



STATE PUBLIC WORKS BOARD

Gavin Newsom ■ Governor

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STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Thursday, March 27, 2025, at 11:00 a.m.

1021 O Street, Room 3110, Sacramento, California

This meeting can also be accessed by the public through the following zoom link or phone number:

<https://us06web.zoom.us/j/88218883740?pwd=CR7f24NQX8mvoW6C98nbcP8ndGcsbE.1>

Meeting ID: 882 1888 3740

Passcode: qcT@42f@

By Phone: 1 669 219 2599

Meeting ID: 882 1888 3740

Passcode: 12646675

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Members of the Board will attend the meeting at the physical location identified above. The public may observe the meeting and address the Board in person, through the Zoom link, or via the telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the meeting start time. Members of the public may also submit comments in advance of the meeting. If members of the public wish to submit comments, the Board asks members of the public to provide written comments to Angela.Noland@dof.ca.gov prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the public may address the Board prior to it taking action on any matter in the agenda. This notice and the Board agenda for the current month are available on the State Public Works Board website. [Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to Angela.Noland@dof.ca.gov. Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Angela Noland at (916) 445-9694 or e-mail to Angela.Noland@dof.ca.gov, five days prior to the meeting.

ACTION ITEM

ACTION ITEM—1

**DEPARTMENT OF MOTOR VEHICLES (2740)
INGLEWOOD FIELD OFFICE REPLACEMENT
LOS ANGELES COUNTY**

*Authority: 2015 Budget Act, 2740-301-0044 (3)
2016 Budget Act, 2740-301-0044 (3)
2023 Budget Act, 2740-301-0660 (2)*

Consider approving an augmentation.

\$3,477,000

(14.5 percent of total project appropriations)

(16.4 percent cumulative)

STAFF ANALYSIS ITEM—1

Department of Motor Vehicles
Inglewood Field Office Replacement
Los Angeles County

Action requested

If approved, the requested action would approve an augmentation.

This item is related to Bond Item 2 and if approved, would increase project authority to the total bond allocation identified in that item.

Scope Description

This project is within scope.

The project scope consists of the replacement of a 53-year-old, approximately 21,000 square foot single-story Department of Motor Vehicles (DMV) field office located in Inglewood. The new approximately 15,600 square-foot single-story field office will be constructed at the same site and will incorporate DMV's field office workflow design standards to more efficiently and effectively serve customers. In addition, the new facility will meet LEED Silver standards, achieve Zero Net Energy, and include vehicle charging stations.

Funding and Cost Verification

This project is not within cost. A total of \$24,006,000 has been appropriated for the project; the 2015 Budget Act provided \$1,017,000 Motor Vehicle Account (MVA) for preliminary plans, the 2016 Budget Act provided \$1,027,000 MVA for working drawings, and the 2023 Budget Act provided \$21,962,000 Public Buildings Construction Fund for construction). Previously, the State Public Works Board (Board) approved one augmentation totaling \$453,000 for the working drawings phase, bringing the overall authorized costs to \$24,459,000.

An additional augmentation is needed at this time because the lowest qualifying construction bid received was higher than the state's 2023 construction appropriation for the project. The higher bid is being driven by: (1) increases in the price of

construction materials by up to 20 percent since December 2024, (2) competition in the Los Angeles labor market due to the upcoming 2026 World Cup and 2028 Summer Olympic Games, and (3) rising insurance premiums and healthcare costs.

On March 7, 2025, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to recommend that the Board approve this action no sooner than 20 days from that date.

\$24,459,000	Total authorized project costs
\$27,936,000	Total estimated project costs
\$2,449,000	Project costs previously allocated: \$969,000 for preliminary plans and \$1,480,000 for working drawings
\$21,962,000	Project costs to be allocated: \$21,962,000 construction (\$17,845,000 contract, \$892,000 contingency, \$1,233,000 A&E, \$1,467,000 other project costs, \$525,000 agency retained)
\$3,477,000	Augmentation to be allocated: \$3,477,000 construction phase

CEQA

The Department of Motor Vehicles filed a Notice of Exemption with the State Clearinghouse on June 20, 2016, with a refiling on December 19, 2023, and in both instances the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

Department of General Services, on behalf of DMV, completed a Summary of Conditions Letter for this project on January 31, 2025, and found two title exceptions related to easements on the property. The easements were considered and determined not to negatively impact the beneficial use and quiet enjoyment of the project.

