



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Wednesday, April 22, 2026, at 10:00 a.m.

915 Capitol Mall, Room 121, Sacramento, California

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

<https://us06web.zoom.us/j/85415085403?pwd=0rRakSARERPks5YeYzMkChZkZ4Jq9c.1>

Meeting ID: 854 1508 5403

Passcode: ^^t#b96s

By Phone: 1 (669) 219-2599

Meeting ID: 854 1508 5403

Passcode: 12564674

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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 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 www.spwb.ca.gov. 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.

BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BAKER FOREST FIRE STATION – REPLACE FACILITY
TEHAMA COUNTY**

*Authority: 2010 Budget Act, 3540-301-0660 (1), as reappropriated by the 2012 and 2016 Budget Acts, and reverted by the 2019 Budget Act
2013 Budget Act, 3540-301-0668 (1), as reappropriated by the 2016 Budget Act
2014 Budget Act, 3540-301-0660 (10), as reappropriated by the 2016 Budget Act, and reverted by the 2019 Budget Act
2019 Budget Act, 3540-301-0660 (1)(a)(b), as reappropriated by the 2020, 2021, 2022, and 2023 Budget Acts
2025 Budget Act, 3540-301-0660 (6)(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 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) Approve and take actions to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

Total Bond Appropriations

\$13,855,000

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Baker Forest Fire Station – Replace Facility
Tehama County

Action Requested

If approved, 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.

Scope Description

This project is within scope. This project consists of the design and construction of a fire station with a Battalion Chief office and a generator/pump/storage building. Site improvements will include demolition of the existing facility, grading, paving, new utilities, sanitary sewer system, storm drainage, above ground fuel vaults, site fencing, concrete masonry unit wall, trash enclosure, site/curb/gutter/sidewalks, site lighting, landscaping/irrigation/utility yard hydrants, and entrances. Acquisition of the property was completed in April 2018.

Funding and Cost Verification

This project is within cost. The Budget Act of 2010 appropriated \$774,000 Public Buildings Construction Fund for preliminary plans, and \$262,000 was partially reverted in the Budget Act of 2019. The Budget Act of 2010 appropriated \$742,000 Public Buildings Construction Fund for working drawings and was fully reverted in the Budget Act of 2019. The Budget Act of 2010 appropriated \$8,899,000 Public Buildings Construction Fund for construction and was fully reverted in the Budget Act of 2019. The Budget Act of 2013 appropriated \$200,000 Public Buildings Construction Fund Subaccount for acquisition. The Budget Act of 2014 appropriated \$572,000 Public Buildings Construction Fund for construction and was fully reverted in the Budget Act of 2019. The 2019 Budget Act appropriated \$742,000 and \$9,471,000 Public Buildings Construction Fund for working drawings and construction, respectively. The Budget Act of 2025 appropriated \$8,830,000 for construction. Total project costs are estimated at \$15,309,000, including acquisition (\$200,000), preliminary plans (\$512,000), working drawings (\$742,000) and construction (\$13,855,000).

\$19,755,000	Total authorized project costs
\$15,309,000	Total estimated project costs
\$1,454,000	Project costs previously allocated: \$200,000 for acquisition, \$512,000 for preliminary plans, and \$742,000 for working drawings
\$13,855,000	Project costs to be allocated: \$13,855,000 construction. (\$10,341,000 contract, \$517,000 contingency, \$1,132,000 A&E, and \$1,865,000 other project costs)

CEQA

The Department of Forestry and Fire Protection (CAL FIRE) filed a Notice of Determination with the State Clearinghouse on March 14, 2019, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Real Estate Due Diligence Letter for this project was completed by the Department of General Services, on behalf of CAL FIRE on December 14, 2017, and no significant issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	June 2019
Complete working drawings	September 2023
Start construction	April 2026
Complete construction	April 2028

