



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD  
November 9, 2007

**MINUTES**

**PRESENT:**

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

**STAFF PRESENT:**

Greg Rogers, Administrative Secretary  
Brian Dewey, Assistant Administrative Secretary  
Jim Martone, Assistant Administrative Secretary  
Deborah Cregger, Staff Counsel  
Stephen Benson, Budget Analyst  
Stan Hiuga, Budget Analyst  
Nathan Brady, Budget Analyst  
Maria Lo-Aoyama, Budget Analyst  
Matt Schuller, Budget Analyst  
John Silva, Budget Analyst  
Stacey Sappington, Secretary to the Public Works Board

**CALL TO ORDER AND ROLL CALL:**

Ms. Sheehan, Acting Chairperson of the SPWB and Chief Deputy Director of the Department of Finance, called the meeting to order at 1:12 pm. 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 October 15, 2007 meeting.

**A motion was made by Mr. Lombard and Second by Mr. Semmes to approve the minutes from the October 15, 2007 meeting.**

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

**BOND ITEMS:**

Mr. Rogers reported that there was one Bond Item for consideration. The Bond Item addressed Bond Series E, F, G, and H, for the Department of Forestry and Fire Protection, Department of Corrections and Rehabilitation, Judicial Counsel – Administrative Office of the Courts, and Department of Food and Agriculture respectively. Adoption of the resolution as presented to the Board would result in approving the form of and delivery of preliminary official statement and official statement, and other related actions in connection with the issuance, sale, and delivery of these lease revenue bonds.

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

**A motion was made by Mr. Semmes and Second by Mr. Lombard to approve adoption of the resolution.**

**Bond Item #1 was approved by a 5-0 vote.**

**CONSENT CALENDAR:**

Mr. Rogers reported that the Consent Calendar covered items numbered 2 through 11 and 13 through 18 in summary these items proposed:

- 2 request to authorize acceptance of real property and improvements thereon through a transfer of title [2, 3]
- 1 request to approve expenditure of Joint Powers Authority reserve funds [4]
- 2 request to authorize site selection and acquisition [5, 7]
- 9 requests to approve preliminary plans [6, 8, 11, 13, 14, 15, 16, 17, 18]
- 1 request to recognize project scope, cost and schedule [9]
- 1 request to approve claim settlement within existing project authority [10]
- 1 request to acknowledge augmentation [12]

There was one 20-day letter and one 30-day letter for the Consent Calendar.

The 30 day letter was for Consent Item #9 California Department of Corrections and Rehabilitation, California State Prison, Corcoran, Wastewater Treatment Plan Improvements—Recognize Scope, Cost, and Schedule.

The letter, noticing Department of Finance’s intent to establish the scope, cost, and schedule for this project was sent to the appropriate Legislative Committees on October 5, 2007 and had expired without comment.

In review staff recommended approval of the **Consent Calendar** consisting of Items numbered 2 through 11 and 13 through 18.

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

**A motion was made by Ms. McKim and Second by Mr. Semmes to approve Staff recommendations as set forth in the Consent Calendar.**

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

The 20 day letter was for Consent Item #12 California State University, Long Beach, Peterson Hall 3 Replacement Building—Augmentation.

The letter, noticing Department of Finance's intent to approve an augmentation for this project was sent to the appropriate Legislative Committees on October 5, 2007 and has expired without comment.

There was public comment on Item #12 from Mr. Bryant McLaughlin, PhD.

Mr. McLaughlin spoke out against the demolition of the Peterson Hall 3 a Hazardous Compatible "group H" building, and replacing it with an inferior Business Compatible "group B" building.

Acting Chair, Ms. Sheehan, informed Mr. McLaughlin that this is not the proper forum to air his opposition to the demolition, he should address his concerns to the Chancellor in order to have his protest heard.

Mr. Stan Hiuga, Department of Finance, Budget Analyst informed the Board that nobody from the CSU could be there but he would just add that we rely on the expertise of CSU architects and engineers when developing these projects and we are not aware of any safety concerns relating to the project. The building will be constructed in accordance with 2007 Building Codes Standards and it is a project that is supported by the Board of Trustees and the Legislature as demonstrated by the included funding in the 2004 budget to initially start the project.

With no further comments or questions from the board or public,

**A motion was made by Mr. Semmes and seconded by Ms. McKim to approve Consent Item #12.**

**Consent Item #12 was approved by a 3-0 vote.**

### **ACTION ITEMS**

Mr. Rogers moved onto the Action Items. There were four Action Items on this agenda. Action Item #19 is for the Department of Parks and Recreation, Fort Ord Dunes State Park project. Approval of this request will authorize the acquisition of approximately 980 acres of ocean front property located adjacent to and immediately south of the existing Marina State Beach in Monterey County, California.

This requested action is the culmination of years of efforts by State Parks and others to acquire this unique property and it represents a rare opportunity for the state to provide public access and recreation to 4-miles of beaches and sand dunes along the Monterey Bay coastline currently not open to the public.

This property is being offered to the state at no cost, and has substantial recreational and ecological value. However, this property was used by the US Army from the 1940s through the early 1990s for small arms training, consisting of rifle and pistol firing ranges, as well as ammunition storage. Initial surveys concluded that the soil contained such high concentrations of lead that this property was listed as a Superfund clean-up site. In 1997 and 1998 approximately 163,000 cubic yards of contaminated sand was removed from 44 acres where the highest concentrations of bullet and lead contaminated soil existed.

Although residual deposits of bullets and contaminated soil remain on certain portions of the property, the Army, the Environmental Protection Agency, and the California Department of Toxic Substances Control (DTSC) have determined that these areas are now suitable for park purposes. Furthermore, Parks will provide ongoing monitoring of the affected areas and if any hazards are discovered the US Army will be responsible for any future clean-up costs. Given the high level of due diligence conducted on this property and the assurances of the federal

government, staff is confident that the risks associated with acquiring this property is relatively low and, therefore, recommends Board approval.

Ms. Liz Steller, A Representative from Parks, gave an overview of this project and described the steps taken to help ensure this property will be a valuable asset to the people of California. In addition, representatives from DGS and DTSC were available to answer questions that the Board and/or public may have had.

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

**A motion was made by Mr. Semmes and seconded by Ms. McKim to adopt Staff recommendation of the Action Item #19.  
Action Item #19 was approved by a 3-0 vote.**

Action Item #20 is for the approval of the Department of Parks and Recreation's (Parks') request to authorize the City of Santa Monica (City), Los Angeles, to issue a request for proposals of a concession contract at the Annenberg Community Beach Club at Santa Monica State Beach.

The action is being brought to the Board's attention to highlight the unique situation of the project. Public Resources Code Section 5080.20 requires new Parks concession contract terms to be approved by the Legislature during the annual budget process. The section also states that if the Board determines that the proposed concession agreement could not have been presented to the Legislature for review during the annual budget process, and that waiting for the next budget cycle would not be in the public interest, that the Board may review and approve the proposal after providing a 20-day written notice to the Legislature.

Staff reviewed the request and found that the City notified Parks too late for the concession to be considered in the 2007-08 Budget process. In addition, deferring the review and approval of the concession agreement to the 2008-09 Budget process would necessitate a second closure of the area several months after the completion of the City's construction funded by a grant. Requiring a second closure of the facility for construction would be more costly than having both the City and the concessionaire complete their work concurrently, and would be adverse to the interests of the public. The 20-day notification was sent to the Legislature and will expire on November 12, 2007.

Park's staff Mr. Luscutoff, Division Chief, and City Staff provided a brief overview addressing the contract terms and the necessity for the requested action.

**A motion was made by Ms. McKim and Second by Mr. Semmes to adopt staff recommendations for Action Item #20.  
Action Item #20 was approved by a 3-0 vote.**

Action Item #21 was for the Department of Corrections and Rehabilitation's Small Management Yards (SMY's), Statewide. The Department of Corrections and Rehabilitation (CDCR) was authorized to construct 80 small management exercise yards at four site locations for the administrative segregation population. The Department requested recognition of a scope change to remove the SMYs at California State Prison, Solano (SOL) from this project. This change will reduce the total scope and it's become necessary because of significant cost increases from higher material costs and site conditions at each of the four locations. By deferring the construction of the SMYs at SOL, the SMYs at the three remaining prisons can be constructed within the amount appropriated by the Legislature. The requested action will recognize scope change and recognize reversion of project savings. And that there is a future phase under consideration that would actually add the yard back. Small management yards are required by the court order.

**A motion was made by Ms. McKim and Second by Mr. Semmes to approve adoption of staff recommendations for Action Item #21.  
Action Item #21 was approved by a 3-0 vote**

Action Item #22 is for California Community Colleges– San Francisco’s Community College District; Performing Arts Center, City College of San Francisco – Ocean/Phelan Campus, San Francisco County. The requested action will terminate the project and approve a reversion of preliminary plans and working drawings. The associated 20-day notification letter will expire on November 12.

Mr. Matt Schuller, Budget Analyst, Department of Finance, stated that the scope change to cancel this project is primarily related to construction costs that were not budgeted in the original proposal. The District proposed a scope reduction to the Chancellor’s Office to bring the project within budget but the change was too drastic to maintain the program delivery. The Chancellor’s Office then agreed that a new project was warranted. This cancellation is the last in a string of projects that needed to be redrawn and rethought.

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

**A motion was made by Mr. Semmes and Second by Ms. McKim to adopt Staff recommendations for Action Item #22.  
Action Item #22 approved by a 3-0 vote.**

**OTHER BUSINESS:**

Other Business #23 request approval of the 2006-07 Annual Audit Reports and Financial Statements for the board's two funds, the Public Building Construction fund, and the High Technology Education Revenue Bond fund. Staff reviewed the audited reports and recommended approval. Staff from the audit firm Gilbert Associates was present for any questions.

**A motion was made by Ms. McKim and Second by Mr. Semmes to approve Other Business Item #23.  
Action Item 22 approved by a 3-0 vote.**

Other Business #24 request approval of the 2008 State Public Works Board Calendar. This calendar sets the meeting and due dates for the next calendar year starting in January. It’s consistent with prior calendars the only change we made were trying to make it a little more process a least at the front end is we have screening meetings when we first meet with staff from the various Departments to go over the Agenda that is before you. So we did change the dates on that to try to give a better quality product other than that there are no changes were still convening on the second Friday of every month.

**A motion was made by Mr. Semmes and seconded by Ms. McKim to approve Other Business Item #24  
Other Business Item #24 approved by a 3-0 vote.**

**REPORTABLES:**

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

**NEXT MEETING:**

Mr. Rogers noted that the next meeting is set for Friday, December 14, 2007, at 10:00 a.m. at the State Capitol in Room 113. The Board members were advised that the time may be adjusted to accommodate Ms. Sheehan's schedule.

There were no comments or questions from the public before adjournment.

Ms. Sheehan adjourned the meeting at 1:52 p.m.

