



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Wednesday, October 14, 2026, at 10:00 a.m.

Unruh Board Room, 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/83516853665?pwd=JmHzysKvd0WqTosTk1M47xJMvLQm9u.1>

Meeting ID: 835 1685 3665

Passcode: 5UDM#!dZ

By Phone: 1 (669) 219-2599

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Passcode: 45801415

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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 and 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 Raghda Nassar or Angela Noland at (916) 445-9694, or e-mail to Raghda.Nassar@dof.ca.gov and Angela.Noland@dof.ca.gov five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

CALIFORNIA HIGHWAY PATROL (2720)

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)

BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)

CALIFORNIA COMMUNITY COLLEGES (6870)

DEPARTMENT OF FOOD AND AGRICULTURE (8570)

DEPARTMENT OF VETERANS AFFAIRS (8955)

2026 SERIES D (TAX EXEMPT) AND E (TAXABLE), LEASE REVENUE BONDS VARIOUS CAPITAL PROJECTS

Department: California Highway Patrol

Project: El Centro Area Office Replacement

Location: 2802 South 4th Street, El Centro, CA

Department: Department of Corrections and Rehabilitation

Project: CIM 50-bed Mental Health

Location: 14901 Central Avenue, Chino, CA

Department: Board of State and Community Corrections

Project: Tehama Jail Project (SB 1022)

Location: 645 Madison Street, Red Bluff, CA

Project: Contra Costa Jail Project (SB 844)

Location: 5555 Giant Highway, Richmond, CA

Project: Colusa Jail Project (SB 863)

Location: 919 Bridge Street, Colusa, CA

Project: Mendocino Jail Project (SB 844)

Location: 901 Low Gap Road, Ukiah, CA

Project: Amador Jail Project (SB 863)

Location: 700 B Court Street, Jackson, CA

Department: California Community Colleges

Project: Sierra Community College District Student Housing

Location: 4991 Rocklin Road, Rocklin, CA

Department: California Department of Food and Agriculture

Project: Turlock Lab: Replacement

Location: 830 Dianne Drive, Turlock, CA

Department: California Department of Veterans Affairs

Project: Yountville: Skilled Nursing Facility

Location: 300 California Drive, Yountville, CA

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 design and construction related to various projects for the California Highway Patrol, Department of Corrections and Rehabilitation, Board of State and Community Corrections, California Community Colleges, Department of Food and Agriculture, and the California Department of Veterans Affairs.**
- 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	\$ 719,902,000
Estimated Par Value of Bonds to be issued	\$ 696,845,000
Estimated “Not to Exceed” Par Amount	\$ 790,600,000

STAFF ANALYSIS ITEM—1

California Highway Patrol (2720)
Department of Corrections and Rehabilitation (5225)
Board of State and Community Corrections (5227)
California Community Colleges (6870)
Department of Food and Agriculture (8570)
Department of Veterans Affairs (8955)
2026 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 2026 Series D and E 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.

We note that the California Department of Corrections and Rehabilitation, California Institution for Men 50-bed Mental Health project has been pulled from the sale of the 2026 Series D and E lease revenue bonds. Consequently, bond sale costs have been updated as follows:

Estimated Project Costs to be Financed	\$586,557,683
Estimated Par Value of Bonds to be issued	\$574,805,000
Estimated “Not to Exceed” Par Amount	\$ 649,065,000

Background

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. Additionally, with the consent of the Board, BSCC will enter into facility subleases with each respective county for the county's use, operation, and maintenance of the projects.

The leases for the BSCC and California Community Colleges projects are scheduled to be terminated at the end of 15 years. Upon termination, the projects will be owned by the respective counties.

The bonds are scheduled to be fully paid and the leases for the California Highway Patrol, the Department of General Services, and the Department of Veterans Affairs projects are scheduled to terminate in 25 years.

The 2026 Series D bonds will be sold as tax exempt, and the Series E bonds will be sold as taxable, through a negotiated sale on the basis described in the Bond Purchase Agreement.

Projects

The 2026 Series D and E 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 GENERAL SERVICES (7760)
O STREET STATE PARKING GARAGE
SACRAMENTO COUNTY**

Authority: 2026 Budget Act, 7760-301-0660 (1)

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 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

\$1,292,000

STAFF ANALYSIS ITEM—2

Department of General Services
O Street State Parking Garage
Sacramento County

Action Requested

If approved, the requested action will 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. Project includes design and construction of a parking garage to expand the parking capacity at this property from 145 spaces to approximately 750 spaces. Users of the garage will include Executive Branch tenants of the 1021 O Street office staff, state workers working in the downtown area, and the existing parkers on the surface lot.

Funding and Cost Verification

This project is within cost. The Budget Act of 2026 provides \$1,292,000 for the preconstruction phase.

