, an abandoned travel trailer, several truck trailers, and five empty 55 gallon drums were located on the property grounds.

The travel trailer is now gone as well as the automobile tires, car body, several truck trailers, and five empty 55 gallon drums. It appears that two of the storage sheds identified in the Phase 1 report are gone. These structures would be the previous larger shed that was located between the walnut trees and the remaining brown shed with the tin roof, and a smaller shed that was behind the remaining shed as facing from the highway. This report indicated that no well was observed on the property; however, a structure adjacent to a white cylindrical object behind the garage was a well. Also, a septic tank that was pumped during escrow exists. The window and doors of the house, detached garage, and the remaining storage shed were boarded with plywood; therefore during the first inspection the condition of the interior of the structures was unknown.

Access to the structures was provided on the April 12, 2007 site visit and the interior inspections indicated that the structures were cleared and no items remained. In the front of the property is a large satellite dish that should be removed and an old water heater is lying on the ground that needs to be removed. There is still some material and debris remaining on the property including many bricks, some concrete block, some rebar, utility boxes, lumber pieces, irrigation pipe and risers and faucets. There are many wire and treated log fences throughout the property and a rock retaining wall. A 5 foot by 8 foot concrete slab is located near the drainage ditch behind the storage shed. In this general area there is also a gravel bed where the trailer was located. There is a burn pile near the drainage that runs through the property.

A 1 1/2 foot wide drainage ditch runs roughly through the middle of the property and currently conveys water. A part of the ditch is covered with half round pieces of metal. Behind the house are two four inch metal pipes that come from beneath the house and concrete foundation and protrude about five feet away from the foundation. There is a 1 1/2 inch metal and PVC pipe day lighting from under the foundation. In this same area there is also flexible tubing coming out of a slope behind the residential structure and some pieces of sheetrock. These pipes run to a terrace behind the house where there is about a ten foot drop off from a rock and concrete retaining wall to the back of the property. The rear one third of the property consists of grasses and weeds.

The DPR does not plan on using the well. The DPR has stated that the well is to be capped to County Standards to accommodate a much needed parking area for the visitors to the park. The DPR is aware of the drainage feature on the property and is committed to maintaining this feature by the installation of a culvert beneath the parking area to be developed, which includes obtaining any necessary permits to facilitate the development of the parking area. The DGS-ESS staff recommends that an archeologist should be onsite during the DPR development of

the property in light of the property's proximity to the other historic structures within the park. The DPR has indicated that such duties can be performed with existing staff and within existing resources.

Overall, DGS-ESS staff sees no issues that should prevent the acquisition of this property by the state.

Other:

- This property was site selected by the State Public Works Board on May 23, 2007.
- The property consists of a nine (9) lots improved with a vacant house, garage and two small sheds. The plan is to demolish the house, the garage and the sheds. The DPR has indicated that the demolition will cost approximately \$20,000 and can be absorbed within existing resources.
- The property is contiguous to the existing Shasta State Historic Park. Primary access is through Main Street (Highway 299) which runs in front of the property.
- The purchase price will not exceed the estimated fair market value as determined by an appraisal reviewed by DGS.
- There is no relocation assistance involved with this project.
- There is no implied dedication.
- The Property Acquisition Agreement does not include standard indemnification language. However, based on environmental reviews and historical use of the property, the DPR asserts that the risk associated with accepting the acquisition without the standard indemnification provisions is relatively low. It should also be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- The existing water well will be capped by DPR to County Standards which will accommodate the much needed visitor parking.
- The existing drainage feature will be retained through the installation of a culvert beneath the parking area.
- The DPR is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the state free and clear of any liens.
- This 1.6 acre parcel is near Shasta SHP. The property includes a residence, two out buildings, and a single wide mobile home. The DPR will incorporate the patrol of the proposed parcel with existing staff as part of its normal patrol of adjacent property. The addition will require little operating expenses and can be absorbed or redirected from the district's base budget for the continued operation.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

**Staff Recommendation: Authorize acquisition contingent on funding in the
2007 Budget Act**

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY (6610)
SAN FRANCISCO STATE UNIVERSITY, SCHOOL OF THE ARTS (SOTA)
SAN FRANCISCO COUNTY
Project No. CSU 502, DGS Parcel No. 10476

Authority: Chapters 47 and 48/06, Item 6610-301-6048(6)
Chapter XX/07, Item 6610-301-6048(10)

Authorize site selection consistent with staff analysis

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

Department of General Services
California State University
San Francisco State University, School of the Arts (SOTA)
San Francisco County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This request will authorize site selection of approximately 2.5 acres of land located contiguous to the main campus of San Francisco State University (SFSU) in the City of San Francisco. The site is currently improved with an existing 51,000 square foot one-story concrete building and off-street parking area. Built in 1956, the property was operated as an elementary school and most recently, as a magnet school known as the School of the Arts (SOTA) until it was vacated in the fall of 2001. Acquisition of this site would serve to expand the boundary of the existing 134 acre SFSU campus and is considered necessary to meet the needs of the University's projected enrollment growth and future real property needs.

Funding and Cost Verification

This project is within cost. Item 6610-301-6048(6), Chapter 47, Statutes of 2006, provides \$6,930,000 for this project. Subsequent appraisals reviewed and approved by DGS reflect higher property valuations for the project than initially contemplated. Consequently, the proposed 2007 Governor's Budget contains a reversion of the 2006 acquisition appropriation and a proposed new appropriation of \$12,382,000 from the 2006 University Higher Education Capital Outlay Bond Fund. **This action is contingent on passage of the 2007 Budget Act.**

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 2007. The 35-day statute of limitations expired on June 7, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2008.

Condition of Property

Department of General Services, Environmental Services Section (ESS) staff conducted a site visit to the SFSU, SOTA proposed property acquisition on June 5, 2007. The site visit was led by Mr. Roger N. Fish, Director of Capital Planning, Design and Construction for the San Francisco State University. The parcel is approximately two and a half (2.5) acres currently owned by the San Francisco Unified School District and is contiguous with the San Francisco State University's main campus. The property is located at 700 Font Boulevard, San Francisco, California. The current uses surrounding the proposed site include SFSU campus housing, a parking garage and housing, the SFSU Humanities Building and Font Boulevard, park and Lake Merced Boulevard.

The site was developed in 1955 -1956 as a single story elementary school complex, now vacated, and consists of classrooms, open courtyards, a cafeteria, gymnasium, small auditorium, and a vehicle parking area. In past years, SFSU State Teachers College students assisted teachers at the elementary school. The school has been vacant for over five years and is currently fenced with locked gates and all windows are boarded. SFSU plans to utilize the property as part of a 'surge' location for the campus library facilities and other planned capital outlay projects. The facility's site would provide needed space for library reading locations and additional storage space, offsetting construction related space shortages.

