



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

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

Cedar Room, 915 L Street, Sacramento, California

The public may also observe the meeting and address the Board through the following link or phone numbers*:

<https://us06web.zoom.us/j/88227351853?pwd=VUN1Rml4SII5UStNWUxvMGd6Vk1rZz09>

Meeting ID: 882 2735 1853

Passcode: XaA\$#!V0

Or

Phone: (669) 219 2599**

(669) 900 9128**

(213) 338 8477**

Meeting ID: 882 2735 1853

Passcode: 58888333

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*Members of the Board will participate in this meeting in the Cedar Room located at 915 L Street, Sacramento California. Members of the public may observe the meeting and address the Board in the Redwood Room located at 915 L Street, or through the Zoom link or the telephone numbers 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 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

BOARD OF STATE AND COMMUNITY CORRECTIONS (5227) ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT PLACER COUNTY

Authority: Government Code sections 15820.94 – 15820.948

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Authorize 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

\$30,000,000

STAFF ANALYSIS ITEM—1

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Placer County

Action Requested

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

Scope Description

This project is within scope. This project will design and construct a new, stand-alone one-story jail facility with a mezzanine, adjacent to the existing South Placer Jail, on county-owned land in the city of Roseville. The new jail will include two new housing units, space for programming, classrooms, vocational shops, administrative & staff support, medical and mental health, and will be attached to the existing jail via a secure enclosed corridor.

The housing units will consist of approximately 120 dorm-style, single and double bunks, day rooms, recreation yards, and multipurpose classrooms for programming. The building will also include vocational shops, in-person and video visitation, public lobby, office space, laundry facilities, and medical and mental health space. The project will include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; communication/data; fire protection system; sally port; upgraded fencing and parking; an emergency generator; and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.94 of the Government Code (SB 844) appropriated \$244,516,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. The BSCC has conditionally awarded \$30,000,000 from this appropriation to Placer County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. At the time of establishment, the total estimated project cost was \$33,333,000. Subsequent to this action, The Board approved performance criteria, recognized revised project cost, and solicitation of design-build bids on November 2, 2021. Subsequent to this action, The Board approved recognized revised project cost on December 9, 2021 and again on July 12, 2022. The total current estimated project is \$43,543,000.

\$43,543,000	Total authorized project costs
\$43,543,000	Total estimated project costs
\$30,000,000	State costs to be allocated: \$30,000,000 for design build (\$27,117,000 contract, \$1,132,000 other project costs, and \$1,751,000 agency retained items)
\$1,073,000	Local costs previously allocated: \$84,000 for study, \$380,000 for acquisition, and \$609,000 for performance criteria
\$12,470,000	Local costs to be allocated: \$12,470,000 for design build (\$9,245,000 contract, \$800,000 contingency, \$207,000 A&E, and \$2,218,000 other project costs)

CEQA

A Notice of Determination was filed with the County Clerk-Recorder's Office on February 27, 2004 and the 30-day statute of limitations expired without challenge. On June 27, 2022 the County of Placer notified the Board that there had been no change to the 2004 Notice of Determination information.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 15, 2020 and two issues were identified that could adversely affect the beneficial use and quiet enjoyment of the project. The County has resolved one issue and is currently working to resolve the final issue which staff anticipates will be resolved shortly without issue.

Project Schedule

Approve performance criteria	November 2021
Start design-build	June 2022
Complete design-build	January 2024

The project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; site improvements; fire protection systems; security fencing; and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.932 of the Government Code (SB 863) appropriated \$420,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The initial allocation of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. On December 9, 2016, the Board established the scope, cost, and schedule of this project, allocating \$9,500,000 of the \$420,000,000 lease revenue bond financing authority. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. At the time of establishment, the total estimated project cost was \$12,967,000. Subsequent to this action, The Board approved performance criteria, recognized revised project cost, and solicitation of design-build bids on November 2, 2021 and another recognized revised project cost on July 12, 2022. The total current estimated project is \$22,585,000.

