



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

STATE PUBLIC WORKS BOARD
August 10, 2007

MINUTES

PRESENT:

Ms. Anne Sheehan, Chief Deputy Director, Department of Finance
Will Semmes, Chief Deputy Director, Department of General Services
Michael Carter, Deputy Controller, State Controller's Office
Francisco Lujano, Deputy Treasurer, State Treasurer's Office

STAFF PRESENT:

Brian Dewey, Assistant Administrative Secretary
Deborah Cregger, Counsel to the PWB
Henry Nanjo, Counsel to the PWB
Matt Schuller, Budget Analyst
Jim Martone, Assistant Administrative Secretary
Nathan Brady, Budget Analyst
Stephen Benson, Budget Analyst
Jacqueline Sapp, 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
George Fields, Department of General Services, RESD
Warren Westrup, Department of Park and Recreation
Sabrina Winn, Department of General Services
Shelley Petavini, California Community Colleges
Jacqueline Dosch, California Department of Corrections and Rehabilitations
Debra Hampton, California Department of Corrections and Rehabilitations
Lamar Dansby, California Department of Food and Agriculture
Paula Lewis, California Department of Food and Agriculture
Roger Spencer, California Department of Food and Agriculture
Kari Morrow, California Department of Food and Agriculture

CALL TO ORDER AND ROLL CALL:

Ms. Anne Sheehan, Chairperson of the SPWB and Chief Deputy Director of the Department of Finance, called the meeting to order at 10:05 a.m. Mr. Brian Dewey, Assistant Administrative Secretary for the State Public Works Board, called the roll. A quorum was established. The first order of business was approval of the Minutes from the July 13, 2007 meeting.

Staff had reviewed the minutes and recommended approval and adoption, with one minor correction. The approval of Consent Item 37 (approve Preliminary Plans and Recognize an 8 percent deficit for the CDVA Member Services Building Renovation project) had been mistakenly included in the list of projects that were contingent on the enactment of the budget act. This item should not have been contingent and the minutes before the Board reflected this correction.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve the minutes from the July 13, 2007 meeting.

The minutes were approved by a 2-0 vote.

BOND ITEMS:

Mr. Dewey then reported that due to a lack of an enacted 2007-08 Budget, Staff had requested that all of the bond items be pulled.

Ms. Anne Sheehan verified that the Bond Items from July would be re-affirmed the following month then and moved on to the Consent Calendar.

CONSENT CALENDAR:

Mr. Dewey noted two changes. (1) Consent Item #14 (DPRs project for Saddle Mountain) was pulled from the agenda to allow additional time to resolve some issues, and (2) The second change was a technical correction to Consent Item #16. "*Chapters 38 and 39/05, Item 6610-301-0660.*" was added to the authority citation. Furthermore, Item #16 was contingent on the enactment of the 2007-08 Budget. These changes would be reflected in the minutes to be presented at the next meeting.

Altogether the Consent Calendar now covered items numbered 8 thru 13 and 15 through 22.

In summary, these items proposed:

- **2** requests to approve project closeouts [8]
(including 1 request to approve a reversion [9])
- **3** requests to authorize site selection [10,12,13,]
- **7** requests to approve preliminary plans [11,16,18,19,20,21,22]
- **2** requests to approve an augmentation [15,17]

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

(LETTER 1)

The first letter was for Consent Item #15 Department of Parks and Recreation's project titled '*Immigration Station Area Restoration*', in Marin and San Francisco Counties.

—The letter, noticing Department of Finance's intent to approve augmentation was sent to the appropriate Legislative Committees on July 20, 2007 has expired without comment.

(LETTER 2)

The second letter was for Consent Item # 17 California State University's project titled '*Maritime Academy Campus, Land Acquisition*, in Solano County.

—The letter, noticing Department of Finance’s intent to approve an augmentation, was sent to the appropriate Legislative Committees on July 18, 2007 and has expired without comment.

In summary: staff recommended approval of the **Consent Calendar** consisting of Items numbered 8 thru 13 and 15 thru 22, as amended.

Ms. Sheehan asked for any comments or questions on the items for the Consent Calendar.

Mr. Westrup, Chief of Acquisitions for the Department of Parks and Recreation, asked to clarify about an item for Saddle Mountain that had been pulled commenting that it should have been on as an acquisition not a site selection.

Mr. Dewey said that this was correct. The item had erroneously been added for site selection and then pulled. Acquisition should be ready by September.

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

The Consent Calendar was approved by a 2-0 vote.

ACTION ITEMS

Mr. Dewey now moved onto the Action Items. There were three Action Items on the agenda. Action Item #23 was for the Department of Parks and Recreation (DPR) titled ‘*Colonel Allenworth State Historic Park, Etchegaray property*’; in Tulare County. The requested action was to adopt a resolution directing Board staff to continue to examine the potential land use conflicts related to the proposed dairy operation in proximity to a state park, and to continue to work with the DPR to encourage the County of Tulare and other parties involved to find a cooperative solution to the potential problem. This item was brought to the Board as an action item to bring to the Board’s attention certain issues that may require future board actions.

Mr. Warren Westrup, commented on the item saying that although he couldn’t give details to the Board, he believed that this was moving in the right direction with this significant resource.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve Action Item #23

Action Item #23 was approved by a 2-0 vote.

Mr. Dewey then reported about Action Item #24 was for a Department of Food and Agriculture project titled *Glassy Winged Sharpshooter Property*, in Kern County. The requested action was to authorize acquisition of real property through the existing Lease with the Option to Purchase Agreement. This item was brought to the Board’s attention due to an issue with the acquisition of mineral rights for this property.

Although it is generally the practice of the Board to acquire the surface rights of entry to access minerals when acquiring property, in this case 50 percent of mineral interests had been severed from the fee title interest of the property and are held by two private parties. DGS attempted to acquire these mineral rights and had not been successful. In discussion with Kern County it had been verified that regulations do not permit drilling or extraction within 100 to 300 feet of improvements. Furthermore, this area had previously been explored for oil; with negative results; which suggests that the risk of surface drilling occurring on this property was minimal. Both mineral interest owners control mineral rights to surrounding vacant farmland and the immediate area had experienced no oil or gas exploration activity in the recent past. DGS had

concluded that the cost to perfect title would outweigh the benefit based on the unlikelihood that such rights would disturb the site and proposed use.

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

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

Action Item #24

Action Item #24 was approved by a 2-0 vote.

Mr. Dewey said the last Action Item #25 was for the California Conservation Corps' project titled '*Delta Service District Center, Relocation/Construction*', in San Joaquin County. The requested action was to approve an augmentation for the working drawing phase of this project [\$92,000 – 0.4 percent]. This item had been brought forward as an Action Item to highlight the fact that the work proposed to be funded out of this augmentation had already been completed by DGS, which was inconsistent with current policies and procedures. Although a majority of the changes covered by this request were clearly needed to complete the project, it was important that state agencies understand the importance of following protocol, which includes not expending project funding before it has been approved.

Staff from the Department of General Services was there to provide the Board with a brief overview of what measures DGS has implemented or plans to implement to help ensure that this problem does not happen again.

Kevin Kastner, Program Manager with Department of General Services, stated that they would be reissuing a draft June 2007 memorandum, clarifying procedure and has instructed all staff to review all changes and projected changes on current projects.