\$1,292,000	Total authorized project costs
\$46,226,000	Total estimated project costs
\$1,292,000	Project costs previously allocated: \$1,292,000 for preconstruction
\$44,934,000	Project cost to be allocated: \$44,934,000 for progressive design build (\$39,451,000 contract, \$1,184,000 contingency, \$867,000 A&E, and \$3,432,000 other project costs)

CEQA

The department will complete the CEQA process and file a Notice of Determination with the State Clearinghouse and ensure statutes of limitations expire without challenge prior to approval of the Guaranteed Maximum Price (GMP) by the Public Works Board.

Real Estate Due Diligence

Real estate due diligence will be completed prior to the approval of the Guaranteed Maximum Price (GMP) by the Public Works Board.

Project Schedule

Start preconstruction phase:	July 2026
Start design-build phase:	September 2027
Complete design-build:	September 2029

Staff Recommendation: **Adopt a resolution.**

BOND ITEM—3

DEPARTMENT OF GENERAL SERVICES (7760) 10TH AND O STREET RECONFIGURATION SACRAMENTO COUNTY

Authority: 2026 Budget Act, 7760-301-0660 (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 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

\$14,346,000

STAFF ANALYSIS ITEM—3

Department of General Services
10th and O Street Reconfiguration
Sacramento County

Action Requested

If approved, the requested action will 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 proposal entails a targeted interior renovation that reconfigures existing office to accommodate future Executive Branch tenants. Work includes selective demolition, installation of new partitions, reconfiguration of mechanical, electrical, and fire protection systems, and the addition of new flooring, paint, ceilings, and modular furniture to optimize space utilization and occupant density.

Funding and Cost Verification

This project is within cost. The Budget Act of 2026 provides \$14,346,000 for the preconstruction phase.

\$14,346,000	Total authorized project costs
\$114,041,000	Total estimated project costs
\$14,346,000	Project costs previously allocated: \$14,346,000 for preconstruction
\$99,695,000	Project cost to be allocated: \$99,695,000 for design-build phase (\$70,728,000 contract, \$4,951,000 contingency, \$3,187,000 A&E, \$10,829,000 other project costs, \$10,000,000 agency retained)

CEQA

The 10th and O Street (1021 O Street) Building Environmental Impact Report included both the construction of the building and the eventual reconfiguration to a typical state office once the Legislative staff moves to the new Capital Annex Office Building. A Notice of Determination was filed with the State Clearinghouse on December 27, 2018; and the 30-day statute of limitations expired without challenge. Validation of the existing documents will be confirmed by to approval of the Guaranteed Maximum Price (GMP) by the Board

Real Estate Due Diligence

Real estate due diligence was completed prior to the initial construction of the building, and will be reconfirmed prior to the approval of the Guaranteed Maximum Price (GMP) by the Board.

Project Schedule

Start preconstruction phase:	July 2026
Start design-build phase:	January 2028
Complete design-build:	January 2030

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

MINUTES

Consider approving the minutes from the September 16, 2026, meeting.

Staff have reviewed the minutes from the September 16, 2026, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the September 16, 2026, meeting.**

CONSENT CALENDAR

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW SAN LUIS OBISPO COURTHOUSE
SAN LUIS OBISPO COUNTY**

*Authority: Government Code sections 70371.5 and 70371.7
2022 Budget Act, 0250-301-0001 (7), as reappropriated by 2025 Budget
Act*

Consider:

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

STAFF ANALYSIS ITEM—1

Judicial Council of California
New San Luis Obispo Courthouse
San Luis Obispo County

Action Requested

If approved, the requested action will authorize the acquisition of real property interests and the execution of Property Acquisition Agreements and any such documents as may be required to complete the acquisitions.

The identified property for this project consists of two parcels, APN: 002-326-021 owned by Obispo Real Estate, LLC. and APN: 002-326-012 owned by the County of San Luis Obispo (County), totaling approximately 56,000 square feet or approximately 1 acre (Site).

As part of the Site Selection, the Project Advisory Group determined the preferred location for the new courthouse was in San Luis Obispo's (City) downtown area. This Site would provide parking for judicial officers and a no-cost agreement with the City to provide juror parking at a nearby public garage. The New Courthouse will be located one block from the existing courthouse and the public and staff will retain their existing parking arrangements. The Site under consideration is also approximately 2 blocks from the City's transit center, where all bus routes for intercity and regional bus connections can be accessed.

The proposed Site meet the size, location, and compatibility requirements for a new courthouse and secure parking lot to serve the Superior Court of California for the County.

Scope Description

This project is within scope. The authorized scope for this project provides for the site acquisition of approximately 2.5 acres of land for the construction of a new, 12-courtroom courthouse totaling approximately 145,000 square feet, including secure parking for judicial officers, in the City.