Project Schedule

Approve preliminary plans	July 2015
Complete working drawings	May 2025
Start construction	June 2025
Estimated project completion	January 2027

Staff Recommendation: **Approve an augmentation.**

BOND ITEMS

BOND ITEM—1

JUDICIAL COUNCIL (0250)

DEPARTMENT OF GENERAL SERVICES (7760)

2025 SERIES A (TAX EXEMPT) AND B (TAXABLE), LEASE REVENUE BONDS

VARIOUS CAPITAL PROJECTS

Project: New Sacramento Courthouse
Location: 500 G Street, Sacramento, CA, 95814
Authority: 2018 Budget Act, Item 0250-301-0660 (2.5), as reappropriated by the 2020 Budget Act

Project: Sacramento Region: Gregory Bateson Building Renovation
Location: 1600 9th Street, Sacramento, CA 95814
Authority: 2021 Budget Act, 7760-301-0660 (1)

Consider adoption of a resolution to:

- 1) Authorize the sale of the State Public Works Board lease revenue bonds to finance and refinance the costs of the construction related to various projects for the Judicial Council and the Department of General Services.**
- 2) Approve the form of various documents related to and approve and authorize other related actions in connection with, the authorization, issuance, sale, and delivery of said lease revenue bonds.**

Estimated Project Costs to be Financed	\$720,335,000
Estimated Par Value of Bonds to be issued	\$699,460,000
Estimated “Not to Exceed” Par Amount	\$806,369,000

STAFF ANALYSIS ITEM—1

Judicial Council (0250)

Department of General Services (7760)

2025 Series A (Tax Exempt) and B (Taxable), Lease Revenue Bonds

Various Capital Projects

Action Requested

If approved, the requested action would authorize the sale of the 2025 Series A and B lease revenue bonds and approve the form of various documents related to and approve and authorize other related actions in connection with, the issuance, sale, and delivery of said revenue bonds.

Background

The Budget Act of 2018, as reappropriated by the Budget Act of 2020 authorized the Board to issue bonds to fund the construction of the **New Sacramento Courthouse, for the Judicial Council**. The project includes the construction of a new, 53-courtroom, 18-story facility of approximately 540,000 square feet and covers a city block of approximately 2.5 acres. The project will consolidate court operations from five facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Sacramento County. The courthouse will be occupied by the Sacramento County Superior Court.

The Budget Act of 2021 authorized the Board to issue bonds to fund the construction of the **Sacramento Region: Gregory Bateson Building Renovation for the Department of General Services (DGS)**. The project includes the renovation of the four-story, approximately 290,000 square foot Gregory Bateson Building located at 1600 Ninth Street in the City of Sacramento. The project includes the renovation of all major building systems and incorporates improvements to fire and life safety systems and accessibility, repairs to historic elements, and hazardous materials removal. The building will be occupied by staff from the California Natural Resources Agency, Department of Fish and Wildlife, Department of Parks and Recreation, Department of Water Resources, Department of Conservation; Office of Energy Infrastructure Safety; and the California Energy Commission.

Concurrent with the issuance of the bonds, the departments will enter into site leases with the Board for their respective projects, under which the Board will lease the sites at which the projects are located from the departments. The Board will lease the respective facilities to the departments. The rental payments under these facility leases secure the payment of the principal and interest on the Board's bonds. The bonds are scheduled to be fully paid, and the leases for the Judicial Council and DGS projects are scheduled to terminate, in 25 years.

The 2025 Series A bonds will be sold as tax exempt, and the Series B bonds will be sold as taxable, through a negotiated sale on the basis described in the Bond Purchase Agreement.

Projects

The 2025 Series A and B bonds will finance the projects identified above, which are more specifically described in Appendix B of the Preliminary Official Statement.

Staff Recommendation: **Adopt the resolution.**

BOND ITEM—2

DEPARTMENT OF MOTOR VEHICLES (2740) INGLEWOOD FIELD OFFICE REPLACEMENT LOS ANGELES COUNTY

Authority: 2015 Budget Act, 2740-301-0044 (3)
 2016 Budget Act, 2740-301-0044 (3)
 2023 Budget Act, 2740-301-0660 (2)

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the State Public Works Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of lease revenue bonds.
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services, on behalf of the Office of Emergency Services, and the Board.
- 4) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.

Total Bond Allocation

\$25,439,000

STAFF ANALYSIS ITEM—2

Department of Motor Vehicles
Inglewood Field Office Replacement
Los Angeles County

Action requested

If approved, the requested action would adopt a resolution authorizing actions to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and other related actions.

Scope Description

This project is within scope.

The project scope consists of the replacement of a 53-year-old, approximately 21,000 square foot single-story Department of Motor Vehicles (DMV) field office located in Inglewood. The new approximately 15,600 square-foot single-story field office will be constructed at the same site and will incorporate DMV's field office workflow design standards to more efficiently and effectively serve customers. In addition, the new facility will meet LEED Silver standards, achieve Zero Net Energy, and include vehicle charging stations.

