



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Wednesday, August 19, 2026, 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/87404732168?pwd=5esKilju6GW4aQ3avjh4ZofXvqhpbh.1>

Meeting ID: 874 0473 2168

Passcode: tF?6k#6n

By Phone: 1 (669) 219-2599

Meeting ID: 874 0473 2168

Passcode: 23753183

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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 Raghda.Nassar@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 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 five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**CALIFORNIA HIGHWAY PATROL (2720)
EL CENTRO AREA OFFICE REPLACEMENT
IMPERIAL COUNTY**

*Authority: 2016 Budget Act, Item 2720-301-0044 (2)
2019 Budget Act, Items 2720-301-0044 (2) and 2720-301-0660 (1), as
reappropriated by the 2022 and 2025 Budget Acts*

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) Authorize and direct the Executive and Deputy Directors to take any and all such actions and to execute and delivery any documents as may be necessary to carry out the purpose of this resolution.**

Total Bond Authority

\$43,951,000

STAFF ANALYSIS ITEM—1

California Highway Patrol
El Centro Area Office Replacement
Imperial County

Action Requested

If approved, the requested action would adopt an amended and restated resolution authorizing actions 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 acquired a 7.2-acre site in July 2018 to construct a 27,481 net square feet single story main building with dispatch, and 6,537 net square foot detached auto service building built to Essential Services Standards. The project includes public parking for the main building and secured covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island canopy, emergency generator, communication tower, landscaping and utilities.

This amended resolution will amend and replace the 2020 Resolution in its entirety and increase the interim financing authority to a maximum amount of \$43,951,000 to account for the Executive Orders.

Funding and Cost Verification

This project is within cost. Total project funding includes \$4,332,000 in Motor Vehicle Account (MVA) for studies and acquisition in the 2016 Budget Act. The 2019 Budget Act provides \$143,000 MVA for the performance criteria phase and \$41,938,000 Public Buildings Construction Fund (PBCF) for the design-build phase. Two prior design-build augmentations provided an additional \$2,013,000 PBCF. Total project costs are approximately \$48,426,000.

\$48,426,000 Total authorized project costs

\$48,426,000 Total estimated project costs

\$48,426,000 Project costs previously allocated: \$4,332,000 for studies and acquisition \$143,000 for performance criteria, and \$43,951,000 for design-build (\$35,283,000 contract, \$1,472,000 contingency, \$2,268,000 A&E, \$4,520,000 other project costs, and \$408,000 agency retained)

CEQA

The Department of General Services, on behalf of the California Highway Patrol, filed a Notice of Determination was filed with the State Clearinghouse on October 30, 2018, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed by the Department of General Services on September 18, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	November 2018
Start design-build	July 2020
Complete design-build	August 2026

Staff Recommendation: **Adopt amended and restated resolution.**

BOND ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)

CALIFORNIA INSTITUTION FOR MEN, 50-BED MENTAL HEALTH CRISIS FACILITY

SAN BERNARDINO COUNTY

*Authority: 2017 Budget Act, 5225-301-0001 (9)
2018 Budget Act, 5225-301-0001 (8), as reappropriated by the 2019 and
2022 Budget Acts
2020 Budget Act, 5225-301-0660 (1), as reappropriated by 2021 Budget Act
and as reverted by 2022 Budget Act
2022 Budget Act, 5225-301-0660 (1)*

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 Appropriation

\$143,499,000

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
California Institution for Men, 50-Bed Mental Health Crisis Facility
San Bernardino County

Action Requested

If approved, the requested action will adopt an amended and restated resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

In February 2021, the Board adopted a resolution authorizing the sale of lease revenue bonds and interim financing in an amount not to exceed \$91,032,000, and other related actions (the "2021 Resolution"). After adoption of the 2021 Resolution, the construction appropriation was reverted and replaced with a new appropriation. In August 2022, the Board adopted an amended and restated resolution authorizing the sale of lease revenue bonds and interim financing in an amount not to exceed \$120,576,000, and other related actions (the "2022 Resolution"). After adoption of the 2022 Resolution, three Executive Orders – EO C 22/23-10 (\$13,059,000), EO C 24/25-13 (\$7,164,000), and EO C 25/26-10 (\$2,700,000) – were added for the project. This amended resolution will, among other things, amend and replace the 2022 Resolution in its entirety and increase the interim financing authority to a maximum amount of \$143,499,000 to account for the additional Executive Orders.

Scope Description

This project is within scope. This project consists of the design and construction of a new, 50-Bed Mental Health Crisis Facility (MHCF) at the California Institution for Men to provide housing, treatment, and office space to allow for patients in a mental health crisis state or patients requiring other levels of licensed mental health care to be treated. This building will provide licensed space that can be operated at either MHCF or Intermediate Care Facility level of care for both male and female patients. The building will be approximately 70,000 square feet to accommodate housing, administration, treatment, and custody services required to support 50 patients.