## **AGENDA AND STAFF ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday  
November 9, 2007**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday November 9, 2007, at 1:00 p.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**

**November 9, 2007**

**1:00 p.m.**

**Room 113**

State Capitol

Sacramento, California

**I. Roll Call**

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

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

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

**II. Approval of minutes from the October 15, 2007 meeting  
Report on conditional approvals of last meeting.**

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## **BOND ITEM**

### **BOND ITEM – 1**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
VARIOUS FORESTRY PROJECTS, SERIES E  
VARIOUS COUNTIES**

**DEW DROP FOREST FIRE STATION, PIONEER, REPLACE FACILITY  
AMADOR COUNTY**

**HARTS MILL FOREST FIRE STATION, BERRY CREEK, RELOCATE FACILITY  
BUTTE COUNTY**

**INDEPENDENCE FOREST FIRE STATION, INDEPENDENCE, RELOCATE FACILITY  
INYO COUNTY**

**RANCHERIA FOREST FIRE STATION, O'NEALS, REPLACE FACILITY  
MADERA COUNTY**

**RAYMOND FOREST FIRE STATION, RAYMOND, RELOCATE FACILITY  
MADERA COUNTY**

**SAN MARCOS FOREST FIRE STATION, ESCONDIDO, RELOCATE FACILITY  
SAN DIEGO COUNTY**

**SANTA CLARA RANGER UNIT H.Q., MORGAN HILL, REPLACE AUTOMOTIVE SHOP  
SANTA CLARA COUNTY**

**SPRINGVILLE FOREST FIRE STATION, SPRINGVILLE, RELOCATE FACILITY  
TULARE COUNTY**

**SWEETWATER FOREST FIRE STATION, SAN JOSE, RELOCATE FACILITY  
SANTA CLARA COUNTY**

**USONA FOREST FIRE STATION, MARIPOSA, REPLACE FACILITY  
MARIPOSA COUNTY**

**VALLECITO CONSERVATION CAMP, ANGELS CAMP, REPLACE APPARATUS BUILDINGS  
AND UTILITIES  
CALAVERAS COUNTY**

**WEAVERVILLE FOREST FIRE STATION, WEAVERVILLE, RELOCATE FACILITY  
TRINITY COUNTY**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
VARIOUS CORRECTIONAL PROJECTS, SERIES F  
VARIOUS COUNTIES**

**SOUTHERN YOUTH CORRECTIONAL RECEPTION CENTER AND CLINIC, SPECIALIZED  
COUNSELING PROGRAM AND BEDS  
NORWALK, LOS ANGELES COUNTY**

**CALIFORNIA MEDICAL FACILITY, MENTAL HEALTH CRISIS BEDS  
VACAVILLE, SOLANO COUNTY**

**DEPARTMENT OF GENERAL SERVICES (1760)  
JUDICIAL COUNCIL OF CALIFORNIA (0250)  
FIFTH APPELLATE DISTRICT COURTHOUSE, SERIES G  
FRESNO COUNTY**

**DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
TRUCKEE AGRICULTURE INSPECTION STATION–RELOCATION, SERIES H  
NEVADA COUNTY**

**Adopt a resolution to:**

1. Approve the form of and authorize the delivery of a Preliminary Official Statement.
2. Approve and authorize the delivery of an Official Statement.
3. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

## BOND ITEM

### STAFF ANALYSIS ITEM – 1

#### **SERIES E**

Department of Forestry and Fire Protection  
Various Forestry Projects  
Various Counties

#### **SERIES F**

Department of Corrections and Rehabilitation  
Various Correctional Projects  
Various Counties

#### **SERIES G**

Department of General Services  
Judicial Council of California  
Fifth Appellate District Courthouse  
Fresno County

#### **SERIES H**

Department of Food and Agriculture  
Truckee Agriculture Inspection Station–Relocation  
Nevada County

#### Action Requested

**The requested action would approve the form of and the delivery of a preliminary official statement, an official statement, and other related actions in connection with the issuance, sale, and delivery of lease revenue bonds for Series E, F, G, and H.**

#### Scope Description

**These projects are within scope.**

#### Funding and Project Cost Verification

**These projects are within cost.**

#### Background

The State Public Works Board (Board) adopted a resolution on September 12, 2007, authorizing the sale of the lease revenue bonds for Series E, F, G, and H, and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, continuing disclosure agreement and the delivery of a preliminary official statement (“POS”) and an official statement. Prior to releasing the POS, the Taxpayers for Improving Public Safety (“TiPS”) filed a lawsuit seeking declaratory relief to invalidate AB 900 (Stats. 2007, ch. 7) and to enjoin the sale of the Board’s lease revenue bonds for the construction of prison and county jail facilities. While the TiPS litigation did not directly impact the Bonds described in the subject POS, a decision was made to briefly postpone the sale of these Bonds in order to see how the court would rule on the State’s request to dismiss the lawsuit. On October 11, 2007, the trial court dismissed the TiPS lawsuit without leave to amend

and although the plaintiff has the right to appeal the trial's court's ruling any such appeal will not affect the previously authorized Bonds.

Given the amount of time that has elapsed since the Board's September approval of the POS, it is necessary to update this time sensitive disclosure document to incorporate recent fiscal developments and information and to update project descriptions.

**Staff Recommendation:     Adopt resolution**

## CONSENT ITEM

### CONSENT ITEM – 2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**fremont hall of justice**  
**ALAMEDA COUNTY**  
AOC Facility Number 01-H1, DGS Parcel Number 10489

*Authority: Trial Court Facilities Act of 2002, Chapter 1082/02,  
commencing with Section 70301 of the Government Code, as amended.*

**Authorize the acceptance of real property and improvements thereon through a transfer of title**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 2

Administrative Office of the Courts  
Fremont Hall of Justice,  
Alameda County

Action Requested

**The requested action will authorize the acceptance of real property and improvements thereon through a transfer of title**

Scope Description

**This transaction is within scope.** The County of Alameda (“County”) is transferring fee title in and to the court facility commonly known as the Fremont Hall of Justice, located at 39439 Paseo Padre Parkway, Fremont, California (“Court Facility”), to the State of California (“State”) on behalf of the Judicial Council of the California (“Council”), Administrative Office of the Courts (“AOC”), pursuant to that certain Transfer Agreement Between the Judicial Council of California, Administrative Office of the Courts and the County of Alameda for the Transfer of Responsibility for Court Facility, (“Transfer Agreement”). The Court Facility consists of approximately 8.17 acres of real property improved with a four-story building, parking lot, and associated landscaping. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

### Funding and Cost Verification

**This transaction is within cost.** The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to SB 1732 (Escutia), Chapter 1082, Statutes of 2002, Section 1(d)(6). The only costs associated with acceptance of this no-cost acquisition are the staff costs to process the acceptance.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 17, 2007, and the 35-day statute of limitations period expired on June 19, 2007.

### Project Schedule

**The project schedule is as follows:**

The anticipated date of close of escrow is late November 2007.

### Condition of Property

The AOC, staff agency to the Council, was responsible for conducting a site visit to the Court Facility site on January 23, 2007; for contracting for the professional services of an environmental professional for the Phase I Environmental Site Assessment ("Phase 1"); for the building assessment; and for the seismic assessment. The following findings were made from the combined resources identified above:

#### Phase I:

A Phase I report was completed on May 31, 2007, by Earth Tech, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I (E-1527-00) (ASTM 2000). The Phase I includes an evaluation of significant environmental, health, and safety conditions impacting the interior and exterior of the Court Facility. In preparing the Phase I, a visual inspection of the Court Facility was performed to detect any apparent hazardous conditions in, on, or about the Court Facility, and the historical uses of the real property were reviewed.

The Phase 1 acknowledges that the facility is known to contain asbestos within the building materials. Earth Tech recommends obtaining and reviewing existing asbestos management plans for the facility, if available. Any building renovations will require material sampling and proper abatement procedures to be implemented by a certified asbestos professional. ACM, LBP and mold related issues are not fully investigated at these facilities.

There is presence of on site chemical storage in tanks on the subject site. Currently, there are no concerns or regulatory violations noted. Apart from monitoring the existing conditions no other action is recommended by Earth Tech.

The Phase 1 noted the presence of a 50-gallon aboveground storage day tank on the 4<sup>th</sup> floor which supplies diesel fuel to an emergency generator. This day tank is in turn supplied by a 10,000-gallon underground storage tank (UST) located behind the building near the loading dock. The underground storage tank is monitored by a TLS-350 leak detection alarm system for emergency generator fuel supply. Post transfer of title, the County is to remove the UST and install a new storage tank and is to remain responsible for all costs arising from the project and indemnify the AOC from any third party claims.

#### Building Assessment:

Staff from the AOC's Office of Court Construction and Management conducted a site visit of the Court Facility on January 23, 2007, to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property including a review of the real property for apparent conditions that could adversely impact the habitability or safety of the property; identification of furnishings, fixtures, and equipment that the County will transfer and convey to the State along with the real property; and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The Office of Court Construction and Management concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

#### Seismic Safety Assessment of the Improvements:

Ugo Costa/Simpson Gumpertz & Heger, Inc. licensed structural engineers, performed a Tier I seismic safety assessment of the building located in the Court Facility in July 2003, and inspected and evaluated the Court Facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers.

The AOC determined that the building has a seismic safety rating of Level V, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994. Seismic safety standards for the existing building improvements have been assessed and determined to be acceptable for the transfer of title.

#### Other

- Although the County has opted to transfer title of this real property to the State, this is a shared use facility. The Superior Court occupies 79.4 percent of the building and the County occupies the remaining 20.6 percent.
- The County adopted a Resolution on June 26, 2007, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State, and authorizing the Chairman to sign the Transfer Agreement, Grant Deed, and other documents related to the transaction, and the Director of General Services Agency to execute any other documents necessary for the transfer of responsibility and title to the Court Facility to the AOC.
- The Transfer Agreement requires that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the AOC will purchase an owner's policy of title insurance for the Court Facility from the title company. The Transfer Agreements specify that following the closing date:
  - (1) County will continue to own and maintain the solar panels in the parking lot. State will purchase power from the County at the regular tariff rate until the debt on the solar panels is paid off. After the debt is paid off, ownership of the solar panels will transfer to the state at no cost.
  - (2) AOC will be responsible for operation of Common Areas, including building equipment.
  - (3) County to remain responsible for the transportation of prisoners and have the right to enter court exclusive use area for that purpose.
- The County has agreed to indemnify the AOC for any liability imposed on the AOC pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property during the period of their ownership.

- The AOC is not aware of any lawsuits pending concerning the property.
- As recommended in the Phase I report dated May 31, 2007, the AOC has contracted with EMCOR Facilities Services (“EMCOR”) to prepare an Asbestos Management and Maintenance Program. As part of the plan, EMCOR personnel will coordinate periodic inspections of the building to assess its condition and coordinate corrective action when and where required.  
In accordance with SB1732, there is adequate parking for the Court Facility. There are 221 commonly shared parking spaces, 3 secured, reserved parking spaces dedicated to use by the County and 30 secured, reserved parking spaces dedicated to Court use.
- There are no historic issues associated with the Court Facility.