Funding and Cost Verification

This project is not within cost. A total of \$24,006,000 has been appropriated for the project; the 2015 Budget Act provided \$1,017,000 Motor Vehicle Account (MVA) for preliminary plans, the 2016 Budget Act provided \$1,027,000 MVA for working drawings, and the 2023 Budget Act provided \$21,962,000 Public Buildings Construction Fund (Lease Revenue) for construction. Previously, the State Public Works Board (Board) approved one augmentation totaling \$453,000 for the working drawings phase, bringing the overall authorized costs to \$24,459,000.

Action Item 1, if approved, will provide an additional augmentation of \$3,477,000 Lease Revenue Bond authority, bringing overall project costs to \$27,936,000 of which \$25,439,000 is Lease Revenue bond authority..

\$24,459,000	Total authorized project costs
\$27,936,000	Total estimated project costs
\$2,449,000	Project costs previously allocated: \$969,000 for preliminary plans and, \$1,480,000 for working drawings
\$21,962,000	Project costs to be allocated: \$21,962,000 construction (\$17,845,000 contract, \$892,000 contingency, \$1,233,000 A&E, \$1,467,000 other project costs, \$525,000 agency retained)
\$3,477,000	Augmentation to be allocated: \$3,477,000 construction phase

CEQA

CEQA (Notice of Exemption) was completed June 20, 2016, and was reposted December 19, 2023.

Real Estate Due Diligence

Department of General Services, on behalf of DMV, completed a Summary of Conditions Letter for this project on January 31, 2025, and found two title exceptions related to easements on the property. The easements were considered and incorporated into the project design to limit the risk of adversely affecting the beneficial use and quiet enjoyment of the project.

Project Schedule

Approve preliminary plans	July 2015
Complete working drawings	May 2025
Start construction	June 2025
Estimated project completion	January 2027

Staff Recommendation: **Approve Resolution.**

BOND ITEM—3

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SONOMA LAKE NAPA UNIT HEADQUARTERS & GLEN ELLEN FIRE STATION: RELOCATE FACILITY
SONOMA COUNTY CALIFORNIA**

Authority: 2024 Budget Act, 3540-301-0660 (4)(a)

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of additional lease revenue bonds.
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of Forestry and Fire Protection and the Board.
- 4) Authorize and direct Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.

Total Bond Appropriation

\$9,095,000

ITEM PULLED

BOND ITEM—4

DEPARTMENT OF VETERANS AFFAIRS (8955)

VETERANS HOME OF CALIFORNIA, YOUNTVILLE: SKILLED NURSING FACILITY

NAPA COUNTY

Authority: 2018 Budget Act, 8955-301-0001 (1)
2020 Budget Act, 8955-301-0660 (2)

Consider adoption of an amended and restated resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of lease revenue bonds.
- 3) Approve and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be needed to carry out the purpose of this resolution.

Total Bond Allocation

\$325,093,000

STAFF ANALYSIS ITEM—4

Department of Veterans Affairs
Veterans Home of California, Yountville: Skilled Nursing Facility
Napa County

Action Requested

If approved, 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.

Scope Description

This project is within scope. The project includes the construction of an approximately 285,000 square foot Skilled Nursing Facility, located on approximately 11.7 acres within the existing campus at the Veterans Home of California – Yountville Campus. The facility will provide 240 beds, and the project design includes various types of medical treatment and residential care facilities for Skilled Nursing/Memory Care residents. Site work includes, but is not limited to, storm water retention, access roads, parking lots, water storage tank, loading docks, landscaping, sidewalks, fencing, utilities, and all appurtenances. Demolition and hazardous material abatement of existing structures and related site work is included in the scope of the project. The project will meet, at a minimum, LEED Gold certification for new construction.

Funding and Cost Verification

This project is within cost. The 2018 Budget Act provided \$7,098,000 General Fund for the performance criteria phase and the 2020 Budget Act provided \$317,093,000 Public Building Construction Fund for the design-build phase. A construction augmentation of \$8,000,000 Public Building Construction Fund was delegated by the Board and reported at the September 13, 2024 Board meeting, increasing the total bond allocation to \$325,093,000, and necessitating an amended and restated resolution for the design-build phase of the project.

\$332,191,000	Total authorized project costs
\$330,222,000	Total estimated project costs
\$330,222,000	Project costs previously allocated: \$5,129,000 for performance criteria and \$325,093,000 for design-build (\$268,623,000 contract, \$16,059,000 contingency, \$7,753,000 A&E, \$20,658,000 other project costs, \$12,000,000 agency retained)
\$1,969,000	Project savings: \$1,969,000 for performance criteria
\$8,000,000	Augmentation previously allocated: \$8,000,000 for design-build phase.