Mr. Semmes, said he believed that the Conservation Corps should probably share the fault for not keeping the Department of Finance in the loop.

A motion was made by Mr. Semmes and Second by Ms. Sheehan to approve

Action Item #25

Action Item #25 was approved by a 2-0 vote.

OTHER BUSINESS:

Mr. Dewey stated that there was no Other Business

REPORTABLES:

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

NEXT MEETING:

Mr. Dewey lastly reported that the next meeting is set for **Friday, September 14, 2007, at 10:00 AM, here at the State Capitol, in this Room 113.**

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

No answer was forthcoming

Ms. Sheehan then adjourned the meeting at 10:20 a.m.

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AGENDA AND STAFF ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday
August 10, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday August 10, 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
August 10, 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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| V. Action Items | Page 56 |
| VI. Other Business | Page 64 |
| VII. Reportables | Page 64 |

BOND ITEM

BOND ITEM – 1

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

*Authority: Chapter 379/02 Item 3540-301-0660 (20)
Chapter 208/04 Item 3540-301-0660 (6)
Chapter 38/05 Item 3540-301-0660 (3.9)
Chapter 47/06 Item 3540-301-0660 (5.4)
Chapters 171 and 172/07 Item 3540-301-0660 (10)*

Adopt an amended and restated 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:

\$ 8,765,000

ITEM PULLED

BOND ITEM

STAFF ANALYSIS ITEM – 1

Department of Forestry and Fire Protection
Bautista Conservation Camp
Riverside County

[ITEM PULLED](#)

BOND ITEM

BOND ITEM – 2

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
GROWLERSBURG CONSERVATION CAMP, REPLACE FACILITY
EL DORADO COUNTY**

Authority: Chapters 171 and 172/07, Item 3540-301-0660 (8)

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:

\$ 45,534,000

[ITEM PULLED](#)

BOND ITEM

STAFF ANALYSIS ITEM – 2

Department of Forestry and Fire Protection
Growlersburg CC: Remodel, Replace Facility
El Dorado County

ITEM PULLED

BOND ITEM

BOND ITEM – 3

**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)
Chapters 171 and 172/07, Item 5225-301-0660 (0.4)*

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

Total Estimated Bond Authorization

\$51,418,000

ITEM PULLED

BOND ITEM

STAFF ANALYSIS ITEM – 3

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

[ITEM PULLED](#)

BOND ITEM

BOND ITEM – 4

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA STATE PRISON, CORCORAN, WASTEWATER TREATMENT PLANT
IMPROVEMENTS
CORCORAN, KINGS COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (13)
Chapters 47 and 48/06, Item 5225-301-0001 (19)
Chapters 171 and 172/07, **Item 5225-301-0660 (5.1)***

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

Total Estimated Bond Authorization

\$5,944,000

ITEM PULLED

BOND ITEM

STAFF ANALYSIS ITEM – 4

Department of Corrections and Rehabilitation
California State Prison, Corcoran, Wastewater Treatment Plant Improvements
Corcoran, Kings County

[ITEM PULLED](#)

BOND ITEM

BOND ITEM – 5

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CENTINELA STATE PRISON, WASTEWATER TREATMENT PLANT UPGRADES
IMPERIAL, IMPERIAL COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (14)
Chapters 47 and 48/06, Item 5225-301-0001 (20)
Chapters 171 and 172/07, Item 5225-301-0660 (5.2)*

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

Total Estimated Bond Authorization

\$6,441,000

ITEM PULLED

BOND ITEM

STAFF ANALYSIS ITEM – 5

Department of Corrections and Rehabilitation
Centinela State Prison, Wastewater Treatment Plant Upgrades
Imperial, Imperial County

[ITEM PULLED](#)

BOND ITEM

BOND ITEM – 6

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, NEW WASTEWATER TREATMENT PLANT
TRACY, SAN JOAQUIN COUNTY**

*Authority: Chapters 38 and 39/05, Item 5225-301-0001 (10)
Chapters 47 and 48/06, Item 5225-301-0001 (7)
Chapters 171 and 172/07, Item 5225-301-0660 (0.6)*

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

Total Estimated Bond Authorization

\$36,955,000

ITEM PULLED

BOND ITEM

STAFF ANALYSIS ITEM – 6

Department of Corrections and Rehabilitation
Deuel Vocational Institution, New Wastewater Treatment Plant
Tracy, San Joaquin County

[ITEM PULLED](#)

BOND ITEM

STAFF ANALYSIS ITEM – 7

Department of Education, State Special Schools
Academic Support Cores, Bus Loop, and Renovation
California School for the Deaf, Riverside

[ITEM PULLED](#)

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)

STRUCTURAL RETROFIT STUDIES

VARIOUS LOCATIONS

#1 Structural Retrofit Study, Gym/Canteen, Jamestown

#2 Structural Retrofit Study, Kitchen And Dining Rooms, Jamestown

#3 Structural Retrofit Study, Administration Building A, Vacaville

#4 Structural Retrofit Study, Inmate Housing Unit U, California Medical Facility, Vacaville

Authority: Ch. 106/01, Item 1760-301-0001(7.1)
Ch. 106/01, Item 1760-301-0001 (7.2)
Ch. 106/01, Item 1760-301-0001 (22)
Ch. 106/01, Item 1760-301-0001 (26)

Approve project closeouts

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of General Services
Structural Retrofit Studies
Various Locations

Action Requested

This action will approve project closeouts.

#1 Structural Retrofit Study, Gym/Canteen, Jamestown (CDCR)

#2 Structural Retrofit Study, Kitchen and Dining Rooms, Jamestown (CDCR)

#3 Structural Retrofit Study, Administration Building A, Vacaville (CDCR)

#4 Structural Retrofit Study, Inmate Housing Unit U, California Medical Facility, Vacaville (CDCR)

Scope Description

These projects were within scope.

Funding and Cost Verification

These projects were within cost.

\$20,000 #1 project costs previously allocated: \$20,000

\$20,000 #2 project costs previously allocated: \$20,000

\$20,000 #3 project costs previously allocated: \$20,000

\$20,000 #4 project costs previously allocated: \$20,000

CEQA

The Department of General Services certifies that these projects were in compliance with the requirements of CEQA.

Project Schedules

These project schedules are as follows:

All projects were completed on January 4, 2002.

Due Diligence Status

Projects were not required to comply with Due Diligence requirements at the time the projects were completed.

Staff Recommendation: Approve project closeouts

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)

STRUCTURAL RETROFITS

VARIOUS LOCATIONS

- #1 FY 01/02 Seismic Program Management
- #2 FY 02/03 Seismic Program Management
- #3 Structural Retrofit, Building 22, San Quentin
- #4 Structural Retrofit, Building A, San Luis Obispo

Authority: Ch. 106/01, Item 1760-301-0768(1)
Ch. 379/02, Item 1760-301-0768(1)
Ch. 52/00, Item 1760-301-0768(6)
Ch. 106/01, Item 1760-301-0001(7.6)
Ch. 378/02, Item 1760-301-0768(10)
Ch. 38 and 39/05, Item 1760-301-0001(1)
Ch. 38 and 39/05, Item 1760-301-0768(2)
Ch. 52/00, Item 1760-301-0768(16)
Ch. 379/02, Item 1760-301-0768(2)

- a. **Approve reversions**
- b. **Approve project closeouts**

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of General Services
Structural Retrofits
Various Locations

Action Requested

This action will approve the reversion of project savings (\$415,344) and project closeout.