Future plans for the incorporation of the site into the SFSU campus are included as a part of the SFSU Campus Master Plan and an Environmental Impact Report has been drafted (Campus Mater Plan, Environmental Impact Report, San Francisco State University, SCH # 2006102050). ESS concurs that the property is compatible with space needed for campus renovation projects. A Notice of Exemption (NOE) for the transfer of ownership of the San Francisco Unified School District property to SFSU has been filed with the State Clearinghouse on May 4, 2007. The CEQA statute of limitations for an exemption (35 days) expires on June 7, 2007.

A Phase I Environmental Site Assessment (Phase 1) report was completed by URS for the subject property in September 2002 in accordance with the American Society for Testing and Materials (ASTM) Practice E-1527-00. The Phase I report did not find any recognized environmental conditions as defined in ASTM Standard Practice E-1527-00 and ESS staff agree with this finding. No potential problems with hazardous materials were observed during the ESS site visit.

Other:

- The purchase price will not exceed estimated fair market value as determined by a DGS approved appraisal.
- The property has been included on the campus master plan since 1988 as future boundary expansion.
- There is no implied dedication applicable to this property.
- The property is unoccupied and no relocation assistance is to be involved with this project.

Staff Recommendation: Authorize site selection contingent on funding in the 2007 Budget Act

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CONSENT ITEM

CONSENT ITEM – 21

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SWEETWATER FOREST FIRE STATION, RELOCATE FACILITY
SANTA CLARA COUNTY

*Authority: Chapter 50/1999, Item 3540-301-0001 (5)
Chapter 379/2002, Item 3540-301-0660 (2)
Chapters 38 and 39/05, Item 3540-301-0660 (2)*

Approve augmentation	\$222,000 (6.1 percent total project) (16.7 percent cumulative)
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APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

Department of Forestry and Fire Protection
Sweetwater Forest Fire Station, Relocate Facility
Santa Clara County

Action requested

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

Scope Description

This project is within scope. This project includes the acquisition of land and the construction of the California Department of Forestry and Fire Protection (CDF) Forest Fire Station. The new station consists of an 8 bed barracks/messhall, 2-bay apparatus building, pump house, flammable storage building, site work, utilities, paving, and all appurtenances. A scope change was approved on May 23, 2007 to include a generator building and related equipment.

Funding and Cost Verification

This project is not within cost. Total appropriations for this project provide \$3,616,000, including \$172,000 General Fund and \$3,444,000 Public Buildings Construction Fund (lease revenue bond fund), for acquisition, preliminary plans, working drawings, and construction. This action requests an augmentation of \$222,000 to fund the generator building and related equipment added to the project. This augmentation, combined with a previous augmentation of \$327,000 (which was necessary to award the construction contract) will result in a cumulative augmentation of \$549,000 (16.7 percent total project).

The increase in cost is due to the addition of the emergency generator and generator building, which is in line with the Facility Program Policy Guidelines (prototypical standards), adopted by the Legislature in 2003 for new CDF forest fire station projects. The emergency generator will improve emergency response capabilities by helping ensure that this essential services facility remain operational when needed most.

On May 2, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the Public Works Board approve this augmentation after May 22, 2007.

\$3,838,000 total estimated project costs

\$3,616,000 total authorized project costs

\$3,616,000 project costs previously allocated: acquisition \$172,000, preliminary plans \$226,000, working drawings \$171,000, and construction \$3,047,000 (2,566,000 contract, 116,000 contingency, 165,000 for A&E, 164,000 other project costs, and \$35,000 agency retained)

\$222,000 requested augmentation: construction (\$204,000 contract, \$10,000 contingency, \$7,000 for A&E, and \$1,000 other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 20, 2000 and the waiting period expired on January 20, 2001.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on April 15, 2004 for this project and did not identify any issues that would adversely affect the project.

Project Schedule

The project schedule is as follows:

Complete construction: July 2007

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 22

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

*Authority: Chapter 324/98, Item 3540-301-0001 (12)
Chapter 50/99, Item 3540-301-0001 (15)
Chapter 106/01, Item 3540-301-0001 (13)
Chapter 208/04, Item 3540-301-0660 (3)
Chapters 47 and 48/06, Item 3540-301-0660 (1.5)*

- | | |
|-------------------------|---|
| a. Approve augmentation | \$100,000
(2.8 percent total project)
(9.4 percent cumulative) |
| b. Approve augmentation | \$83,000
(2.3 percent total project)
(11.9 percent cumulative) |

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

Department Of Forestry and Fire Protection
Weaverville Forest Fire Station, Relocate Facility
Trinity County

Action requested

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

Scope Description

This project is within scope. The approved project authorizes the construction of a standard CAL FIRE 14-bed barracks/messhall building, two-bay apparatus building, office building, a flammable storage building, fueling facility, water, electrical, and LPG services, grading and site work, utilities, paving, and all appurtenances. As of May 2007, the construction phase of this project is approximately 80 percent complete.

Funding and Cost Verification

This project is not within cost. A total of \$3,349,000 has been appropriated for acquisition, preliminary plans, working drawings, and construction for this project. CAL FIRE has requested an augmentation of \$183,000 for the construction of a retaining wall, drainage, and earthwork system to remedy an unstable hillside associated with the Weaverville Forest Fire, Relocate Facility project. This augmentation, combined with a previous augmentation of \$214,000 (to increase on-site water pressure and volume) will result in a cumulative augmentation of \$397,000 (11.7 percent total project).

The increase in costs is due costs of remediation work on the hillside adjacent to the project site. The remedial measures to be funded by this augmentation would prevent further slide events that deposit soils onto the project. Not stabilizing the hillside may compromise this essential services facility. Furthermore, remediation activities must proceed immediately in order to avoid contractor delay charges, which will further increase project costs.

In an effort to avoid delay costs, it is necessary to move expeditiously with this augmentation. To that end, the augmentation of \$183,000 is proposed in two steps. First, an augmentation of \$100,000 (resulting in a cumulative augmentation of \$314,000 or 9.4 percent total project) was approved on June 20, 2007 following confirmation that the Joint Legislative Budget Committee (Committee) has no issues with the augmentation and agreed to waive the 20-day notification requirement, which will allow the remediation process to begin without significant delay. The remaining augmentation of \$83,000 (resulting in a total cumulative augmentation of \$397,000 or 11.7 percent total project) will follow PWB approval in July.

\$3,846,000 total estimated project costs

\$3,563,000 total authorized project costs

\$3,663,000 project costs previously allocated: acquisitions \$208,000, preliminary plans \$53,000, working drawings \$165,000, and construction \$3,137,000 (\$2,430,000 contract, \$336,000 contingency, \$371,000 A&E and other project costs)

\$183,000 requested augmentation (\$175,000 construction and \$8,000 A&E)

CEQA

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

Due Diligence

The Department of General Services prepared an updated Summary of Conditions Memo for this project on April 19, 2005 and no significant issues were identified.