CEQA

DGS submitted the Final Environmental Impact Report and Notice of Determination to the State Clearinghouse on June 3, 2020 and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CalVet, completed a Summary of Conditions letter for this project on June 29, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	August 2020
Start design-build	February 2021
Complete design-build	July 2025

Staff Recommendation: **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.**

MINUTES

Consider approving the minutes from the February 14, 2025, meeting.

Staff have reviewed the minutes from the February 14, 2025, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the February 14, 2025, meeting.**

CONSENT ITEMS

CONSENT ITEM—1

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT
EL DORADO COUNTY**

Authority: *Government Code sections 15820.94 - 15820.948 (SB 844)*

Consider recognizing a scope change.

STAFF ANALYSIS ITEM—1

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
El Dorado County

Action Requested

If approved, the requested action will recognize a scope change.

Scope Description

This project is not within scope. As established by the State Public Works Board (Board) on October 29, 2018, this project included the design and construction of a new, two-story addition and related site work adjacent to the existing Placerville Jail facility on county-owned land. The new building will be connected to the existing building with short corridors on both floors, separated with seismic expansion joints and sallyports with secure doors. The current project scope features a ground (Housing) floor that includes two housing units with space comprised of single bunk, double bunk, and dormitory configurations, and contains dayrooms, support and counseling spaces, and secured indoor recreation yards. The second (Health Services) floor contains medical and mental health services spaces, treatment and program spaces, storage, staff areas, and attorney counseling space. This floor also includes 14 medical/mental health and special use beds.

The Board of State and Community Corrections (BSCC), on behalf of El Dorado County (County), is requesting a scope change to reconfigure elements of the project to allow for greater operational efficiencies. The requested scope change includes the modification of the facility layout to eliminate unnecessary and wasted space, reduce staffing, lessen inmate movement, afford more flexible housing options, allow easier access for the public, and to provide a more secure facility design. The scope change includes the elimination of the basement, the relocation of utility systems, the relocation of administrative space and in-person visitation, and the conversion of the single bunk cells to double bunk cells, increasing the total facility rated-bed count from 54 to 56. In addition, two of the three dormitory-style housing configurations will be replaced with double-celled configurations, and an indoor recreation yard will be replaced with an outdoor recreation yard.

The new scope of work will feature a ground (Housing) floor that will include four housing units with approximately 55 beds. The space will be comprised of double-occupancy cells and a dormitory and will include administrative space, in-person visitation, dayrooms, support spaces, counseling/interview/medication screening spaces, and a secured indoor recreation yard.

The second (Health Services) floor will include medical and mental health services, treatment and program spaces, a secured outdoor recreation area, storage, staff areas, and an attorney/counseling/interview space. This will also include 14 medical/mental health and special use beds.

The project also includes but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; propane; communication; security systems; site improvements; fire protection system; security fencing; an emergency generator; and all necessary appurtenances.

On March 6, 2025, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committee in each house of its intent to recognize the scope change and recommend that the Board approve this action no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is within cost. Section 15820.942 of the Government Code (SB 844) appropriated \$244,516,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The BSCC awarded \$25,000,000 from this appropriation to El Dorado County for this project and the Board established the scope, cost, and schedule of the project on October 29, 2018. At the time of establishment, the total estimated project cost was \$26,236,000. Subsequent to establishment, on October 18, 2023, the Board recognized a revised total project cost of \$41,139,000, with the increase funded by the county.

While there are cost savings due to the proposed scope change, there were also general cost increases in construction and materials that offset the savings for a zero-dollar net change. Therefore, the total estimated project cost associated with this scope change remains \$41,139,000.

The project costs are detailed below.

\$41,139,000	Total authorized project cost
\$41,139,000	Total estimated project cost
\$25,000,000	State costs previously allocated: \$25,000,000 for design-build (\$25,000,000 contract)
\$16,139,000	Local costs previously allocated: \$264,000 for study, \$726,000 for performance criteria, and \$15,149,000 for design-build (\$10,464,000 contract, \$1,912,000 contingency, and \$2,773,000 other project costs)

CEQA

The County of El Dorado filed a Notice of Determination with the County Clerk-Recorder's Office on February 8, 2017, and the 30-day statute of limitations expired without challenge. On December 18, 2024, the BSCC confirmed no additional action is necessary under CEQA.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of El Dorado, completed a Summary of Conditions Letter for this project on September 15, 2021, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On December 18, 2024, the BSCC confirmed there have been no changes in circumstances that would change the conclusion of the Summary of Conditions Letter.