In 1990, the Legislature enacted the Earthquake Safety and Public Buildings Rehabilitation Bond Act (SB 1250, Torres) authorizing \$300 million in general obligation bonds of which \$250 million was designated for financing the retrofit, reconstruction, repair, replacement or relocation of state buildings” which are determined to be seismically hazardous. The projects listed below were for program management or consisted of a “Structural Only” Retrofit. Architectural/mechanical/ electrical and hazardous material abatement costs were limited to incidental which enabled the structural retrofit.

#1 FY 01/02 Seismic Program Management (DGS)

#2 FY 02/03 Seismic Program Management (DGS)

#3 Structural Retrofit, Building 22, San Quentin (CDCR)

#4 Structural Retrofit, Building A, San Luis Obispo (CDCR)

Scope Descriptions

These projects are within scope.

#1 - FY 01/02 Seismic Program Management

This project consists of program management related activities.

#2 - FY 02/03 Seismic Program Management

This project consists of program management related activities.

#3 - Structural Retrofit, Building 22, San Quentin

This project is cancelled due to unsuccessful bid results.

#4 - Structural Retrofit, Building A, San Luis Obispo

This project consists of a “structural only” retrofit.

(Continued)

Funding and Cost Verification

The project was within cost.

- #1 \$500,000 project costs previously allocated: \$500,000
- #2 \$800,000 project costs previously allocated: \$800,000
- #3 \$2,410,000 The Public Works Board has approved a reversion on this project in the amount listed. Project costs previously allocated: preliminary plans \$1,228,000; working drawings \$1,182,000; construction \$16,937,000, which was previously reverted. Amount to be reverted: \$245,196.
- #4 \$2,478,913 The Public Works Board has approved a reversion on this project in the amount listed: Project costs previously allocated: preliminary plans \$1,228,000; working drawings \$1,182,000; construction \$16,937,000, which was previously reverted. Amount to be reverted: \$245,196.

CEQA (#1,#2,#3,#4)

The Department of General Services certifies that these projects were in compliance with the requirements of CEQA.

Project Schedule

The project schedules are as follows:

- #1 Project was completed on June 30, 2002.
- #2 Project was completed on June 30, 2003.
- #3 This project was cancelled before any construction work was completed.
- #4 Project was completed on March 22, 2006.

Due Diligence Status (#1,#2,#3,#4)

Projects were not required to comply with Due Diligence requirements at the time the projects were completed.

Staff Recommendation: Approve reversion of project savings (\$415,344) and project closeouts

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CONSENT ITEM

CONSENT ITEM – 10

**DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW MAMMOTH LAKES COURTHOUSE
MONO COUNTY**
DGS Parcel Number 10460, AOC Facility No. 26-B2

Authority: Chapters 47 and 48/06, Item 0250-301-3037 (1.3)

Authorize site selection consistent with the staff analysis

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of General Services
Judicial Council of California
New Mammoth Lakes Courthouse
Mono County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. This request will authorize the site selection of approximately 2 acres of unimproved land known as the Mammoth Lakes Foundation site located in the Town of Mammoth Lakes, Mono County (County) for the purpose of constructing a new two-courtroom courthouse. The courthouse is programmed as a two-story, 20,000 square foot building with adjacent parking. The property represents a portion of an 88-acre site owned by the Mammoth Lakes Foundation upon which the Cerro Coso Community College is located. The Mammoth Lakes Foundation site offers accessibility to neighboring Highway 395, to downtown Mammoth Lakes and proximity to County justice partners such as the Sheriff's Department, District Attorney, Public Defender, Probation, and Social Services. Furthermore, the site provides ample space for the project and plans for future expansion to construct three courtrooms.

Funding and Cost Verification

This project is within cost. Chapters 47 and 48/06, Item 0250-301-3037 (1.3) provides funding for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

In accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council of California (JCC), acting in the capacity of Lead Agency, will undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. This will be submitted with a future site acquisition application for the selected site.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2008.

Condition of Property Statement

On July 3, 2007, staff of the Department of General Services (DGS), Environmental Services Section conducted a site survey of the proposed acquisition of approximately two acres of undeveloped land in Mammoth Lakes, Mono County. The proposed acquisition is for the development of a new Superior Court facility. The subject parcel is in a native condition; there were no indications of any previous development within the parcel selected for the new courthouse. The parcel ranges from level to sloping (5-15%) with the center dominated by a small rise consisting of glacial boulders and soils. The site is entirely covered with native sagebrush scrub and Jeffery pine trees. Similar parcels are situated on each side of the parcel selected for acquisition.

The parcel is adjacent to an area that has been developed for commercial and public service buildings. The site is bounded by a major thoroughfare (Meridian) and a smaller surface street and has good access. The adjacent parcels contain the new community college and a museum so the proposed courthouse would be considered consistent with this setting. Utilities are available at the property line.

A Phase I preliminary site assessment was available for this property. The assessment did not identify any concerns given the area was in general forest until it was recently developed for commercial uses. The area has no history of industrial uses, mines, or other waste disposal.

DGS-ESS staff finds that based on a review of available information and a survey of the acquisition area the property presents no short or long-term liabilities or conditions that would require additional documentation and/or investigation.

Other

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- On June 30, 2006, the Office of Court Construction and Management on behalf of the JCC received site selection approval from the Interim Court Facilities Panel of the JCC for a site owned by the United States Forest Service (USFS), and for an alternate site if one could be identified.
- On March 9, 2007, the State Public Works Board granted site selection approval for the USFS site. However, due to ongoing delays related to the transfer of the USFS property to a local entity that would ultimately sell the property to the state, the Mammoth Lakes Foundation site was identified as an alternate site for the project.
- Deficient both functionally and physically, the existing leased space in Mammoth Lakes will be replaced by the new courthouse.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MOTOR VEHICLES (2740)
SACRAMENTO HEADQUARTERS BUILDING 6th FLOOR ASBESTOS REMOVAL, SEISMIC
RETROFIT AND BUILDING RE-SKIN
SACRAMENTO COUNTY

*Authority: Chapter 208/04, Item 2740-301-0044 (2)
Chapters 47 and 48/06, Item 2740-301-0044 (2)
Chapters 171 and 172/07, Item 2740-301-0044 (1)*

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

Department of General Services (DGS)
Department of Motor Vehicles (DMV)
Sacramento Headquarter Building
6th Floor Asbestos Removal, Seismic Retrofit and Building Re-skin
Sacramento County

Action requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. This project consists of the asbestos abatement and seismic renovation of the 6th floor of the Department of Motor Vehicles Headquarters building. Work includes the renovation of the 6th floor (75,000 gsf) which includes an open landscape configuration with ADA modifications to restrooms, permanent and temporary hard walled offices and automatic fire protection/suppression system. The exterior of the building will be renovated with new energy efficient windows and paneling systems installed after the seismic retrofit. The Central Plant replacement of this facility is also included in this project.

Funding and Cost Verification

This project is within cost.