Funding and Cost Verification

This project is within cost. Currently, the authorized total cost of this project is \$150,951,000 which is composed of: \$3,063,000 General Fund for preliminary plans

approved through the 2017 Budget Act, \$3,441,000 General Fund for working drawings approved through the 2018 Budget Act, \$91,032,000 in lease revenue bond authority for construction approved through the 2020 Budget Act and later reverted in the 2022 Budget Act, \$120,576,000 lease revenue bond authority for construction appropriated in the 2022 Budget Act subsequent to the reversion of the original \$91,032,000 appropriation, and \$23,871,000 (18.7 percent cumulative) in total augmentations.

\$ 150,951,000	Total authorized project costs
\$ 150,951,000	Total estimated project costs
\$ 150,951,000	Project costs allocated: \$3,063,000 for preliminary plans, \$4,389,000 for working drawings, and \$143,499,000 for construction (\$115,285,000 contract, \$5,764,000 contingency, \$6,379,000 A/E, \$8,673,000 other project costs, and \$7,398,000 agency retained)

CEQA

CDCR filed a Notice of Determination with the State Clearinghouse on May 8, 2019, and the 30-day statute of limitations expired with several parties challenging the project. These parties are the County of San Bernardino, the City of Chino, the City of Chino Hills, and the Chino Valley Independent Fire District. On February 24, 2021, the San Bernardino County Superior Court ruled in favor of the petitioners on three of the ten challenges. In response to the Court's decision, CDCR prepared a revised Environmental Impact Report in compliance with CEQA. On December 29, 2021, CDCR filed a Motion to Discharge the Writ of Mandate (motion) that was issued in this action. On June 30, 2022, the court granted CDCR's motion to discharge the writ. On July 15, 2026, CDCR confirmed no additional action is necessary under CEQA.

Real Estate Due Diligence

The Department of General Services, on behalf of CDCR, completed a Summary of Conditions Letter for this project site on June 6, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified. On July 15, 2026, CDCR confirmed there have been no changes in circumstance that would change the conclusion of the Summary of Conditions Letter.

Project Schedule

Approve preliminary plans	September 2019
Complete working drawings	July 2022
Start construction	January 2023
Complete construction	August 2026

Staff Recommendation:

Adopt an amended and restated resolution.

MINUTES

Consider approving the minutes from the July 30, 2026, meeting.

Staff have reviewed the minutes from the July 30, 2026, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the July 30, 2026, meeting.**

CONSENT ITEMS

CONSENT ITEM—1

**CALIFORNIA HIGHWAY PATROL (2720)
HUMBOLDT: AREA OFFICE REPLACEMENT
HUMBOLDT COUNTY**

Authority: 2017 Budget Act, 2720-301-0044 (7)
 2021 Budget Act, 2720-301-0001 (3)
 2023 Budget Act, 2720-301-0660 (2)
 2025 Budget Act, 2720-301-0001 (2)

Consider execution of an Agreement for Option to Purchase and Acquisition of Real Property and any such documents as maybe required to complete the acquisition.

STAFF ANALYSIS ITEM—1

California Highway Patrol
Humboldt: Area Office Replacement
Humboldt County

Action Requested

If approved, the requested action will authorize the execution of an Agreement for Option to Purchase and Acquisition of Real Property ("Agreement") and any such documents as may be required to complete the acquisition.

The identified property for this project is 8.0 acres of vacant land located at 674 Allard Avenue in Eureka (Site) and will support the construction of a new California Highway Patrol (CHP) area office. This site has one parcel and a portion of one and is owned by Eureka City School District (District).

Finding a suitable site in the Humboldt area that meets the programmatic needs of CHP has proven difficult. Negotiations between the State and District on the Site have been ongoing for over six years. The Agreement preserves the site in a difficult location while the State completes CEQA. The Agreement outlines the option to purchase the property for \$4,000,000 and a purchase option consideration consisting of two installment payments that would provide an initial payment of \$253,100 for the period beginning on the Agreement commencement Date and continuing through the date that is one year

from the Agreement date. This payment shall be due to the District within 30 days of the Agreement commencement date.

One payment of \$253,100 for the period beginning on the date that is one year from the Agreement date and continuing through the outside Agreement date. This payment will be due to the District within fourteen days of the commencement of this second period of the Agreement term.

CHP will have the right and option, but not the obligation, to purchase the Site from the District. If CHP exercises its option, the consideration shall be applied to the purchase price of the Site at the close of escrow.

In the event of an option expiration earlier of (a) two years from the option commencement date, or (b) CHP's termination of the Agreement, at any time at CHP's sole discretion, upon providing District thirty days prior written notice the option consideration for the time paid prior to the date of option expiration or termination shall be retained by District and not subject to proration. CHP shall not be obligated for further option consideration after the event of an option expiration or termination.

