

# **STAFF ANALYSIS**

## **STATE PUBLIC WORKS BOARD**

**Monday, December 15, 2025, at 10:00 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/89984405596?pwd=NRxTvtS5qaJpCHr9zi6u6Oql0Z2FbE.1>***

**Meeting ID:** 899 8440 5596

**Passcode:** FPhiWh=0

**By Phone:** 1 (669) 219-2599

**Meeting ID:** 899 8440 5596

**Passcode:** 15434480

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The Board meeting will take place 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 [Amanda.Garcia@dof.ca.gov](mailto:Amanda.Garcia@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.

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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 [raghda.nassar@dof.ca.gov](mailto:raghda.nassar@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 Raghda Nassar at (916) 445-9694 or e-mail to [Raghda.nassar@dof.ca.gov](mailto:Raghda.nassar@dof.ca.gov) five days prior to the meeting.

# **BOND ITEMS**

**NONE**

## **MINUTES**

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

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

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

## **CONSENT CALENDAR**

### **CONSENT ITEM—1**

**DEPARTMENT OF MOTOR VEHICLES (2740)  
DELANO FIELD OFFICE REPLACEMENT  
KERN COUNTY**

*Authority: 2015 Budget Act, 2740-301-0044 (1), as reappropriated by the 2018 Budget Act  
2016 Budget Act, 2740-301-0044 (1), as reappropriated by the 2018 Budget Act  
2021 Budget Act, 2740-301-0001 (1), as partially reverted by the 2023 Budget Act  
2023 Budget Act, 2740-301-0660 (3)*

**Consider approving an augmentation contingent upon expiration of the 20-day legislative notification.**

**\$2,175,000**  
**(8.1 percent of total project appropriations)**  
**(14.8 percent cumulative)**

### **STAFF ANALYSIS ITEM—1**

Department of Motor Vehicles  
Delano Field Office Replacement  
Kern County

#### Action Request

**If approved, the requested action would authorize an augmentation contingent upon expiration of the 20-day legislative notification.**

### Scope Description

**This project is within scope.** The scope of this project includes the design and construction of a new 12,371 square foot new single-story Department of Motor Vehicles (DMV) Field Office on a 3-acre site in the city of Delano. The project will provide nine customer transaction terminals and will include a motorcycle test area, drive-test canopy, solar canopies for parking areas and electric vehicle charging stations.

### Funding and Cost Verification

**This project is not within cost.** Total project funding includes \$1,229,000 in Motor Vehicle Account (MVA) for acquisition provided in the 2015 Budget Act (\$1,022,000), and a subsequent augmentation in May 2018 (\$207,000). The 2016 Budget Act provided \$1,483,000 MVA for the preliminary plan (\$688,000) and working drawing (\$795,000) phases of the project. The 2021 Budget Act provided \$16,982,000 General Fund for construction, of which \$9,846,000 was reverted by the 2023 Budget Act due to the original contractor being terminated for convenience by the State. Of the amount retained, \$6,725,000 was used to cover expenses incurred on the original contract, and \$411,000 was used for the new contract. The 2023 Budget Act also provided \$17,314,000 Public Buildings Construction Fund for the construction phase and a subsequent augmentation of \$1,614,000 in May 2025. In total, authority from Budget Acts total \$26,955,000, prior augmentations total \$1,821,000, and when combined with the new request of \$2,175,000, if approved, the new total authorized project costs would be \$30,951,000.

The requested augmentation of \$2,175,000 is driven by the need to redesign the fire sprinkler system. The fire sprinkler system requires web steel trusses which were ordered early in the project to best ensure supply chain issues wouldn't affect the project schedule. However, the trusses were not engineered to accommodate the weight of the fire sprinkler system. This resulted in a major redesign of the fire sprinkler system so it could be supported by the trusses and required the project to stop construction activities until State Fire Marshal approval could be obtained. The requested augmentation of \$2,175,000 includes approximately \$400,000 to design and gain approval of the new fire sprinkler system, \$1,375,000 associated with project delays and maintaining an active construction site, and \$400,000 to restore project contingency.