\$85,959,000 total estimated project costs

\$85,959,000 total authorized project costs

\$1,352,000 state project costs previously allocated: preliminary plans \$1,132,000

\$84,607,000 state project costs to be allocated: working drawings \$2,216,000, construction \$82,391,000 (\$69,377,000 contracts, \$4,856,000 contingency, \$8,158,000 administration, testing, inspection)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 22, 2002.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|---------------|
| Approve preliminary plans: | August 2007 |
| Approve working drawings: | May 2008 |
| Complete construction: | February 2011 |

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 12

**DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
ELKS CLUB LODGE PUBLIC ACCESS AND RESTORATION
EL DORADO COUNTY**
CTC Project Number 506, DGS Parcel Number 10479

*Authority: Chapters 38 and 39/05, Item 3125-101-6029
Chapters 47 and 48/06, Item 3125-101-6029
Government Code 66907*

Authorize site selection consistent with staff analysis

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

Department of General Services
California Tahoe Conservancy
Elks Club Lodge Public Access and Restoration
El Dorado County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding for land acquisition pursuant to Section 66907 of the Government Code, which includes the purchase of real property or interests therein for the purpose of protecting the natural environment. This request will authorize site selection of approximately 3.07 acres for acquisition of fee title for purposes of watershed restoration, restoring and protecting the natural environment, public access and recreation, and scenic beauty.

Funding and Cost Verification

This project is within cost. Chapters 38 and 39, Budget Act of 2005, Item 3125-101-6029, and Chapters 47 and 48, Budget Act of 2006, Item 3125-101-6029, each provide \$3,000,000 for local assistance and capital outlay purposes. The property interest can be acquired with the funds available and in accordance with Legislative intent.

CEQA

CEQA will be completed during acquisition phase and in accordance with all applicable laws.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is October 31, 2007.

Condition of Property

Department Of General Services, Environmental Services Section (DGS-ESS) staff conducted a site visit to the Elks Club Lodge, El Dorado County Assessor Parcel Number 033-191-05, located in Meyers, California on June 25, 2007. The property is located at 1635 Elks Club Drive just east of Highway 50 and consists of 3.07 acres of land and improvements. The building was constructed in 1963. State property managed by the California Tahoe Conservancy is located to the west and north of the Elks Club Lodge property and to the south of the subject property, across Elks Club Drive. Directly to the east is property owned by El Dorado County that consists of a drainage swale for erosion control and water quality improvements. The Upper Truckee River flows along a portion of the northerly boundary of the subject property.

The Elks Club Lodge is situated in the middle of the parcel, with a paved parking area along the southerly portion of the property. There are four thirty foot tall light fixtures along the parking area. On the east side of the lodge there is an 8 foot by 12 foot shed and a 10 foot by 15 foot concessionaire booth. The northeasterly portion of the property consists of compacted soil as the area is used as a "flea market" during the weekend. Within the compacted area there is a strip of asphalt about 15 feet wide by 80 feet long with a portable restroom located at the end of the asphalt at the easterly property line. This property line is delineated by a log fence.

A Phase 1 Environmental Site Assessment was completed in November 2006. No potential problems with hazards or other environmental concerns were identified. No additional concerns were noted in this property inspection other than some minor debris that should be removed prior to acquisition. Along the northerly property line there are about 12 one to four foot pieces of concrete and pieces of concrete block with rebar that should be removed. Behind the structure there are also some pieces of asphalt that should be removed.

The structure may contain Asbestos-Containing Materials and Lead-Based Paint and therefore the current owner will be responsible for meeting pertinent regulations for building demolition prior to the close of escrow. The proposed acquisition is compatible with the Tahoe Conservancy goal of site restoration and public access to the Upper Truckee River.

Other:

- Purchase price not to exceed estimated fair market value as determined by a DGS approved appraisal.
- There is one structure on the property, the lodge building, which is to be removed by seller prior to close of escrow. The paved parking area will remain.
- The Property Acquisition Agreement to require delivery of title to the property free and clear of any building improvement, mortgages or liens.
- Relocation assistance may be involved with the property's acquisition and a relocation assistance review is to be conducted.
- There is no known implied dedication.
- The California Tahoe Conservancy (CTC) will, after acquisition, perform limited site restoration work and allow public parking on a portion of the parking lot for river access purposes. CTC's ongoing management obligation in the near-term will be limited to periodic inspections of the property and minor maintenance of its initial restoration work, which will be funded within existing CTC resources.
- Additional restoration and/or public improvements will be performed after necessary planning and environmental studies are completed and funding is secured. Funding for such restoration work, public improvements, or management obligations will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA TAHOE CONSERVANCY (3125)
UPPER TRUCKEE RIVER RESTORATION ACQUISITION
(Tahoe Pines Campground)
EI DORADO COUNTY
DGS Parcel Number 10475

*Authority: Government Code 66907;
Chapters 38 and 39/05, Item 3125-101-6029*

Authorize site selection consistent with staff analysis

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Department of General Services (DGS)
California Tahoe Conservancy (CTC)
Upper Truckee River Restoration Acquisition, (Tahoe Pines Campground)
El Dorado County

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund) for new California Tahoe Conservancy (CTC) and local assistance acquisitions without specifying particular projects or parcels. This request will authorize site selection of the fee interest in the improved, 8.117 acre property known as Tahoe Pines Campground located on Highway 50, Meyers, El Dorado County.

Tahoe Pines Campground is situated at the base of Echo Summit adjacent to national forest lands. The property has Upper Truckee River frontage along the eastern and northern boundaries. Echo Creek traverses the westerly portion of the property. Acquisition of this parcel will allow for public access to the Upper Truckee River and for restoration of riparian and forest vegetation as well as fish and wildlife habitat.

Funding and Cost Verification

This project is within cost. Chapters 38 and 39/05, Item 3125-101-6029 provides funding for this project. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$1,180,000 Grant to California Wildlife Federation (CWF) (See comments under the following section entitled "Other")

\$200,000 Relocation Costs

\$22,434 Overhead Costs (title and escrow fees, staff costs)

\$1,402,434 Total Acquisition Costs

CEQA

A Notice of Exemption will be filed with the State Clearinghouse after the California Tahoe Conservancy Board Meeting on July 20, 2007.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is January 2008.

Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a property inspection of the Tahoe Pines Campground on May 21, 2007. The 8.117 acre property is located at 860 Highway 50 in Meyers, El Dorado County, California in the southerly portion of the Lake Tahoe Basin. The property is located directly south of Highway 50 at the base of Echo Summit and west of the Upper Truckee River with National Forest Land to the south as well as some National Forest Land east of the Upper Truckee River. South Upper Truckee Road is to the west of the property. Echo Creek runs through the property. About 43 percent of the property is classified by the Tahoe Regional Planning Agency as Stream Environment Zone; 57 percent of the property is classified as land capability class 5. Vegetation consists primarily of white fir, Jeffrey pine, and lodgepole pine.

Improvements consist of three residential buildings (one building a combination residence and office with general store), a detached workshop, a restroom/laundry/shower facility, and a pump house that supplies water for the campground. There are 59 campsites for both RV and tent camping. Other structures and utilities include a propane tank by the laundry room, a pressure tank to hold water, two vehicle bridges, and electrical lines that run throughout the property.

Because of the development of the property, a Phase 1 Environmental Site Assessment (ESA) was completed in November, 2006. The PSA was reviewed by DGS-ESS staff and found to be in accordance with the American Society for Testing and Materials Standard Practice Designation E 1527-05. No recognized environmental conditions (RECs) were identified on the subject property. An asbestos and lead building inspection report prepared on June 5, 2007 indicated that the structure used as a residence, office, and store contains asbestos in the ceiling and flooring. If this structure is to be demolished (or renovated), appropriate local, state, and federal rules/regulations will need to be followed with respect to the handling and disposal of these materials.