**Staff Recommendation:**     **Authorize the acceptance of real property and improvements thereon through a transfer of title**

## CONSENT ITEM

### CONSENT ITEM – 3

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS (AOC)  
HAYWARD HALL OF JUSTICE  
ALAMEDA COUNTY**  
AOC Facility Number 01-D1, DGS Parcel No. 10493

*Authority: Trial Court Facilities Act of 2002, Chapter 1082/02,  
commencing with Section 70301 of the Government Code, as amended.*

**Authorize the acceptance of real property and improvements thereon through a transfer of title**

## CONSENT ITEM

### STAFF ANALYSIS ITEM - 3

Administrative Office of the Courts  
Hayward Hall of Justice,  
Alameda County

Action Requested

**The requested action will authorize the acceptance of real property and improvements thereon through a transfer of title**

Scope Description

**This transaction is within scope.** The County of Alameda (“County”) is transferring fee title in and to the court facility commonly known as the Hayward Hall of Justice, located at 24405 Amador St., Hayward, California (“Court Facility”), to the State of California (“State”) on behalf of the Judicial Council of California (“Council”), Administrative Office of the Courts (“AOC”), pursuant to that certain Transfer Agreement Between the Judicial Council of California, Administrative Office of the Courts and the County of Alameda for the Transfer of Responsibility for Court Facility, dated June 27, 2007 (“Transfer Agreement”). The Court Facility consists of approximately 2.502 acres of real property improved with a four-story building, related parking spaces and associated landscaping. Following the no-cost transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

Funding and Cost Verification

**This transaction is within cost.** The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to SB 1732 (Escutia), Chapter 1082, Statutes of 2002, Section 1(d)(6). The only costs associated with acceptance of this no-cost transfer of title are the staff costs to process the acceptance.

## CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 17, 2007, and the 35-day statute of limitations period expired on June 21, 2007.

## Project Schedule

**The project schedule is as follows:**

The anticipated date of close of escrow is end of November 2007.

## Condition of Property

The AOC, staff agency to the Council, was responsible for conducting a site visit to the Court Facility on June 14, 2005; for contracting for the professional services of an environmental professional for the Phase I Environmental Site Assessment (Phase 1); for the building assessment; and for the seismic assessment. The following findings were made from the combined resources identified above:

### Phase I:

A Phase I report was completed on May 31, 2007, by Earth Tech, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I (E-1527-00) (ASTM 2000). The Phase I includes an evaluation of significant environmental, health, and safety conditions impacting the interior and exterior of the Court Facility.

In preparing the Phase I, a visual inspection of the Court Facility was performed in order to detect any apparent hazardous conditions in, on, or about the Court Facility, and the historical uses of the real property were reviewed.

The Phase I concludes that it found no recognized environmental condition (REC) that might affect that portion of the Hayward Hall of Justice facility being transferred, but does acknowledge the existence of both an underground storage tank (UST) located in the parking lot and an aboveground storage tank (AST) in the basement of the site.

The Phase I acknowledges that due to the age of the building, the facility is known to contain asbestos within the building materials. No observable evidence of damaged building materials or peeling paint was found on the property. The report cited that an asbestos survey report was completed in March 1997 by Professional Service Industries, Inc. in March 1997. Since the survey report's issuance, an on-going practice of collecting supplemental asbestos samples has been in place and projects have been completed to address any asbestos concerns. Earth Tech recommended the review of existing asbestos management plans for the facility, if available. Any building renovations will require material sampling and proper abatement procedures to be implemented by a certified asbestos professional.

The Phase I also cited the following environmental concerns:

- (1) Evidence of inappropriate storage of hazardous materials of de minimis quantities of "flammable materials" in the basement, and lead-acid and lead-calcium batteries in the telephone service room;
- (2) ASTs for emergency generator operation and elevator operation located in the basement;
- (3) And, a failure of the fill end testing of the tank of the UST for the emergency generator

In its recommendations, Earth Tech recommended that when the UST is closed a copy of the "No Further Action" (NFA) letter should be obtained from the County to validate that the closure is complete and satisfactory to the regulatory oversight.

Building Assessment:

Staff from the AOC's Office of Court Construction and Management conducted a site visit of the Court Facility on June 14, 2005, to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property including a review of the real property for apparent conditions that could adversely impact the habitability or safety of the property; identification of furnishings, fixtures, and equipment that the County will transfer and convey to the State along with the real property; and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The Office of Court Construction and Management concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

Seismic Safety Assessment of the Improvements:

In April 2003 structural engineering consultants to the AOC completed an initial screening evaluation of the building as required by Government Code section 70327. Based on that evaluation, peer reviewed by Rutherford & Chekene Consulting Engineers, the building has been assigned a seismic safety rating of Seismic Risk Level IV. It is therefore seismically eligible for transfer of title to the State without the additional requirements of either Government Code section 70324(a) or Government Code section 70326(c).

Other

- The State may refuse to accept responsibility for the Court Facility only if (a) the Court Facility contains one or more "deficiencies," as defined at Government Code Section 70326(b), and (b) the county and the AOC have not made provision for the correction of the deficiencies as part of the Transfer Agreement, pursuant to Section 70326(c) or Section 70327(d) of the Government Code. None of these situations exists.
- The County adopted a Minute Order on June 26, 2007, approving the Transfer Agreement to transfer title and responsibility of the Court Facility to the State, and authorizing the Chairman of the Board of Supervisors to sign the Transfer Agreement, Grant Deed, and other documents related to the transaction, and the Director of General Services Agency to execute any other documents necessary for the transfer of responsibility and title to the Court Facility to the AOC.
- The Transfer Agreement requires that delivery of title to the property would be free and clear of any mortgages or liens. Concurrently with the transfer of title to the Court Facility, the AOC will purchase an owner's policy of title insurance for the Court Facility from the title company.
- The Superior Court of California, County of Alameda currently occupies 88.3 percent of the building and the County of Alameda occupies 11.7 percent. No change in occupancy shall occur after transfer of title to the State.
- The County has agreed to indemnify the AOC for any liability imposed on the AOC pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Sec. 9601 et seq.), or related provisions for conditions at the time of transfer whether known or not known that existed in, on, or under the real property during the period of their ownership.
- The AOC is not aware of any lawsuits pending concerning the property.
- The Transfer Agreement specifies that following the closing date:
  - The AOC will be responsible for the operation of the Common Area, including the building equipment.
  - The AOC grants a perpetual, exclusive (except for recorded interests as of the Closing Date) easement in and to an approximately two foot strip of land along the western

- property boundary of the land that includes a portion of certain parking spaces on the County's land that is adjacent to the real property.
- The County will be responsible for the operation of the telecommunications and data equipment in the Court Facility and telecommunication services to the Court under the terms of the Joint Occupancy Agreement and Telecommunications MOU between the parties.
  - The County will install a new above-ground diesel fuel storage tank (AST) to comply with the law by removing the existing Underground Storage Tank (UST) located in the parking lot. The County will be responsible for all costs arising from this project and will indemnify the AOC from any third party claims incurred. For purposes of this project, the State will grant a non-exclusive right to access the existing UST and surrounding area to complete the project. If requested by the County, the State will cooperate in good faith to file a written easement with the County Recorder's Office to evidence the access rights.
  - The AOC will not accept or assume any responsibility or liability relating to the existing UST from the County, nor will it accept or assume from the County any responsibility or liability related to the permitting or certification of the NAST unless and until all Equipment Permits have been issued and are in full force in effect. When the AOC has received written evidence that the Notice of Completion has been filed, and all required work, inspections, certifications, approvals and permits have been finalized for the AST project, the AOC will deliver a written confirmation of that acceptance to the County.
- The UST fill end testing failure will not be an issue as the County is phasing out the UST in preference to an AST on the site. Furthermore, when the UST is closed, the AOC will require that the County furnish a copy of the NFA letter as recommended in the Phase I.
  - As recommended in the Phase I report dated May 31, 2007, the AOC contracted for the services of EFS. EFS will create an asbestos management plan and monitor the underground storage tanks and above ground storage tanks to prevent any spills of hazardous substances.
  - To address the environmental concerns cited in the Phase I, the County has removed the de minimis quantities of flammable materials and the batteries from the basement.
  - In accordance with SB1732, there is adequate parking for the Court Facility. The Court Facility includes a total of 32 reserved parking spaces for use by judges, court staff and employees. In addition, pursuant to the parking agreement between the County General Service Agency and the Court, dated February 18, 2005, 33 reserved parking spaces for judges and Court staff will be provided in an adjacent parking garage and 61 permitted parking spaces in adjacent surface lots will be provided for judges and Court staff along with other permittees and members of the public on a first come first serve basis.
  - There are no historic issues associated with the Court Facility.

**Staff Recommendation:**      **Authorize the acceptance of real property and improvements thereon through a transfer of title**

## CONSENT ITEM

### CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)  
OFFICE OF EMERGENCY SERVICES (0690)  
LOS ANGELES REGIONAL CRIME LABORATORY  
LOS ANGELES COUNTY

*Authority:* Chapter 1124/02, Section 18 and Section 18.5 and Government Code Section 14669.21

**Approve expenditure of Joint Powers Authority reserve funds** **\$800,000**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 4

Office of Emergency Services  
Los Angeles Regional Crime Laboratory

Action requested

**The requested action will approve the expenditure of Joint Powers Authority funds for this project.**

Scope Description

**This project is within scope.** This project is complete and beneficial occupancy occurred July 6, 2007.

The project scope consists of the Acquisition, Development, Design and Construction phases of a 290,080 square foot Forensic Science and DNA Crime Laboratory facility for joint use by the LA County Sheriff's Department, LA Police Department, and the California State University Los Angeles. Also included in the project scope is the site infrastructure, utilities, parking, sidewalks and paving.

Funding and Cost Verification

**This project is not within cost.** Chapter 1124/02, Sec. 18 and 18.5 and Government Code Section 14669.21 approved funding in the amount of \$92,000,000 for the design and construction of a 209,080 square foot Forensic Science and DNA Crime Laboratory for joint use by the Los Angeles County Sheriff's Department, the City of Los Angeles Police Department the California State University Los Angeles. The project also included site infrastructure, utilities, parking, sidewalks and paving.

After completion of design and all required approvals, project construction bids were received on November 17, 2004. The low responsive bid put the project over the approved funding amount of \$92,000,000. The County and City of Los Angeles agreed to provide supplemental funding in the amount of \$6,000,000 each (\$12,000,000 total) as a Joint Powers Authority (JPA) so the project may proceed.

A Construction Management and Funding Agreement for the Los Angeles Regional Crime Laboratory was executed on January 27, 2005 which provided supplemental funding. In order to award the construction contract and enter into a construction contract with the low bidder, \$6,000,000 was transferred to the State in accordance with the JPA agreement.

In addition and in accordance with the JPA agreement, an additional \$6,000,000 was to be placed into an escrow account to be utilized as a reserve in the event the project required additional funding. Approval of additional use of these funds is required from both the JPA and the SPWB in order for the funds to be transferred from the escrow account. The JPA has agreed to this request to use the escrow account funds.