On November 25, 2025, the Department of Finance notified the Chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the augmentation and recommend that the Board approve this action no sooner than 20 days from that date.

\$28,776,000	Total authorized project costs, less prior reversion
\$30,951,000	Total estimated project costs
\$28,776,000	Project costs previously allocated: \$1,229,000 for acquisition, \$688,000 for preliminary plans, \$795,000 for working drawings, \$6,725,000 for terminated construction contract, and \$19,339,000 for construction (\$14,820,000 contract, \$1,232,000 contingency, \$1,151,000 A&E, \$1,828,000 other project costs, \$308,000 agency retained)

\$ 2,175,000

Augmentation to be allocated: \$1,191,000 construction contract, \$400,000 construction contingency, \$146,000 A&E, \$438,000 other project costs

### CEQA

The Department of Motor Vehicles filed a Mitigated Negative Declaration with the State Clearinghouse on May 6, 2019, and the 30-day statute of limitations expired without challenge.

### Real Estate Due Diligence

The Department of General Services, on behalf of Department of Motor Vehicles, completed a Summary of Conditions Letter for the project on January 30, 2018, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	July 2019
Complete working drawings	October 2021
Start construction (new contract)	November 2023
Complete construction	April 2026

**Staff Recommendation:** Approve an augmentation contingent upon expiration of the 20-day legislative notification.

## **ACTION ITEMS**

### **ACTION ITEM—1**

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

*Authority:* 2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 and 2021 Budget Acts  
2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act  
2014 Budget Act, Item 2665-306-3228 (1),  
2021 Budget Act, 2665-301-6043 (1),  
2024 Budget Act, 2665-301-9332 (1)  
Section 39719(b) (2) of the Health and Safety Code  
Section 39719.1 of the Health and Safety Code  
Section 39719.4(b) of the Health and Safety Code  
Section 15854 of the Government Code

**Consider the adoption of 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. **DBH Family Property (Fresno County)**  
**Authority Parcel Number: FB-10-1848-1**  
**Assessor Parcel Number: 467-063-12**
2. **Bakersfield Properties, Inc. Property (Kern County)**  
**Authority Parcel Number: FB-15-1222-1**  
**Assessor Parcel Numbers: 002-300-01 and 002-300-02**
3. **Jaime Property (Kern County)**  
**Authority Parcel Number: FB-15-1044-1**  
**Assessor Parcel Numbers: 027-360-12 and 027-360-15**

## **STAFF ANALYSIS ITEM—1**

High-Speed Rail Authority  
Merced to Bakersfield Segment  
Various Counties

### Action Requested

**Adopt a 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.**

Note: Property 2, for Bakersfield Properties, has been pulled and no Resolution of Necessity for this property will be considered at today's meeting.

### 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 this property will allow the Authority to move forward with construction of the High-Speed Train System (HSTS).

The Authority notified the Board's staff that in June, 2025, the respective property owners were provided with a first written offer to purchase the subject properties, as required by Government Code section 7267.2. The Authority has informed the Board's

staff that negotiations to acquire the properties are continuing; however, to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain are required at this time.

On November 19, 2025, and November 20, 2025, Notices of Intent to adopt a Resolution of Necessity was mailed by Board staff to the owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

#### **Property Specific Information:**

**1. DBH Family Property (Fresno County)**

**Authority Parcel Number: FB-10-1848-1**

**Assessor Parcel Number: 467-063-12**

Full Acquisition: Approximately 0.55 acre in fee

The property interests identified by the Authority Parcel Number are needed for the construction of the Fresno Station Platform located on G Street between Mariposa Street and Tulare Street.

**2. Bakersfield Properties Property (Kern County)**

**Authority Parcel Number: FB-15-1222-1**

**Assessor Parcel Numbers: 002-300-01 and 002-300-02**

### **Property Pulled**

**3. Jaime Property (Kern County)**

**Authority Parcel Number: FB-15-1044-1**

**Assessor Parcel Numbers: 027-360-12 and 027-360-15**

Full Acquisition: Approximately 1.74 acres in fee

The property interests identified by the Authority Parcel Numbers are needed for construction of the high-speed corridor and station facilities and located along the western side of Walker Street at the terminus of Pacific Avenue in Shafter.