Project Schedule

Approve performance criteria	October 2022
Start design-build	December 2023
Complete design-build	April 2026

Staff Recommendation: **Recognize a scope change.**

CONSENT ITEM—2

CALIFORNIA STATE UNIVERSITY (6610) ACQUISITION OF BOOKSTORE BUILDING FOR HUMBOLDT POLYTECHNIC HUMBOLDT COUNTY

Authority: 2021 Budget Act, Item 6610-001-0001, Provision 2.45

Consider:

- 1) **Authorizing acquisition of real property.**
- 2) **Execution of Property Acquisition Agreements and other such documents as may be required to complete the acquisition.**

STAFF ANALYSIS ITEM—2

California State University, Humboldt Polytechnic
Humboldt County

Action requested

If approved, the request will authorize the site acquisition of real property and the execution of a Property Acquisition Agreement, and other such documents as may be required to complete the acquisition.

Scope Description

This project is within scope. This request will authorize site selection and acquisition of an occupied building in the City of Acadia (Property) which has been identified as a necessary permanent addition to California State University (CSU) Humboldt, in support of its transition to a polytechnic university (Cal Poly Humboldt). The building is currently leased by Cal Poly Humboldt and utilized as the Campus Book Store.

Funding and Cost Verification

This project is within cost. A total of \$433 million was appropriated in the 2021 Budget Act for California State University Humboldt in support of the transition of Humboldt State University into a polytechnic university. The campus allocated \$1,850,000 of that appropriation for acquisition of the Campus Book Store property. If approved this action will authorize the acquisition of the property for a purchase price of \$1,825,000.

CEQA

The Trustees of the California State University filed a Notice of Exemption with the State Clearinghouse, on June 25, 2024, and the 35-day statute of limitations expired without challenge.

Condition of Property

On February 6th, 2024, the Department of General Services (DGS) staff visited the Bookstore property to assess the general condition of the parcel totaling an estimated 0.66 acres for the Campus Store located at 697 8th Street in Arcata, Humboldt, CA 95918, Humboldt County APN 020-133-003-000.

The Campus Bookstore Store building was built in 1955 and is a 28,750 square foot building (26% of the parcel) that sits on a rectangular-shaped parcel approximately 0.66 acres in size. The rest of the parcel is a paved parking lot. The building is a wood framed with a slab foundation.

A Phase 1 Environmental Site Assessment was completed by SHN Consulting. They found no Recognized Environmental Conditions and recommended no future investigation was required.

This acquisition of the property will be an addition to the Humboldt Cal Poly Campus and, according to Humboldt Cal Poly Staff, the property is compatible with the intended use by the University as retail space. Based upon the site visit, DGS staff found no potentially adverse recognized environmental conditions and no further investigation is recommended.

Project Schedule

The anticipated close of escrow is October 2025.

Other:

- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- An independent seismic review of 697 8th Street, Arcata, CA was conducted based on visual observations and discussions with the store manager during a site visit conducted on November 18, 2023 by a consultant. Original construction drawings were not available for review. However, tenant improvement drawings (prepared by Humboldt State University, dated March 15, 2022) and the property appraisal (prepared by Childs Appraisal Service, dated June 7, 2021) were provided for review. The building was judged to have a Seismic Performance Level Rating of V which exceeds the minimum CSU required Seismic Performance Level Rating of IV. In accordance with CSU policy, current occupancy is allowed because CSU intends to retrofit to the required Level IV rating within 5 years of acquisition and has a feasible budget to achieve this standard.

Staff Recommendation:

Approve the acquisition of real property and the execution of Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

ACTION ITEMS

ACTION ITEM—2

**OFFICE OF EXPOSITION PARK MANAGEMENT (3100)
SOUTH EAST UNDERGROUND PARKING STRUCTURE
LOS ANGELES COUNTY**

*Authority: 2023 Budget Act, 3100-301-0660 (1)
2024 Budget Act, 3100-301-0660 (1)*

Consider recognizing the following actions, effective contingent upon notice being sent to the legislature and expiration of the 20-day review period:

- 1) A scope change.**
- 2) Revised project costs.**

STAFF ANALYSIS ITEM—2

Office of Exposition Park Management
South East Underground Parking Structure
Los Angeles County

Action Requested

If approved, the requested action would recognize a scope change and revised project costs, and would be effective contingent upon notice being sent to the legislature and expiration of the 20-day review period.

