



# STAFF ANALYSIS

## STATE PUBLIC WORKS BOARD

Friday, September 9, 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/83585675008?pwd=eEtBbytCdkZvUy9sSE84cGdKMUJOZz09>

Meeting ID: 835 8567 5008

Passcode: 6r4vz!EC

Or

Phone: (669) 219 2599\*\*

(669) 900 9128\*\*

(213) 338 8477\*\*

Meeting ID: 835 8567 5008

Passcode: 44052316

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Members of the Board will participate remotely via telephonic or video conference. Members of the public may observe the meeting and address the Board 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](mailto: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

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](mailto: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](mailto:Kat.lee@dof.ca.gov), five days prior to the meeting.

# **BOND ITEMS**

## **BOND ITEM—1**

**2022 SERIES C, LEASE REVENUE REFUNDING BONDS, FORWARD DELIVERY  
(VARIOUS CAPITAL PROJECTS)**

**JUDICIAL BRANCH (0250)**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL (3960)**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)**

### **PROJECTS FINANCED:**

Series 2012G – Various Departments

#### *Judicial Branch*

1. North Butte County Courthouse
2. Woodland Courthouse
3. Solano Courthouse

#### *Department of Forestry and Fire Protection*

4. South Operations Headquarters

#### *Department of Toxic Substances Control*

5. Stringfellow Pre-Treatment Plant

#### *Department of Corrections and Rehabilitation*

6. DeWitt Nelson Correctional Annex

### **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 the bonds.**

**The following are the currently outstanding par amounts of the bonds to be refunded by the 2022 Series C Lease Revenue Refunding Bonds:**

**Bond Series:** 2012G

**Outstanding Par Amount Refunded:** \$372,040,000

## STAFF ANALYSIS ITEM—1

2022 Series C Lease Revenue Refunding Bonds, Forward Delivery  
(Tax-Exempt Bonds)  
Various Capital Projects  
Judicial Branch (0250)  
Department of Forestry and Fire Protection (3540)  
Department of Toxic Substances Control (3960)  
Department of Corrections and Rehabilitation (5225)

### 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 C lease revenue refunding bonds.**

### Description of the Refunding

On September 27, 2021, the Board adopted a resolution authorizing the sale of the 2022 Series C lease revenue refunding bonds and other related actions in connection with the issuance, sale, and delivery of the bonds. The 2022 Series C lease revenue refunding bonds were sold in Fall 2021 through a negotiated sale and were structured as “forward delivery” refunding bonds which allowed the bonds to be priced in Fall 2021 and issued this Fall 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.

### 2022 Series C Bonds:

The 2022 Series C bonds sold with a par amount of \$372,040,000. Refunding the Board's 2012 G Bonds achieved a net present value savings of approximately \$77.1 million, which is approximately 20.7 percent of the par amount of the refunded bonds.

Proceeds from the 2022 Series C Bonds will be used, together with other lawfully available moneys, to establish irrevocable escrows to refund and defease the Board's outstanding 2012 Series G Bonds.

### Refunded Projects:

The 2022 Series C bonds refunded the Boards 2012 Series G Bonds that financed the projects for the above listed departments and more specifically described in Appendix B of the 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 C lease revenue refunding bonds.**

## BOND ITEM—2

### CALIFORNIA CONSERVATION CORPS (3340) RESIDENTIAL CENTER, UKIAH: REPLACEMENT OF EXISTING RESIDENTIAL CENTER MENDOCINO COUNTY

*Authority:* 2016 Budget Act, 3340-301-0001 (4)  
2017 Budget Act, 3340-301-0001 (1)  
2018 Budget Act, 3340-301-0001 (1) (a)  
2019 Budget Act, 3340-301-0001 (1) (a)  
2020 Budget Act, 3340-301-0660 (1) (a)

#### 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) **Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services, the California Conservation Corps (CCC) and the Board.**
- 4) **Authorize and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver documents as may be necessary to carry out the purpose of this resolution.**

**Total Bond Appropriations: \$67,391,000**

## STAFF ANALYSIS ITEM—2

California Conservation Corps  
Residential Center, Ukiah: Replacement of Existing Residential Center  
Mendocino County

#### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to provide for interim financing, authorize the sale of lease revenue bonds, approve the form of and authorize the execution and delivery of a Project Delivery Agreement, and other related actions.**

#### Scope Description

**This project is within scope.** The authorized scope of the Ukiah, Replacement of Existing Residential Center project is to replace the existing Ukiah residential center that was built in the 1930's and address functional and structural deficiencies. The new, approximately 56,000 SF center will include an administration building, seven dormitories, an education building, a recreation building, a multi-purpose room with kitchen and dining, a warehouse with work area, a hazardous materials storage room,

photovoltaic array, and related site work.