Project Schedule

The project schedule is as follows:

Complete construction: August 2007

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 23

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA CORRECTIONAL CENTER, WASTEWATER TREATMENT PLANT
MODIFICATIONS
SUSANVILLE, LASSEN COUNTY

*Authority: Chapters 38 and 39/05, Item 5225-301-0001(8)
Chapters 47 and 48/06, Item 5225-301-0001(5)
Chapter XX/07, Item 5225-301-0660 (.4)*

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 23

Department of Corrections and Rehabilitation
California Correctional Center, Wastewater Treatment Plant Modifications
Susanville, Lassen County

Action Requested

The requested action will provide approval of preliminary plans.

Scope Description

This project is within scope. To meet design flow requirements of 1.8 million gallons a day (mgd), the treatment, storage and irrigation systems require modification. The general pond treatment concept of the 2004 Facilities Plan has been enhanced with a fermentation pond primary treatment component to reduce energy requirements and to settle the solids early in the process. This approach deletes the requirement for construction of sludge drying beds and related infrastructure. The existing aerated secondary and settling ponds would then follow the fermentation pond to provide secondary treatment and settling. Further effluent treatment would be provided in parallel constructed wetlands prior to storage in existing and new storage ponds that will be lined to minimize the potential for percolation. The effluent will be irrigated in an expanded irrigation area to the east of the treatment plant. A Cease and Desist Order issued in July 2005, by the California Regional Water Quality Control Board - Lahontan Region requires final compliance by December 2009.

Funding and Cost Verification

This project is within cost.

\$54,635,000 total authorized project costs

\$54,635,000 total estimated project costs

\$3,217,000 project costs previously allocated: acquisition \$1,650,000; preliminary plans \$1,567,000

\$51,418,000 project costs to be allocated: working drawings \$1,792,000; project administration \$1,430,000; agency retained \$200,000; and construction \$47,996,000 (\$43,364,000 contracts, \$3,035,000 contingency, \$1,597,000 A&E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 12, 2006 and the waiting period expired on July 12, 2006 with no public comment.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project on May 21, 2007 and it was noted that no significant issues were identified.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2007
Approve working drawings:	February 2008
Complete construction:	December 2009

Staff Recommendation: Approve preliminary plans contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 24

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA MEN'S COLONY, LOCKED OBSERVATION UNIT
SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY**

Authority: Chapter XX/07, Item 5225-301-0001(10.2)

Recognize project scope and cost

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 24

Department of Corrections and Rehabilitation
California Men's Colony, Locked Observation Unit
San Luis Obispo County

Action Requested

The requested action will recognize scope and cost of this project.

Scope Description

The project is within scope. This project will complete construction of a Locked Observation Unit, originally initiated as a minor capital outlay project, to provide a safe treatment and working environment for a court-ordered mental health crisis bed unit. The minor capital outlay project was halted when the cost to complete the scope of work related to cell door replacement increased beyond project authority. The remaining construction includes the installation of new cell doors with larger windows for adequate monitoring of inmates in mental health crisis beds; a new door operating mechanism that can accommodate the new, heavier doors; additional demolition, interior work and paint; padded safety cell; plumbing and lighting controls; window security screens; floor flush toilets for safety cells; and ventilation grilles.

Funding and Project Cost Verification

This project is within cost.

\$714,000 total authorized project cost

\$714,000 total estimated project cost

\$121,000 project cost previously allocated: minor capital outlay \$121,000

\$593,000 project costs to be allocated: agency retained \$5,000, construction \$588,000 (contracts \$564,000, contingency \$24,000)

CEQA

Not applicable.

Due Diligence

Not applicable.

Project Schedule

The project schedules are as follows:

Complete construction: January 2008

Staff Recommendation: Recognize the project cost and scope contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 25

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON-SAN QUENTIN, LETHAL INJECTION CHAMBER
SAN QUENTIN, MARIN COUNTY

Authority: Chapter XX/07, Item 5225-301-0001(10.7)

- a. Recognize project scope and cost
- b. Approve use of Inmate Ward Labor

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 25

Department of Corrections and Rehabilitation
California State Prison-San Quentin, Lethal Injection Chamber
San Quentin, Marin County

Action Requested

The requested action will recognize scope and cost of this project and provide approval for the use of Inmate Ward Labor resources pursuant to Section 10103.5 of the Public Contract Code for the Department's Lethal Injection Chamber.

Scope Description

The project is within scope. Critical deficiencies were identified in the *Morales vs. Tilton* lawsuit, with the gas chamber previously utilized for lethal injections. The court identified physical plant issues such as, inadequate lighting, overcrowded conditions, and poorly designed facilities in which the execution team must work. The court urged the Governor's Office to quickly address the identified issues related to current protocol and its implementation. This will complete construction originally initiated as a minor capital outlay project.

Funding and Project Cost Verification

This project is within cost.

\$850,000 total authorized project cost

\$850,000 total estimated project cost

\$668,000 project cost previously allocated: minor capital outlay \$399,000; agency retained \$269,000

\$182,000 project costs to be allocated: project administration \$22,000; agency retained \$2,000; and construction \$158,000 (contracts \$146,000, contingency \$12,000)

CEQA

Not applicable.

Due Diligence

Not applicable.

Project Schedule

The project schedule is as follows:

Complete construction: December 2007

Staff Recommendation: Recognize the project scope and cost and approve the use of Inmate Ward Labor contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 26

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, NEW ELECTRICAL POWER SUBSTATION
TRACY, SAN JOAQUIN COUNTY

Authority: Chapters 47 and 48/06, Item 5225-301-0001 (8)
Chapter XX/07, Item 5225-301-0001 (4.5)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 26

Department of Corrections and Rehabilitation
Deuel Vocational Institution, New Electrical Power Substation
Tracy, San Joaquin County

Action Requested

The requested action will provide approval of the preliminary plans.

Scope Description

This project is within scope. The project will construct a new electrical power substation that will meet existing demand and demand from new infrastructure facilities being constructed and proposed. The substation will provide power to the existing institution, the groundwater treatment plant currently under construction, and the new wastewater treatment plant under design. The substation will be located outside the secure perimeter of the prison, adjacent to the existing substation and boiler plant that houses the existing electrical switchgear.

Funding and Project Cost Verification

This project is within cost.

\$4,124,000 total authorized project cost

\$4,124,000 total estimated project cost

\$250,000 project cost previously allocated: preliminary plans \$250,000

\$3,874,000 project costs to be allocated: working drawings \$225,000 and construction \$3,649,000 (contract \$2,638,000; contingency \$185,000; A&E \$211,000; other project costs \$615,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 25, 2006. The 35-day statute of limitation for any legal challenge ended August 28, 2006, with no public comment.