Scope Description

This project is not within scope. The authorized scope of the project includes the design and construction of a new underground parking structure with no less than 1,500 parking spaces, a headquarters and community center building, and associated infrastructure. The project also includes the demolition of existing surface parking lots and the addition of electric vehicle charging stations, parking automation, security cameras, a distributed antenna system, parking management offices and facility storage, public restrooms, and all necessary systems to support the underground structure including backup generators, CO2 detectors with automatic exhaust fans, sump pumps, fire suppression systems, emergency phones, and wi-fi and lighting systems. The project also includes the addition of six acres of green space at street level intended to serve the local community and park visitors.

After further assessment of current programmatic needs and consideration of the parking requirements of the park tenants, the Office of Exposition Park Management (OEPM) requests the following scope changes:

- Removal of the 43,000 square foot Exposition Park Headquarters and Community Center. This includes removal of the associated emergency power system.

- Retention of the Pink and Yellow parking lots located to the West of S. Hoover Street.
- Adjustment of the photovoltaic system to comport with the revised energy requirements related to the removal of the Headquarters and Community Center buildings.
- Replacement of the existing Los Angeles Football Club/Bank of Montreal sign located at the Southeast corner of the Green Lot.
- Accommodations during the construction period in preparation for the Los Angeles 2028 Summer Olympics (LA28), including targeted project acceleration, temporary protection of the festival lawn and out-of-sequence construction activities.

Funding and Cost Verification

This project is within cost. The 2023 Budget Act provided \$14,051,000 Public Buildings Construction Fund for the performance criteria phase and the 2024 Budget Act provided \$351,547,000 Public Buildings Construction Fund for the design-build phase.

Currently, the total estimated cost of this Project is \$365,598,000. Should the scope change be approved, total estimated costs will be \$361,371,000, a reduction of \$4,227,000.

\$365,598,000	Total authorized project costs
\$361,371,000	Total estimated project costs
\$365,598,000	Project costs previously allocated: \$14,051,000 performance criteria, \$351,547,000 design-build
\$4,227,000	Anticipated project savings: \$4,227,000 for design-build

CEQA

OEPM submitted the Environmental Impact Report Addendum No. 5 and Notice of Determination to the State Clearinghouse on October 2, 2024, with the 30-day statute of limitations expiring on November 1, 2024.

Real Estate Due Diligence

The Department of General Services, on behalf of OEPM, is completing a Summary of Conditions letter for this project. Preliminarily the real estate due diligence has identified certain parking rights on the site of the project held by various park tenants that need to be resolved in order to have site control necessary to move forward with the project.

OEPM is currently working to reach agreements with the relevant park tenants to secure site control. Upon execution of the agreements necessary to ensure site control the Department of Finance intends to notify the Chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of the scope change. If approved this action will be effective 20 days from the date of that notice.

Project Schedule

Approve scope change	March 2025
Approve Interim Financing	May 2025

January 2026
December 2027

ACTION ITEM—3

STAFF ANALYSIS ITEM—3

Scope Description

This project is within scope. The project will include design and construction improvements to the existing San Quentin Rehabilitation Center Upper Yard infrastructure. Pursuant to Item 5225-301-0001, Schedule 15, Provision 3 of the 2023 Budget Act, as reappropriated in the 2024 Budget Act, the project is divided into two separate components to expedite completion. The first component included demolition activities in the Upper Yard related to paving, Individual Exercise Yards, yard fencing, and supporting infrastructure in the Upper Yard. The second component, which this action is for, is the design and construction of the outdoor recreational and programming spaces which will provide accessible walkways, support infrastructure, utilities, lighting, and seating for recreational and programming areas.

Funding and Cost Verification

This project is within cost. The 2023 Budget Act appropriated \$20,000,000 General Fund authority for preliminary plans, working drawings, and construction for this project, of which the 2024 Budget Act reverted \$8,000,000 and reappropriated \$12,000,000. On June 14, 2024, the State Public Works Board recognized a project costs decrease in the amount of \$8,000,000, for a total project cost of \$12,000,000. Subsequent to this action, a revised project cost estimate was prepared in association with preliminary plans.

\$12,000,000	Total authorized project costs
\$11,968,000	Total estimated project costs
\$11,920,000	Project costs previously allocated: \$260,000 for preliminary plans, \$97,000 for working drawings, and \$11,563,000 for construction (\$10,348,000 contract, \$725,000 contingency, \$383,000 other project costs, and \$107,000 agency retained)
\$80,000	Project costs adjustments: a decrease of \$88,000 for preliminary plans and an increase of \$176,000 for working drawings and a decrease of \$8,000 for construction (an increase of \$24,000 contract, \$2,000 contingency, \$14,000 other project costs, and a decrease of \$48,000 agency retained)
-\$32,000	Anticipated project savings: \$32,000 for preliminary plans

CEQA

Public Resources Code Section 21099 exempts this project from compliance with the CEQA requirements.

