



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, April 15, 2022 at 10:00 a.m.

Redwood Room, 915 L Street, Sacramento, California

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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 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

NONE

MINUTES

Consider approving the minutes from the March 11, 2022 and March 30, 2022 meetings.

Staff have reviewed the minutes from the March 11, 2022 and March 30, 2022 meetings and recommend approval.

Staff Recommendation: **Approve minutes from March 11, 2022 and March 30, 2022 meetings.**

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
ADULT LOCAL CRIMINAL JUSTICE FACILITIES CONSTRUCTION PROJECT
MADERA COUNTY**

Authority: Sections 15820.92 – 15820.926 of Government Code

Consider:

- 1) Recognizing a scope change.**
- 2) Approving preliminary plans.**
- 3) Recognizing revised project costs.**

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Adult Local Criminal Justice Facilities Construction Project
Madera County

Action Requested

If approved, the requested action will recognize a scope change, approve preliminary plans, and recognize revised project costs.

Scope Description

This project is not within scope. This project consists of the design and construction of an expansion to and renovations of the existing Madera County (County) jail located on county-owned land in Madera, California. The expansion and renovations will provide approximately 22,000 square feet of additional housing, program, and support services spaces to the current county jail.

At the time of establishment, the SB 1022 expansion was expected to add two stories to the existing two-story housing unit, which was constructed as part of the Madera County Assembly Bill 900, Phase I project. The vertical expansion was expected to construct an exterior shell to extend the building from its existing two levels up to four levels and finish the interior of the third level and a portion of the fourth level. The expansion would add 20 single-occupancy, high-security beds into the existing housing unit to accommodate inmates with mental health, acute substance abuse, or other health concerns. The expanded housing also provided adjacent dayrooms, safety cells, two outdoor recreation yards, exam rooms, video visitation areas, storage spaces, and other support spaces.

The project scope also included renovations to the kitchen area in the existing county jail to provide classroom spaces, a computer lab, and additional staff support and storage spaces. In addition, the current intake/booking area would be renovated to provide two additional safety cells.

The project also includes all standard and necessary appurtenances for building operations and the upsizing of existing water systems including piping, pumps, and accessories; a new cooling tower; a new chiller; and a new emergency generator. The building expansion will be constructed primarily of concrete masonry units and steel for long-term durability.

On behalf of Madera County, the Department of Corrections and Rehabilitation is requesting a scope change to recognize changes that were identified during the preliminary plans phase of the project. Specifically, during the development of the preliminary plans, the County determined that it was necessary to revise the scope to minimize disruption to the existing facility's population and to provide for recently identified project efficiencies.

The requested scope change locates the new housing unit addition adjacent and connected to the existing housing unit, rather than adding two additional stories. The requested scope change would also eliminate the safety cells in the housing unit and the shelled storage that is no longer needed. Additionally, the renovations to the intake/booking area would include a new lobby, interview rooms, and booking work counter.

The estimated revised total project cost in association with this scope change and completion of the preliminary plans is \$24,149,000, which is an increase of \$3,802,000. At the time of establishment, the County requested \$18,783,000 of its total \$19,000,000 state award. The County is now requesting the \$217,000 remaining of that award, which completes the state's commitment to the project. All other costs in excess of the award will be paid by the County.

On March 18th, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to approve the scope change and recommend that the Board recognize this revised scope no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is not within cost. Government Code section 15820.922 (SB 1022) appropriated \$412,474,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The Board of State and Community Corrections administered initial awards to counties through a competitive bidding process.

On July 22, 2019, the State Public Works Board (Board) established the scope, cost, and schedule of the Madera (County) Adult Local Criminal Justice Facility Project, allocating \$18,783,000 of the \$19,000,000 award to partially finance the design and construction of the project. At the time of establishment, the total estimated project cost was \$20,347,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans and the requested scope change. Based on this revised estimate, the current total estimated project cost is \$24,149,000, which is an increase of \$3,802,000. This action will recognize these revised project costs as detailed below.