Due Diligence

The Department of General Services will prepare a Summary of Conditions Memo for this project during July 2007.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2007

Complete construction: September 2008

Staff Recommendation: Approve preliminary plans contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 27

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
FOLSOM STATE PRISON, CONVERT OFFICER AND GUARDS BUILDING TO OFFICE
SPACE
REPRESA, SACRAMENTO COUNTY

Authority: Chapters 47 and 48/06, Item 5225-301-0001(9)
Chapter XX/07, Item 5225-301-0001 (6)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 27

Department of Corrections and Rehabilitation
Folsom State Prison, Convert Officer and Guards Building to Office Space
Represa, Sacramento County

Action Requested

The requested action will provide approval of the preliminary plans.

Scope Description

This project is within scope. The project will complete the renovation and conversion of the Officer and Guards Building to usable office space at Folsom State Prison. Exterior work consists of restoration of stone and windows, new walkways, re-grading and improved drainage, landscaping with irrigation, some site lighting, stair repair, and fire escape demolition. Interior work consists of a new elevator and two stairwells, restoration of existing wood stairs, new walls, doors, ceilings, floor finishes, lighting and power, data, fire sprinklers and alarms, reconfigured and new HVAC units and ducting, new water lines, water heaters, and some hazardous material removal.

Funding and Cost Verification

This project is within cost.

\$6,035,000 total authorized project cost

\$6,035,000 total estimated project cost

\$410,000 project cost previously allocated: preliminary plans \$410,000

\$370,000 funding contingent on 2007 Budget Act: working drawings

\$5,255,000 project costs to be allocated: construction \$5,255,000 (contracts \$4,137,000; contingency \$290,000; A&E \$294,000; other project costs \$310,000; agency retained items \$224,000)

CEQA

Pursuant to Chapter 2.5 Definitions, Section 21065 of the CEQA, the work does not qualify as a project under CEQA. The scope of work will only be to existing buildings at Folsom State Prison. This renovation and conversion will not cause either a direct or indirect physical change to the environment.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2007
Approve working drawings:	August 2008
Complete construction:	July 2009

Staff Recommendation: Approve preliminary plans contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 28

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
VARIOUS, MINOR PROJECTS
STATEWIDE**

Authority: Chapter XX/07, Item 5225-301-0001 (12)

Approve use of Inmate Ward Labor

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 28

Department of Corrections and Rehabilitation
Various, Minor Projects
Statewide

Action Requested

The requested action will provide approval for the use of Inmate Ward Labor (IWL) resources pursuant to Section 10103.5 of the Public Contract Code for the Department's Minor Capital Outlay Program.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IWL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IWL resources on any minor capital outlay project for the 2007/2008 fiscal year.

Funding and Project Cost Verification

This project is within cost.

\$2,038,000 total authorized project cost

\$2,038,000 total estimated project cost

\$2,038,000 project costs to be allocated

CEQA

Not applicable.

Due Diligence

Not applicable.

Project Schedule

The project schedule is as follows:

All projects will be in construction in the 2007/2008 fiscal year.

Staff Recommendation: Approve use of Inmate Ward Labor contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 29

CALIFORNIA STATE UNIVERSITY (6610)
LOS ANGELES CAMPUS, CORPORATION YARD AND PUBLIC SAFETY
LOS ANGELES COUNTY

Authority: Chapters 47 and 48/06, Item 6610-301-6041(1)
Chapter XX/07, Item 6610-301-6048(4)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 29

California State University
Los Angeles Campus, Corporation Yard and Public Safety
Los Angeles County

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The California State University, Los Angeles Corporation Yard and Public Safety project will replace existing temporary corporation yard facilities with appropriately sized and equipped permanent space. It will provide administrative space necessary to support Facilities Services Management and Maintenance, Facilities Planning and Construction, Environmental Health and Safety, Shipping and Receiving, Public Safety, and Parking Administration. The latter two functions will be accommodated separately in a new building.

Funding and Cost Verification

This project is within cost. This action is contingent on passage of the 2007 Budget Act.

\$15,920,000 total estimated project cost, not including group II equipment

\$15,920,000 total authorized project costs

\$787,000 project costs previously allocated: preliminary plans \$399,000;
working drawings \$388,000 at CCCI 4633

\$15,133,000 project costs budgeted for 2007/08: construction \$15,133,000
(\$13,170,000 contract, \$658,000 contingency, \$1,305,000
project administration) at CCCI 4890

\$725,000 future funding – equipment

CEQA

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

Project Schedule

The project schedule is as follows:

Project Started	July 2006
Preliminary Plan Approval	July 2007
Working Drawings Completed	January 2008
Construction Started	March 2008
Construction Completed	March 2009

Staff Recommendation: Approve preliminary plans contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM – 30

**CALIFORNIA STATE UNIVERSITY (6610)
SAN MARCOS CAMPUS, SOCIAL AND BEHAVIORAL SCIENCES BUILDING
SAN DIEGO COUNTY**

*Authority: Chapter 47 and 48/06, Item 6610-302-6048(3)
Chapter XX/07, Item 6610-301-6048(3)*

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 30

California State University
San Marcos Campus, Social and Behavioral Sciences Building
San Diego County

Action Requested

The requested action is to approve preliminary plans for this project.

Scope Description

This project is within scope. This project will build a new 67,000 assignable square feet (ASF)/106,000 gross square feet (GSF) classroom building. The proposed facility will provide laboratories and lecture space for communications and mass media, economics, human development, liberal studies, psychology, sociology and women's studies, and political science. This facility will build capacity for 644 full time equivalent (FTE) (461 FTE in lecture space, 51 FTE in lower division laboratory space, and 132 FTE in upper division laboratory space) and 125 faculty offices including the dean's office and administration space. The future cost for equipment is \$1,694,000.

Funding and Cost Verification

This project is within cost. This action is contingent on passage of the 2007 Budget Act.

\$54,766,000 total estimated project cost

\$54,766,000 total authorized project costs

\$1,078,000 project costs previously allocated: preliminary plans \$1,078,000 CCCI 4633

\$53,688,000 project costs to be allocated: working drawings \$1,387,000; construction \$52,301,000 (\$45,300,000 contract, \$2,265,000 contingency, \$4,736,000 project administration) at CCCI 4890

\$694,000 future funding necessary: group II equipment \$1,694,000 at EPI 2744

CEQA

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

Project Schedule

The project schedule is as follows:

Project Started	January 2007
Preliminary Plan Approval	July 2007
Working Drawings Completed	April 2008
Construction Started	August 2008
Construction Completed	August 2010

Staff Recommendation: Approve preliminary plans contingent on funding in the 2007 Budget Act

CONSENT ITEM

CONSENT ITEM –31

**CALIFORNIA COMMUNITY COLLEGES (6870)
CHABOT-LAS POSITAS COLLEGE DISTRICT, LANGUAGE ARTS/LEARNING SKILLS
CENTER MODERNIZATION
CHABOT COLLEGE, ALAMEDA COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (25)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 31

California Community Colleges
Chabot-Las Positas Community College District; Language Arts/Learning Skills Modernization
Chabot College, Alameda County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project modernizes 22,708 assignable square feet (asf) in two buildings (Buildings 800 and 900), consisting of 13,783 asf lecture, 6,327 asf lab, 1,556 asf AV-TV, 774 asf library, and 268 asf office space.