Real Estate Due Diligence

The Department of Corrections and Rehabilitation completed a Summary of Conditions Letter for this project on September 4, 2024, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Demolition:

Approve preliminary plans	June 2024
Complete working drawings	June 2024
Start demolition	June 2024
Complete demolition	January 2025

Construction:

Approve preliminary plans	March 2025
Complete working drawings	June 2025
Start construction	June 2025
Complete construction	February 2026

Staff Recommendation: **Approve preliminary plans for construction and recognize revised project costs.**

ACTION ITEM—4

HIGH-SPEED RAIL AUTHORITY (2665) MERCED TO BAKERSFIELD SEGMENT VARIOUS COUNTIES

Authority: 2012 Budget Act, 2665-306-0890 (1), as reappropriated by the 2018 and
 2021 Budget Acts
 2012 Budget Act, 2665-306-6043 (1), as reappropriated by the 2018 Budget
 Act
 2014 Budget Act, 2665-306-3228 (1),
 2021 Budget Act, 2665-301-6043 (1),
 2024 Budget Act, 2665-301-9331 (1)
 Section 39719(b) (2) of the Health and Safety Code
 Section 39719.1 of the Health and Safety Code
 Section 15854 of the Government Code

Consider the adoption of two Resolutions of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority to acquire the following properties or interests in properties for the High-Speed Train System:

- 1. JMMKM Investments Property (Kern County)**
Authority Parcel Number: FB-15-1037
Assessor Parcel Number: 027-070-31

- 2. Charles West Ranches Property (Tulare County)**
Authority Parcel Number: FB-54-1155-1
Assessor Parcel Number: 333-110-008

STAFF ANALYSIS ITEM—4

High-Speed Rail Authority
Merced to Bakersfield Segment
Various Counties

Action Requested

Adopt Resolutions of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority to acquire properties or interests in properties for the High-Speed Train System.

Background

Under California Eminent Domain Law, the Board is the governing body of the High-Speed Rail Authority (Authority) for purposes of adopting Resolutions of Necessity that are required for the Authority to initiate eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence.

The properties are within the right of way for the 171-mile Merced to Bakersfield Segment and are within the preferred alignment as previously approved by both the High-Speed Rail Authority Board of Directors and the Federal Railroad Administration. Acquisition of these properties will allow the Authority to move forward with construction of the High-Speed Train System (HSTS).

The Authority notified the Board's staff that for Property 1 in November 2024, the property owner was provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of a Resolution of Necessity to authorize the use of eminent domain is required at this time. For Property 2, a formal offer to purchase the Property was not mailed due to inability to locate the owner of record or confirm the identity or any appropriate heirs, descendants, or devisees.

On March 6, 2025, a Notice of Intent to adopt a Resolution of Necessity was mailed by Board staff to the owner of Property 1. The Notice of Intent for Property 2 was posted at the property boundary. These notices were sent in accordance with the Code of Civil Procedure section 1245.235.

Property Specific Information:

1. JMMKM Investments Property (Kern County)

Authority Parcel Number: FB-15-1037

Assessor Parcel Number: 027-070-31

Full Acquisition: Approximately 0.68 acre in fee

The property interests identified by the Authority Parcel Number are needed for the construction of HSR corridor at the intersection of Walker Street and California Street in the City of Shafter, as well as for construction of a temporary BNSF railroad line required for continuity during construction of the California Street grade separation.

2. Charles West Ranches Property (Tulare County)

Authority Parcel Number: FB-54-1155-1

Assessor Parcel Number: 333-110-008

Partial Acquisition: Approximately 0.32 acre in easement

The property interests identified by the Authority Parcel Number is needed to provide roadway access for maintenance of the HSR corridor between Avenue 16 and Avenue 24.

Staff Recommendation: **Adopt two Resolution of Necessities authorizing the use of eminent domain by the Authority to acquire the above-described properties or interests in the properties for the HSTS.**