Due to the downtown location with available off-site parking for jurors, staff, and the public and proximity to multimode transportation, on-site public parking was determined not to be needed. This project does include secure judicial parking, parking for the superior court's vehicles, and the vehicle Sallyport for handling Sheriff in-custody transports and staging of vacant Sheriff transit vehicles, which is required to be accommodated on-site. To provide the necessary 25-foot vehicle security setback from the courthouse building footprint, the City will vacate a portion of Toro Street and a portion of Montereypalm Alley in support of the courthouse at the proposed Site. As part of the Site Selection, the project's Criteria Architect prepared conceptual site test fit scenarios confirming that the authorized project scope could be accommodated by the two parcels totaling approximately 1 acre instead of the original estimate of approximately 2.5 acres.

Funding and Cost Verification

This project is within cost. The 2022 Budget Act, as reappropriated by the 2025 Budget Act, provided \$22,869,000 for the Acquisition phase. These properties can be acquired with the funds available and in accordance with Legislative intent.

Under the Property Acquisition Agreement (PAA) for APN: 002-326-021, the County is granting fee simple interest in the property for \$4,350,000 and the County is performing the demolition and remediation to prepare the property for the project. While the County is doing the preparation work, demolition will be paid for by the Judicial Council and remediation will be paid for by the County, as identified in the two paragraphs below.

The Judicial Council, at its sole cost and expense, is responsible for the demolition costs due to the County. The performance, completion, and payment for the demolition work will be in accordance with a separate Demolition and Remediation Work Agreement (DRWA) between Judicial Council and the County. A form of DRWA is attached to the PAA and provides for Judicial Council's approval of final demolition cost prior to the County entering into a contract(s) for the demolition and remediation work. The DRWA includes additional various controls and protections for the demolition and remediation work performance and costs including overages greater than 10 percent with the final estimated cost approved by the parties, withheld retention paid only upon satisfactory completion of the work, the Judicial Council's right to takeover performance of the demolition and remediation work should the County fail to do so in accordance with the DRWA, and the County's indemnification of the Judicial Council and State of California. The estimated cost for the demolition work is \$2,300,000.

The County, at its sole expense, is responsible for the cost and remediation of the petroleum hydrocarbon soil contamination, closure of the open Regional Water Quality Control Board (RWQCB) open case, and the termination of Notice of Potential Existence of Underground Petroleum Hydrocarbons on title.

Under a separate PAA for APN: 002-326-012 (Access Parcel) the Seller is granting fee simple interest in the property to the Judicial Council at a purchase price of \$1,705,760.56. Purchase price includes compensation for increased mortgage interest rate and new real estate tax basis.

The residence of 969 Toro Street (APN: 002-326-012) will not require relocation assistance. Relocation assistance will be provided to the County. Judicial Council is not aware of any lawsuits pending concerning either property.

CEQA

The Judicial Council filed a Notice of Determination with the State Clearinghouse on November 14, 2025, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

An outside contractor, on behalf of the Judicial Council, completed a Summary of Conditions Letter for this project on September 29, 2025, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Condition of Properties

The Department of General Services, Environmental Services Section, on behalf of the Judicial Council conducted a site visit on October 31, 2025, and prepared a Condition of Property Letter dated November 17, 2025, and no issues that would adversely affect the beneficial use and quiet enjoyment of the Site were identified. The proposed Site is at the corner of Monterey Street and Toro Street; within the proposed Site, the proposed Access Parcel is from Toro Street adjacent to the Courthouse Parcel. The two parcels are in the central business district of the City, south of the intersection of Hwy 1 and Hwy 101.

A Phase I Environmental Site Assessment (ESA) was prepared by Ecotech Resources, Inc., and Biological Resources and Culture Resource Reports were prepared by Montrose Environmental in July 2023 on the proposed Site. A Phase II ESA was performed and prepared by Langan with a report dated December 20, 2024. Judicial Council's Environmental Health and Safety Unit reviewed both ESA reports and concluded the Phase I ESA report identified two recognized environmental conditions which were outlined at the time of Site Selection:

- Naturally occurring metals on portions of the Site at concentrations exceeding the State of California hazardous waste criteria. If excavated for off-site disposal during construction activities, it will require handling as Class I non-Resource Conservation and Recovery Act hazardous waste and disposal at an appropriate hazardous waste disposal facility. No non-metal soil contamination was detected exceeding environmental screening levels (ESL); however, limited petroleum hydrocarbon contaminated soil is known to be present under the County's existing building. To ensure proper handling and disposal of concentrations in soil that exceed hazardous waste criteria and to address the potential for residual petroleum hydrocarbon contamination based on the Site history, the Phase II ESA recommends preparing a soil and bedrock management plan together with a health and safety plan to protect human health and the environment during construction.