Funding and Cost Verification

**This project is within cost.** The 2016 and 2017 Budget Acts appropriated \$100,000 and \$1,834,000 General Fund for acquisition. The 2018 Budget Act appropriated \$2,866,000 General Fund for preliminary plans. The 2018 Budget Act appropriated \$3,550,000 General Fund for working drawings. The 2020 Budget Act, reappropriated in 2021, appropriated \$61,582,000 Public Building Construction Fund for construction. In 2022, an Executive Order was signed to augment construction by \$5,809,000 (8.3 percent of total project appropriations) in order to award the construction contract to the lowest bidder.

\$75,741,000 Total authorized project costs

\$75,741,000 Total estimated project costs

\$8,350,000 Project costs previously allocated: \$1,934,000 for acquisition, \$2,866,000 for preliminary plans, and \$3,550,000 for working drawings

\$67,391,000 Project costs to be allocated: \$67,391,000 for construction (\$55,725,000 contract, \$3,843,000 A&E, \$2,786,000 contingency, and \$5,037,000 other project costs)

CEQA

The Department of General Services (DGS) filed a Notice of Determination with the State Clearinghouse on March 26, 2020 and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

DGS, on behalf of the CCC, completed a Summary of Conditions Letter on January 28, 2020 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	May 2020
Complete working drawings	April 2021
Start construction	March 2022
Complete construction	January 2024

**Staff Recommendation:**

**Adopt Resolution.**

# MINUTES

Consider approving the minutes from the August 12, 2022 meeting.

Staff have reviewed the minutes from the August 12, 2022 meeting and recommend approval.

**Staff Recommendation:**                      **Approve minutes from the August 12, 2022 meeting.**

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## CONSENT CALENDAR A

### **CONSENT ITEM—1**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
**BUTTE FIRE CENTER: REPLACE FACILITY**  
**BUTTE COUNTY**

*Authority:*     2019 Budget Act, 3540-301-0001 (5)  
                  2021 Budget Act, 3540-301-0001 (5)

**Consider:**

- 1) **Approving preliminary plans**
- 2) **Recognizing an anticipated deficit in construction**
- 3) **Approving an augmentation** **\$380,000**  
**(7.04 percent of total project appropriation)**

### **STAFF ANALYSIS ITEM—1**

Department of Forestry and Fire Protection (3540)  
Butte Fire Center: Replace Facility  
Butte County

Action Requested

If approved, the requested action will approve preliminary plans, recognize an anticipated deficit in construction, and approve an augmentation for working drawings.

Scope Description

**This project is within scope.** This project includes demolishing and replacing the Butte Conservation Camp and the construction of an administration building, a captain's barracks, laundry, a training building, an auto shop/wash bay/small engine repair building, a warehouse/service center, crew dorms, apparatus garages, a generator building, a fire pump building, a fuel island/flammable storage building, a multipurpose

building, and a California Conservation Corps covered parking/photovoltaic structure. Site work includes grading, paving, retaining walls, adding a new domestic use water distribution system to connect to existing public facilities, a new fire distribution system (pipes, tanks, pump pressure system), a new sewer collection system to connect to existing treatment system, a new propane tank and liquefied petroleum gas distribution piping, employee, visitor & equipment parking, an above grade fuel vaults with dispensing system, a hose wash rack, site security fencing and gates, site lighting, a communications tower, and landscaping.

#### Funding and Project Cost Verification

**This project is not within cost.** The 2019 Budget Act (Ch. 23, Stats. 2019) appropriated a total of \$2,650,000 General Fund for the preliminary plans of this project. The 2021 Budget Act (Ch. 21, Stats. 2021) appropriated a total of \$2,745,000 General Fund for the working drawings. The construction phase has yet to be allocated. An augmentation totaling \$380,000 (7.04 percent of total appropriations) is needed for the working drawings phase for the design costs for increased square footage at the facility. The total needed for working drawings is \$3,125,000. An anticipated deficit of \$14,339,000 is expected for the construction phase. The additional \$14,339,000 will need to be requested in a future Budget Act. The additional funding is needed due to an increase in lumber, transportation costs, and construction wages. Total project costs are estimated to be \$74,376,000.

On August 24, 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 preliminary plans with estimated costs exceeding previously recognized costs by the Legislature by more than 20 percent and recommend that the Board recognize this action no sooner than 20 days from that date.

\$5,395,000	Total authorized project costs
\$74,376,000	Total estimated project costs
\$5,395,000	Project costs previously allocated: \$2,650,000 for preliminary plans, and \$2,745,000 for working drawings
\$54,262,000	Project costs to be allocated: \$54,262,000 for construction (\$45,625,000 contract, \$2,281,000 contingency, \$3,708,000 A/E, \$40,000 agency-retained items, and \$2,608,000 other project costs)
\$380,000	Augmentation to be allocated: \$380,000 for working drawings
\$14,339,000	Anticipated project deficit: \$14,339,000 for construction (\$13,657,100 contract, \$683,000 contingency, \$354,000 A/E, and - \$355,000 other project costs)

#### CEQA

The Department of General Services (DGS) filed a Notice of Determination, on behalf of CAL FIRE, with the State Clearinghouse on December 15, 2021, and the 30-day statute of limitations expired without challenge.