Funding and Project Cost Verification

This project is within cost.

\$10,842,000 total estimated project costs

\$10,842,000 total authorized project costs

\$176,000 state project costs previously allocated: preliminary plans \$176,000

\$5,245,000 state project costs to be allocated: working drawings \$240,000; construction \$4,747,000 (\$4,144,000 contracts, \$290,000 contingency, \$313,000 administration, testing, inspection) at CCCI 4421 and equipment \$258,000 at EPI 2726

\$176,000 local funds previously allocated: preliminary plans \$176,000

\$5,245,000 local funds to be allocated: working drawings \$240,000; construction \$4,747,000 (\$4,144,000 contracts, \$290,000 contingency, \$313,000 administration, testing, inspection) at CCCI 4421 and equipment \$258,000 at EPI 2726

CEQA

A Campus Facility Master Plan Notice of Determination (SCH #2005092081) 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: December 2007

Complete construction: July 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 32

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, PHYSICAL EDUCATION RENOVATION
LOS ANGELES PIERCE COLLEGE, LOS ANGELES COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (11)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 32

California Community Colleges
Los Angeles Community College District, Physical Education Renovation
Los Angeles Pierce College, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project modernizes 83,080 asf of gymnasium buildings including shower/locker rooms, classrooms, gyms, exercise rooms, training facilities, adaptive physical education facilities, and instructional athletic fields and swimming pools.

Funding and Project Cost Verification

This project is within cost.

\$18,066,000 total estimated project costs

\$18,066,000 total authorized project costs

\$415,000 state project costs previously allocated: preliminary plans \$415,000

\$8,618,000 state project costs to be allocated: working drawings \$369,000; construction \$7,926,000 (\$7,012,000 contracts, \$491,000 contingency, \$423,000 administration, testing, inspection) at CCCI 4421 and equipment \$323,000 at EPI 2726

\$415,000 local funds previously allocated: preliminary plans \$415,000

\$8,618,000 local funds to be allocated: working drawings \$370,000; construction \$7,925,000 (\$7,012,000 contracts, \$491,000 contingency, \$422,000 administration, testing, inspection) at CCCI 4421 and equipment \$323,000 at EPI 2726

CEQA

A Campus Facility Master Plan Environment Impact Report (SCH #2002021004) 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 – 33

**CALIFORNIA COMMUNITY COLLEGES (6870)
MIRA COSTA COMMUNITY COLLEGE DISTRICT, CREATIVE ARTS EXPANSION
MIRA COSTA COLLEGE, SAN DIEGO COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-0574 (1)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 33

California Community Colleges
Mira Costa Community College District, Creative Arts Expansion
Mira Costa College, San Diego County

Action Requested

The requested action will approve preliminary plans.

Scope Description

The project is within scope. The authorized scope of the project constructs two buildings totaling 10,000 asf. Space types include 9,000 asf laboratory, 200 asf library, and 800 asf AV-TV space. The buildings will house art and music programs.

Funding and Project Cost Verification

The project is within cost.

- \$13,108,000 total estimated project costs
- \$10,621,000 total authorized project costs
 - \$326,000 state project costs previously allocated: preliminary plans \$326,000
 - \$9,233,000 state project costs to be allocated: working drawings \$380,000; construction \$8,406,000 (\$7,472,000 contracts, \$421,000 contingency, \$513,000 administration, testing, inspection) at CCCI 4421 and equipment \$447,000 at EPI 2726.
 - \$70,000 local funds previously allocated: preliminary plans \$70,000
 - \$992,000 local funds to be allocated: construction \$948,000 (\$948,000 contracts) at CCCI 4421 and equipment \$44,000 at EPI 2726
 - \$2,487,000 local funds to be augmented: preliminary plans \$36,000; working drawings \$46,000; construction \$2,185,000 (\$1,760,000 contracts, \$88,000 contingency, \$337,000 administration, testing, inspection) at CCCI 4421 and equipment \$220,000 at EPI 2726

CEQA

A Notice of Exemption was submitted 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: August 2008
Complete construction: December 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 34

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT, DESIGN AND ONLINE TECH
CENTER
MT. SAN ANTONIO COLLEGE, LOS ANGELES COUNTY

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (16)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 34

California Community Colleges
Mt. San Antonio Community College District, Design and Online Tech Center
Mt. San Antonio 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 47,571 asf Design and Online Tech Center that will provide necessary technology and learning resources to support several educational programs. These programs require special equipment and advanced computer technology to prepare students to operate in the current workplace environment. The space includes 1,685 asf lecture, 33,182 asf laboratory, 2,683 asf office, 2,302 asf library space, and 7,719 asf of other space. The building was redesigned slightly to increase efficiency and provide better access in the assembly area. The revised project constructs a 48,797 asf building with an additional 1,226 asf of other space.

Funding and Project Cost Verification

The project is within cost.

- \$29,720,000 total estimated project costs
- \$28,188,000 total authorized project costs
- \$425,000 state project costs previously allocated: preliminary plans \$425,000
- \$13,403,000 state project costs to be allocated: working drawings \$481,000; construction \$11,683,000 (\$10,592,000 contracts, \$543,000 contingency, \$548,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,239,000 at EPI 2726
- \$425,000 local funds previously allocated: preliminary plans \$425,000
- \$13,935,000 local funds to be allocated: working drawing \$480,000; construction \$12,216,000 (\$11,125,000 contracts, \$543,000 contingency, \$548,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,239,000 at EPI 2726
- \$1,532,000 local funds to be augmented: preliminary plans \$50,000; working drawings \$51,000; construction \$1,431,000 (\$1,306,000 contracts, \$65,000 contingency, \$60,000 administration, testing, inspection) at CCCI 4421

CEQA

A Notice of Determination (SCH #2002041161) was filed with the State Clearinghouse 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: October 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM –35

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA CLARITA COMMUNITY COLLEGE DISTRICT, UNIVERSITY CENTER
COLLEGE OF THE CANYONS, LOS ANGELES COUNTY

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (24)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 35

California Community Colleges
Santa Clarita Community College District, University Center
College of the Canyons, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized scope of the project constructs a 39,650 asf university center instructional building. Spaces in the building include 2,650 asf lecture, 23,900 asf laboratory, 6,340 asf office and administrative support space, 1,000 asf library, 720 asf AV-TV, and 5,040 asf of other spaces.