Scope Description

This project is within scope. This request provides consent for an approve agreement for the purchase of approximately 8.0 acres located in the County of Humboldt. The project includes the design and construction of a new CHP area office that will include a main office/operations building, auto service facility with car-wash bay, fueling island, various storage/parking structures, secure and public parking, perimeter security wall for "back-of-house" operations and miscellaneous areas to accommodate HVAC equipment, radio antenna tower and equipment vault, and emergency generator.

Funding and Cost Verification

This project is within cost. The 2017 Budget Act provided \$300,000 Motor Vehicle Account (MVA) for the acquisition phase and \$1,715,000 MVA for the performance criteria phase. The 2021 Budget Act provided an additional \$1,167,000 General Fund (GF) for the acquisition phase and \$426,000 GF for the performance criteria phase. The 2023 Budget Act provided \$41,996,000 Public Buildings Constructin Fund for the design build phase. The 2026 Budget Act provided an additional \$3,100,000 GF for the acquisition phase, bringing overall funding for acquisition to \$4,567,000. The Site can be acquired with the funds available and in accordance with Legislative Intent.

CEQA

A Phase I Environmental Site Assessment (ESA) was completed in June 2022. No Recognized Environmental Conditions (RECs), Controlled RECs (CRECs), or Historical RECs (HRECs) were identified at, or associated with, the Site. However, a finding of note was identified that required further assessment.

A limited Phase II Site Investigation was conducted to assess presence of residual organochlorine pesticides (OCPs), chlorinated herbicides, and elevated arsenic concentrations in soil.

Based on the Phase II Limited Site Investigation, there appears to be no concerns relative to OCPs, chlorinated herbicides, and arsenic in soil due to the site's historic agricultural use. No further investigation is warranted.

Real Estate Due Diligence

Real estate due diligence is complete and there are no issues that would affect the beneficial use and quiet enjoyment of the Property. There are no historical issues and no implied dedication associated with the Property.

Condition of Property

The Department of General Services (DGS) Environmental Services Unit (ESU) conducted a site visit to the Property on February 11, 2022. The site is a former junior high school situated in the middle of a residential neighborhood. All structures have been removed; however, the building pads, driveways, and parking lots remain. Utility stubs, drain inlets, bathroom drains, etc. were noted on site; presumably all underground utilities remain.

The Site is located outside the Tsunami Evacuation Zone and is not within an area of sea level rise concern. The Site lies within Flood Zone X, an area not prone to flooding.

Project Schedule

The anticipated close of escrow is anticipated to be by September 2028.

Staff Recommendation:

Authorize the execution of the Option to Purchase and Acquisition of Real Property Agreement and any such documents as may be required to complete the acquisition.

CONSENT ITEM— 2

CALIFORNIA COMMUNITY COLLEGES (6870)

**LOS ANGELES COMMUNITY COLLEGE DISTRICT, LOS ANGELES CITY COLLEGE: KINESIOLOGY
SOUTH REPLACEMENT
LOS ANGELES COUNTY**

Authority: 2025 Budget Act, 6870-301-6095 (5), as reappropriated by the 2026 Budget Act

Consider:

- 1) Approving preliminary plans.**
- 2) Recognizing an anticipated deficit.**

STAFF ANALYSIS ITEM—2

California Community Colleges
Los Angeles Community College District
Los Angeles City College, Kinesiology South Replacement
Los Angeles County

Action Requested

If approved, the requested action will approve preliminary plans and recognize an anticipated deficit.

Scope Description

This project is within scope. The project scope includes construction of a new two-story Kinesiology building to replace the existing Kinesiology South building serving the Kinesiology/Physical Education programs. The proposed location of the new building will be in the footprint of two existing buildings and to be demolished as part of this proposal: Life Science and Chemistry. The remaining Kinesiology South building will be inactivated and demolished as part of a future locally funded proposal for the site. The proposed replacement building encompasses approximately 24,902 assignable square feet (ASF), consisting of an estimated 24,902 ASF other space at the Los Angeles City College campus. Other scope of work includes general site work, site utilities, the removal of hazardous materials used in the construction of these buildings to be demolished, integrating the State's environmental sustainability goals for energy efficiency, water conservation elements, and minimizing solar heat gain on the environment both by design and construction.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$52,995,000 (\$17,302,000 state and \$35,693,000 Local) compared to \$41,270,000 (\$17,302,000 State, \$23,968,000 Local) at the time of this project's inclusion in the 2026 Budget Act, an increase of \$11,725,000 (\$0 State, \$11,725,000 Local) or 28.4 percent. The increase in project costs will be fully covered by Los Angeles Community College District using local funds. The state share of the preliminary plans and working drawings phases were appropriated in the 2025 Budget Act and the working drawings phase was reappropriated in the 2026 Budget Act. The state share of the construction phase was appropriated in the 2026 Budget Act. The funding source for the state share of project costs is the 2024 California Community College Capital Outlay Bond Fund.