No evidence of potential problems with hazardous materials, undocumented storage tanks, buried debris, or other hazardous conditions were observed during the DGS-ESS site visit. The

property is compatible with continued use as a campground or for future environmental restoration by the California Tahoe Conservancy.

Other:

- CWF has secured a grant in the amount of \$3,011,000 from the State of California Resources Agency's Proposition 50 Sierra Nevada-Cascade Conservation Grant Program towards the purchase of this property. The \$1,180,000 balance of CWF's purchase price will be provided by CTC by a local assistance acquisition grant as authorized in Chapter 38-05, Item 3125-101-6029. The purchase price to be paid by CWF does not exceed the market value as indicated in a DGS approved appraisal. After acquisition, CWF will transfer title to the property to the State of California, CTC.
- CTC is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement (PAA) will require delivery of title to the property free and clear of any mortgages or liens.
- The property is currently improved with three residences, a shower/laundry/restroom facility, a well house, and recreational vehicle campground hook-ups. The PAA will provide for grantor's removal at grantor's expense prior to close of escrow the shower/laundry/restroom facility, recreational vehicle campground hook-ups, and associated utilities and utility lines. The three residences will remain on the property for possible future use. However, there is no planned project involving these structures at this time.
- Although the property will include some structures at transfer, CTC's intent is to acquire the property primarily for future riparian and wildlife habitat restoration with controlled public access. There is will be no public access to any existing structures at this time.
- There is relocation assistance involved with this project. DGS Staff will prepare the Relocation Entitlement Report.
- There is no implied dedication applicable to this property.
- CTC will incorporate management of this parcel with the other owned 4,800+ parcels.
- Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 14

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

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

Authorize site selection consistent with the staff analysis

[ITEM PULLED](#)

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

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

[ITEM PULLED](#)

CONSENT ITEM

CONSENT ITEM – 15

**DEPARTMENT OF PARKS AND RECREATION (3790)
IMMIGRATION STATION AREA RESTORATION
ANGEL ISLAND STATE PARK, MARIN AND SAN FRANCISCO COUNTIES**

*Authority: Chapter 379/02, Item 3790-301-0005 (4.5)
Chapter 379/02, Item 3790-301-0005 (31)
Chapter 157/03, Item 3790-301-0005 (16)
Chapter 208/04, Item 3790-301-0005 (4)
Executive Order C# 04/05-119
Executive Order C# 06/07-12*

Approve augmentation **\$300,000**
(11.0 percent cumulative total project)

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

Department of Parks and Recreation
Immigration Station Area Restoration
Angel Island State Park, Marin County

Action requested

The requested action will approve an augmentation for this project.

Scope Description

This project is within scope. This project will provide for stabilization, preservation and restoration of several key features of the Angel Island Immigration Station. This project will preserve the poems and inscriptions left on walls by immigrant detainees awaiting approval to enter the United States between 1910 and 1940; stabilize and renovate the Barracks building, which houses the poems; restore landscape to its appearance during the period of historic significance, and improve accessibility to all buildings; upgrade site utilities; install a representation of the Administration Building site footprint; install a series of wayside interpretive panels around the site and within the Barracks; remediate hazardous materials from Barracks building and existing Central Heating Plant.

The project includes emergency poem stabilization work to prevent further deterioration of this significant cultural resource. The preliminary plans for this portion of the project are sufficient to function as construction drawings and this portion of the work will move directly from the preliminary plan phase to the construction phase. This is consistent with the project as presented to the Legislature.

Funding and Cost Verification

This project is not within cost. Item 3790-301-0005 (4), Budget Act of 2004, provides \$12,484,000 for the construction phase, for a total project appropriation of \$14,233,000. In May 2005, this project was augmented by \$554,000 (3.9 percent total project) to award the construction contract. During construction, the DPR discovered multiple intact Native American middens (historic burial sites) that required archeological investigation. As a result, the DPR had to change the location of the new septic and holding tanks and subsequently discovered subsurface oil contamination that required remediation. The DPR also encountered significant unforeseen conditions within the barracks building and concrete reservoir, requiring design changes and additional work. In July 2006, the DPR received an additional \$706,000 (5 percent total project and 8.9 percent cumulative) augmentation to address the above unforeseen conditions. At that time, the DPR noted that additional future funding would be needed to address delay claims that had yet to be negotiated with the contractor. The DPR has since negotiated a final delay claim with the contractor, which is based on 125 compensable days at \$2,401 per day (\$300,125 total). The compensable days, negotiated down from the contractor's original request, are based on the number of days the unforeseen conditions delayed the critical path of the project, therefore extending the time the contractor was required to be on site. The project remains under construction and is 93 percent complete. A 20-day letter was sent to the JLBC on July 20th, 2007.

\$15,430,000 total authorized project costs

\$15,730,000 estimated total project costs

\$1,368,000 project costs previously allocated: preliminary plans \$764,000, working drawings \$604,000

\$14,062,000 project costs to be allocated: construction \$14,062,000 (\$10,682,000 contract, \$1,093,000 contingency, \$1,516,000 A&E costs, \$771,000 agency retained items, at CCCI 4100

\$300,000 requested augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 18, 2003 and the waiting period expired on May 18, 2003.

Project Schedule

The project schedule is as follows:

Complete construction: August 2007

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6110)
CAREER AND TECHNICAL EDUCATION COMPLEX AND SERVICE YARD
CALIFORNIA SCHOOL FOR THE DEAF, RIVERSIDE COUNTY

Authority: Chapters 171 and 172/07, Item 6110-301-0660 (2)

Approve Preliminary Plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

Department of Education, State Special Schools
Career and Technical Education Complex and Service Yard
California School for the Deaf, Riverside

Action Requested

The requested action will provide approval of preliminary plans.

Scope Description

This project is within scope. This project will construct a new career technical education complex (23,727 SF), consisting of classrooms, offices, a kitchen, and indoor and outdoor dining areas, storage rooms, and training rooms for graphic arts, advertising art, information technology, drama, and a dark room. Project also includes a shop building (12,504 SF) that includes offices, storage rooms, an auto shop, paint booth, and teaching space for the construction trades and horticulture/landscaping. Also included is a greenhouse (200 SF), 10,000 SF service yard, parking for 71 vehicles, landscaping, utilities, walkways, site lighting, and demolition of the existing buildings including hazardous material removal and monitoring. Construction will be in two phases.

Funding and Cost Verification

This project is within cost. Total appropriation for this project provides \$20,408,000 for preliminary plans, working drawings and construction. The project costs are as follows:

\$20,408,000 total authorized project cost

\$20,408,000 total estimated project cost

\$959,000 project costs previously allocated: preliminary plans

\$19,449,000 project costs to be allocated: \$1,043,000 working drawings and construction
\$18,406,000 (\$15,345,000 contract, \$767,000 contingency, \$2,294,000 A&E Services)

CEQA

A Notice of Determination was filed on April 2, 2007 at the State Clearinghouse, and the waiting period expires May 2, 2007.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: August 2007

Approve working drawings: June 2008

Complete construction: August 2010

Due Diligence Status

Due diligence process was completed 6/07/07 with 6 Exceptions – none of which negatively impact the Project Area.