**Staff Recommendation:**     **Adopt a Resolution of Necessity 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**

### **OTHER BUSINESS—1**

**RESOLUTION OF THE STATE PUBLIC WORKS BOARD AUTHORIZING THE DELEGATION OF CERTAIN FUNCTIONS AND APPROVALS TO STAFF**

**Consider the adoption of a resolution authorizing the delegation of certain functions and approvals to staff, to allow for administrative efficiencies.**

## **STAFF ANALYSIS ITEM—1**

### Action Requested

**If approved, the requested action will adopt a resolution authorizing the delegation of certain functions and approvals to Board staff.**

### Background

The Board is authorized pursuant to Government Code section 15770.2 to delegate any of its powers and duties it deems proper to staff. The Board has previously taken action to delegate a scope of powers and duties to the Executive Director and to Deputy Directors in May 2018 and December 2019. The May 2018 resolution delegates certain powers and duties related to the Board's involvement with the construction, development, and financing of correctional facilities. The Board's December 2019 resolution delegates certain powers and duties related to the Board's involvement in a variety of capital outlay matters, including actions necessary prior to the issuance of its lease revenue bonds. The resolution being considered today not only consolidates the two delegation resolutions but updates certain duties and powers to better align with current practices and needs.

The delegations involve entering into a variety of different types of contracts and approving a variety of required actions related to property acquisition or construction of state public works projects, with each delegation containing certain restrictions or conditions on the scope of the delegation. The resolution also increases the number and types of delegations that must be reported back to the Board. Specifically, the list of delegated actions includes, but is not exclusive of, entering contracts under \$300,000 (such as outside counsel contracts), finalizing and entering into project delivery agreements, leases, property rights (easements/right of way), approving site selection requests, augmentations, scope/cost/schedules, preliminary plans, performance criteria, reversion of project savings, consent to permitted encumbrances or other arrangements impacting bond encumbered property, prepare and submit Written Requests, and authorize the preparation of bid proposals for lease-revenue funded projects. The delegation of powers or duties does not apply if any of the items have controversial or unique policy concerns.

**Staff Recommendation:     Adopt resolution.**

## **GENERAL PUBLIC COMMENT**

# **REPORTABLES**

## **REPORTABLE ITEMS**

**For December 15, 2025, Board Meeting**

**Actions Authorized by Staff from November 3, 2025, through December 3, 2025**

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

<b>Department/Org Code</b>	<b>Project Title/County</b>	<b>Project Authority</b>	<b>Action</b>	<b>Amount/(Percent)</b>
Department of Corrections and Rehabilitation (5225)	California Health Care Facility – Potable Water Treatment System  San Joaquin County	2024 Budget Act, 5225-301-0001 (1) 2025 Budget Act, 5225-301-0001 (3)	Approve Preliminary Plans	
California Community Colleges (6870)	Compton Community College District, Compton College: Student Housing Project  Los Angeles County	Government Code sections 15820.200-15820.207	Establish Scope, Cost, and Schedule	
California Community Colleges (6870)	Lake Tahoe Community College District, Lake Tahoe Community College: Student Housing Project  El Dorado County	Government Code sections 15820.200-15820.207	Establish Scope, Cost, and Schedule	



<b>Department/Org Code</b>	<b>Project Title/County</b>	<b>Project Authority</b>	<b>Action</b>	<b>Amount/(Percent)</b>
California Community Colleges (6870)	San Mateo County Community College District, College of San Mateo: Student Housing Project  San Mateo County	Government Code sections 15820.200-15820.207	Establish Scope, Cost, and Schedule	
California Community Colleges (6870)	Siskiyou Joint Community College District, College of the Siskiyous: Student Housing Project  Siskiyou County	Government Code sections 15820.200-15820.207	Establish Scope, Cost, and Schedule	
California Community Colleges (6870)	Ventura County Community College District, Ventura College: Student Housing Project  Ventura County	Government Code sections 15820.200-15820.207	Establish Scope, Cost, and Schedule	