- \$22,585,000 Total authorized project costs
- \$22,585,000 Total estimated project costs
 - \$276,000 State costs previously allocated: \$276,000 for performance criteria
 - \$9,224,000 State costs to be allocated: \$9,224,000 for design-build (\$8,667,000 contract, \$32,000 A&E, and \$525,000 agency retained items)
 - \$380,000 Local costs previously allocated: \$161,000 for study, \$139,000 for acquisition, and \$80,000 for performance criteria
 - \$12,705,000 Local costs to be allocated: \$12,705,000 for design build (\$9,462,000 contract, \$800,000 contingency, \$2,167,000 other project costs, and \$276,000 agency retained items)

CEQA

A Notice of Determination was filed with the County Clerk-Recorder's Office on February 27, 2004 and the 30-day statute of limitations expired without challenge. On June 27, 2022 the County of Placer notified the Board that there had been no change to the 2004 Notice of Determination information.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 15, 2020 and two issues were identified that could adversely affect the beneficial use and quiet enjoyment of the project. The County has resolved one issue and is currently working to resolve the final issue which staff anticipates will be resolved shortly without issue.

Project Schedule

Approve performance criteria	November 2021
Start design-build	June 2022
Complete design-build	January 2024

Staff Recommendation: **Adopt a resolution.**

BOND ITEM—3

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

Authority: 2019 Budget Act, 7760-301-0001 (2)
2021 Budget Act, 7760-301-0660 (3)
2022 Budget Act, 7760-301-0660 (2)

Consider adoption of an amended resolution to:

- 1) Update the reference to the law authorizing the bond financing of the project.
- 2) 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.
- 3) Authorize the sale of additional lease revenue bonds.
- 4) Authorize and direct Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.

Total Bond Appropriations \$525,833,000

STAFF ANALYSIS ITEM—3

Department of General Services
Sacramento Region: Resources Building Renovation
Sacramento County

Action Requested

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

A prior resolution in 2021 gave authority for \$452,106,000 in interim financing expected to be repaid with subsequent lease revenue financing to fund the design-build phase of the project. The 2022 Budget Act provided an additional \$73,727,000 for the design – build phase of the project to increase the total bond appropriations for the project in the amount of \$525,833,000. This amended resolution will update the reference to the law authorizing the bond financing of the project.

Scope Description

This project is within scope. The comprehensive renovation of the existing Resources Building includes correction of building-wide fire and life safety deficiencies, renovation

or replacement of all major building systems, hazardous materials abatement, replacing the roof and windows, replacing elevators and related equipment, and corrections to ADA deficiencies. The project will target Zero Net Energy and a minimum of LEED Silver.

Funding and Cost Verification

The project is within cost. The 2019 Budget Act provided \$8,874,000 for the performance criteria phase of this project, the 2021 Budget Act provided \$452,106,000 for the design-build phase, and the 2022 Budget Act provided an additional \$73,727,000 for the design-build phase.

\$534,707,000	Total authorized project costs
\$534,707,000	Total estimated project costs
\$46,533,000	Project costs previously allocated: \$8,874,000 for performance criteria and \$37,659,000 for preconstruction activities
\$488,174,000	Project costs to be allocated for design-build: \$488,174,000 for design-build (\$402,850,000 contract/GMP, \$30,555,000 contingency, \$7,283,000 A&E, and \$47,486,000 other project costs)

CEQA

The Notice of Determination was filed with the State Clearinghouse December 28, 2020 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 July 28, 2021. The letter identified the following issues regarding the project site: (1) an easement for public transportation purposes in favor of the Sacramento Regional Transit District (RT) which affects a portion of the project site; (2) a license, a lease, and a permit, each of which affect the project site; and (3) the for the City of Sacramento to abandon Neighbors Alley within the project's city block.

After the Summary of Conditions Letter: (1) DGS received concurrence from RT for the project to proceed and does not anticipate exceptions from RT (current or future) related to the project and associated improvements; (2) the licensee, lessee, and permittee have each vacated the premises and the project site is no longer impacted by the license, lease, or permit; and (3) on April 5, 2022, the Sacramento City Council approved abandonment of the alley with the adoption of Resolution 2022-0093 (Vacation Resolution).

In regard to the Vacation Resolution, although the resolution adopted by the City Council included the correct project map, an incorrect map was inadvertently substituted into the resolution that was actually recorded. DGS and the City of Sacramento continue to work cooperatively to rectify this issue.

