



STATE PUBLIC WORKS BOARD

Gavin Newsom ■ Governor

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STATE PUBLIC WORKS BOARD

February 14, 2025

FINAL MINUTES

MEMBERS PRESENT:

Michele Perrault, Chief Deputy Director, for the Department of Finance
Jennifer Osborn, Chief Deputy Director, for the Department of General Services
Mike Keever, Chief Deputy Director, for the Department of Transportation
Dave Oppenheim, Deputy Controller, for the State Controller
Blake Fowler, Deputy Treasurer, for the State Treasurer
Bryan Cash, Assistant Secretary, for the Natural Resources Agency

MEMBERS ABSENT:

None.

CALL TO ORDER AND ROLL CALL:

Michelle Perrault, Chairperson of the State Public Works Board (Board), called the meeting to order at 10:01 a.m. Raghda Nassar, Deputy Director of the Board, called the roll. A quorum was established.

Ms. Perrault noted that Mr. Cash, a voting member for Consent Calendar A, joined remotely and asked Mr. Cash to let the Board know if anyone over the age of 18 would be in the room during the meeting. There were none.

BOND ITEMS:

The first order of business was to consider three Bond Items.

BOND ITEM 1:

Ms. Lukenbill stated that the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions, for the Juvenile Project in Santa Cruz County, for the Department of Corrections and Rehabilitation.

The project scope includes the design and construction of a new, approximately 6,900 square foot, multi-use recreation and programs facility. The facility will be constructed in the outdoor recreation field just south of the existing Juvenile Hall, and will provide a gymnasium with a basketball court, two classrooms dedicated for juvenile hall and probation programs, one equipment room for athletic equipment, restrooms, and fold-out bleachers.

Bonds for this project will be issued in an amount not to exceed \$1,356,000.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Osborn and seconded by Mr. Oppenheim to approve Bond Item 1. The motion passed unanimously through a 5-0 roll-call vote (Ms. Perrault, Ms. Osborn, Mr. Keever, Mr. Oppenheim, and Mr. Fowler all voting aye).

BOND ITEM 2:

Ms. Lukenbill stated that the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions, for the Juvenile Project in Santa Cruz County for the Department of Corrections and Rehabilitation.

The project scope includes the design, construction, and renovation of the existing juvenile hall and attached probation office building. The project also includes replacement of an existing storage shed, construction of a new onsite greenhouse, and outdoor garden and teaching spaces.

Bonds for this project will be issued in an amount not to exceed \$9,503,000.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Mr. Fowler and seconded by Mr. Oppenheim to approve Bond Item 2. The motion passed unanimously through a 5-0 roll-call vote (Ms. Perrault, Ms. Osborn, Mr. Keever, Mr. Oppenheim, and Mr. Fowler all voting aye).

BOND ITEM 3:

Ms. Lukenbill stated that the requested action would adopt an amended resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions, for the Adult Local Criminal Justice Facilities Project in Placer County for the Board of State and Community Corrections.

The project scope includes the design and construction of a new, stand-alone, mental health facility on county-owned land, adjacent to the existing county jail in the city of Roseville. The facility will provide approximately 50 beds, and will include recreation yards, a central officer station, multi-purpose space, counseling space, and interview space, an exam room, and a dayroom. In addition, the project includes the construction of a separate secured corridor that will connect the new mental health facility to the existing jail.

Bonds for this project will be issued in an amount not to exceed \$13,820,000.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Osborn and seconded by Mr. Fowler to approve Bond Item 3. The motion passed unanimously through a 5-0 roll-call vote (Ms. Perrault, Ms. Osborn, Mr. Keever, Mr. Oppenheim, and Mr. Fowler all voting aye).

Ms. Perrault thanked and excused the Deputy Controller and Deputy Treasurer.

MINUTES:

The next order of business was to approve the minutes from the December 16, 2024, Board meeting.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

A motion was made by Ms. Osborn and seconded by Mr. Keever to approve the minutes. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Ms. Osborn, and Mr. Keever all voting aye).

CONSENT CALENDAR A:

The next order of business was to consider Consent Calendar A.

Ms. Lukenbill stated that Consent Calendar A included one item for a project within the Natural Resources Agency, and for that item Mr. Cash would be joining today as a voting member.

