



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, March 11, 2022 at 10:00 a.m.

This meeting will take place virtually and can be accessed through the following link or phone numbers*:

<https://us06web.zoom.us/j/81212570347?pwd=SFRUVXlJeGI1NWtleERC5mFaSi9zQT09>

Meeting ID: 812 1257 0347

Passcode: K=6X\$1Lm

Or

Phone: (669) 219 2599**

(669) 900 9128**

(213) 338 8477**

Meeting ID: 812 1257 0347

Passcode: 83422435

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*Pursuant to Government Code Section 11133, and the Governor's Executive Order N-1-22, issued January 5, 2022, the Board meeting will take place virtually. Members of the Board will participate in this meeting remotely via telephonic or video conference. The meeting may be observed through the Zoom link and telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the 10:00 a.m. meeting start time. Members of the public may participate through telephone, the Zoom platform, or by submitting public comment in advance. If members of the public wish to submit comments in advance, the Board asks members of the public to provide written comments to Kat.Lee@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.

** This phone number IS NOT a toll free number.

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 Kat.Lee@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 Kat Lee at (916) 445-9694 or e-mail to Kat.lee@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**JUDICIAL BRANCH (0250)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
2022 SERIES A, LEASE REVENUE REFUNDING BONDS, FORWARD DELIVERY,
VARIOUS CAPITAL PROJECTS
AND 2022 SERIES B, LEASE REVENUE REFUNDING BONDS, FORWARD DELIVERY, KERN
VALLEY STATE PRISON**

PROJECTS:

2022A

Series 2012A – Various Departments
Judicial Branch

1. Madera Courthouse

Department of Corrections and Rehabilitation

1. California Health Care Facility, Stockton
2. Salinas Valley State Prison, Soledad: Enhanced Outpatient Program
Treatment and Office Space

2022B

Series 2012C

Department of Corrections and Rehabilitation

1. California State Prison - Kern County at Delano II

Consider adoption of a resolution to:

- 1) Approve the form of and authorize the release of the Updated Official Statement.**
- 2) Approve and authorize other related actions in connection with the settlement of said lease revenue refunding bonds and to otherwise effectuate the purpose of the resolution.**
- 3) The following are the currently outstanding par amounts of the bonds to be refunded by the 2022 Series A and B Lease Revenue Refunding Bonds:**

<u>Bond Series</u>	<u>Currently Outstanding Par Amount</u>
2012A (refunded by 2022A)	\$733,475,000
2012C (refunded by 2022B)	\$145,875,000

STAFF ANALYSIS ITEM—1

Judicial Branch (0250)
Department of Corrections (5225)
2022 Series A and B, Lease Revenue Refunding Bonds, Forward Delivery
(Tax-Exempt Bonds)
Various Capital Projects

Action Requested

If approved, the requested action would approve the form of, and authorize the release of, the Updated Official Statement, approve and authorize other related actions in connection with the settlement of the 2022 Series A and B lease revenue refunding bonds, and effectuate the purpose of the resolution.

Description of the Refunding

On March 12, 2021, the Board adopted a resolution authorizing the sale of the 2022 Series A and B lease revenue refunding bonds and other related actions in connection with the issuance, sale, and delivery of the bonds. The 2022 Series A and B lease revenue refunding bonds were sold in Spring 2021 and structured as “forward delivery” refunding bonds which allowed the bonds to be priced in Spring 2021 and issued this Spring 2022. As part of this sale, the Board is required to prepare and release an updated Official Statement prior to receiving payment for the bonds. This action would, among other things, approve the form of and authorize the release of the updated Official Statement.

Staff Recommendation:

Approve the form of and authorize the release of the Updated Official Statement, and approve and authorize other related actions in connection with the settlement of the 2022 Series A and B lease revenue refunding bonds.

BOND ITEM—2

CALIFORNIA AIR RESOURCES BOARD (3900)
2022 SERIES D, LEASE REVENUE BONDS
SOUTHERN CALIFORNIA HEADQUARTERS – MARY D. NICHOLS CAMPUS
GREEN BONDS – CLIMATE BOND CERTIFIED
RIVERSIDE COUNTY

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 the above described project for the California Air Resources Board.
- 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	\$311,187,276
Estimated Par Value of Bonds to be issued	\$280,455,000
Estimated “Not To Exceed” Par Amount	\$344,310,000

STAFF ANALYSIS ITEM—2

ITEM PULLED

MINUTES

Consider approving the minutes from the February 11, 2022 meeting.