Funding and Project Cost Verification

This project is within cost.

\$28,197,000 total estimated project costs

\$28,197,000 total authorized project costs

\$185,000 state project cost previously allocated: preliminary plans \$185,000

\$20,789,000 state project cost to be allocated: working drawings \$235,000; construction \$17,849,000 (\$16,150,000 contracts, \$807,000 contingency, \$892,000 administration, testing, inspection) at CCCI 4421 and equipment \$2,705,000 at EPI 2649

\$657,000 local funds previously allocated: preliminary plans \$657,000

\$6,566,000 local funds to be allocated: working drawings \$667,000; construction \$4,740,000 (\$4,293,000 contracts, \$215,000 contingency, \$232,000 administration, testing, inspection) at CCCI 4421 and equipment \$1,159,000 at EPI 2726

CEQA

A Notice of Determination (SCH #2001121058) 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: November 2007

Complete construction: July 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 36

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT, MULTI-USE SPORTS FACILITY
WEST HILLS COLLEGE LEMOORE, KINGS COUNTY

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (31)

Approve preliminary plans

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 36

California Community Colleges
West Hills Community College District, Multi-Use Sports Facility
West Hills College Lemoore, Kings County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a new 31,446 asf multi-purpose sports complex which includes a gymnasium, shower/locker rooms and adaptive/fitness. Space types include 27,639 asf physical education, 883 asf office, 714 asf health and 2,210 asf storage space. The project also contains a locally-funded seating area which does not impact the approved project scope.

Funding and Project Cost Verification

This project is within cost.

\$18,706,000 total estimated project costs

\$18,706,000 total authorized project costs

\$132,000 state project costs previously allocated: preliminary plans \$132,000

\$14,835,000 state project costs to be allocated: working drawings \$549,000; construction \$13,895,000 (\$12,288,000 contracts, \$769,000 contingency, \$838,000 administration, testing, inspection) at CCCI 4421 and equipment \$391,000 at EPI 2726

\$440,000 local funds previously allocated: preliminary plans \$440,000

\$3,299,000 local funds to be allocated: working drawings \$201,000; construction \$3,098,000 contracts

CEQA

A Notice of Determination (SCH #1996102104) was filed 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: May 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 37

**DEPARTMENT OF VETERANS AFFAIRS (8960)
VETERANS HOME OF CALIFORNIA–YOUNTVILLE, MEMBER SERVICES BUILDING
RENOVATION
NAPA COUNTY**

*Authority: Chapters 47 and 48/06, Item 8960-301-0660(1)
Chapter XX/07, Item 8960-301-0890(1)*

- a. Approve preliminary plans
- b. Recognize anticipated deficit **\$1,878,000**
(8.0 percent of total project costs)

APPROVED 3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 37

Department of Veterans Affairs
Veterans Home of California-Yountville, Member Services Building Renovation
Napa County

Action requested

The action requested will approve preliminary plans and recognize an anticipated deficit for this project.

Scope Description

The project is within scope. This project will renovate an existing 69,652 sf two story cast-in-place concrete structure. The renovation will include fire and life safety upgrades, seismic upgrades, Title 24 energy compliance, interior finishes, repainting the building's exterior, installation of fire sprinklers, mechanical and electrical system upgrades and the repair of damage caused by a recent fire. Demolition work includes the abatement of all hazardous materials and removal of interior finishes, doors, windows, walls, roofing, mechanical and electrical systems.

Funding and Cost Verification

This project is not within cost. With the completion of Preliminary Plans, it is estimated that this project will cost \$25,231,000 representing an increase of \$1,878,000 (8.0 percent) over the \$23,353,000 currently authorized project cost. Drivers for this cost increase include code compliance/access needs such as a new women's restroom and a north-end elevator, unanticipated LEED commissioning expenses, and a higher than expected CCCI adjustment.

Of the \$23,353,000 authorized for this project, \$9,341,000 is from the Public Buildings Construction Funds and is to cover the 40 percent state share of project costs. The remaining 60 percent, reflecting a grant from the federal government, is expected to be \$14,012,000. Both the state and federal amounts will be adjusted with the completion of preliminary plans.

\$23,353,000 total authorized project costs

\$25,231,000 total estimated project costs

\$1,205,000 project costs previously allocated: preliminary plans

\$22,148,000 total project costs to be allocated: working drawings \$1,204,000; construction \$20,944,000 (\$15,653,000 contract, \$1,096,000 contingency, \$1,096,000 A&E, \$1,499,000 other project cost, and \$1,600,000 agency retained)

\$1,878,000 total project deficit

CEQA

A Notice of Exemption was filed with the State Clearing House on June 4, 2007 and the 35-day waiting period will expire on July 10, 2007.

Due Diligence

The Department of General Services (DGS) is currently substantiating due diligence documentation indicating that there has been no change of Title since the 2003 due diligence examination for this site. This corroborating report is in progress and will be provided early during the Working Drawing Phase.

Project Schedule

The project schedule is as follows:

Approve Preliminary Plans:	July 2007
Approve Working Drawings:	December 2007
Complete Construction:	January 2010

Other

- While the currently estimated federal share of the project is \$14,012,000, that value was determined before the release of the 2007 state home construction grant priority list. The 2007 list shows an estimate of \$13,831,000, a difference of \$181,000. With the recent increase in project costs, it is likely that the federal share will exceed \$14,012,000 when the project receives federal fund authorization.

Staff Recommendation: Approve preliminary plans and recognize an anticipated deficit

ACTION ITEM

ACTION ITEM – 38

**DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW ANTIOCH AREA COURTHOUSE (AKA EAST CONTRA COSTA COURT)
CONTRA COSTA COUNTY
AOC Facility Number 07-G1, DGS Parcel No. 10423**

*Authority: Trial Court Facilities Act of 2002, Chapter 1082/02, commencing with
Section 70301 of the Government Code, as amended and
Chapters 38 and 39/05, Item 0250-301-3037(1)*

Consider authorizing the exchange of real property

ACTION ITEM

STAFF ANALYSIS ITEM – 38

ITEM PULLED

ACTION ITEM

ACTION ITEM – 39

DEPARTMENT OF GENERAL SERVICES (1760)
STATE COASTAL CONSERVANCY (3760)
HAMILTON WETLANDS RESTORATION / NAVY BALLFIELDS
MARIN COUNTY
Project Number AR SCC501.1A, DGS Parcel Number 10474

*Authority: Chapter 157/03, Item 3760-301-6031
as reappropriated by Chapters 47 and 48/06
Government Code Section 11005
Public Resources Code Section 31104*

Consider authorizing acquisition consistent with the staff analysis

APPROVED 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 39

Department of General Services
State Coastal Conservancy
Hamilton Wetlands Restoration / Navy Ballfields
Marin County

Action requested

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

Scope Description

This project is within scope. The State of California, by and through the State Coastal Conservancy (SCC) would accept transfer of title from the United States of America, acting by and through the Department of the Navy as a no-cost public benefit transfer for wildlife conservation purposes. The transfer is in accordance with 16 U.S.C. §667b which allows for the transfer of real property by the Federal Government without reimbursement to the Secretary of the Interior if the land has particular value for migratory birds, or to a State agency for other wildlife conservation purposes.