- Groundwater analysis performed by the Phase II ESA detected vinyl chloride above the RWQCB commercial/industrial vapor intrusion ESL in one of the three ground water samples. This finding is consistent with the open RWQCB case on the County's property. The County is working with the RWQCB to mitigate the condition and close the case. Case closure with the RWQCB is required by the County under the PAA. There were no concerns in the Phase II ESA.

Project Schedule

The anticipated close of escrow is within 60 days of the Board's action.

Staff Recommendation:

Authorize the acquisition of real property interests and the execution of Property Acquisition Agreements and any such documents as may be required to complete the acquisitions.

ACTION ITEMS

ACTION ITEM—1

STATE PUBLIC WORKS BOARD

AGREEMENT TO PROVIDE PUBLIC ACCESS AND FOR LIMITED PUBLIC ENTITY TORT IMMUNITY FOR A PUBLIC BENEFIT NONPROFIT ORGANIZATION VENTURA COUNTY

Authority: Section 831.5 of the Government Code

Consider authorizing execution of an agreement with the Ojai Valley Land Conservancy to provide public access to property and to qualify the Ojai Valley Land Conservancy for limited public entity tort immunity.

STAFF ANALYSIS ITEM—1

State Public Works Board

Agreement to Provide Public Access and for Limited Public Entity Tort Immunity for a
Public Benefit Nonprofit Organization
Ventura County

Action Requested

If approved, the requested action will authorize execution of an agreement with the Ojai Valley Land Conservancy to provide public access to property and to qualify the Ojai Valley Land Conservancy for limited public entity tort immunity.

Discussion

The Legislature has found it beneficial to the people of the state to encourage private nonprofit entities to carry out programs that preserve open space or increase opportunities for the public to enjoy access to and use of natural resources if the programs are consistent with public safety, the protection of the resources, and with public and private rights. In furtherance of this, Government Code section 831.5

provides an opportunity for certain types of nonprofit organizations to avail themselves of the benefits of limited “public entity” status for purposes of limiting their tort liability. To secure these benefits, a nonprofit organization must meet the following requirements:

1. It is a nonprofit organization existing under the provisions of Section 501(c) of the United States Internal Revenue Code;
2. It has specifically set forth in its articles of incorporation, as among its principal charitable purposes, the conservation of land for public access, agricultural, scientific, historical, educational, recreational, scenic, or open-space opportunities; and
3. For land outside of the coastal zone or the Lake Tahoe region, it has entered into an agreement with the Board requiring the public land trust to hold the lands or, where appropriate, to provide nondiscriminatory public access consistent with the protection and conservation of natural resources.

For properties in the coastal zone or the Lake Tahoe region, Government Code section 831.5 requires nonprofits to enter into an agreement with the State Coastal Conservancy and the California Tahoe Conservancy, respectively.

The Ojai Valley Land Conservancy (the “Conservancy”) is a nonprofit corporation existing under Section 501(c) whose main purposes is to protect and restore the natural landscape of the Ojai Valley. The Conservancy holds rights to certain properties located in Ventura County (the “Properties”). The Properties consist of three sites, the 195-acre Valley View Preserve, the 1,600-acre Ventura River Preserve, and the 58-acre Ojai Meadows Preserve. The Conservancy intends to provide access to the Properties, including public access to specific areas for recreational uses. The recreational uses may include hiking, biking, horse-riding, on-leash dog walking, picnicking and small group gatherings, and nature observation.

The Conservancy requests to obtain limited public entity status with respect to the Properties under Government Code section 831.5. The agreement would require the Conservancy to provide nondiscriminatory public access over the Properties, as well as erect signs directing the public to the property and indicating when it is open to the public. The agreement does not obligate the Board to perform any specific tasks or management. However, under Government Code section 831.5, the Board would be required to periodically review the agreement and determine whether the Conservancy is in substantial compliance with the agreement. To this end the agreement provides for the Conservancy to submit an annual report to the Board, certifying to the Conservancy’s compliance with the terms of the agreement.

Staff Recommendation:

Authorize execution of an agreement with the Ojai Valley Land Conservancy to provide public access to property and to qualify the Ojai Valley Land Conservancy for limited public entity tort immunity.

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

REPORTABLE ITEMS

For October 14, 2026, Board Meeting

Actions Authorized by Staff from September 10, 2026, through October 7, 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 State Hospitals (4440)	Metropolitan: Central Utility Plant Replacement Los Angeles County	2022 Budget Act, 4440-301- 0001 (2) 2024 Budget Act, 4440-301-0660 (1)	Approve an augmentation	\$870,000 1.6 percent of total project costs 1.6 percent cumulative
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Mendocino County	Sections 15820.94 - 15820.948 of the Government Code (SB 844)	Recognize revised project costs	\$43,843,000 total project costs Decrease of \$157,000 local costs