Given the above, the no issues identified in the Summary of Conditions letter are expected to adversely affect the beneficial use and quiet enjoyment of the project.

Project Schedule

Start Preconstruction Phase	November 2021
Approve Guaranteed Maximum Price	July 2022
Notice to Proceed, Design-Build Contract	August 2022

Estimated Construction Start
Estimated Project Completion

August 2022
October 2025

Staff Recommendation:

Adopt amended resolution.

MINUTES

Consider approving the minutes from the June 10, 2022 meeting.

Staff have reviewed the minutes from the June 10, 2022 meeting and recommend approval.

Staff Recommendation:

Approve minutes from the June 10, 2022 meeting.

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
NEW REDDING COURTHOUSE
SHASTA COUNTY**

Authority: Sections 70371.5 and 70371.7 of the Government Code
2009 Budget Act, 0250-301-3138 (8), as reappropriated by 2012 Budget Act
2014 Budget Act, 0250-301-3138 (9)
2015 Budget Act, 0250-301-3138 (3)
2016 Budget Act, 0250-301-3138 (4) and Item 0250-301-0668 (3)
2018 Budget Act, 0250-301-0660 (3)

Consider approving an augmentation contingent upon expiration of the 20-day legislative notification.

\$5,906,000
(3.6 percent of total project appropriations)
(19.8 percent cumulative)

STAFF ANALYSIS ITEM—1

Judicial Council of California
New Redding Courthouse
Shasta County

Action Requested

If approved, the requested action will approve an augmentation contingent upon expiration of the 20-day legislative notification.

Scope Description

This project is within scope. The authorized scope for this project is to construct a new, 14-courtroom building, approximately 165,000 square feet in the City of Redding in Shasta County. The project will consolidate court operations from three facilities to relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in Shasta County.

Funding and Cost Verification

This project is not within cost. The current authorized total project cost is \$187,100,000. The funding source for this project consists of appropriations from Judicial Council's Immediate and Critical Needs Account including acquisition (\$4,590,000), preliminary plans (\$6,028,000), working drawings (\$8,675,000), and construction (\$2,301,000), and appropriations from the Public Buildings Construction Fund (\$165,506,000) as authorized in the Budget Act of 2018 (\$138,763,000) and augmented by Executive Order No. C 18/19-10 (\$12,751,000), No. C 21/22-2 (\$3,000,000), and No. C 21/22-9 (\$10,992,000). The Judicial Council is requesting an augmentation of \$5,906,000 in lease revenue bond authority from the Public Buildings Construction Fund for the construction phase of the Shasta County – New Redding Courthouse project in Shasta County, to address costs

associated with the following issues:

- Changes and Delays - \$1,210,000: Changes include new Redding Electric Utility requirements, new pedestrian lighting requirement, changes in curtain wall caulking and fireproofing details, and building commissioning changes associated with permanent power. Delays are due to these changes, as well as the removal of installed material due to rain damage from a storm in October 2021, and continuing supply chain issues.
- Contract Extension for Soft Costs - \$2,106,000: Due to these various delays in the construction schedule, services have increased for Construction Manager Agency, Architect, Inspector of Record, Special Inspection and Material Testing and Commissioning. Additionally, due to the increased hard costs and time extension, the fees have increased for the Division of State Architect and Owner's Controlled Insurance Program.
- Mechanical Shaft Issues - \$2,590,000: The mechanical shaft bottom and top of ceiling between ground level and first floor is a two-hour rated shaft and required additional engineering for the mechanical ducts and sprinkler piping to penetrate through the rated cavity. Delay costs were added by other subcontractor trades due to additional storage costs and labor increases that affect the installation of work due to the delay by other trades.

This augmentation, along with previous augmentations, brings total augmentations for this project to \$32,649,000 (19.8 percent cumulative), and increases total authorized project costs to \$193,006,000.

On June 27, 2022, 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 augmentation and recommend that the Board recognize this augmentation no sooner than 20 days from that date.