\$20,347,000 Total authorized project cost

\$24,149,000 Total estimated project cost

\$18,783,000 State costs previously allocated: \$408,000 for preliminary plans, \$594,000 for working drawings, and \$17,781,000 for construction (\$14,546,000 contract, \$1,455,000 contingency, \$720,000 Architectural & Engineering (A&E), \$660,000 other project costs, and \$400,000 agency retained)

\$217,000 State cost adjustments: An increase of \$448,000 for preliminary plans, a decrease of \$8,000 for working drawings, and a decrease of \$223,000 for construction (increase of \$1,893,000 contract, decrease of \$1,455,000 contingency, \$361,000 A&E, and \$300,000 agency retained)

\$1,564,000 Local costs previously allocated: \$159,000 for study, \$20,000 for preliminary plans, \$40,000 for working drawings, and \$1,345,000 for construction (\$1,345,000 other project costs)

\$3,585,000 Local cost adjustments: An increase of \$20,000 for preliminary plans, \$15,000 for working drawings, and \$3,550,000 for construction (an increase of \$2,012,000 contract, \$1,845,000 contingency, and a decrease of \$307,000 other project costs)

CEQA

The County of Madera filed a Notice of Determination with the State Clearinghouse on August 27, 2007 and the 30-day statute of limitations expired without challenge. On March 30, 2022 the County of Madera notified the Board that there had been no change to the 2007 Notice of Determination information.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of Madera, completed a Summary of Conditions Letter for this project on September 1, 2021 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2022
Complete working drawings	August 2022
Start construction	November 2022
Complete construction	April 2024

Staff Recommendation:

Recognize scope change, approve preliminary plans, and recognize revised project costs.

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
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),
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. Daoudian Property (Fresno County)
Authority Parcel Number: MF-10-1094-1
Assessor Parcel Number: 510-060-43**
- 2. Ford/RFC Investments Property (Fresno County)
Authority Parcel Number: FB-10-1728-1
Assessor Parcel Number: 467-062-13**
- 3. Lawson Property (Fresno County)
Authority Parcel Number: MF-10-1116-1
Assessor Parcel Number: 508-020-28S**
- 4. Lawson Property (Fresno County)
Authority Parcel Numbers: MF-10-1120-1 and MF-10-1121-1
Assessor Parcel Number: 505-080-37S**
- 5. Nickerson Property (Kings County)
Authority Parcel Number: FB-16-1093-1
Assessor Parcel Number: None Assigned**
- 6. Roeding Property (Fresno County)
Authority Parcel Number: FB-10-1237-1
Assessor Parcel Number: None Assigned**
- 7. Roeding Property (Fresno County)
Authority Parcel Number: FB-10-1238-1
Assessor Parcel Number: None Assigned**

8. **Sommers Property (Fresno County)**
Authority Parcel Number: FB-10-1090-1
Assessor Parcel Number: None Assigned

9. **Tanielian Property (Fresno County)**
Authority Parcel Number: MF-10-1076-1
Assessor Parcel Number: 508-020-46S

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 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 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 through 4 and 9, 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 5 through 8, a formal offer to purchase the Property was not mailed due to inability to locate the owner of record or any descendants.

On March 29, 2022, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners of Properties 1 through 4 and 9. The Notices of Intent for Properties 5 through 8 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. Daoudian Property (Fresno County)

Authority Parcel Number: MF-10-1094-1

Assessor Parcel Number: 510-060-43

Partial Acquisition: Approximately 0.07 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of a temporary construction easement at West Santa Ana Avenue and North Golden State Boulevard.

2. Ford/RFC Investments Property (Fresno County)

Authority Parcel Number: FB-10-1728-1

Assessor Parcel Number: 467-062-13

Partial Acquisition: <0.01 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of a temporary construction easement at Fresno Street and F Street.

3. Lawson Property (Fresno County)

Authority Parcel Number: MF-10-1116-1

Assessor Parcel Number: 508-020-28S

Partial Acquisition: Approximately 0.05 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of a temporary construction easement along North Golden State Boulevard between Lovett Avenue and West Barstow Avenue.

4. Lawson Property (Fresno County)

Authority Parcel Numbers: MF-10-1120-1 and MF-10-1121-1

Assessor Parcel Number: 505-080-37S

Partial Acquisition: Approximately 0.29 acre in easement

The property interests identified by the Authority Parcel Numbers are needed for the renewal of two temporary construction easements along North Golden State Boulevard between West Bullard Avenue and Lovett Avenue.