Staff have reviewed the minutes from the February 11, 2022 meeting and recommend approval.

Staff Recommendation: Approve minutes from February 11, 2022 meeting.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF GENERAL SERVICES (7760)
SACRAMENTO REGION: GREGORY BATESON BUILDING RENOVATION
SACRAMENTO COUNTY

Authority: 2018 Budget Act, 7760-301-0001 (2)
2021 Budget Act, 7760-301-0660 (1)

Consider approving the Guaranteed Maximum Price and authorizing proceeding with the Design-Build Phase

STAFF ANALYSIS ITEM—1

Department of General Services
Sacramento Region: Gregory Bateson Building Renovation
Sacramento County

Action Requested

The requested action would approve the Guaranteed Maximum Price and allow the Design-Build portion of the project to proceed.

Scope Description

This project is within scope. The comprehensive renovation of the Gregory Bateson Building will incorporate improvements to fire and life safety; accessibility; repairs to historic elements that are deteriorating or causing deterioration; hazardous materials removal; replacement of the plumbing and heating, ventilating and air conditioning systems; and replacement of the electrical, telecommunications and security systems. The project includes restoration of historic elements and provides a new office layout using modular furniture and optimizing occupant density. The project will target Zero Net Energy.

Funding and Cost Verification

The project is within cost. The Budget Act of 2018 provided \$5,213,000 for the performance criteria phase, and the Budget Act of 2021 provided \$191,585,000 for the design-build phase.

\$196,798,000	Total authorized project costs
\$196,798,000	Total estimated project costs
\$14,417,000	Costs previously allocated for performance criteria (\$5,213,000), including preconstruction activities (\$9,203,500).
\$182,381,000	Costs to be allocated for design-build: \$158,658,000 contract, \$11,106,000 contingency, \$3,527,000 A&E, and \$9,090,000 other project costs.

CEQA

The Notice of Determination was filed with the State Clearinghouse on October 11, 2019, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 7, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Start Preconstruction Phase	September 2021
Approve Guaranteed Maximum Price	February 2022
Notice to Proceed, DB Contract	April 2022
Estimated Construction Start	August 2022
Estimated Project Completion	November 2024

Staff Recommendation: Approve Guaranteed Maximum Price

ACTION ITEMS

ACTION ITEM—1

HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 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),
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 Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following properties for the High Speed Train System:

- 1. 7-Eleven Property (Fresno County)
Authority Parcel Number: MF-10-1098-1
Assessor Parcel Number: 509-080-11**
- 2. Boghosian Property (Fresno County)
Authority Parcel Number: FB-10-1086-1
Assessor Parcel Number: None Assigned**
- 3. Boghosian Property (Fresno County)
Authority Parcel Number: FB-10-1087-1
Assessor Parcel Number: None Assigned**
- 4. C.W. Clark Property (Tulare County)
Authority Parcel Numbers: FB-54-0379-1 and FB-54-0379-2
Assessor Parcel Number: 291-010-011**
- 5. Fresno Property LLC Property (Fresno County)
Authority Parcel Number: FB-10-1618-1
Assessor Parcel Number: 480-040-15S**
- 6. Gregory Property (Kings County)
Authority Parcel Numbers: FB-16-1080-1 and FB-16-1080-2
Assessor Parcel Number: None Assigned**
- 7. Marquez Investment Group Property (Fresno County)
Authority Parcel Number: MF-10-1063-1
Assessor Parcel Number: 510-090-73**

8. **Parallamo Property (Fresno County)**
Authority Parcel Numbers: FB-10-1763-1, FB-10-1763-2, FB-10-1763-3, and FB-10-1763-4
Assessor Parcel Number: 467-050-28S

9. **T & H Properties Property (Fresno County)**
Authority Parcel Number: MF-10-1093-1
Assessor Parcel Number: 510-050-06

10. **Wilgenburg West Property (Kings County)**
Authority Parcel Number: FB-16-1003-1
Assessor Parcel Numbers: 014-090-068 (formerly designated as 014-090-007)

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Various Counties

Action Requested

Adopt Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire properties 1 through 7, 9, and 10 for the High Speed Train System.

Background

Note: The Parallamo Property has been pulled from the agenda.

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 Initial Operating Segment, Section 1, extending from Madera to Shafter, 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 Properties 1, 5 through 7, 9, and 10, between September 2021 and November 2021, the respective property owners were 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 Resolutions of Necessity to authorize the use of eminent domain is required at this time. For Properties 2 through 4, a formal offer to purchase the Property was not mailed due to inability to locate the owner of record or any descendants.