Due to schedule revisions, State overhead costs including construction management and inspection overran the project budget. \$800,000 additional funding is required to pay the cost overruns which will be paid out of JPA reserve funds and not with State funds.

\$92,000,000	total state project funding
\$6,000,000	total transferred JPA project funding
\$6,000,000	JPA escrow account funding still available
\$98,000,000	project costs previously allocated: Working drawings \$13,154,000, Construction \$84,846 (contract \$75,580,000; contingency \$3,779,000; A&E \$5,487,000)
\$800,000	project costs to be allocated: Construction \$800,000 (\$800,000 A&E for additional construction inspections)

#### 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:**

Approve preliminary plans	March 2003
Complete working drawings	January 2004
Complete construction:	August 2007

**Staff Recommendation: Approve expenditure of Joint Powers Authority reserve funds**

## CONSENT ITEM

### CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
COLONEL ALLENSWORTH STATE HISTORIC PARK, PHILLIPS PROPERTY  
TULARE COUNTY  
DPR Parcel Number 3259, DGS Parcel Number 10492

*Authority: Chapter 106/01, Item 3790-301-0005(27)  
Reappropriated as Chapters 171 and 172/07, Item 3790-491-0005(27)  
Chapter 379/02, Item 3790-301-6029(6)  
Reappropriated as Chapters 38 and 39/05, item 3790-491-6029(6)  
Chapters 38 and 39/05, Item 3790-301-6029(5)*

**Authorize acquisition**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 5

Department of General Services  
Department of Parks and Recreation  
Colonel Allensworth State Historic Park, Phillips Property  
Tulare County

Action requested

**The requested action will authorize acquisition consistent with the staff analysis.**

Scope Description

**This project is within scope.** The legislature has approved funding for the purchase of interests in lands for addition to the State Park System, consistent with the Proposition 40 - Opportunity Purchases Acquisition Program, without specifying particular parcels. This request will authorize site selection of a 72.36 acre and a 4.24 acre parcel of land totaling 76.6 acres, all situated in Tulare County. The acquisition of these parcels of land will prevent the development of a residential community adjacent to the Colonel Allensworth State Historic Park. This acquisition meets two of the Department's guidelines for "Cultural Landscapes", and "In-holding and Adjacent Property" by preserving the natural historic agricultural use and preventing residential development and other incompatible developments adjacent to Colonel Allensworth State Historic Park, providing a buffer from anticipated urban expansion in the area.

### Funding and Cost Verification

**This project is within cost.** Chapter 038/05, 3790-301-6029(5), provides \$1,500,000 for this acquisition program. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$ 536,000	total estimated project cost
\$ 20,000	project cost previously allocated: staff costs for appraisal review and staff due diligence
\$ 516,000	project cost to be allocated: acquisition: \$505,504 title and escrow fees: \$10,000

### CEQA

The Notice of Exemption was filed with the State Clearinghouse on September 27, 2007. The 35-day litigation period will expire on November 1, 2007.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is November 2007.

### Condition of Property

On Tuesday, September 25, 2007, Environmental Services Section personnel conducted a Condition of Property assessment on a proposed addition to the Allensworth State Historic Park in Tulare County. The property is approximately 77 acres in size and composed of various contiguous parcels. The property is immediately west of the Colonel Allensworth State Historic Park, and has historically been used for cotton and wheat farming. The property is completely unimproved and flat. No wells, pipelines or other agricultural improvements exist on the property. No hazardous materials or conditions were observed.

### Other

- The property is vacant and unimproved.
- This property consists entirely of various weed species and wheat stubble.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- There is no implied dedication associated with the subject property.
- There are no anticipated costs for future staffing, operating, and maintenance.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The Property Acquisition Agreement does not include the state's standard indemnification language; however, environmental surveys of this property have not identified conditions that would likely pose an exceptional risk to the State. Further, given the fact that the property is largely unimproved, the risk associated with acquiring this property without the standard indemnification is low. It should be noted that the lack of indemnification language does not relieve the Seller of liability under existing law.
- As buffer land, the property will not be accessible by the general public and will require only minimal patrol and resource protection. Therefore, this project will not require additional support funding.

**Staff Recommendation: Authorize acquisition consistent with the staff analysis**

## CONSENT ITEM

### CONSENT ITEM – 6

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF MENTAL HEALTH (4440)  
METRO STATE HOSPITAL, NORWALK, WARDS 206 AND 208, STRUCTURAL RETROFIT  
LOS ANGELES COUNTY

*Authority: Chapters 47 and 48/06, Item 1760-301-0001(6)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 6

Department of General Services  
Department of Mental Health  
Metro State Hospital, Norwalk, Wards 206 and 208, Structural Retrofit  
Los Angeles County

Action Requested

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

Scope Description

**This project is within scope.** The project consists of a “Structural Only” retrofit to reduce the building’s seismic Risk Level from Level V to Level III. The renovation will include upgrading the buildings structural system to strengthen the building to resist earthquake forces. The structural upgrade includes adding a wood diaphragm at the bottom chords of the existing roof trusses; adding plywood sheathing to the side of some of the trusses; adding a concrete wall at the center of each story; adding structural connections to transfer loads from the roof and floor systems to the walls; and upgrading the non reinforced exterior masonry walls and the interior clay tile walls. In addition to the structural upgrades, associated finishes, mechanical, and electrical items disturbed by the structural retrofit work will be returned to their original condition. There is an allowance for hazardous material abatement and for accessibility upgrades.

Funding and Cost Verification

**This project is within cost.**

\$ 4,692,000 total authorized project cost

\$ 4,692,000 total estimated project cost

\$ 255,000 project cost previously allocated: study \$40,000, preliminary plans \$215,000

\$ 4,437,000 project cost to be allocated: working drawings \$ 363,000, construction \$4,074,000 (contract \$2,728,500, contingency \$191,000, A&E \$1,036,800, agency retained \$117,700)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 5, 2007, and the 35-day statute of limitations will expire on November 9, 2007.

Due Diligence

Due diligence was conducted by the Department of General Services on November 2, 2007, confirming ownership, jurisdiction and concluding title to the property is clear of defects, for Wards 206 and 208 at the Metro State Hospital in Norwalk.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: November 2007

Complete working drawings: March 2009

Complete construction: February 2010

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA STATE UNIVERSITY (6610)  
CALIFORNIA MARITIME ACADEMY EXPANSION  
SOLANO COUNTY  
Project No. CSU 003, DGS Parcel No. 10203.2

*Authority: Chapter 157/03, Item 6610-301-6028(2) as reappropriated  
by the Budget Acts of 2004 and 2006 and  
Chapter 208/04, Item 6610-301-6041(1.5)*

**Authorize acquisition**

## CONSENT ITEM

### STAFF ANALYSIS ITEM - 7

Department of General Services  
California State University  
California Maritime Academy Expansion  
Solano County

Action requested

**The requested action will authorize acquisition consistent with the staff analysis.**

Scope Description

**This project is within scope.** The Legislature approved funding for acquisition of property adjacent to the California State University (CSU) Maritime Academy in Solano County for development of campus facilities and parking. This request will authorize site acquisition of approximately .57 acres of land contiguous to the campus to improve access to the Maritime Academy and provide a suitable site for a new facility required for academic programs for the academy and student training necessary for Coast Guard certification. The site is currently unimproved and is the last parcel remaining to fulfill the needed land for development of the proposed project.

### Funding and Cost Verification

**This project is not within cost.** Chapter 157, Statutes of 2003, Item 6610-301-6028(2) as reappropriated by the Budget Acts of 2004 and 2006 provides \$1,301,000 and Chapter 208, Statutes of 2004, Item 6610-301-6041(1.5) provides \$1,914,000 for this project. In August 2007, the Public Works Board authorized an augmentation of \$640,000 from the Higher Educations Capital Outlay Bond Fund of 2002 to purchase the remaining two (of three) properties totaling 1.1 acres for academic expansion of the California Maritime Academy campus.

Settlement of the property acquisitions with the property owners have been difficult and lengthy resulting in increased land values and budget shortfall. Additional funding will be provided to complete the acquisition of the two remaining parcels. CSU will provide \$225,000 of parking reserves pursuant to Education Code Section 89048 (g), authorizing CSU to use parking and housing funds for the purchase of real property interest. The CSU Foundation will provide an additional \$300,000. This property can be acquired with the funds available and in accordance with Legislative intent.

\$ 4,380,000 total authorized project costs: \$3,855,000 (state funds); \$525,000 (campus funds)

\$ 4,380,000 total estimated project costs

\$ 3,865,000 project costs previously allocated: acquisition \$3,740,000 (state funds), \$125,000 (campus funds)

\$ 515,000 project costs to be allocated: acquisition \$115,000 (state funds); \$400,000 (campus funds)

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is November 2007.

### CEQA

A Notice of Determination was filed with the State Clearinghouse (Clearinghouse) on May 16, 2002. Staff from the Department of General Services (DGS), Environmental Services Section (ESS) conducted a site inspection of the acquisition property on October 24, 2006 and has determined that this filing remains valid.

### Condition of Property

DGS' ESS personnel conducted an on-site condition of property inspection on October 24, 2006. The property is known as the Orloff parcel (also referred to as parcel 4 of the Seaport Shores) to be acquired by California Maritime Academy (CMA) located in Vallejo, CA. The property is of triangular shape and is approximately .57 acre. It is adjacent to the entrance of the CMA campus. The property is one of three properties, totaling six acres, designated as future acquisition in the Environmental Impact Report, CMA Master Plan, for future campus development. The Notice of Determination, as identified above, was filed at the Clearinghouse on May 16, 2002. The property was clean of debris and there are no structures on the property. There is no new development near the site and no other changes were observed as noted from the previous DGS site visit, dated October 14, 2003. No potential problems with hazardous materials or the condition of the property were observed during the site visit. The property appears compatible with the proposed future use. Based upon the findings of the ESS review and site visit, and based on the findings and recommendations of the Master Plan Environmental Impact Report, ESS staff finds that the evaluation for hazards is complete and adequate, and the property acquisition appears to be consistent with the intended use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The CSU Board of Trustees approved acquisition of this property on May 15, 2002.
- CSU is not aware of any lawsuits pending concerning the property.
- The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The State Public Works Board approved site selection for this project on May 14, 2004.
- The proposed site meets the location requirements of the CSU.
- There is no relocation assistance involved with this property and no implied dedication involved with this project.
- The acquisition phase of the project includes acquiring the fee simple interest of multiple adjoining parcels totaling approximately 6 acres. The proposed site will be an addition to the primary portion of the project containing approximately 5 acres of vacant land area which was acquired in March of 2007 and a .41 acre parcel acquired in September of 2007.
- The property acquisition agreement does not include standard indemnification language potentially exposing the State to additional fiscal liability. However, the DGS site visit did not identify conditions which would pose exceptional risk to the State.