5. Nickerson Property (Kings County)

Authority Parcel Number: FB-16-1093-1

Assessor Parcel Number: None Assigned

Partial Acquisition: Approximately 0.03 acre in easement

The property interest identified by the Authority Parcel Number is needed for a PG&E transmission easement along Orange Avenue at Pickerell Avenue.

- 6. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1237-1
Assessor Parcel Number: None Assigned
Full Acquisition: Approximately 0.40 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee located within North Golden State Boulevard, adjacent to North West Avenue.

- 7. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1238-1
Assessor Parcel Number: None Assigned
Full Acquisition: Approximately 0.26 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee located within North Golden State Boulevard just southeast to North West Avenue.

- 8. Sommers Property (Fresno County)**
Authority Parcel Number: FB-10-1090-1
Assessor Parcel Number: None Assigned
Full Acquisition: Approximately 0.12 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee located within North Golden State Boulevard near East California Avenue.

- 9. Tanielian Property (Fresno County)**
Authority Parcel Number: MF-10-1076-1
Assessor Parcel Number: 508-020-46S
Partial Acquisition: Approximately 0.06 acre in easement

The property interest identified by the Authority Parcel Number is needed for the renewal of a temporary construction easement along North Golden State Boulevard near West Barstow Avenue.

Staff Recommendation: **Adopt Resolutions of Necessity authorizing the use of eminent domain by the Authority to acquire properties for the HSTS.**

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the April 15, Board Meeting

Actions Authorized by Staff from March 1, 2022 through April 4, 2022

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

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
Judicial Council of California (0250)	New El Centro Courthouse, Imperial County	Sections 70371.5 and 70371.7 of the Government Code; 2013 Budget Act, 0250-301-3138 (1), as reappropriated by 2014 Budget Act; 2018 Budget Act, 0250-301-0660 (1); 2019 Budget Act, 0250-301-0660 (1)	Approve an augmentation	\$6,335,000 (9.3 percent of total project appropriations) (9.3 percent cumulative)
Department of Corrections and Rehabilitation (5225)	Valley State Prison – Health Care Facility Improvement Program, Madera County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (21)	Recognize revised project costs	\$23,943,000 total authorized project costs Increase of \$974,000
Department of Corrections and Rehabilitation (5225)	Central California Women's Facility – Health Care Facility Improvement Program, Madera County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (16)	Recognize revised project costs	\$43,980,000 total authorized project costs Decrease of \$974,000
Department of Corrections and Rehabilitation (5225)	Wasco State Prison – Health Care Facility Improvement Program, Kern County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (22)	Recognize revised project costs	\$76,619,000 total authorized project costs Increase of \$6,809,000

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
Department of Corrections and Rehabilitation (5225)	California Men's Colony – Health Care Facility Improvement Program, San Luis Obispo County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (11)	Recognize revised project costs	\$78,225,000 total authorized project costs Decrease of \$6,809,000
Department of Corrections and Rehabilitation (5225)	North Kern State Prison – Health Care Facility Improvement Program, Kern County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (19)	Recognize revised project costs	\$72,068,000 total authorized project costs Increase of \$3,619,000
Department of Corrections and Rehabilitation (5225)	Central California Women's Facility – Health Care Facility Improvement Program, Madera County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code; 2021 Budget Act, 5225-301-0001 (16)	Recognize revised project costs	\$40,361,000 total authorized project costs Decrease of \$3,619,00
Department of Corrections and Rehabilitation (5225)	Richard J. Donovan Correctional Facility – 50-Bed Mental Health Crisis Facility, San Diego County	2017 Budget Act, 5225-301-0001 (10); 2018 Budget Act, 5225-301-0001 (9)	Approve an augmentation	\$56,000 (0.8 percent of total project appropriations) (0.8 percent cumulative)
Department of Corrections and Rehabilitation (5225)	California State Prison, Solano – Medication Distribution Improvements Phase II, Solano County	2018 Budget Act, 5225-301-0001 (28); 2019 Budget Act, 5225-301-0001 (19); 2020 Budget Act, 5225-301-0001 (14), as reappropriated by the 2021 Budget Act	Approve an augmentation	\$102,000 (9.8 percent of total project appropriations) (9.8 percent cumulative)