Staff Recommendation: **Adopt a resolution.**

BOND ITEM—2

DEPARTMENT OF FOOD AND AGRICULTURE (8570)
TURLOCK NORTH VALLEY LABORATORY REPLACEMENT
STANISLAUS COUNTY

Authority: 2017 Budget Act, 8570-301-0001 (1)
2019 Budget Act, 8570-301-0001 (1)
2021 Budget Act, 8570-301-0660 (1)

Consider adoption of an amended 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

\$103,683,000

STAFF ANALYSIS ITEM—2

Department of Food and Agriculture
Turlock North Valley Laboratory Replacement
Stanislaus County

Action Requested

If approved, the requested action will 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 consists of replacing the Northern San Joaquin Valley, California Department of Food and Agriculture Laboratory for the Animal Health and Food Safety program. This single-story building will be approximately 41,000 square feet on a new site of approximately 7.5 acres. The project includes built-in laboratories, necropsy space, a cremator, storage buildings, site work, and building utilities.

Funding and Cost Verification

This project is within cost. The Budget Act of 2017 provides \$3,088,000 for the Acquisition phase. The Budget Act of 2019 provides \$3,946,000 for the Performance Criteria phase and the Budget Act of 2021 provides \$88,565,000 for the design-build phase. In March 2022, an augmentation of \$9,393,000 (9.9 percent total project authority) was approved. In September 2024 an augmentation of \$2,725,000 augmentation (2.9 percent of total authority). In January of 2026, an augmentation of \$3,000,000 (3.14 percent of total authority, 15.9 percent cumulative).

\$110,717,000	Total authorized project costs
\$110,717,000	Total estimated project costs
\$110,717,000	Project costs previously allocated: \$3,088,000 for acquisition, \$3,946,000 for performance criteria, and \$103,683,000 for design-build (\$91,244,000 contract; \$12,439,000 contingency)

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 19, 2022; and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Real estate due diligence was completed during the acquisition phase, and no items were identified that would adversely affect the proposed use and quiet enjoyment of the project.

Project Schedule

The project schedule is as follows:

Approve performance criteria:	March 2022
Start design-build:	June 2023
Complete design-build:	June 2026

Staff Recommendation: **Adopt an amended resolution.**

MINUTES

Consider approving the minutes from the March 18, 2026, meeting.

Staff have reviewed the minutes from the March 18, 2026, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the March 18, 2026, meeting.**

CONSENT ITEMS

NONE

ACTION ITEMS

ACTION ITEM—1

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, 2665-301-9332 (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 a Resolution 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. 521 Shafter LLC Property (Kern County)
Authority Parcel Number: FB-15-1015 -1
Assessor Parcel Number: 026-010-30**

- 2. Helena Chemical Company Property (Kern County)
Authority Parcel Number: FB-15-1059 -1
Assessor Parcel Numbers: 028-180-37, 028-180-71, and 02-180-72**

STAFF ANALYSIS ITEM—1

High-Speed Rail Authority
Merced to Bakersfield Segment
Various Counties

Action Requested

Adopt a Resolution 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.

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.

The Authority notified the Board's staff that between December 2025 and January 2026 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 a Resolution of Necessity to authorize the use of eminent domain is required at this time.

On April 3, 2026, Notices of Intent to adopt a Resolution of Necessity were 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. 521 Shafter LLC Property (Kern County)

Authority Parcel Number: FB-15-1015 -1

Assessor Parcel Number: 026-010-30

Full Acquisition: Approximately 6.39 acres in fee

The property interests identified by the Authority Parcel Number are needed for the construction of the High-Speed Rail line between Fresno Avenue and Shafter Avenue in Shafter, CA, and construction of roadway improvements to provide access from Shafter Avenue to Highway 43.

2. Helena Chemical Company Property (Kern County)

Authority Parcel Number: FB-15-1059 -1

Assessor Parcel Numbers: 028-180-37, 028-180-71, and 02-180-72

Full Acquisition: Approximately 16.83 acres in fee

The property interests identified by the Authority Parcel Number are needed for the construction of the High-Speed Rail line and supporting realignment of City and County roads between E. Ash Avenue and Beech Avenue in Shafter, CA.

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 High-Speed Train System.

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

NONE