**Staff Recommendation:     Authorize acquisition consistent with the staff analysis**

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**CONSENT ITEM**

**CONSENT ITEM – 8**

**CALIFORNIA CONSERVATION CORPS (3340)  
TAHOE BASE CENTER RELOCATION, REPLACE FACILITY  
EL DORADO COUNTY**

*Authority: Chapters 47 and 48/06, Item 3340-301-0660 (1)*

**Approve preliminary plans**

## CONSENT ITEM

### **STAFF ANALYSIS ITEM – 8** California Conservation Corps (3340) Tahoe Base Center Relocation, Relocate Facility El Dorado County

#### Action requested

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

#### Scope Description

**This project is within scope.** Includes renovation of an existing Residence Building (23,868 gsf), construction of a new multipurpose/kitchen building (6,600 gsf), new administration building (12,244 gsf) and new one-story garage and shop (3,871 gsf). Site work will include AC, paving, sidewalks, tree protection, filter fencing, retaining walls, lighting, water, sewer, gas, electrical, telephone and television connections.

#### Funding and Cost Verification

**This project is within cost.** The Budget Act of 2006 provides a total of \$26,207,000 for this project.

\$ 26,632,000	total authorized project costs
\$ 26,632,000	total estimated project costs (previously allocated: acquisition \$7,980,000, and preliminary plans \$769,000)
\$ 8,750,000	project costs previously allocated: acquisition \$7,980,000 and preliminary plans \$769,500 )
\$ 17,882,000	project costs remaining to be allocated: working drawings \$1,141,500 and construction \$16,741,000 (contract \$13,726,000: contingency \$960,700: and project administration \$2,246,000)

#### CEQA

A notice of determination was filed on May 31, 2007.

#### Project Schedule

The project schedule is as follows:

Approve preliminary plans:	October 2007
Complete working drawings:	September 2008
Complete construction:	April 2009

**Staff Recommendation: Approve preliminary plans for this project**

## CONSENT ITEM

### CONSENT ITEM – 9

**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 7/07, Section 28(a), Assembly Bill 900*

**Recognize project scope, cost, and schedule**

## CONSENT ITEM

### STAFF ANALYSIS ITEM –9

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

Action Requested

**The requested action will recognize the scope, cost, and schedule for this project.**

Scope Description

**The project is within scope.** The approved project consists of the construction of wastewater treatment plant improvements. The improvements will provide for more efficient and safer operation of the plant with less exposure of personnel to the potentially hazardous conditions in the headworks and sludge drying area. Better wastewater flow records from both California State Prison, Corcoran (COR) and Substance Abuse Treatment Facility (SATF) will be provided which will be very important in future evaluations of the institutions water/wastewater systems and the capacities that it can handle.

This project will provide improvements to the existing headworks, the sludge drying beds, and the power supply system. The headwork's improvements will include construction of a new prescreening structure adjacent and ahead of the existing headworks structure. Two flow channels in the prescreening structure will be fitted with automatic bar screens and the third will be fitted with a manual bar screen to serve as a bypass channel. New magnetic flow meters will be installed on the influent lines to the prescreening structure to enable measurement of individual flows from COR and from the Substance Abuse Treatment Facility. The project also includes asphalt paving of the bottoms of the eight existing sludge drying beds to permit more

efficient sludge removal when the maintenance activity is performed. The electrical power system for the wastewater treatment plant is being modified to include more reliable emergency backup power for the plant during outages.

#### Funding and Project Cost Verification

**This project is within cost.** Preliminary plans (\$290,000) and working drawings (\$264,000) were funded from the General Fund in the Budget Acts of 2005 and 2006, respectively. CDCR requested a General Fund appropriation to fund the construction phase of this project in the 2007-08 Governor's Budget. Both the Senate and the Assembly Budget Subcommittees approved this request. However, at the close of Conference Committee, funding for this project was shifted from the General Fund to the Public Building Construction Fund (lease revenue bonds). The Department of Finance testified at that time that this project may not be compatible with lease revenue bond financing and further analysis would be needed.

Upon further review it has been determined that this project is not compatible with lease revenue bond financing because of the limited scope of the project. This project consists of providing various upgrades to the existing wastewater treatment plant facility. These components alone do not constitute a functioning facility for the purpose of securing bonds. Furthermore, the existing wastewater treatment plant is part of the lease holding for the bonds that were sold to finance the original prison project. Consequently, bonds cannot be sold on the whole wastewater treatment plant to finance this project.

Since it has been determined that this project cannot be funded with lease revenue bond financing, consistent with the Governor's veto message, the CDCR intends to fund the construction phase of this project from the \$300 million General Fund appropriation contained in AB 900 for infrastructure improvements at existing prisons.

Preliminary plans	\$ 290,000	(2005 Budget Act)
Working drawing	\$ 264,000	(2006 Budget Act)
Construction	<u>\$6,089,000</u>	
Total Project Cost	\$6,643,000	
Total AB 900 Allocation	\$6,089,000	

The construction cost (\$6,089,000) includes an increase of \$145,000 (2.4 percent) from the \$5,944,000 included in the Budget Bill SB 77. This increase reflects increased material costs (\$203,000), construction inspection costs (\$10,000), and decreased construction management costs (\$68,000). These changes are the result of a fully reconciled working drawings estimate becoming available subsequent to the draft estimate provided during the 2007-08 Budget deliberations. This new estimate reflects updated material costs as reflected in the market, increased hourly fees for Department of General Services (DGS) construction inspection, and a shift in construction management responsibilities from the DGS to the CDCR.

It should be noted that these increased costs are due simply to an updated estimate. The actual as-bid construction cost will be available once bids have been received for this project. The bid process for this project has begun and it is anticipated that bids will be received and opened November 20, 2007.

On October 5, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to establish the scope, cost, and schedule for this project at a State Public Works Board meeting no sooner than 30 days from that date.

- \$ 6,643,000 total authorized project costs
- \$ 6,643,000 total estimated project costs
- \$ 554,000 project costs previously allocated: \$290,000 preliminary plans and \$264,000 working drawings
- \$ 6,089,000 project costs to be allocated: \$6,089,000 construction (\$4,821,000 contracts, \$338,000 contingency, \$480,000 A&E, \$365,000 other project costs, and \$85,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 4, 2006 and the statute of limitations expired on May 9, 2006 without public comment.

Due Diligence

The Department of General Services (DGS) prepared a Summary of Conditions Memo for this project on December 7, 2006 and it was noted that a one-half interest in the surface and subsurface mineral rights on the property is held by Zelma Hunter. This is a disclosure item only. Though no known mining currently exists within the greater area, the DGS recommends CDCR purchase the mineral interest, or at least the surface right of entry, from the current holder or condemn the mineral interests if the acquisition is unsuccessful to prevent future conflict between the mineral rights holder and the state's improvements.

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	July 2006
Approve working drawings:	March 2007
Complete construction:	December 2008

**Staff Recommendation: Recognize project scope, cost, and schedule**

## CONSENT ITEM

### CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA STATE PRISON, KERN VALLEY STATE PRISON, TOTAL FACILITY  
KERN COUNTY AT DELANO II

*Authority: Chapter 54/99 added Government Code Section 15819.295*

**Approve claim settlement within existing project authority**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 10

Department of Corrections and Rehabilitation  
California State Prison, Kern Valley State Prison, Total Facility  
Kern County at Delano II

Action Requested

**The requested action will approve the claim settlement within existing project authority.**

Scope Description

**This project is within scope.** The Kern Valley State Prison (aka California State Prison - Kern County at Delano II) project consisted of constructing a maximum-security State prison for male inmates located near the city of Delano in Kern County. The project, when completed, added a total of 2,248 cells to the California prison system, together with a 400-bed Level I support services facility.

### Funding and Cost Verification

**This project is within cost.** The California Department of Corrections and Rehabilitation is requesting approval to settle the claim dispute within existing project authority. Bid Packages 4/12 (Secure Support Buildings/Central Kitchen) and 11 (Central Health Services Building) were awarded to general contractor Lewis C. Nelson and Sons, Inc. (Nelson). Before construction was completed, Nelson raised claims that the department caused undue delays to both projects resulting in a loss to Nelson and its subcontractors of nearly \$5.8 million. Nelson and its subcontractors also claimed an additional \$3.1 million in direct costs, damages, interest, and other losses. Nelson also claimed that the department wrongfully withheld \$2.2 million in liquidated damages relative to bid packages 4/12 and 11 contracts. In a private mediation in an effort to settle both the bid package actions, a settlement was reached wherein the department agreed to release liquidated damages and to settle in total for \$2,137,500 and \$1,100,000 for Bid Packages 4/12 and 11, respectively.

\$ 381,831,000 total authorized project cost

\$ 381,831,000 total estimated project cost

\$ 381,831,000 project costs previously allocated: acquisition \$5,072,000; preliminary plans \$4,690,000; working drawings \$6,067,000; project administration \$34,172,000; long lead \$1,084,000; group II equipment \$12,261,000; agency retained \$20,174,000; and construction \$298,311,000 (contract \$267,916,000; contingency \$25,129,000; A&E \$5,266,000)

### CEQA

The Department certifies CEQA requirements have been met. A Notice of Determination was filed with the State Clearinghouse on June 9, 2000. During the litigation period for the project, a lawsuit was filed. After the Department completed a court-ordered revision to the Cumulative Impacts Analysis of the Subsequent Environmental Impact Report, a new Notice of Determination was filed with the State Clearinghouse on December 13, 2001, and the waiting period expired on January 14, 2002. On April 4, 2002, the court issued a decision finding the Revised Cumulative Impacts Analysis to be adequate and that all CEQA requirements had been met. A Notice of Appeal was filed on July 9, 2002. The 5th Court of Appeals heard the matter on August 11, 2003, and issued a ruling favorable to the State of California on August 18, 2003, affirming the lower court's decision.

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	September 2000
Complete working drawings:	July 2001
Complete construction:	May 2005

### Due Diligence Status

Due Diligence was completed on September 3, 2003.

**Staff Recommendation: Approve the claim settlement within existing project authority**

## CONSENT ITEM

### CONSENT ITEM – 11

UNIVERSITY OF CALIFORNIA (6440)  
MERCED CAMPUS, SOCIAL SCIENCES AND MANAGEMENT BUILDING  
MERCED COUNTY

*Authority: Chapter 47/06, Item 6440-301-6048 (3)  
Chapters 171 and 172/07, Item 6440-301-6048 (5)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 11

University of California  
Merced Campus, Social Sciences and Management Building  
Merced County

Action requested

**The requested action will approve preliminary plans consistent with the staff analysis.**

Scope Description

**This project is within scope.** The Social Sciences and Management Building project will provide 61,890 assignable square feet of classroom, teaching laboratory, academic and administrative office, and research and scholarly activity space for programs in the Social Sciences, Humanities and Arts: Anthropology, Arts, Cognitive Science, Economics, Linguistics and Languages, Literature and Cultures, Management and Psychology. The space will be housed in a new three-story, concrete-frame building of 101,141 gross square feet.