Other

Project will seek LEED Silver Certification

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

CONSENT ITEM

CONSENT ITEM – 17

**CALIFORNIA MARITIME ACADEMY (6610)
MARITIME ACADEMY CAMPUS, LAND ACQUISITION
SOLANO COUNTY**

*Authority: Chapter 157/03 Item 6610-301-6028 (2), as reappropriated
By Chapter 208/04, Item 6610-493(2), and
Chapters 47 and 48/06, Item 6610-491(1)
Chapter 208/04 Item 6610-301-6041(1.5)*

**Approve augmentation \$640,000
(19.9 percent total project appropriations)**

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

California Maritime Academy
Maritime Academy Campus, Land Acquisition, Vallejo
Solano County

Action Requested

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

Scope Description

This project is within scope. This project will authorize the California Maritime Academy to acquire 6.1 acres (from three owners) adjacent to the campus for development of campus facilities and parking to meet enrollment demands. One of the parcels totaling 5 acres has already been acquired, and this action will address the remaining parcels.

Funding and Cost Verification

This project is not within cost. Funding for the acquisition is comprised of two appropriations totaling \$3.2 million (\$1,301,000 in 2003 and \$1,914,000 in 2004). The \$1,301,000 appropriation was reappropriated in 2004 and 2006. In 2004, a supplemental appropriation of \$1,914,000 was appropriated for this project. CSU is requesting an augmentation of \$640,000 (19.9 percent) to address the continued rising cost of land due to the time needed to negotiate with the three owners. In addition, the campus is providing \$500,000 in campus funds towards this acquisition.

On July 18, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, Senate Appropriation, and Assembly Appropriation, Committees of its intent to approve augmentation after August 10, 2007.

- \$4,355,000 total estimated project costs
- \$3,215,000 total authorized project costs
- \$3,215,000 project costs previously allocated: \$3,215,000 CCCI 4100
- \$1,140,000 requested augmentation: \$640,000 state funds; In addition, \$500,000 will be committed from campus foundation funds

CEQA

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

Due Diligence

The Department of General Services has completed due diligence as part of the site selection phase that had been approved by the Public Works Board in May 2004.

Project Schedule

The project schedule is as follows:

| | |
|---------------------------------|--------------|
| Project Started | July 2003 |
| First acquisition completed | January 2007 |
| Last two acquisitions completed | June 2008 |

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA STATE UNIVERSITY (6610)
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, COLLEGE OF BUSINESS
ADMINISTRATION
POMONA, LOS ANGELES COUNTY

Authority: Chapters 171 and 172/07, Item 6610-301-6048(14)

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

California State University
California State Polytechnic University, College of Business Administration
Pomona, Los Angeles County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The California State Polytechnic University, Pomona College of Business Administration project will construct a new 50,800 ASF/80,600 GSF building. It will provide capacity for 2,453 FTE in lecture space and 115 faculty offices. This facility will enable the college to consolidate the space currently occupied in buildings 6, 66, 94, and 98 (40,400 ASF) and address campus wide deficiencies of both faculty offices and lecture space. Campus reserves and donor funding have been used to fund preliminary plans and will provide partial funding for both working drawings and construction. Funding for equipment in the amount of \$1,696,000 will be requested in the future.

Funding and Cost Verification

This project is within cost. The campus funded \$960,000 in preliminary plans for this project.

\$31,429,000 total estimated project costs, not including group II equipment

\$31,429,000 total authorized project costs

\$31,429,000 project costs budgeted for 2007/08: working drawings: \$833,000; construction \$30,596,000 (\$27,310,000 contract, \$732,000 contingency, \$2,554,000 project administration) at CCCI 4890

\$1,696,000 future funds required (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 | August 2007 |
| Working Drawings Completed | January 2008 |
| Construction Started | May 2008 |
| Construction Completed | May 2010 |

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)
FEATHER RIVER COMMUNITY COLLEGE DISTRICT, LEARNING RESOURCE CENTER
AND TECHNOLOGY BUILDING
FEATHER RIVER COLLEGE, PLUMAS COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-301-6049 (22)

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

California Community Colleges
Feather River Community College District; Learning Resource Center and Technology Building
Feather River College, Plumas County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project constructs a 13,406 assignable square feet (asf) Learning Resources Center and Technology Building to provide critically needed space for library services and technology-based reference materials. Project space will include 1,166 asf of office, 7,080 asf of library space, 4,700 asf of technology space and 460 asf for meetings.

Funding and Project Cost Verification

This project is within cost.

\$10,637,000 total estimated project costs

\$10,637,000 total authorized project costs

\$413,000 state project costs previously allocated: preliminary plans \$413,000

\$10,224,000 state project costs to be allocated: working drawings \$360,000; construction \$9,141,000 (\$8,163,000 contracts, \$408,000 contingency, \$570,000 administration, testing, inspection) at CCCI 4593 and equipment \$723,000 at EPI 2744

CEQA

The District Board, as the CEQA Lead Agency, determined that the project is categorically exempt from compliance with CEQA and the public notice period has expired without comment.

Due Diligence

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

Project Schedule

The project schedule is as follows:

Approve working drawings: March 2008

Complete construction: July 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)
NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, HUMANITIES BUILDING 1
RENOVATION
CYPRESS COLLEGE, ORANGE COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (18)

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

California Community Colleges
North Orange County Community College District; Humanities Building 1 Renovation
Cypress College, Orange County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project reconstructs the existing Humanities Building and will provide 47,198 asf of classrooms, labs, offices, library space, and other space for the Language Arts and Social Science Programs. The project includes 26,530 asf lecture, 3,996 asf computer laboratory, 9,322 asf office, 3,501 asf library, 195 asf AVTV, 3,017 asf demonstration space, and 637 asf of meeting space.

Funding and Project Cost Verification

This project is within cost.

\$21,152,000 total estimated project costs

\$21,152,000 total authorized project costs

\$570,000 state project costs previously allocated: preliminary plans \$570,000

\$18,467,000 state project costs to be allocated: working drawings \$1,035,000; construction \$17,432,000 (\$15,439,000 contracts, \$1,081,000 contingency, \$912,000 administration, testing, inspection) at CCCI 4421

\$63,000 local funds previously allocated: preliminary plans \$63,000

\$2,052,000 local funds to be allocated: working drawings \$115,000; construction \$1,937,000 (\$1,716,000 contracts, \$120,000 contingency, \$101,000 administration, testing, inspection) at CCCI 4421

CEQA

A Campus Facility Master Plan Notice of Preparation (SCH #2003041056) 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: July 2009

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)
NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, SOUTH SCIENCE
BUILDING REPLACEMENT
FULLERTON COLLEGE, ORANGE COUNTY**

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (19)

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

California Community Colleges
North Orange County Community College District; South Science Building Replacement
Fullerton College, Orange County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project demolishes the existing South Science Building 400 and constructs a new 39,688 asf building for the Biology and Physical Sciences programs. The project includes 7,452 asf lecture, 10,043 asf Biology laboratory, 17,473 asf Physical Science laboratory, 3,299 asf office, and 1,421 asf of other support space.

Funding and Project Cost Verification

This project is within cost.