CONSENT ITEM 1:

Ms. Lukenbill stated that if approved, the requested action would approve an augmentation of \$1,476,000 Public Buildings Construction Fund for the performance criteria phase of the Sonoma Lake Napa Unit Headquarters and Glen Ellen Fire Station: Relocate Facility project in Sonoma County, for the Department of Forestry and Fire Protection. The requested action would also recognize a scope change for the project and an anticipated deficit for the design-build phase.

The authorized scope includes the design and construction of a new project that will consolidate operations from Sonoma Lake Napa Headquarters, the Lake Napa Unit Auto Shop and Warehouse, and the Glen Ellen Fire Station. This project will be located on a 53-acre parcel at the former Sonoma Developmental Center. The requested scope change includes the design and construction of a signalized intersection or round-about connection to Highway 12, to provide a second means of access to and from the new project site. This scope change is necessary to meet State Fire Marshal requirements.

Ms. Lukenbill noted the project estimate has been refined to incorporate this scope change, and to include project components that were not accounted for in the original estimate, including the roadwork related to the Highway 12 access. Based on these changes, the current estimated total project cost is \$304,958,000, which is an increase of \$152,566,000, or nearly 100%. This updated estimate includes an increase of \$1,476,000 for the performance criteria phase of the project and an increase of \$151,090,000 to the design-build phase, which will be proposed in a future budget. Ms. Lukenbill noted that this item required a 20-day notice to the Chairs of the Joint Legislative Budget Committee and fiscal committees in each house. The letter was sent on January 28, 2025 and the 20-day review period ends on Monday, February 17; therefore, approval of this item is contingent upon expiration of the 20-day legislative notification period without adverse comment.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public.

Mr. Keever asked the CAL FIRE representative to confirm that the site was an existing state site, and the location was appropriate for CAL FIRE. He also noted that the costs were substantially higher than originally anticipated, and the increase was driven by the site work and the additional intersection. Mike Duggan, Chief with CAL FIRE, confirmed and indicated that at the time of the transfer of jurisdiction, the project did not reflect the connection to highway 12. Mr. Keever asked if the site was still an appropriate site, considering the substantial costs. Mr. Duggan confirmed that after searching for over a decade, this site was still the most appropriate to relocate the Lake Napa Unit Headquarters, which is a combination of what used to be two units covering Sonoma, Lake, Napa, Colusa, Yolo, and Solano counties.

Mr. Keever asked if there were any other sites in the area that would better meet CAL FIRE's operational needs. Michael Ton, Project Director III with the Department of General Services, indicated that a study was completed to determine what was needed, and confirmed that this was the most appropriate site to meet CAL FIRE's operational needs.

Before moving onto any further questions, Ms. Perrault thanked Legislative Advisory member Jessica Caloza for attending the meeting. Ms. Caloza thanked Ms. Perrault and introduced herself.

Ms. Perrault thanked everyone for their questions and responses. She echoed the concerns of Mr. Keever, and stated that she understood the complexity of the situation. She also asked if there would be an opportunity in the future to share costs if the space would be utilized by the Developmental Center? Mr. Duggan indicated that currently, the state has budgeted for the full buildout, and having an agreement to share costs at this point in time would further complicate the project.

Ms. Perrault asked if there were any further comments or questions from the Board, or from the public. There were none.

A motion was made by Mr. Cash and seconded by Mr. Keever to approve Consent Calendar A. The motion passed unanimously through a 4-0 roll-call vote (Ms. Perrault, Ms. Osborn, Mr. Keever, and Mr. Cash all voting aye).

Ms. Perrault thanked and excused Mr. Cash.

CONSENT CALENDAR B:

The next order of business was to consider four Consent Items on Consent Calendar B.

CONSENT ITEM 1:

Ms. Lukenbill stated that the requested action would authorize the acquisition of real property and authorize the execution of a Property Acquisition Agreement and any such documents as may be required to complete the acquisition of 5 acres of land from the City of Seaside (City), for the New Fort Ord Family and Civil Courthouse in Monterey County, for the Judicial Council of California.