\$187,100,000 Total authorized project costs

\$193,006,000 Total estimated project costs

\$187,100,000 Project costs previously allocated: \$4,590,000 for acquisition, \$6,028,000 for preliminary plans, \$8,675,000 for working drawings, and \$167,807,000 for construction (\$142,374,000 contract, \$7,119,000 contingency, \$5,312,000 for A&E, and \$13,002,000 for other project costs)

\$5,906,000 Augmentation to be allocated: increase of \$5,906,000 for construction (increase of \$3,800,000 contract, \$1,050,000 A&E, and \$1,056,000 other project costs)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 15, 2010 and the 35-day statute of limitation 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 November 6, 2015 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2015
Complete working drawings	June 2018
Start construction	December 2018
Complete construction	November 2022

Staff Recommendation: **Approve an augmentation contingent upon expiration of the 20-day legislative notification.**

CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) SALINAS VALLEY STATE PRISON — MEDICATION DISTRIBUTION IMPROVEMENTS PHASE II MONTEREY COUNTY

Authority: 2018 Budget Act, 5225-301-0001 (22)
2019 Budget Act, 5225-301-0001 (13)
2020 Budget Act, 5225-301-0001 (8), as reappropriated by 2021 Budget Act

Consider:

- 1) Recognizing a scope change contingent upon expiration of the 20-day legislative notification.**
- 2) Approving a reversion.**

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Salinas Valley State Prison – Medication Distribution Improvements Phase II
Monterey County

Action Requested

If approved, the requested action will recognize a scope change contingent upon expiration of the 20-day legislative notification and approve a reversion.

Scope Description

This project is not within scope. As a result of the Plata vs. Newsom case, CDCR health care delivery system was placed under a Federal Receiver in 2006. Subsequently, CDCR and the Federal Receiver developed the Health Care Facility Improvement Program (HCFIP) to improve the physical plant serving California Department of Corrections and Rehabilitation's (CDCR) health care delivery system, with medication distribution improvement projects as a primary program component. The Medication Distribution Improvements Phase II at Salinas Valley State Prison (SVSP) was planned to support SVSP's health care delivery system as part of CDCR strategy to address statewide prison

health care deficiencies. The purpose of the Medication Distribution Improvements projects are to design and construct rooms for distributing medication that will increase staff productivity and safety as well as comply with the *Plata Court* by providing timely inmate-patient access to medication.

The current project scope includes the construction of one Medication Distribution Room (MDR) in Facility A, Housing Unit (HU) A4, to serve the Enhanced Outpatient Program (EOP) population.

CDCR is requesting a scope change to terminate the entire Medication Distribution Improvement - Phase II project at SVSP. Due to a mission change in HU A4 from housing EOP patients to housing general population incarcerated individuals, CDCR determined that the MDR Phase II is no longer needed. The savings attributed to the termination of this project is \$1,933,000 General Fund. This savings consist of \$40,000 from preliminary plans, \$45,000 from working drawings, and \$1,848,000 from construction.

On June 27, 2022, 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 Cost Verification

This project is within cost The Budget Act of 2018(Chapters 29, 30, and 449, Statutes 2018) appropriated \$158,000 General Fund to complete preliminary plans for the Medication Distribution Improvements – Phase II. Additionally, the Budget Act of 2019 (Chapter 23, Statutes of 2019) appropriated \$179,000 General Fund for working drawings and the Budget Act of 2020 (Chapter 7, Statutes of 2020) appropriated \$1,848,000 General Fund for the construction phase of the project, for a total project cost of \$2,185,000. The construction appropriation was reappropriated in the Budget Act of 2021 (Chapters 21, 43, 69, 84, and 240, Statutes of 2021).

Based on funds expended, the current total project cost is \$252,000, which is a decrease of \$1,933,000. CDCR is requesting approval of project termination which would result in savings in the amount of \$1,933,000. Additionally, CDCR is requesting a reversion of \$1,848,000 for the construction phase, which has not yet started.