On February 22, 2022, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners of Properties 1, 5 through 7, 9, and 10. The Notices of Intent for Properties 2 through 4 were posted at the respective property boundaries. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. 7-Eleven Property (Fresno County)

Authority Parcel Number: MF-10-1098-1

Assessor Parcel Number: 509-080-11

Partial Acquisition: Approximately 0.10 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of an easement for the tie in grading along West Jennifer Avenue and West Shaw Avenue as well as construction for the reconnecting of the driveways.

2. Boghosian Property (Fresno County)

Authority Parcel Number: FB-10-1086-1

Assessor Parcel Number: None Assigned

Full Acquisition: Approximately 0.16 acre in fee

The property interest identified by the Authority Parcel Number is needed for the High Speed Rail (HSR) corridor along South Railroad Avenue, just south of East Jensen Avenue.

3. Boghosian Property (Fresno County)

Authority Parcel Number: FB-10-1087-1

Assessor Parcel Number: None Assigned

Full Acquisition: Approximately 0.52 acre in fee

The property interest identified by the Authority Parcel Number is needed for the High Speed Rail (HSR) corridor along South Railroad Avenue, just south of East Jensen Avenue.

4. C.W. Clark Property (Tulare County)

Authority Parcel Numbers: FB-54-0379-1 and FB-54-0379-2

Assessor Parcel Number: 291-010-011

Partial Acquisition: Approximately 0.15 acre (0.11 acre in fee, 0.04 acre in easement)

The property interests identified by the Authority Parcel Numbers are needed for the HSR corridor at Avenue 128 and for an access easement along Avenue 128 adjacent to the corridor.

5. Fresno Property LLC Property (Fresno County)

Authority Parcel Number: FB-10-1618-1

Assessor Parcel Number: 480-040-15S

Partial Acquisition: Approximately 0.01 acre in easement

The property interest identified by the Authority Parcel Number is needed for a PG&E electrical easement along East Florence Avenue.

6. Gregory Property (Kings County)

Authority Parcel Numbers: FB-16-1080-1 and FB-16-1080-2

Assessor Parcel Number: None Assigned

Partial Acquisition: Approximately 0.47 acre in fee

The property interests identified by the Authority Parcel Numbers are needed for the HSR corridor at Waukena Avenue

7. Marquez Investment Group Property (Fresno County)

Authority Parcel Number: MF-10-1063-1

Assessor Parcel Number: 510-090-73

Partial Acquisition: Approximately 0.06 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of an easement for tie in grading along North Golden State Boulevard north of West Richert Avenue.

8. Parallamo Property (Fresno County)

**Authority Parcel Numbers: FB-10-1763-1, FB-10-1763-2, FB-10-1763-3, and
FB-10-1763-4**

Assessor Parcel Number: 467-050-28S

Property Pulled

9. T & H Properties Property (Fresno County)

Authority Parcel Number: MF-10-1093-1

Assessor Parcel Number: 510-050-06

Partial Acquisition: Approximately 0.04 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of an easement for to tie-in grading along the West Shaw Avenue grade separation.

10. Wilgenburg West Property (Kings County)

Authority Parcel Number: FB-16-1003-1

Assessor Parcel Numbers: 014-090-068 (formerly designated as 014-090-007)

Partial Acquisition: Approximately 0.04 acre in easement

The property interest identified by the Authority Parcel Number is needed for a Southern California Edison (SCE) easement for utility purposes, including ingress and egress rights, by the HSR corridor between Flint Avenue and Fargo Avenue.

Staff Recommendation:

Adopt Resolutions of Necessity authorizing the use of eminent domain by the Authority to acquire the above described properties or interests in properties for the HSTS.

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the March 11, 2022 Board Meeting

Actions Authorized by Staff from February 1, 2022 through March 28, 2022

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

<u>Department/Org Code</u>	<u>Project Title</u>	<u>Project Authority</u>	<u>Action</u>	<u>Amount/(Percent)</u>
Department of State Hospitals (4440)	Atascadero State Hospital – Booster Pump Station, San Luis Obispo	2019 Budget Act, 4440- 301-0001(1) 2020 Budget Act , 4440- 301-0001(1)	Approve preliminary plans Approve an augmentation	\$14,000 (3.9 percent of total project appropriations) (9.4 percent cumulative)