The site would house a new, 7-courtroom courthouse in Monterey County. The site is owned by the City and is a partial acquisition of a larger approximately 50-acre City parcel. The cost related to this acquisition is \$10,619,00 General Fund, which will be funded from the original acquisition appropriation of \$35,619,000.

CONSENT ITEM 2:

Ms. Lukenbill stated that the requested action would approve an augmentation of \$47,333,000 Public Buildings Construction Fund for the New Sacramento Courthouse in Sacramento County for the Judicial Council of California.

The current authorized total project cost is \$522,673,000, and the requested augmentation of \$47,333,000 brings the current total estimated cost for the project to \$570,006,000. The augmentation request is primarily driven by a \$36 million settlement agreement with the contractor. The augmentation also included additional soft costs totaling \$6,833,000, and additional proposed change orders and contingency replenishment totaling \$4,500,000.

CONSENT ITEM 3:

Ms. Lukenbill stated that the requested action would authorize the State's acceptance of real property through a transfer of title from San Francisco County, and authorize the execution and delivery of all documents necessary to complete the transfer, for the Civic Center Courthouse in San Francisco County for the Judicial Council of California.

The court facility consists of approximately 0.9 acres of real property with an improved seven-story, 190,000 square foot building in the northwest portion of Civic Center Plaza. Following the transfer of title, the Judicial Council shall continue to be responsible for funding and operating the Court Facility.

CONSENT ITEM 4:

Ms. Lukenbill stated that the requested action would recognize a scope change and approve an augmentation of \$2,444,000 General Fund for the San Quentin Rehabilitation Center New Boiler Facility in Marin County for the Department of Corrections and Rehabilitation.

The authorized project scope included the design and construction of a new high efficiency boiler system to replace three boilers and the boiler building, that serves the institution's heating and hot water needs. The requested scope change eliminates the propane backup system for the project to avoid substantially increased costs due to new permitting requirements, and due to the reliability of natural gas. The scope change would result in savings of \$834,000.

In addition, the project requires an augmentation, which is driven the removal of unforeseen buried structures (\$144,000), groundwater remediation (\$42,000), additional costs for contaminated soils remediation (\$330,000), underground utility redesign work (\$2,122,000), equipment storage (\$113,000), A/E design work (\$105,000), project/construction management and contract construction management line-items (\$288,000), and increased contingency (\$134,000).

Ms. Lukenbill noted that Consent Items 2 and 4 required 20-day notices to the Joint Legislative Budget Committee and the fiscal committees in each house. The letters

were sent on January 24, 2025, and the notification period had expired for both letters, without adverse comment.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public on Consent Calendar B.

Referencing Consent Item 1, Mr. Keever asked the Judicial Council representative about his confidence that there were not any unexploded ordinances on the site.

James Koerner, with the Judicial Council, shared a map of the property and confirmed, based on a federal government survey that identified areas of ordinances, that there weren't any on the property. He further noted that the Judicial Council completed an Environmental Impact Report, and the results indicated that there were no areas of ordinances.

Ms. Perrault asked if this was the last augmentation anticipated for the Sacramento Courthouse. Ms. Lukenbill responded that they didn't know that at this time, as there is one potential claim that had not been resolved yet.

Ms. Perrault asked if there were any other questions or comments from the Board or from the public. There were none.

A motion was made by Ms. Osborn and seconded by Mr. Keever to approve Consent Calendar B. The motion passed unanimously through a 3-0 roll-call vote (Ms. Perrault, Ms. Osborn, and Mr. Keever all voting aye).

ACTION ITEMS:

None.

OTHER BUSINESS:

None.

GENERAL PUBLIC COMMENT:

Ms. Perrault asked if there were any other questions or comments from the Board, or from the public. There were none.

REPORTABLES:

Ms. Lukenbill presented the Reportable Items for the period of December 4, 2024, through February 2, 2025.

Ms. Perrault asked if there were any questions or comments from the Board, or from the public. There were none.

NEXT MEETING:

Ms. Perrault stated that the next Board meeting was scheduled for Thursday, March 27, 2025. The time and location of the meeting would be posted on the Board's website.

Ms. Perrault asked if there were any other questions or comments from the Board or from the public. There were none. The meeting concluded at 10:44.