\$2,185,000	Total authorized project costs
\$252,000	Total estimated project costs
\$337,000	Project costs previously allocated: \$158,000 for preliminary plans and \$179,000 for working drawings
\$1,848,000	Project costs to be allocated: \$1,848,000 for construction (\$1,317,000 contract, \$92,000 contingency, \$55,000 A/E, \$295,000 other project costs, and \$89,000 agency retained items)
\$-85,000	Project cost adjustments: a decrease of \$40,000 for preliminary plans, \$45,000 for working drawings.
\$-1,848,000	Project cost reversion: \$1,848,000 for construction (decrease of \$1,317,000 contract, \$92,000 contingency, \$55,000 A/E, \$295,000 other project costs, and \$89,000 agency retained items)

CEQA

CDCR filed a Notice of Determination with the State Clearinghouse on February 28, 2019 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

CDCR completed a Summary of Conditions Letter for this project on October 1, 2019 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2019
Complete working drawings	N/A
Start construction	N/A
Complete construction	N/A

Staff Recommendation:

Recognize a scope change contingent upon expiration of the 20-day legislative notification and approve a reversion.

CONSENT ITEM—3

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

Authority: 2019 Budget Act, 7760-301-0001 (2)
2021 Budget Act, 7760-301-0660 (3)
2022 Budget Act, 7760-301-0660 (2)

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

STAFF ANALYSIS ITEM—3

Department of General Services
Sacramento Region: Resources Building Renovation
Sacramento County

Action Requested

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

Scope Description

This project is within scope. The comprehensive renovation of the existing Resources Building includes correction of building-wide fire and life safety deficiencies, renovation or replacement of all major building systems, hazardous materials abatement, replacing the roof and windows, replacing elevators and related equipment, and corrections to ADA deficiencies. The project will target Zero Net Energy and a minimum of LEED Silver.

Funding and Cost Verification

The project is within cost. The 2019 Budget Act provided \$8,874,000 for the performance criteria phase of this project, the 2021 Budget Act provided \$452,106,000 for the design-build phase, and the 2022 Budget Act provided an additional \$73,727,000 for the design-build phase.

\$534,707,000 Total authorized project costs

\$534,707,000 Total estimated project costs

\$46,533,000 Project costs previously allocated: \$8,874,000 for performance criteria and \$37,659,000 for preconstruction activities

\$488,174,000 Project costs to be allocated for design-build: \$488,174,000 (\$402,850,000 contract/GMP, \$30,555,000 contingency, \$7,283,000 A&E, and \$47,486,000 other project costs)

CEQA

The Notice of Determination was filed with the State Clearinghouse December 28, 2020 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 July 28, 2021. The letter identified the following issues regarding the project site: (1) an easement for public transportation purposes in favor of the Sacramento Regional Transit District (RT) which affects a portion of the project site; (2) a license, a lease, and a permit, each of which affect the project site; and (3) the for the City of Sacramento to abandon Neighbors Alley within the project's city block.

After the Summary of Conditions Letter: (1) DGS received concurrence from RT for the project to proceed and does not anticipate exceptions from RT (current or future) related to the project and associated improvements; (2) the licensee, lessee, and permittee have each vacated the premises and the project site is no longer impacted by the license, lease, or permit; and (3) on April 5, 2022, the Sacramento City Council approved abandonment of the alley with the adoption of Resolution 2022-0093 (Vacation Resolution).

In regard to the Vacation Resolution, although the resolution adopted by the City Council included the correct project map, an incorrect map was inadvertently substituted into the resolution that was actually recorded. DGS and the City of Sacramento continue to work cooperatively to rectify this issue.

Given the above, the no issues identified in the Summary of Conditions letter are expected to adversely affect the beneficial use and quiet enjoyment of the project.

Project Schedule

Start Preconstruction Phase	November 2021
Approve Guaranteed Maximum Price	July 2022
Notice to Proceed, Design-Build Contract	August 2022
Estimated Construction Start	August 2022
Estimated Project Completion	October 2025

Staff Recommendation:

Approve Guaranteed Maximum Price

CONSENT ITEM—4

CALIFORNIA MILITARY DEPARTMENT (8940) SAN DIEGO READINESS CENTER RENOVATION SAN DIEGO COUNTY

*Authority: 2015 Budget Act, 8940-301-0001 (6) and 8940-301-0890 (4),
2016 Budget Act, 8940-301-0001 (6) and 8940-301-0890 (4),
2017 Budget Act, 8940-301-0001 (2) and 8940-301-0890 (1),
as reappropriated by the 2019 Budget Act
2018 Budget Act, 8940-301-0001 (2) and 8940-301-0890 (1),
as reappropriated by the 2019 Budget Act*