- \$35,237,000 total estimated project costs
- \$35,237,000 total authorized project costs
- \$879,000 state project costs previously allocated: preliminary plans \$879,000
- \$30,846,000 state project costs to be allocated: working drawings \$1,593,000; construction \$29,253,000 (\$26,511,000 contracts, \$1,326,000 contingency, \$1,416,000 administration, testing, inspection) at CCCI 4421
- \$262,000 local funds previously allocated: preliminary plans \$262,000
- \$3,250,000 local funds to be allocated: construction \$3,250,000 (\$2,946,000 contracts, \$147,000 contingency, \$157,000 administration, testing, inspection) at CCCI 4421

CEQA

A Campus Facility Master Plan Draft EIR (SCH #2003041003) 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: January 2010

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
WEST HILLS COMMUNITY COLLEGE DISTRICT, WELLNESS CENTER
WEST HILLS COLLEGE AT COALINGA, KERN COUNTY

Authority: Chapters 47 and 48/06, Item 6870-303-6049 (30)

Approve preliminary plans

BOARD APPROVED: 2/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

California Community Colleges
West Hills Community College District; Wellness Center
West Hills College at Coalinga, Kern County

Action Requested

The requested action will approve preliminary plans.

Scope Description

This project is within scope. The authorized project remodels 18,211 asf of the existing gym complex and constructs an adjacent 7,624 asf facility for adaptive physical education and rehabilitation programs. This project also provides for the demolition of two portable facilities.

Funding and Project Cost Verification

This project is within cost.

\$9,691,000 total estimated project costs

\$9,691,000 total authorized project costs

\$119,000 state project costs previously allocated: preliminary plans \$119,000

\$7,629,000 state project costs to be allocated: working drawings \$190,000; construction \$7,334,000 (\$6,372,000 contracts, \$465,000 contingency, \$497,000 administration, testing, inspection) at CCCI 4593 and equipment \$105,000 at EPI 2744

\$212,000 local project costs previously allocated: preliminary plans \$212,000

\$1,731,000 local project costs to be allocated: working drawings \$251,000; construction \$1,480,000 (\$1,480,000 contracts) at CCCI 4593

CEQA

A Notice of Exemption for the project was filed (SCH #007058435) and it was determined the project is categorically exempt from compliance with CEQA. The public notice period has expired without comment.

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

ACTION ITEM

ACTION ITEM – 23

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK
ETCHEGARAY PROPERTY, TULARE COUNTY
DPR Parcel Number 014557, DGS Parcel Number 10483

*Authority: Chapter 157/03, 3790-301-6029(10)
As re-appropriated by Chapters 47 and 48/06*

Authorize resolution to:

1. Direct the State Public Works Board staff to continue to examine the potential land use conflicts related to a proposed dairy operation adjacent to Colonel Allensworth State Historic Park.
2. Direct the State Public Works Board staff shall work with the Department of Parks and Recreation to encourage the County of Tulare and other partners to develop cooperative solutions to resolving potential land use conflicts related to the proposed dairy operations.

BOARD APPROVED: 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 23

Department of General Services (DGS)
Department of Parks and Recreation (DPR)
Colonel Allensworth State Historic Park – Etchegaray Property

Action requested

The requested action will adopt a resolution directing Board staff to continue to examine the potential land use conflicts related to the proposed dairy operation in proximity to a state park, and to continue to work with the DPR to encourage the County of Tulare and the other parties involved to find a cooperative solution to the potential problem.

Background

Tulare County has approved a project EIR for the establishment of a large-scale dairy operation on a 2,592 acre parcel adjacent to the Colonel Allensworth State Historic Park (SHP). The proposed dairy operation would have more than 7,500 cows on roughly 320 acres, with the balance of the parcel remaining under cultivation. There is concern that this project would have a negative impact on the park from the flies and odors that such an operation might generate. The project, however, is not yet fully permitted. In particular, the parcel owner would need for the following to occur in order to implement dairy operations:

- Obtain from the Central Valley Regional Water Quality Control Board (CVWQCB) an approval of "Notice of Intent under General Water Discharge Order", or approval or waiver of wastewater discharge requirements.
- Obtain from the San Joaquin Valley Air Pollution Control District an approval of "Authority to Construct Permit".
- Resolve pending legal actions filed against the County of Tulare related to the approved dairy farm. In addition to a lawsuit alleging defects in project EIR, there is also a separate civil rights action pending.
- The CEQA Notice of Exemption waiting period needs to expire without challenge.

The plaintiffs (state Attorney General [AG], the Center for Race, Poverty, and the Environment [CPRE], and the National Resources Defense Council [NRDC]) have filed suit against Tulare County alleging that the dairy project impact reporting is deficient because it failed to, (1) adequately analyze the impacts on water quality for the Pixley (federal) and Allensworth (state) wildlife refuges, as well as on the community, (2) consider other impacts, e.g. odors and vectors, and (3) look at adequate alternatives. A hearing on the matter is not likely to occur prior to January 2008. Therefore, any resultant determinations regarding the legal status of the dairy project will not be fully known until 2008 at the earliest.

The owner of the parcels on which the proposed dairies would be situated has expressed some willingness to sell a land use restriction easement, which would prevent the development of a dairy on this property. Although, the Department of General Services has approved an appraisal for the acquisition of a land use restriction agreement for the dairy rights, the approved appraisal assumes the property is entitled with the rights to build a dairy, which have not yet been obtained. Given the pending legal issues, the two yet-to-be-obtained required permits, and the civil rights legal action, the most prudent course of action for the PWB at this time is to monitor the situation and to work with the Department of Parks and Recreation to encourage the interested parties to develop a cooperative solution to this potential land use conflict.

Staff Recommendation: **Adopt resolution**

ACTION ITEM

ACTION ITEM – 24

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE (8570)
ARVIN–GLASSY WINGED SHARPSHOOTER PROPERTY
KERN COUNTY
Project Number DFA018, DGS Parcel Number 10207

Authority: Chapters 171 and 172/07, Item 8570-301-0111(1)

Consider authorizing acquisition through exercise of an option to purchase

BOARD APPROVED: 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 24

Department of General Services
Department of Food and Agriculture
Glassy Winged Sharpshooter Property
Kern County

Action requested

The requested action will authorize acquisition of real property through the existing Lease with the Option to Purchase Agreement.

Scope Description

This project is within scope. This request will authorize acquisition of 4.18+/- acres of land improved with eleven buildings totaling approximately 47,000 square feet of building area. Improvements include buildings for office, cold storage, greenhouse, and pathology lab uses and site improvements with parking and yard areas. This acquisition property represents a portion of a larger 80 acre parcel described as a modern seed plant facility. The CDFA, through the California Department of General Services (DGS), currently leases the property for the intended use of the proposed acquisition and holds an option agreement to purchase the 4.18+/- acre property. This acquisition meets the biological needs component of the Glassy-Winged Sharpshooter/Pierce's Disease Control Program of the California Department of Food and Agriculture (CDFA). The Glassy-Winged Sharpshooter, a vector of the Pierce's Disease, is a life-threatening pathogen of grapes, almonds, and possibly other crops such as citrus in California.