The subject property is approximately 18.37 acres and is known as the Navy Ballfields. It is located on the former Hamilton Army Airfield (HAAF), Marin County, California.

The property will be incorporated into the Hamilton Wetlands Restoration Project, which is an initiative by the SCC to restore wetland habitat in the San Pablo Bay area. The Coastal Conservancy has been working with the Corps of Engineers (Corps) and other stakeholders since 1996 to implement the restoration of tidal and seasonal wetlands at the former Army Airfield. The wetland project was authorized by Congress in 1999 as an ecosystem restoration project to be carried out by the civil works program of the Corps. Former Army Base Realignment and Closure (BRAC) property located immediately adjacent to the Navy Ballfields and San Pablo Bay has already been transferred to the SCC. The subject property is slated to be restored to seasonal wetland habitat by pumping approximately 6-9 feet of dredged sediment as fill onto the site. The Property is currently unused by the Navy, but provides upland habitat and limited seasonal wetland habitat for wildlife. The cost of this wetlands restoration will be shared by the SCC and the Corps.

Funding and Cost Verification

This project is within cost. No funds will be expended for the acquisition of the property. Any project costs (DGS Staff, consultants, permit fees, cost sharing with the Corps of Engineers) will be paid from Proposition 50 funds. Proposition 50, Chapter 10, allocated \$120,000,000 for Coastal watershed and wetlands protection to the State Coastal Conservancy.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 7, 2007. The 35-day litigation period expired on July 12, 2007.

Project Schedule

The project schedule is as follows:

The project is scheduled to close escrow in July 2007.

Condition of Property

On May 2, 2007, Department of General Services (DGS), Environmental Services Section (ESS) staff conducted an on-site review of the property located on the southeastern edge of the city of Novato, adjacent to the San Pablo Bay, in Marin County, California, approximately 25 miles north of San Francisco. This property (Property) contains 18.37 acres of land bordered by a Coast Guard owned hillside to the west, a levee and privately owned housing development to the north, and SCC owned parcels to the south and east. The Property is unimproved, with power poles and utility lines running through portions of the property. There is no sewer system and the water line has been deactivated. On-site vegetation consists of grasses, forbs, and shrubs. Former concrete roads and parking areas used by the military are also within the Property boundary.

Regulatory Coordination

According to the "FINAL FINDING OF SUITABILITY TO TRANSFER" FOR BALLFIELDS PARCELS (108A, 110, 112, 114, 115A, AND 117) AT DEPARTMENT OF DEFENSE HOUSING FACILITY NOVATO, CALIFORNIA, December, 2006, the Property is not on the United States Environmental Protection agency's National Priority List and there is no Federal Facility Agreement in place between the U. S. EPA and the Navy, nor is there a Federal Facilities Site Remediation agreement between the California Department of Toxic Substances Control and the Navy. The Navy established a BRAC cleanup team to coordinate the environmental issues relevant to transferring the subject property to the CCC. The team is comprised of a representative from the California Department of Toxic Substances Control (DTSC), the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the Navy's BRAC Environmental Coordinator. All three entities have participated in deciding what Navy cleanup actions are appropriate for reusing the property as restored seasonal wetland habitat. An Initial and Supplemental Baseline Environmental Baseline Survey (EBS) was completed in 1995 and 1997, up through the determination of no further action (NFA) based on the results of the Preliminary Assessment/Site Inspection (PA/SI) conducted in 2005. Regulatory comments received during the EBS and PA/SI development have been reviewed and addressed in the final documents.

Environmental Baseline Survey

Individual parcels were assessed during the initial Basewide EBS. Those parcels within the subject property including Parcels 108A and 115A were classified as areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas). Parcels 110, 112, 114, and 117 were classified as areas where release, disposal and /or migration of hazardous substances has occurred, but at concentrations that do not require removal or remedial action. These classifications were reevaluated based on the finding of additional investigations conducted since the EBS, which are discussed below.

Other Environmental Investigations

A Background Summary report was prepared in 2004 to provide a summary of the historical activities, environmental setting, and previous environmental investigations associate with the Property in order to determine whether the property could be readily transferred to the SCC for seasonal wetlands reuse in accordance with the *Hamilton Army Airfield Final Reuse Plan*. The initial research identified certain hazardous substances as being potentially present within the boundary of the subject property based on historical activities that occurred there, namely aircraft storage, maintenance, and fueling that was performed on former airplane revetments between 1943 and 1974, at which time the base was deactivated. Therefore, in order to determine suitability for transfer, the PA/SI was conducted by the Navy As part of the PA/SI, soil

and groundwater samples were collected in April 2006 to determine if hazardous substances were present in the environment.

These sampling results indicated that very low concentrations of volatile organic compounds (VOC's), semivolatle organic compounds (SVOCs), metals, and pesticides are present in soil on the Property. For groundwater, analytical results indicated that presence of low level VOCs and SVOCs, as well as various metals. Certain parcels had higher concentrations, but based upon the study, it was determined that such concentrations do not require removal, remedial action, or reporting. In order to determine if chemicals present in soil and groundwater posed a significant threat to human health or the environment, both human health and ecological screening level risk evaluations were conducted and then provided in the PA/SI. The results demonstrated a low magnitude risk to all receptors. On April 3, 2006, the RWQCB and DTSC declared the Ballfields Parcels suitable for unrestricted land use (DTSC, 2006). However, if this Property is considered for the proposed acquisition and /or construction of school properties utilizing state funding, a separate environmental review process in compliance with California Education Code 17210 et seq. must be conducted and approved by DTSC.

Environmental Factors

In addition to determining that the Property is suitable for transfer by deed under the Comprehensive Environmental Response, Compensation, and Liability Act, CERCLA, the Navy reviewed certain environmental factors possibly important or that should be taken into consideration by the transferee in using or developing the subject property. These factors included asbestos, lead-based paint, radon, Polychlorinated Biphenyls (PCBs), pesticide and herbicide use, petroleum products and derivatives, underground and above ground storage tanks, and munitions and explosives of concern.