At its July 2007 meeting, The Regents approved an amendment to the 2007-08 Capital Improvements Budget, consistent with a Finance Letter included in the final 2007 State Budget Act, to add an additional \$5,700,000 in construction funds to the original budget. This consisted of an increase of \$3,700,000 in State funds and a shift of \$2,000,000 from equipment funds to construction funds in order to address unanticipated construction **cost escalation**.

Funding and Project Cost Verification

**This project is within cost.**

\$ 7,522,000 total authorized project costs: \$47,522,000 (State funds)  
\$47,522,000 total estimated project costs  
\$ 1,191,000 project costs previously allocated: preliminary plans \$1,191,000 (State funds)  
\$ 6,331,000 project costs to be allocated: working drawings \$1,476,000 (State funds);  
construction \$42,955,000 (State funds); equipment \$1,900,000 (State funds)

CEQA

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

Due Diligence

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

Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: November 2007  
Complete working drawings: April 2008  
Complete construction: February 2010

**Staff Recommendation: Approve preliminary plans consistent with the staff analysis**

## CONSENT ITEM

### CONSENT ITEM – 12

**CALIFORNIA STATE UNIVERSITY (6610)  
LONG BEACH CAMPUS, PETERSON HALL 3 REPLACEMENT BUILDING  
LOS ANGELES COUNTY**

*Authority: Chapter 208/04, Item 6610-301-6041 (2.5)  
Chapters 38 and 39/05, Item 6610-301-6041 (3.5)  
Chapters 47 and 48/06, Item 6610-301-6048 (4)*

**Approve augmentation** **\$10,449,000**  
**(12.1 percent total project cost)**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 12

California State University  
Long Beach, Peterson Hall 3 Replacement Building  
Los Angeles County

#### Action requested

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

#### Scope Description

**The project is within scope.**

This project will provide construction funds for a new replacement science facility of 95,500 assignable square feet (asf)/154,000 gross square feet (gsf) and the demolition of the functionally obsolete Peterson Hall 3, an instructional facility designed in the 1950s and built in 1962. The replacement building will provide 1,351 full time equivalent (FTE) in lecture space, 329 FTE in lower division (LD) laboratory space, and 83 faculty offices, providing a net gain of 1,177 FTE (1,123 FTE in lecture space, 120 FTE in LD laboratory space, and a loss of 66 FTE in upper division laboratory space) and 58 faculty offices. A vivarium will be provided in the new facility. The greenhouse facility will be demolished and relocated to the roof of the new building to permit access to direct sunlight, and the science lecture halls will be demolished to clear the site for the replacement building footprint, eliminating 228 FTE in lecture space.

### Funding and Project Cost Verification

**The project is not within cost.** The California State University (CSU) is requesting an augmentation of \$10,449,000 (12.1 percent) to award the design-build construction contract. The campus evaluated three design-build proposals and determined that the project design with the least cost per unit of quality with no scope reduction would result in a total estimated project cost of \$96,554,000. The augmentation would increase the budget and enable the award of the design-build construction contract.

On October 5, 2007, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its recommendation to the Public Works Board to approve this augmentation after October 25, 2007. No comments were received from these Legislative committees in reply.

\$ 90,653,000 total authorized costs

\$ 96,554,000 total estimated project cost

\$ 86,105,000 project costs previously allocated: preliminary plans -- \$1,361,000,  
working drawings -- \$2,048,000, construction -- \$82,696,000

\$ 10,449,000 proposed augmentation

\$ 4,548,000 future funding for equipment -- \$4,548,000

### CEQA

The University certifies that the project is in compliance with the requirements of CEQA. A Categorical Exemption was filed with the State Clearinghouse on July 14, 2004.

### Due Diligence

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

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	November 2007
Complete working drawings:	January 2008
Complete construction:	June 2010

**Staff Recommendation: Approve augmentation for the construction phase of this project**

## CONSENT ITEM

### CONSENT ITEM – 13

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS RIOS COMMUNITY COLLEGE DISTRICT, SCIENCE BUILDING INSTRUCTIONAL  
EXPANSION  
COSUMNES RIVER COLLEGE, SACRAMENTO COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-301-6049 (8)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 13

California Community Colleges  
Los Rios Community College District, Science Building Instructional Expansion  
Cosumnes River College  
Sacramento County

#### Action Requested

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

#### Scope Description

**This project is within scope.** The authorized project constructs a 15,023 assignable square feet (asf) addition to the existing science building and reconfigures parts of the existing science building to improve efficiency and circulation. Design refinements have adjusted the additional asf from 15,023 asf to 14,997 asf consisting of 12,305 asf laboratory, 1,621 asf lecture, and 1,071 asf office.

Funding and Project Cost Verification

**This project is within cost.**

\$ 16,255,000 total estimated project costs

\$ 16,255,000 total authorized project costs

\$ 130,000 state project costs previously allocated: preliminary plans \$130,000

\$ 8,792,000 state project costs to be allocated: working drawings \$89,000;  
construction \$8,703,000 (contracts \$8,703,000 )

\$ 697,000 local funds previously allocated: preliminary plans \$697,000

\$ 6,636,000 local funds to be allocated: working drawings \$471,000; construction  
\$5,325,000 (contracts \$3,947,000; contingency \$636,000; administration,  
testing, inspection \$742,000 ) and equipment \$840,000

CEQA

A Notice of Exemption (SCH 2007082026) 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 preliminary plans:	November 2007
Complete working drawings:	March 2008
Complete construction:	March 2010

**Staff Recommendation: Approve preliminary plans for this project**

## CONSENT ITEM

### CONSENT ITEM – 14

**CALIFORNIA COMMUNITY COLLEGES (6870)  
PALOMAR COMMUNITY COLLEGE DISTRICT, MULTI-DISCIPLINARY BUILDING  
PALOMAR COLLEGE, SAN DIEGO COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-301-6049 (12)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 14

California Community Colleges  
Palomar Community College District, Multi-Disciplinary Building  
Palomar College, San Diego County

#### Action Requested

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

#### Scope Description

**This project is within scope.** The authorized project constructs a 70,009 asf multi-disciplinary instructional building and demolishes the old science complex and 3 portable buildings. Design refinements have adjusted the asf from 70,009 asf to 70,003 asf consisting of 19,841 asf lecture, 37,635 asf laboratory, 11,300 asf office, and 1,227 asf office.

#### Funding and Project Cost Verification

**This project is within cost.**

\$ 44,744,000 total estimated project costs

\$ 44,744,000 total authorized project costs

\$ 1,297,000 state project costs previously allocated: preliminary plans \$1,297,000

\$ 43,447,000 state project costs to be allocated: working drawings \$1,965,000:  
construction \$38,543,000 (contracts \$34,966,000: contingency \$1,748,000:  
administration, testing and inspection \$1,829,000): and equipment \$2,939,000

#### CEQA

A Notice of Determination (SCH 2007011136) was submitted on September 19, 2007 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 preliminary plans:	November 2007
Complete working drawings:	May 2008
Complete construction:	February 2010

**Staff Recommendation: Approve preliminary plans for this project**

## CONSENT ITEM

### CONSENT ITEM – 15

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT, GOLEMAN LRC  
MODERNIZATION BUILDING  
SAN JOAQUIN DELTA COLLEGE, SAN JOAQUIN COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-301-6049 (17)  
Chapters 171 and 172/07, Item 6870-301-6049 (37)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 15

California Community Colleges  
San Joaquin Delta College District, Goleman LRC Modernization Building,  
San Joaquin Delta College  
San Joaquin County

Action Requested

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

Scope Description

**This project is within scope.** The authorized project reconstructs a 30-year old 47,050 asf Learning Resource Center and will provide high quality access to expanded information technology. Design refinements have adjusted the asf from 49,221 asf to 47,050 asf consisting of 44,017 asf library space, 1,851 asf office, and 1,182 asf other LRC related space. The design refinements were caused by adding an additional elevator shaft and related mechanical room for code compliance.

Funding and Project Cost Verification

**This project is within cost.**

- \$ 21,110,000 total estimated project costs
- \$ 21,110,000 total authorized project costs
- \$ 481,000 state project costs previously allocated: preliminary plans \$481,000
- \$ 10,074,000 state project costs to be allocated: working drawings \$478,000; construction \$9,306,000 (contracts \$8,184,000: contingency \$573,000: administration, testing, inspection \$549,000) and equipment \$290,000
- \$ 482,000 local funds previously allocated: preliminary plans \$482,000
- \$ 10,073,000 local funds to be allocated: working drawings \$477,000; construction \$9,307,000 (contracts \$8,185,000: contingency \$573,000: administration, testing, inspection \$549,000) and equipment \$289,000

CEQA

A Notice of Exemption (SCH 2005112092) 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 preliminary plans:	November 2007
Complete working drawings:	April 2008
Complete construction:	November 2010

**Staff Recommendation: Approve preliminary plans for this project**

## CONSENT ITEM

### CONSENT ITEM – 16

**CALIFORNIA COMMUNITY COLLEGES (6870)  
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT, ARTS CENTER: OCTV  
AUDITORIUM  
OXNARD COLLEGE, VENTURA COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-303-6049 (29)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 16

California Community Colleges  
Ventura County College District, Arts Center: OCTV Auditorium  
Oxnard College, Ventura County

Action Requested

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

Scope Description

**This project is within scope.** The authorized project constructs an 18,862 asf assembly and media service auditorium consisting of 3,878 asf AVTV, 1,284 asf office, and 13,700 asf assembly space. The project will include a 400-seat auditorium and a 100-seat, flat-floor black box theatre.

Funding and Project Cost Verification

**This project is within cost.**

- \$ 16,777,000 total estimated project costs
- \$ 16,777,000 total authorized project costs
- \$ 51,000 state project costs previously allocated: preliminary plans \$51,000
- \$ 7,460,000 state project costs to be allocated: working drawings \$259,000; construction \$6,629,000 (\$5,881,000 contracts, \$323,000 contingency, \$425,000 administration, testing, inspection); equipment \$572,000
- \$ 371,000 local funds previously allocated: preliminary plans \$371,000
- \$ 8,895,000 local funds to be allocated: working drawings \$492,000; construction \$7,795,000 (\$7,046,000 contracts, \$323,000 contingency, \$426,000 administration, testing, inspection) and equipment \$608,000

CEQA

A Notice of Exemption (SCH 2003031019) 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 preliminary plans: November 2007
- Complete working drawings: May 2008
- Complete construction: June 2010

**Staff Recommendation: Approve preliminary plans for this project.**

## CONSENT ITEM

### CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)  
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT, HEALTH SCIENCE  
EXPANSION/REPLACEMENT  
MOORPARK COLLEGE, VENTURA COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-303-6049 (28)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 17

California Community Colleges  
Ventura County College District, Health Science Expansion/Replacement  
Moorpark College, Ventura County

Action Requested

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

Scope Description

**This project is within scope.** The authorized project will demolish 6,670 asf of temporary facilities and constructs a new 23,775 asf Health Science building. Design refinements have adjusted the asf from 23,775 asf to 23,771 asf consisting of 20,649 asf laboratory, 2,653 asf office, and 469 asf other educational support space.