OTHER BUSINESS
NONE

GENERAL PUBLIC COMMENT

REPORTABLES

REPORTABLE ITEMS

For March 27, 2025, Board Meeting

Actions Authorized by Staff from February 3, 2025, through March 13, 2025

As Authorized by Resolution of the Board dated December 13, 2019

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Judicial Council of California (0250)	New Sixth Appellate District Courthouse Santa Clara County	<i>2023 Budget Act, Item 0250-301-0001 (3)</i> <i>2024 Budget Act, Item 0250-301-0660 (1)</i>	Approve performance criteria	
Office of Emergency Services (0690)	Relocation of Red Mountain Communications Site Del Norte County	<i>2014 Budget Act, 0690-301-0001 (1)</i> <i>2015 Budget Act, 0690-301-0001 (1), as reappropriated by the 2016, 2017, 2018, and 2019 Budget Acts</i> <i>2017 Budget Act, 0690-301-0001 (1), as reappropriated by the 2020 and 2021 Budget Acts</i> <i>2019 Budget Act, 0690-301-0001 (2)</i> <i>2020 Budget Act, 0690-301-0001 (2)</i> <i>2024 Budget Act, 0690-301-0001 (1)</i>	Approve an augmentation	\$240,000 0.8 percent of total project appropriations 2.7 percent cumulative
Department of Motor Vehicles (2740)	Santa Maria Field Office Replacement Santa Barbara County	<i>2015 Budget Act, 2740-301-0044 (2)</i> <i>2016 Budget Act, 2740-301-0044 (2)</i> <i>2022 Budget Act, 2740-301-0001 (4)</i>	Approve an augmentation	\$520,000 2.1 percent of total project appropriations 9.6 percent cumulative

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Forestry and Fire Protection (3540)	Soquel Fire Station - Replace Facility Santa Cruz County	2009 Budget Act, 3540-301-0660 (2), as reappropriated by 2010, 2012, 2016, 2019, 2020, Budget Acts, and as partially reverted by 2019 Budget Act 2019 Budget Act, 3540-301-0660	Approve an augmentation	\$800,000 7.2 percent of total project appropriations 7.2 percent cumulative
Department of Forestry and Fire Protection (3540)	Statewide – Replace Communications Facilities, Phase V Various Counties	2016 Budget Act, 3540-301-0001 (3) 2017 Budget Act, 3540-301-0001 (3) 2018 Budget Act, 3540-301-0001 (4.5), as partially reverted by the Budget Act of 2019 2019 Budget Act, 3540-301-0001 (2.5), as re-appropriated by the Budget Act of 2020 2022 Budget Act, 3540-301-0001(4), as re-appropriated by the Budget Act of 2023	Approve an augmentation	\$375,000 0.7 percent of total project appropriations 2.8 percent cumulative
Department of Forestry and Fire Protection (3540)	Statewide – Replace Communications Facilities, Phase V Various Counties	2016 Budget Act, 3540-301-0001 (3) 2017 Budget Act, 3540-301-0001 (3) 2018 Budget Act, 3540-301-0001 (4.5), as partially reverted by the Budget Act of 2019 2019 Budget Act, 3540-301-0001 (2.5), as re-appropriated by the Budget Act of 2020 2022 Budget Act, 3540-301-0001(4), as re-appropriated by the Budget Act of 2023	Recognize an anticipated deficit	\$11,076,000 19.6 percent of total project costs
Department of Corrections and Rehabilitation (5225)	Jail Project Monterey County	Section 15820.90 – 15820.97 of the Government Code (AB 900, Phase II) 2022 Budget Act, 5225-301-0001 (3)	Recognize revised project costs	\$93,996,000 total authorized project costs Increase of \$3,991,000 local costs \$0 state costs

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Merced County	<i>Sections 15820.93 - 15820.936 of the Government Code (SB 863)</i>	Recognize revised project costs	\$95,764,000 total authorized project costs Local costs adjustments: decrease of \$124,000 contingency and an increase of \$124,000 other project costs \$0 state costs
California Community Colleges (6870)	Los Angeles Community College District, Los Angeles Pierce College: Industrial Technology Replacement Los Angeles County	<i>2022 Budget Act, Item 6870-301-6087 (13)</i>	Recognize revised project costs	\$66,601,000 total authorized project costs Increase of \$8,931,000 local costs \$0 state costs
California Community Colleges (6870)	North Orange Community College District, Fullerton College: Music/Drama Complex-Buildings 1100 and 1300 Replacement Orange County	<i>2022 Budget Act, Item 6870-301-6087(16)</i>	Recognize revised project costs	\$135,956,000 total authorized project costs Increase of \$15,299,000 local costs \$0 state costs

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
California Community Colleges (6870)	Peralta Community College District, College of Alameda: Aviation Complex Replacement Alameda County	<i>2020 Budget Act, Item 6870-301-6087(41) as reappropriated by the 2024 Budget Act, Control Section 20.00</i>	Recognize revised project costs	\$58,084,000 total authorized project costs Increase \$7,261,000 local costs Decrease of \$241,000 state costs
California Community Colleges (6870)	Shasta-Tehama-Trinity Jt. Community College District, Shasta College: Building 800 Renovation Shasta County	<i>2023 Budget Act, Item 6870-301-6087 (4)</i>	Recognize revised project costs	\$10,018,000 total authorized project costs Decrease of \$990,000 local costs Decrease of \$989,000 state costs