**Consider approving an augmentation contingent upon expiration of the
20-day legislative notification period.**

**\$460,000
(3.6 percent of appropriation)
(12.0 percent cumulative)**

STAFF ANALYSIS ITEM—4

California Military Department
San Diego Readiness Center Renovation
San Diego County

Action requested

**If approved, the requested action will approve an augmentation contingent upon
expiration of the 20-day legislative notification period.**

Scope Description

This project is within scope. The authorized scope for this project includes the expansion and modernization of the San Diego Readiness Center in three phases. Phase 1 of the project includes an approximately 4,400 square foot addition, which will provide training and administrative space constructed with masonry walls, concrete floors, low maintenance roofing system, and will include mechanical, electrical, telecommunications, security equipment, furnishings and workstations required to make it a complete and usable part of the facility. The expansion will meet current ADA and regulatory codes. Phases 2 and 3 will finish the design and construction to the main armory. This phase was broken up to renovate different sections of the main facility with limited disruption to the staff occupying the building.

The project is currently in Phase 1 which also includes installation of new electrical service, plumbing and sewer lines, fire suppression system, and associated civil site improvements.

Funding and Cost Verification

This project is not within cost. The 2015 Budget Act appropriated \$1,712,000 (General Fund and federal funds) for preliminary plans and working drawings. The Budget Acts of 2016, 2017, and 2018 appropriated a total of \$11,118,000 for construction (General Fund and federal funds). This construction funding was reappropriated in the 2019 Budget Act. A 2.9 percent augmentation was approved by the Public Works Board in the amount of \$383,000 (General Fund and federal funds) in 2019 and a 5.5 percent augmentation was approved in the amount of \$700,000 (General Fund and federal funds) in 2021, bringing the overall total project authority to \$13,913,000 (General Fund

and federal funds).

A \$460,000 augmentation (General Fund and federal funds) is needed to complete Phase 1 of this project. Because of permitting issues and delays with the City of San Diego related to the approval of electrical connectivity in the adjacent city street, the California Military Department (CMD) developed an alternative plan to provide power to the new building by reengineering power from the existing main armory building. This plan includes the installation of a new transformer that will upgrade the power infrastructure from single to three-phase power to support the HVACs and electrical needs in the new building. The requested action will provide funding for the new transformer, and for site work and the remobilization of labor related to the installation. Phase 1 of this project is scheduled to be completed in October 2022.

On June 27, 2022, the Department of Finance notified Chairs of the Joint Legislative Budget Committee and fiscal committees in each house, of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$13,913,000 Total authorized project costs

\$14,373,000 Total estimated project costs

\$13,913,000 Project costs previously allocated: \$814,000 for preliminary plans, \$898,000 for working drawings, \$12,201,000 for construction (\$9,800,000 contract, \$634,000 contingency, \$460,000 A/E, \$1,307,000 other project costs).

\$460,000 Requested augmentation: \$460,000 for construction.

CEQA

CMD filed a Notice of Exemption with the State Clearinghouse on November 16, 2021 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

CMD completed a Summary of Conditions Letter for this project on February 16, 2016 and no issues that would adversely affect the quiet enjoyment and beneficial use of the project were identified.

Project Schedule

Approve preliminary plans	February 2016
Complete working drawings	June 2017
Start construction	July 2019 (Phase 1)
Complete construction	October 2022 (Phase 1)

Staff Recommendation:

Approve augmentation contingent upon expiration of the 20-day legislative notification period.

ACTION ITEMS

ACTION ITEM—1

HIGH SPEED RAIL AUTHORITY (2665) CENTRAL VALLEY SEGMENT 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 Acts
2014 Budget Act, Item 2665-306-3228 (1),
2021 Budget Act, Item 2665-301-6043 (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 amended Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following properties or interests in properties for the High Speed Train System:

- 1. Curran Property (Madera County)**
Assessor Parcel Number: 034-210-054
Authority Parcel Number: MF-20-1449-1
Resolution of Necessity Number: 2021-0002
- 2. Curran Property (Madera County)**
Assessor Parcel Number: 035-242-017
Authority Parcel Number: MF-20-1465-1
Resolution of Necessity Number: 2021-0003
- 3. Irigoyen Farms Property (Fresno County)**
Assessor Parcel Numbers: 385-140-20 and 385-140-24s
Authority Parcel Numbers: FB-10-1529-2, FB-10-1530-1, FB-10-1531-1, and
FB-10-1531-3
Resolution of Necessity Number: 2020-0065
- 4. Irigoyen Farms Property (Fresno County)**
Assessor Parcel Numbers: 385-140-24s, 385-140-20, and 385-140-10s
Authority Parcel Numbers: FB-10-0443-1, FB-10-0443-2, FB-10-0443-3,
FB-10-0454-1, FB-10-0454-2, FB-10-0454-3, FB-10-0454-4, FB-10-0454-5, and
FB-10-0875-1
Resolution of Necessity Number: 2015-0206

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Central Valley Segment

Various Counties

Action Requested

If approved, adopt amended Resolutions of Necessity (RONs) authorizing the use of eminent domain by the High Speed Rail Authority (Authority) to acquire the properties or interests in properties for the High Speed Train System (HSTS).

Curran Property 1: On May 17, 2021, the Board adopted Resolution of Necessity 2021-0002, authorizing the use of eminent domain to acquire the Curran property or interests in the Curran property in Madera County. Subsequent to adoption, the legal description was revised to reflect an updated PG&E easement, precipitating the need for an amended RON.

Curran Property 2: On May 17, 2021, the Board adopted Resolution of Necessity 2021-0003, authorizing the use of eminent domain to acquire the Curran property or interests in the Curran property in Madera County. Subsequent to adoption, the legal description was revised to reflect an updated PG&E easement, precipitating the need for an amended RON.

Irigoyen Farms Property 1: On July 13, 2020, the Board adopted Resolution of Necessity 2020-0065, authorizing the use of eminent domain to acquire the Irigoyen Farms property or interests in the Irigoyen Farms property in Fresno County. Subsequent to adoption, the legal description was revised to reflect an updated PG&E easement, precipitating the need for an amended RON.

Irigoyen Farms Property 2: On June 12, 2017, the Board adopted Resolution of Necessity 2015-0206, authorizing the use of eminent domain to acquire the Irigoyen Farms property or interests in the Irigoyen Farms property in Fresno County. Subsequent to adoption, the legal description was revised to correct a directional error on parcel FB-10-0443-1, precipitating the need for an amended RON.

On June 28, 2022 and June 30, 2022, Notices of Intent to adopt Amended Resolutions of Necessity were mailed by Board staff to the owners of the abovementioned properties. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Staff Recommendation: **Adopt amended RONs authorizing the use of eminent domain by the Authority to acquire the above-described properties or interests in property for the HSTS.**

ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)
CENTRAL VALLEY SEGMENT
FRESNO COUNTY**

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 Acts
2014 Budget Act, Item 2665-306-3228 (1),
2021 Budget Act, Item 2665-301-6043 (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 or interests in properties for the High Speed Train System:

- 1. Gabrielian Property (Fresno County)**
Authority Parcel Numbers: FB-10-1764-1, FB-10-1764-2, and FB-10-1764-3
Assessor Parcel Number: 458-250-25
- 2. Gill Property (Fresno County)**
Authority Parcel Numbers: MF-10-1090-1, MF-10-1106-1, and MF-10-1106-2
Assessor Parcel Numbers: 510-050-62 and 510-050-65
- 3. Singh/Dua Property (Fresno County)**
Authority Parcel Number: FB-10-0972-1
Assessor Parcel Number: 334-330-69
- 4. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1233-1
Assessor Parcel Number: None Assigned
- 5. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1240-1
Assessor Parcel Number: None Assigned
- 6. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1243-1
Assessor Parcel Number: None Assigned
- 7. Broadway Plaza Apartments Property (Fresno County)**
Authority Parcel Number: FB-10-1729-1
Assessor Parcel Number: 466-214-32

STAFF ANALYSIS ITEM—3

High Speed Rail Authority
Central Valley Segment
Fresno County

Action Requested

Adopt Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire properties or interests in properties for the High Speed Train System.