The demolition of Building 191 comprised the removal of the only remaining source of asbestos on the Property, therefore, the presence of asbestos is no longer a disclosure issue. Based upon the planned future use of the Property as restored wetland habitat, lead base paint exposure is not likely; however, notifications and restrictions associated with lead based paint will be included in the transfer deeds for Parcels 110, 112, 114, and 117 (Buildings 251, a vault for utility equipment, and the former locations of Building 191, 193, and 196 respectively). Radon detectors were previously placed in selected buildings and the sampling results indicated that all concentrations of radon were below the U. S., EPA action level of 4 picocuries per liter. Furthermore, currently only one structure remains on the Property as other have been demolished. A PCB survey indicated that PCBs are not a disclosure issue at the property. The human health and ecological risk screening evaluations with regard to pesticide and herbicide use concluded that there was no unacceptable risk presented by DDT in soils, supporting the recommendation for no further action. The human health and ecological risk screening evaluations for petroleum products and derivatives concluded that there was no unacceptable risk present by chemical detected in soils, supporting the recommendation for no further action. Regarding underground and above ground storage tanks, no tanks were identified as being previously located on the Property. If tanks were, however, previously on the Property, soils tests concluded there was no unacceptable risk presented by the chemicals detected in soils. In addition, packaged arms and ammunition were stored in the buildings that have since been demolished. It is reasonable to assume that no release of ordnance materials occurred on the Property.

Based upon the findings of the DGS-ESS review and the site visit stated above, DGS-ESS staff feels that the property is compatible with integration into an ongoing wetlands restoration project adjacent to the San Pablo Bay.

Other

- The property consists of unimproved land covered with grasses, forbs (flowering plant) and shrubs.
- Pursuant to 16 U.S.C. §667b and Title 10 U.S.C. §2694a the Navy can transfer title of the subject property to the State of California at no cost subject to the condition by the United States that should the property not be used for wildlife conservation, or in the event it is needed for national defense purposes, title shall revert to the United States.
- A Final Finding of Suitability to Transfer (FOST) dated December 2006 finds that the subject property is suitable for transfer. The purpose of the FOST is to summarize how the requirements and notifications for hazardous substances, petroleum products, and other regulated materials on the Navy Ballfields have been satisfied.
- The California Department of Toxic and Substances Control in a letter dated April 3, 2006 determined *“that No Further Action is necessary for the Ballfields parcels with regard to human health and the environment, pursuant to Health and Safety Code Chapters 6.8 and 6.5, and that the parcels are suitable for unrestricted land use.”*
- Minerals, gas and oil are reserved to the United States of America (Grantor), however Grantor agrees, *“that in the exercise of its rights to minerals, gas and oil, it will limit its methods of access to the Property in such a manner so as to not unreasonably interfere with use of the Property for wildlife conservation purposes, including the restoration, preservation and protection of wetlands on the Property for wildlife habitat.”*
- There is no relocation assistance involved with this project.
- There is no implied dedication on the property.
- The State Coastal Conservancy is not aware of any lawsuits pending concerning the property.
- Pursuant to Government Code Section 11005, this transaction shall be approved by the Director of Finance for the State of California.
- According to the Preliminary Assessment/Site Inspection (PASI), former buildings 191 and 193 were used at one time as storage for packaged arms and ammunition. Subsequently these buildings were used as a transformer switch station and a staging area for Little League baseball teams. Both buildings have been demolished and *“it is reasonable to assume that no release of ordinance materials occurred in the areas of Buildings 191 and 193.”* (PASI, Section 2.0, Page 5) The FOST states that *“there are no notifications or restrictions associated with asbestos,,or munitions at the Property.”*
- The benefit of acquiring the proposed property appears to exceed any risks. Based on the Department of General Services' investigation, acquiring the proposed property does not appear to pose a significant risk to the state. Restoring the proposed property to wetland will allow the State Coastal Conservancy to expand its wetland restoration in the San Pablo Bay area which has a significant value to the migratory birds.

Staff Recommendation: Authorize acquisition

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ACTION ITEM

ACTION ITEM – 40

**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 208/04, Item 6870-301-6041(43)
Chapters 38 and 39/05, Item 6870-301-6041(31)
Chapters 47 and 48/06, 6870-491*

- a). Consider recognizing scope change
- b). Consider approving preliminary plans

APPROVED 3/0

ACTION ITEM

STAFF ANALYSIS ITEM – 40

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 a scope change and approve preliminary plans.

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 has changed the scope of this project and removed the Child Development Center (-15,205 asf) without prior authorization. The revised scope would build a 57,950 asf instructional facility with 23,455 asf laboratory, 13,200 asf lecture, 9,095 office, 3,200 asf library, 3,650 asf AV/TV and 5,350 asf other support space.

On June 27, 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.

\$67,273,000	total authorized project costs
\$81,255,000	total estimated project costs
\$1,038,000	state project costs previously allocated: preliminary plans \$1,038,000
\$38,552,000	state project costs to be allocated: construction \$37,163,000 (\$33,800,000 contracts; \$1,699,000 contingency; \$1,664,000 construction management, administration, testing and inspection) at CCCI 4421; and equipment \$1,389,000 at EPI 2744
\$391,000	local funds previously allocated: preliminary plans \$391,000
\$26,256,000	local funds to be allocated: working drawings \$387,000, and construction \$25,070,000 (\$22,829,000 contracts; \$1,132,000 contingency; \$1,109,000 construction management, administration, testing and inspection) at CCCI 4593; and equipment \$799,000 at EPI 2744
\$15,018,000	local funds to be augmented: working drawings \$1,036,000; and construction \$13,982,000 (\$13,982,000 contracts)

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.

Other

- On May 17, 2007, a letter regarding this scope change with a recommendation of terminating the Project at the June 2007 State Public Works Board meeting was submitted to the JLBC.
- The JLBC provided a response to the Department of Finance asking that we ensure students are not disadvantaged by a delay in the Project and that any delays not further exacerbate Project costs.
- Testimony from the District and Chancellor's office at the June 2007 PWB meeting was heard.
- Both entities now understand that any proposed change requires:
 - prompt communication
 - the temporary cessation of work on the project until the proper approvals are acquired.
- Given the request of the JLBC and the District and Chancellor's Office testimony, the Board rejected the proposal to terminate the Project and asked the Department of Finance to reconsider its proposed action. In addition, the Board agreed to review the proposed scope change, i.e. the removal of the Child Development Center, and to look at approving preliminary plans with the proposed scope change included at the July 2007 Board meeting.
- In consideration for the Board's action and in recognition that the state funds appropriated for working drawings could not be encumbered, the District agreed to use local funds to pay for the working drawing phase.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2008
Award construction:	July 2008
Complete construction:	July 2009

Staff Recommendation: **Recognize scope change and approve preliminary plans contingent upon the expiration of the 20-day letter without comment**

OTHER BUSINESS

OTHER ITEM –

NONE.

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

Greg Rogers
Administrative Secretary