On July 24, 2026, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to recognize the anticipated deficit and recommend that the Board recognize this action no sooner than 20 days from that date.

\$41,270,000	Total authorized project cost
\$52,995,000	Total estimated project cost
\$655,000	State costs previously allocated: \$655,000 for preliminary plans

\$878,000	Local costs previously allocated: \$878,000 for preliminary plans
\$16,647,000	State costs to be allocated: \$639,000 working drawings and \$16,008,000 for construction (\$14,389,000 construction contract, \$709,000 contingency, \$284,000 A&E, \$342,000 tests and inspections, and \$284,000 construction management)
\$34,815,000	Local costs to be allocated: \$897,000 working drawings, \$33,805,000 for construction (\$31,523,000 construction contract, \$1,000,000 contingency, \$400,000 A&E, \$482,000 tests and inspections, and \$400,000 construction management) and \$113,000 equipment.
\$0	State cost adjustments: \$0
\$11,725,000	Local cost adjustments: an increase of \$11,725,000 construction (\$11,725,000 construction contract)

CEQA

The district filed a Notice of Determination with the State Clearinghouse on March 6, 2026, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	August 2026
Complete working drawings	November 2027
Start construction	May 2028
Complete construction	April 2030

Staff Recommendation:

Approve preliminary plans and recognize an anticipated deficit.

ACTION ITEMS

ACTION ITEM—1

HIGH-SPEED RAIL AUTHORITY (2665) MERCED TO BAKERSFIELD SEGMENT FRESNO COUNTY

*Authority: 2012 Budget Act, 2665-306-0890 (1), as reappropriated by the 2018, 2021, and 2026 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 property or interests in property for the High-Speed Train System:

- 1. Laguna Irrigation Property (Fresno County)
Authority Parcel Number: FB-10-1835-1
Assessor Parcel Number: 056-031-50**

STAFF ANALYSIS ITEM—1

High-Speed Rail Authority
Merced to Bakersfield Segment
Fresno County

Action Requested

Adopt a Resolution of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority to acquire property or interests in property 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 property is within the right of way for the Merced to Bakersfield Segment and is 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 in March 2026 the respective 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.

On July 16, 2026, a Notice of Intent to adopt a Resolution of Necessity was mailed by Board staff to the owner. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Laguna Irrigation Property (Fresno County)

Authority Parcel Number: FB-10-1835-1

Assessor Parcel Number: 056-031-50

Partial Acquisition: Approximately 0.59 acre in easement

The property interests identified by the Authority Parcel Number are needed for two utility easements for ditch and canal work at Liberty Ditch in Selma.

Staff Recommendation: **Adopt a Resolution of Necessity authorizing the use of eminent domain by the Authority to acquire the above-described property or interests in the property for the High-Speed Train System.**

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

REPORTABLE ITEMS

For August 19, 2026, Board Meeting

Actions Authorized by Staff from July 27, 2026, through August 12, 2026

As Authorized by Resolution of the Board dated December 15, 2025

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Forestry and Fire Protection (3540)	Butte Fire Center: Replace Facility Butte County	2019 Budget Act, 3540-301-0001 (5)(a), as reappropriated by 2022 Budget Act 2021 Budget Act, 3540-301-0001 (5)(a), as reappropriated by 2022, 2023, and 2024 Budget Acts 2025 Budget Act, 3540-301-0660 (1)(a)	Approve an augmentation	\$106,428,306 total authorized project costs 0.3 percent of total project costs 0.7 percent cumulative
Department of Parks and Recreation (3790)	Torrey Pines State National Reserve: Sewer and Utility Modernization San Diego County	2015 Budget Act, 3790-301-6051 (6), as partially reverted by 2019 Budget Act 2016 Budget Act, 3790-301-6051 (5), as reverted by 2018 Budget Act 2017 Budget Act, 3790-301-6051 (7), as reverted by 2018 Budget Act 2019 Budget Act, 3790-301-6051 (8), as reappropriated by 2020, 2021, 2023, 2024, and 2025 Budget Acts 2020 Budget Act, 3790-301-6051 (5), as reappropriated by 2023 Budget Act 2022 Budget Act, 3790-301-6088 (9), as reappropriated by 2023 Budget Act	Approve an augmentation	\$9,190,000 total authorized project costs 6.4 percent of total project costs 7.8 percent cumulative

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Amador County	Sections 15820.93 - 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$27,970,000 total authorized project costs Decrease of \$1,487,000 local costs \$0 state costs
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Colusa County	Sections 15820.93 – 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$34,977,000 total authorized project costs Decrease of \$668,000 local costs \$0 state costs