Background

Under California Eminent Domain Law, the Board is the governing body of the High Speed Rail Authority (Authority) for purposes of adopting Resolutions of Necessity that are required for the Authority to initiate eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record 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 Central Valley Segment, 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 3 and 7, between October 2021 and April 2022, 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 4 through 6, a formal offer to purchase the Property was not mailed due to inability to locate the owner of record or confirm the identity or any appropriate heirs, descendants, or devisees.

On June 28, 2022, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners of Properties 1 through 3 and 7. The Notices of Intent for Properties 4 through 6 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. Gabrielian Property (Fresno County)**
Authority Parcel Numbers: FB-10-1764-1, FB-10-1764-2, and FB-10-1764-3
Assessor Parcel Number: 458-250-25
Partial Acquisition: Approximately 0.86 acre in easement

The property interests identified by the Authority Parcel Numbers are needed for the renewal of three temporary construction easements along Dry Creek Canal, near where the High Speed Rail (HSR) corridor crosses State Route 180.

2. Gill Property (Fresno County)

Authority Parcel Numbers: MF-10-1090-1, MF-10-1106-1, and MF-10-1106-2

Assessor Parcel Numbers: 510-050-62 and 510-050-65

Partial Acquisition: Approximately 0.47 acre in fee

The property interests identified by the Authority Parcel Numbers are needed for the renewal of three temporary construction easements along N. Golden State Boulevard, W. Santa Ana Avenue, and N. Cornelia Avenue.

3. Singh/Dua Property (Fresno County)

Authority Parcel Number: FB-10-0972-1

Assessor Parcel Number: 334-330-69

Partial Acquisition: Approximately 0.17 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee within E. Lincoln Avenue as it crosses the HSR corridor

4. Roeding Property (Fresno County)

Authority Parcel Number: FB-10-1233-1

Assessor Parcel Number: None Assigned

Full Acquisition: Approximately 0.05 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee of North Golden State Boulevard, as well as the realignment of N. Golden State Blvd for construction of the HSR corridor.

5. Roeding Property (Fresno County)

Authority Parcel Number: FB-10-1240-1

Assessor Parcel Number: None Assigned

Full Acquisition: Approximately 0.10 acre in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee of North Golden State Boulevard, as well as the realignment of N. Golden State Blvd for construction of the HSR corridor.

6. Roeding Property (Fresno County)

Authority Parcel Number: FB-10-1243-1

Assessor Parcel Number: None Assigned

Full Acquisition: Approximately 1.52 acres in fee

The property interest identified by the Authority Parcel Number is needed for the underlying fee of North Golden State Boulevard, as well as the realignment of N. Golden State Blvd for construction of the HSR corridor.

7. Broadway Plaza Apartments Property (Fresno County)

Authority Parcel Number: FB-10-1729-1

Assessor Parcel Number: 466-214-32

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 along H Street between Fresno Street and Tuolumne Street.

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 July 15, 2022 Board Meeting

Actions Authorized by Staff from May 28, 2022 through July 1, 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 Fort Ord Courthouse, Monterey County	2021 Budget Act, 0250-301-0001 (6)	Approve site selection	
Judicial Council of California (0250)	New Lakeport Courthouse, Lake County	2009 Budget Act, 0250-301-3138 (3); Sections 70371.5 and 70371.7 of the Government Code; 2014 Budget Act, 0250-301-3138 (4); 2021 Budget Act, 0250-301-0001 (1) and 0250-301-0660 (1)	Approve performance criteria Recognize an anticipated deficit	\$10,730,000 14.7 percent of total project appropriations
Department of Corrections and Rehabilitations (5225)	Kings County Jail Expansion, Kings County	Sections 15820.91 – 15820.917 of the Government Code (AB 900, Phase II)	Recognize revised project costs	-\$2,431,000 5.9 percent of total project appropriations
Department of Corrections and Rehabilitations (5225)	Statewide: Minor Capital Outlay Project Program, San Joaquin County	2021 Budget Act, 5225-301-0001 (1)	Approve use of Inmate/Ward Labor	
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)	Approve performance criteria Recognize revised project costs	\$20,393,000 total authorized project costs \$2,096,000 increase in local costs

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
California Department of Veterans Affairs (8995)	Northern California Veterans Cemetery, IGO – Columbaria Expansion, Shasta County	2021 Budget Act, 8955-301-0001 (1)	Approve preliminary plans	