Funding and Project Cost Verification

**This project is within cost.**

- \$ 22,925,000 total estimated project costs
- \$ 22,925,000 total authorized project costs
- \$ 74,000 state project costs previously allocated: preliminary plans \$74,000
- \$ 10,285,000 state project costs to be allocated: working drawings \$366,000; construction \$9,336,000 (\$8,346,000 contracts, \$456,000 contingency, \$534,000 administration, testing, inspection); and equipment \$583,000
- \$ 496,000 local funds previously allocated: preliminary plans \$496,000
- \$ 12,070,000 local funds to be allocated: working drawings \$670,000; construction \$10,817,000 (\$9,865,000 contracts, \$455,000 contingency, \$497,000 administration, testing, inspection); and equipment \$583,000

CEQA

A Notice of Exemption (SCH 2003081107) 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 preliminary plans: November 2007
- Complete working drawings: March 2008
- Complete construction: December 2009

**Staff Recommendation: Approve preliminary plans**

## CONSENT ITEM

### CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)  
WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT, SCIENCE AND MATH  
RENOVATION  
WEST VALLEY COLLEGE, SANTA CLARA COUNTY**

*Authority: Chapters 47 and 48/06, Item 6870-301-6049 (20)*

**Approve preliminary plans**

## CONSENT ITEM

### STAFF ANALYSIS ITEM – 18

California Community Colleges  
West Valley-Mission Community College District, Science and Math Renovation  
West Valley College, Santa Clara County

Action Requested

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

Scope Description

**This project is within scope.** The authorized project renovates the science and math building. A correction in the space inventory and design refinements have adjusted the space to be renovated from 37,509 assignable square feet (asf) to 35,469 asf as follows: lecture, 9,495 asf (-15 asf); laboratory, 21,003 asf (-2,179 asf); office, 3,956 asf (+122 asf); and other, 1,015 asf (+32 asf).

Funding and Project Cost Verification

**This project is within cost.**

\$ 20,152,000 total estimated project costs

\$ 20,152,000 total authorized project costs

\$ 717,000 state project costs previously allocated: preliminary plans \$717,000

\$ 19,435,000 state project costs to be allocated: working drawings \$960,000; construction \$18,475,000 (\$16,287,000 contracts, \$1,140,000 contingency, \$1,048,000 administration, testing, inspection)

CEQA

A Notice of Determination (SCH 2004052092) 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 preliminary plans:	November 2007
Complete working drawings:	April 2008
Complete construction:	September 2010

**Staff Recommendation:    Approve preliminary plans**

## ACTION ITEM

### ACTION ITEM – 19

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
FORT ORD DUNES STATE PARK  
MONTEREY COUNTY  
DPR Parcel Number 8258; DGS Parcel Number 10386

*Authority: Chapter 157/03, Item 3790-301-6029(10)*

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

## ACTION ITEM

### STAFF ANALYSIS ITEM – 19

Department of General Services  
Department of Parks and Recreation  
Fort Ord Dunes State Park  
Monterey County

Action Requested

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

Scope Description

**This project is within scope.** This request will authorize the acquisition of approximately 980 acres of ocean front property located adjacent to and immediately south of the existing Marina State Beach in Monterey County, California. The U.S. Department of the Interior acting through the National Park Service (USA) will convey the property to the State of California at no cost as a public benefit conveyance in consideration of the perpetual use of the property for public park and public recreational purposes. Acquisition of this property will provide a unique opportunity to preserve and make available for public use, aesthetic enjoyment, and education, an area along the Monterey Bay shoreline of unique natural beauty and scientific significance including sandy beaches, coastal dunes, and remnants of the site's military history.

### Funding and Cost Verification

**This project is within cost.** Chapter 157/03, Item 3790-301-6029(10) provides the Department of Parks and Recreation with \$ 35,000,000 for acquisition of real property. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$ 25,000 DPR overhead project cost

\$ 10,000 DGS staff costs

\$ 35,000 total project costs to be allocated: \$35,000 in overhead costs

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 25, 2005 and the statute of limitations expired with no comments.

### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2007.

### Condition of Property

The Department of General Services, Environmental Services Section (DGS-ESS) staff conducted a condition of property inspection of approximately 980 acres of ocean front property, formerly part of Fort Ord, on October 18, 2007. DPR assumed "operational control" of the property in 2006. The property consists of four miles of beach front and is bordered by the Pacific Ocean, Highway 1 and the community of Marina to the east, Marina State Beach to the north, and the community of Sand City to the south. The site consists of level ground and undulating sand dunes covered with native and non-native vegetation. Along the beach is a bluff with eroding banks due to wave action. Numerous paved and dirt roads access the property. Inactive power poles and lines parallel one of the main roads within the property. There is also an abandoned railroad track that parallels the park road and Highway 1. The site was previously used by the U. S. Army as a portion of the entire 28,000 acre former Fort Ord, with much of that property comprising a large area east of Highway 1. Currently this area is, in part, the California State University, Monterey Bay campus, and a U. C. Santa Cruz Natural Reserve, a planned development mixed use district, as well as Fort Ord Public Lands, administered by the Bureau of Land Management.

The Fort Ord dunes property was used by the Army for small arms training beginning in the 1940s. The Army stopped using this site in about 1994. The property is a Superfund cleanup site, primarily due to the presence of lead in the sand dunes. In 1997 and 1998 approximately 163,000 cubic yards of contaminated sand was removed from 44 acres where the highest concentrations of bullet and lead contaminated soil existed. Residual deposits of bullets and contaminated soil remain on the property. The Army, the Environmental Protection Agency, and the California Department of Toxic Substances Control (DTSC) have agreed that the remaining level of contamination is acceptable for the planned uses of the property as a State Park. However, due to residual lead concentrations that may exist, and that more lead contamination could possibly be discovered in the future, the property will not be appropriate for use as residential, day care, schools, etc. Many buildings and roads also occupied the site. Approximately 65 structures have been removed, with some structures remaining for interpretive and educational purposes.

DPR has been involved with Fort Ord Dunes planning activities over the last 15 years and has incrementally increased responsibility for management of the property. During this time, the landscape has been significantly modified due to contaminated sand and soil removal and

revegetation with native plants. In addition, non-native plants including large stands of ice plant have been removed from the property for habitat restoration purposes.

Other:

- There is no relocation assistance involved with this project. The property is vacant and unoccupied.
- The DPR is not aware of any lawsuits pending on the property. The quitclaim deed from the USA will require delivery of title to the State free and clear of any liens.
- The Department of Parks and Recreation (DPR) is unaware of any lawsuits pending concerning this property.
- The property includes the remnants of small arms firing ranges, the former Fort Ord ammunition storage area that includes bunkers, and other military era structures that are not in use, including a wastewater treatment plant. The property also includes an internal road system and utility lines.
- Fort Ord was listed on the National Priorities List (Superfund) in 1990 and the Fort Ord Federal Facility Agreement was signed by the U.S. Army, the United States Environmental Protection Agency, State of California, Department of Toxic Substance Control (DTSC), and the California Regional Water Quality Control Board, Central Coast Region. All of Fort Ord, including the subject property, has been addressed under the federal Comprehensive Environmental Compensation and Liability Act (CERCLA). Pursuant to the CERCLA, all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken prior to conveyance of the property and any additional remedial action found to be necessary after conveyance of the property will be conducted by the USA.
- The U.S. Army conducted remedial actions that included excavation and screening of soils contaminated with lead at the beach firing ranges. There is a possibility that some U.S. Army activities with Munitions and Explosives of Concern (MEC) remain on the property, however, the MEC was addressed by the "Record of Decision" dated April 6, 2005 concluding items that potentially remain do not pose an unacceptable risk based upon site-specific evaluations conducted. The property is deemed suitable for public park and recreational purposes as concluded in the Finding of Suitability to Transfer, Former Fort Ord, California, Track 0 Plug-in C and Track 1 Parcels (FOST 9)(August 2005), FOST 9 Amendment (October 2005) and documents referenced therein, subject to certain terms and conditions of occupancy and use.
- A Memorandum of Understanding (MOU) and Covenant to Restrict Use of Property (CRUP) will be entered into by and between DTSC and DPR which restricts approximately 858 acres of the total 980 acres and pertains to allowable uses of the property, none of which will affect DPR's proposed use as a public recreation area. Included is a soil covenant requiring a soil management plan and health and safety plan and groundwater covenant restricting use of the groundwater and interference with groundwater remedy infrastructures.
- The location of the 12 former ammunition bunkers is such that natural erosion processes will at some future point erode away their surrounding protective bluffs and dunes. When this will happen is unclear, as the coastal erosion process is highly variable, dependent on the number and strength of winter storms. However, when it does occur, there will be costs related to their dismantlement and removal. These costs will be addressed through the normal budget process.
- The DPR was provided support funds for the ongoing operation of this coastal property. The funds will be used primarily for patrol and maintenance of this parcel. Any other resources required to operate this parcel will be redirected within the District's existing resources.
- Although the parcel includes some structures, the DPR does not foresee changes at this time to development. Any changes to public access, use, development, resources or habitat protection will be addressed through the normal budget process.

- Pursuant to Government Code Section 11005, this transaction shall be approved by the Director of Finance for the State of California.

**Staff Recommendation:**     **Authorize the acquisition of real property through the acceptance of a no-cost acquisition**

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**ACTION ITEM**

**ACTION ITEM – 20**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
SANTA MONICA STATE BEACH  
ANNENBERG COMMUNITY BEACH CLUB CONCESSION SERVICES  
CITY OF SANTA MONICA, LOS ANGELES COUNTY**

*Authority: Concession Agreement: Section 5080.20(c) of the Public Resources Code*

**Authorize the City of Santa Monica to issue a request for proposals of a concession contract at the Annenberg Community Beach Club at Santa Monica State Beach**

## ACTION ITEM

### STAFF ANALYSIS ITEM – 20

Department of Parks and Recreation  
Santa Monica State Beach  
Annenberg Community Beach Club Concession Services  
City of Santa Monica  
Los Angeles County

#### Action requested

**The requested action will authorize the City of Santa Monica (City) to issue a request for proposals of a concession contract at the Annenberg Community Beach Club at Santa Monica State Beach.**

#### Scope Description

The proposed concession agreement includes: (1) a contract term of up to ten years, (2) rent estimated to be at least \$150,000 annually, and (3) facility improvements to be provided by the concessionaire.

#### Funding and Cost Verification

Funding will be provided by the City and the concessionaire. No state funds are required.

#### CEQA

Concession contracts do not require a California Environmental Quality Act review (CEQA); however, construction under the proposed concession contract may require a CEQA review.