Funding and Cost Verification

This project is within cost. Chapters 171 and 172/07, Item 8570-301-0111 provides \$1,096,000 to the Department of Agriculture Building Fund to cover the purchase price and overhead costs associated with this acquisition. The property can be acquired with the funds available and in accordance with Legislative intent. The acquisition cost of this property will be \$848,000; which will be offset by a portion of the current rent to be credited to State towards actual purchase. There is sufficient balance remaining in the fund to cover acquisition overhead and incidental costs.

\$1,096,000 total authorized acquisition cost

\$1,096,000 total estimated acquisition cost

\$1,096,000 acquisition costs to be allocated: \$848,000 purchase price, \$(67,500) rental payment credit, \$30,000 seismic retrofit, \$130,000 DGS staff costs, \$5,000 title and escrow fees, \$150,000 building and facility improvements

CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 8, 2005, and the waiting period expired on September 12, 2005.

Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for this project July 12, 2007 and some minor issues were found.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July/August, 2007.

Condition of Property

It is generally the practice of the Board to acquire the surface rights of entry to access minerals when acquiring property. In this case, 50 percent of mineral interests have been severed from the fee title interest of the property and are held by two private parties. DGS attempted to purchase the mineral interests for surface rights of entry from one of the private parties but could not locate the other. In discussion with Kern County it has been verified that regulations do not permit drilling or extraction near (100-300 feet) improvements, and this area has previously been explored for oil and has with negative results; therefore the risk of surface drilling occurring on this property is considered minimal. Both mineral interest owners control mineral rights to surrounding vacant farmland and the immediate area has experienced no oil or gas exploration activity in the recent past. DGS recommends the cost to perfect title would outweigh the benefit based on the unlikelihood that such rights would disturb the site and proposed use.

DGS, Environmental Services Section (ESS) staff conducted a Site Condition Survey for the subject property on May 23, 2005. The subject property is approximately 4.18 acres and is known as the CDFA Arvin- Glassy Winged Sharpshooter facility in Kern County. Also present during the survey was the Maintenance Mechanic Supervisor for the facility. The property is entirely flat and surrounded by agricultural uses. Historically, the property was used as a seed growing farm. Currently, the property is used by CDFA as a research and bio-control facility to control the non-native Glassy Winged Sharpshooter. There are a number of buildings on the property including a main office, cold storage, greenhouses, workshop, and seedling sheds. All the buildings were built after 1980 and are in good condition. Two old wells were observed on the property and are capped. A transmission pole is on site with a transformer. No leakage was observed. Two generators with propane back-up were observed. They appear to be

nearly new with no leakage observed. A Phase 1 Environmental Site Assessment was conducted in June, 2003, for an 80 acre parcel of which the subject 4.18 acre parcel is a part of. The Phase 1 ESA was prepared by California Safety Training Corporation. The Phase 1 ESA found no evidence of recognized environmental conditions with the property. No hazardous conditions were found on the property. No additional environmental work is recommended.

Other

- CDFA is not aware of any lawsuits pending concerning the property.
- There is no implied dedication applicable to this property
- There is no relocation assistance involved with this project.
- The proposed site meets the location and program requirements of CDFA
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The proposed site is located within an agriculture preserve and in accordance with Government Code 51291(b); the Director of Conservation has been advised of the proposed acquisition.
- A Structural/Seismic Evaluation was conducted for the building improvements by DGS, Design Services Section (DSS) staff. The study identified potential building deficiencies. Seismic strengthening concepts were developed to raise the performance of the building to an acceptable level to meet the requirements of the California Building Code with seismic retrofit costs estimated at approximately \$26,000. Required retrofit work will be completed upon acquisition by the State.
- Operation and maintenance will be absorbed within CDFA's existing funds.

Staff Recommendation: Authorize acquisition of real property through exercising an option to purchase contingent on funding in the 2007 Budget Act

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ACTION ITEM

ACTION ITEM – 25

**CALIFORNIA CONSERVATION CORPS (3340)
DELTA SERVICE DISTRICT CENTER
SAN JOAQUIN COUNTY
RELOCATION/CONSTRUCTION**

*Authority: Chapter 106/01, Item 3340-301-0001(3);
Chapter 3/02, Third Extraordinary Session (Section 2),
as reappropriated by Chapter 379/02, Item 3340-490, and partially reverted by
Chapters 38 and 39/05, Item 3340-495;
Chapters 38 and 39/05, Item 3340-301-0660 (1),
as reappropriated by Chapters 47 and 48/06, Item 3340-490*

Approve augmentation

**\$92,000
(0.4 percent total project)
(1.2 percent cumulative)**

BOARD APPROVED: 2/0

ACTION ITEM

STAFF ANALYSIS ITEM – 25

California Conservation Corps
Delta Service District Center
San Joaquin County

Action requested

The requested action will approve funding augmentation for the working drawing phase of this project.

Scope Description

This project is within scope. The approved project authorizes the construction of a California Conservation Corps (CCC) residential facility, designed to accommodate 111 corpsmembers, to replace the existing Stockton CCC facility. The new facility consists of: an administration building; warehouse; hazardous materials storage structure; a multi-purpose building, including kitchen and dining space; four residential dorms; education and recreation buildings; and paved service and parking areas.

Funding and Cost Verification

This project is not within cost. A total of \$22,632,000 has been authorized for the acquisition, preliminary plans, working drawings, and construction phases of this project, which includes a prior augmentation of \$172,000 for working drawings and a recognized anticipated deficit for construction of \$688,000 (3.2 percent total project) for previously approved design changes. Subsequently, it was discovered additional design changes were needed to avoid impacts on wetlands, which were previously not considered wetlands by the state. In addition, the CCC had also requested that certain buildings be realigned for programmatic reasons. The CCC is requesting a \$92,000 augmentation for working drawings to incorporate these above changes. Furthermore, due to Department of General Services (DGS) rate increases and changes to the State Fire Marshal's fees, an additional \$383,000 may be needed in the construction phase (not recognized at this time).

Standard policy and procedures require that augmentations be approved by the Board prior to expending these funds to ensure proper oversight and the state does not exceed project allocations. While the DGS has previously acknowledged a commitment to this policy and has put a number of measures into place to ensure this policy is followed, this augmentation (\$92,000) has been requested after-the-fact, contrary to the above stated policy. Although, it is recognized that this augmentation is necessary for the completion of the project, by not following proper procedures, DGS staff have over-expended the project's budget to the point where it is no longer sufficient to complete the project. Although it is recommended that this augmentation be approved, this request is being highlighted to reinforce the importance of following policy and to help ensure future compliance.

| | |
|--------------|---|
| \$22,632,000 | total authorized project costs |
| \$23,107,000 | total estimated project costs |
| \$1,922,000 | project costs previously allocated: acquisition \$355,000, preliminary plans \$588,000 and working drawings \$979,000 |
| \$20,022,000 | project costs to be allocated: acquisition \$1,200,000 and construction \$18,822,000 (\$16,590,000 contract, \$829,000 contingency, and \$ 1,403,000 A&E) |
| \$688,000 | previously recognized anticipated deficit: construction |
| \$92,000 | requested augmentation |
| \$383,000 | unrecognized anticipated deficit: construction |

Project Schedule

The proposed project schedule is as follows:

| | |
|---------------------------|--------------|
| Approve working drawings: | January 2008 |
| Complete construction: | January 2010 |

Staff Recommendation: Approve augmentation

OTHER BUSINESS

OTHER ITEM –

NONE.

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

Greg Rogers
Administrative Secretary