#### Project Schedule

**The anticipated project schedule for the concession is as follows:**

Release of the Request For Proposals - November 2007

Contract award - February 2008

Facility improvements - spring 2008

Restaurant opens to the public - summer 2008

Beach rentals open to the public - January 2009

#### Other:

- The Santa Monica State Beach became a state park in 1959 and is operated by the City under a long-term operating agreement, pursuant to Public Resources Code Section 5080.30. Consequently, the rent generated by this concession will be deposited into the City's account.
- Public Resources Code Section 5080.20 requires new Department of Parks and Recreation (Parks) concession contract terms to be approved by the Legislature during the annual budget process. The section also states that if the State Public Works Board (SPWB) determines that the proposed concession agreement could not have been presented to the Legislature for review during the annual budget process, and that waiting for the next budget cycle would not be in the public interest, that the SPWB may review and approve the proposal after providing a 20-day written notice to the Legislature.
- In 2004, the City received a grant from the Annenberg Foundation to redevelop an existing facility known as 415 PCH (Pacific Coast Highway) as a public beach club. The new facility will be known as the Annenberg Community Beach Club. As part of the re-

development plan, the existing restaurant will be upgraded and expanded. However, the grant will only cover a portion of the facility upgrades at the restaurant. The remaining upgrades will be the responsibility of the concessionaire as a requirement of the proposed concession agreement. Specifically, the grant will be used to address deferred maintenance issues, such as foundation stabilization, siding, roofing, and electrical improvements in the restaurant and the concessionaire will be responsible for new windows, flooring, painting, and fixtures.

- In January 2007, the City awarded a construction contract for the beach club. A portion of the club, including the restaurant, will need to be closed for approximately four months in early 2008 to accommodate the construction and improvements to the facilities surrounding the existing concession.
- In June 2007, the City informed Parks of the construction schedule, and also requested authority to enter into a new concession agreement so the concessionaire would be able to implement its required improvements at the same time the City performs its deferred maintenance work.
- It is necessary for the SPWB to review the request because the City notified Parks too late for the concession to be considered in the 2007-08 Budget process. In addition, deferring the review and approval of the concession agreement to the 2008-09 Budget process would necessitate a second closure of the area several months after the completion of the City's construction funded by a grant. Requiring a second closure for construction would be more costly than having both the City and the concessionaire complete their work concurrently, and would be adverse to the interests of the public.
- The 20-day notification letter was sent to the Legislature regarding Parks' request, and it will expire on November 12, 2007.

**Staff Recommendation: Authorize the City of Santa Monica to issue a request for proposals of a concession contract at the Annenberg Community Beach Club at Santa Monica State Beach, contingent upon the expiration date of the 20-day notification letter without adverse comments.**

## ACTION ITEM

### ACTION ITEM – 21

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
SMALL MANAGEMENT EXERCISE YARDS, (MCSP, SOL, WSP, RJD)  
STATEWIDE**

*Authority: Chapters 47 and 48/06, Item 5225-301-0001(4.5)*

- a. **Recognize scope change**
- b. **Approve reversion** **\$395,000**

## ACTION ITEM

### STAFF ANALYSIS ITEM – 21

Department of Corrections and Rehabilitation  
Small Management Exercise Yards (MCSP, SOL, WSP, RJD)  
Statewide

Action Requested

**The requested action will recognize a scope change and approve the reversion of project savings contingent upon expiration of the 20-day notification period to the Joint Legislative Budget Committee without comment.**

Scope Description

**This project is not within scope.** The approved project would construct 80 small management exercise yards (SMY) for inmates housed in administrative segregation, including 20 SMYs at each of the following institutions: Mule Creek State Prison (MCSP); California State Prison, Solano (SOL); Wasco State Prison (WSP); and the Richard J. Donovan Correctional Facility (RJD). The California Department of Corrections and Rehabilitation (CDCR) is requesting a scope change to remove the SMYs at SOL from this project, reducing the scope of this project from 80 to 60 SMYs. This scope change has become necessary because of

significant cost increases that have resulted from higher material costs and site conditions at each of the four locations. By deferring the construction of SMYs at SOL, the SMYs at the three remaining prisons can be constructed within the amount appropriated by the Legislature.

#### Funding and Cost Verification

**This project is not within cost.** The budget for this project was estimated using a standard of \$34,000 per SMY, which was based on the cost of the CDCR's most recently completed SMYs. This assumed a standard amount of concrete, plumbing, fencing, etc. per yard. However, site specific conditions and increased material costs have increased the cost per SMY above the budgeted amount. The updated cost per SMY varies between these four institutions as follows: \$44,000 at MCSP, \$42,500 at WSP, and \$36,750 at both SOL and RJD.

Proceeding with the current scope of the project, design, and construction of 80 SMYs would cost \$3,200,000, which would require an additional augmentation of \$340,000 or 12.5 percent of total project appropriations (\$2,720,000). This augmentation, combined with the previous augmentation (\$140,000), would result in a cumulative augmentation of \$480,000 or 17.7 percent of total project appropriations (\$2,720,000). While this is within the augmentation authority of the State Public Works Board, it would only leave \$64,000 of augmentation authority remaining. Consequently, it would not be prudent to begin construction with this much augmentation authority already utilized.

The increased material costs are the result of higher prices for materials such as concrete and steel. Factors relating to site conditions include the size of the SMY complex at each institution and the distance from the planned sites to the nearest utility connections. The budgeted amount per SMY assumed all 20 SMYs would be situated in a standard proximity to each other. However, at all four of these locations, the physical area needed to site all 20 SMYs was larger than anticipated due to existing yard features. For example, at WSP the SMY complex had to be split into two smaller complexes. At each of these locations, a greater amount of concrete is necessary to provide a surface for the SMY complex. The larger physical size of the SMY complex at each location also necessitates longer stretches of yard fencing and in-ground plumbing.

In addition, at RJD connections for water and wastewater service were at least 100 feet from the complex, at WSP connections for electrical and water were at least 100 feet from the complex, and at both SOL and WSP existing utility services needed to be relocated so that they wouldn't be located under the cement slab of the SMY complex when it is completed. At MCSP, the closest electrical connection was more than 150 feet away from the SMY complex site and it required a transformer to provide the proper service to the SMYs. Because of the site topography at MCSP, approximately 140 feet of concrete retaining wall is necessary. Moreover, for security reasons, a block wall is necessary at RJD to screen the SMY complex from another inmate yard.

Institution	Original Budget	Current Estimated Budget	Change	Percent Change
MCSP	\$680,000	\$880,000	\$200,000	29.4 %
WSP	\$680,000	\$850,000	\$170,000	25.0 %
RJD	\$680,000	\$735,000	\$55,000	8.1 %
SOL	\$680,000	\$0	- \$680,000	- 100 %
<b>Total</b>	<b>\$2,720,000</b>	<b>\$2,465,000</b>	<b>- \$255,000</b>	<b>- 9.4 %</b>

The table above illustrates the difference between the original budgeted amount and the current estimated budget by institution for the three locations that will remain in the scope of this project. The difference between the original appropriation (\$2,720,000) and the current estimated budget (\$2,465,000) is \$255,000. Furthermore, it has since been determined that real estate due diligence is not necessary for this project because the construction sites at each of these institutions have already been covered by previous real estate due diligence reviews conducted at these institutions. Consequently, the CDCR has requested that the \$255,000 available as a result of this scope change and the \$140,000 augmentation for due diligence be reverted, for a total reversion amount is \$395,000.

On October 29, 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.

\$ 2,860,000	total authorized project cost
\$ 2,465,000	total estimated project cost
\$ 2,860,000	project costs previously allocated: construction (\$2,112,000 contract, \$176,000 contingency, \$336,000 A&E, \$140,000 other project costs, and \$96,000 agency retained items)
\$ 395,000	requested net reversion: construction (\$241,000 contract, \$59,000 contingency, \$336,000 A&E, \$211,000 other project costs, \$29,000 and agency retained items)

#### CEQA

This project is exempt from the CEQA process.

#### Project Schedule:

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

Complete design:	June 2009
Complete construction:	January 2010

#### Due Diligence:

Due diligence is not necessary for this project because the construction sites at each of these institutions have already been covered by previous real estate due diligence reviews conducted at these institutions.

#### **Staff Recommendation:**

**Recognize scope change and approve reversion contingent upon expiration of the 20-day notification period to the Joint Legislative Budget Committee without comment**

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## ACTION ITEM

### ACTION ITEM – 22

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT; PERFORMING ARTS CENTER,  
CITY COLLEGE OF SAN FRANCISCO – OCEAN/PHELAN CAMPUS  
SAN FRANCISCO COUNTY**

*Authority: Chapters 171 and 172/07, Item 6870-301-6049 (35)*

- a. **Recognize scope change to terminate the project**
- b. **Approve reversion** **\$1,743,000**

## ACTION ITEM

### STAFF ANALYSIS ITEM – 22

California Community Colleges  
San Francisco Community College District; Performing Arts Center, City College of San  
Francisco, Ocean/Phelan Campus,  
San Francisco County

Action Requested

**The requested action will terminate the project and approve a reversion of preliminary plans and working drawings.**

Scope Description

**The project is not within scope.** The authorized scope provides for a total of 50,907 asf for a performing arts instructional facility. The project includes 6,410 asf laboratory space; 7,885 asf office and administrative support space; 250 asf of library space and 36,362 asf other performing arts spaces. The district is requesting a scope change to reduce the project asf from 50,907 to 33,776 (34 percent). The revised scope provides for 4,555 asf laboratory space, 3,183 asf office space and 26,038 asf other performing arts spaces.

The Chancellor's Office is requesting a scope change to terminate the project and approve a reversion of the preliminary plans and working drawing funds. The original cost estimates for the facility and site development were too low to accomplish the project's intent and the escalating construction costs overall have compounded this deficiency. The District investigated a scope change to reduce the size of the facility but this option could not maintain program delivery. As a consequence, the Chancellor's Office has advised the District to terminate the project through the State Public Works Board and return with the new scope for the fiscal year 2009-10.

On October 22, 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.

\$ 4,474,000 total estimated project costs

\$ 4,474,000 total authorized project costs

\$ 1,743,000 state project funds to be allocated: preliminary plans and working drawings  
\$1,743,000

\$ 2,731,000 local project funds to be allocated: preliminary plans and working drawings  
\$2,731,000

(\$1,743,000) state funds to be reverted: preliminary plans and working drawings \$1,743,000

(\$2,731,000) local funds to be reverted: preliminary plans and working drawings \$2,731,000

CEQA

A Notice of Determination was filed with the State Clearinghouse (2003102086) on June 15, 2004 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 reversion November 2008

**Staff Recommendation: Recognize scope change to terminate project and approve reversion**

## **OTHER BUSINESS**

### **OTHER ITEM – 23**

#### **The Annual Audit Reports from Gilbert Associates Inc.**

- a. Public Buildings Construction Fund
- b. High Technology Education Revenue Bond Fund

#### **Approve the 2007 State Public Works Board Financial Statements**

### **OTHER ITEM – 24**

#### **Approve the 2008 State Public Works Board Calendar**

## **REPORTABLES**

To be presented at meeting.