### Real Estate Due Diligence

DGS, on behalf of CAL FIRE, completed a Summary of Conditions Letter for this project on August 25, 2021, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

### Project Schedule

Approve Preliminary Plans	May 2022
Approve Working Drawings	September 2023
Begin Construction	October 2023
Complete construction	March 2026

**Staff Recommendation:** **Approve preliminary plans, recognize an anticipated deficit in the construction phase contingent upon expiration of the 20-day legislative notification, and approve an augmentation for working drawings.**

## **CONSENT ITEM—2**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
LAKE SPAULDING FOREST  
PLACER AND NEVADA COUNTIES**

*Authority: 2019 Budget Act, 3540-301-0001 (10)*

### **Consider:**

- 1) Approving an acquisition of real property**
- 2) Authorizing the execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition**

## **STAFF ANALYSIS ITEM—2**

Department of Forestry and Fire Protection  
Lake Spaulding Forest  
Placer and Nevada Counties

### Action requested

**If approved, the requested action will authorize the acquisition of real property and the execution of a Property Acquisition Agreement, and other such documents as may be required to complete the acquisition.**

### Background

Pacific Gas & Electric Company (PG&E) is the owner of approximately 2,000 acres of forest land in an unincorporated area 26 miles east of Nevada City and 19 miles west of Truckee in Placer and Nevada Counties (the Property). Under a settlement agreement PG&E entered into as part of a 2003 bankruptcy settlement (Settlement Agreement) and a related stipulation (collectively, Governing Documents), PG&E is required to ensure that approximately 140,000 acres of watershed lands, all owned by PG&E,



including the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. As a result of the Settlement Agreement, PG&E has made the Property available to the state for acquisition for no cash consideration. However, consistent with the conditions in the Governing Documents, the Property will be subject to a perpetual conservation easement (the Conservation Easement) granted to the Placer Land Trust, a California nonprofit public benefit corporation, by the state. The Department of Forestry and Fire Protection (CAL FIRE) will utilize the lands as a CAL FIRE Demonstration State Forest.

#### Funding and Cost Verification

**This project is within cost.** A total of \$425,000 was appropriated in the 2019 Budget Act (Ch. 23, Stats. 2021) for Stewardship Council Lands acquisitions (\$85,000 being for this specific parcel). The Forest Resources Improvement Fund, as described in Section 4799.13 of the Public Resources Code, provides funding for the cost of operations associated with management of lands held in trust by the state and operated as demonstration state forests by CAL FIRE pursuant to Section 4646 of the Public Resources Code. The Property can be acquired with the funds available.

#### CEQA

CAL FIRE filed a Notice of Exemption with the State Clearinghouse on January 12, 2022, and the 35-day statute of limitations expired without challenge.

#### Condition of Property (COP):

The Department of General Services' (DGS) Environmental Services Section staff, on behalf of CAL FIRE, conducted a site visit to the subject property in June 2019 and October 2019 and has since updated the COP on January 27, 2022. The Property is located adjacent to Lake Valley Reservoir except for approximately 633 acres that are located north and east in the vicinity of Lake Valley Reservoir. Lake Valley Reservoir has approximately 8,000 acre-feet of water and is within a steeply sloping forested area at an elevation of approximately 5,800 feet above mean sea level. Lake Valley Reservoir will be retained by PG&E. The Property is undeveloped forested land and is used for timber harvesting. Improvements include paved and unpaved roads, and a five-acre area used by PG&E as a laydown area for PG&E's operational needs. Adjacent to the five-acre PG&E laydown area is an approximately 0.5-acre area where a lodge was once located (Eagle Mountain Lodge). The lodge building has been removed. PG&E is working with the state to retain an easement for the five-acre laydown area to continue the present use. The PG&E laydown area and the lodge area is included as part of the Property. PG&E will complete the clean-up prior to a Phase I and partial Phase II study.

The Property is shown on the FEMA Maps designated Zone D. The Zone D designation is used for areas where there are possible, but undetermined, flood hazards.

Due to the isolated location and difficulty in assessing the land, DGS staff is also confident that the conditions of the site have not changed.

#### Environmental Site Assessment (ESA) Phase 1

An outside firm, under the direction of DGS, and on behalf of CAL FIRE, completed the Phase I ESA report (Phase I) in October 2021. Two Phase 1 Environmental Assessment Reports were performed on the subject properties (the latest of which was in 2020) and

found no environmental concerns. There was evidence of illegal dumping in the past and the existence of an old lumber drying facility, but since the land use will not change, no further assessment was recommended.

#### Project Schedule

The anticipated close of escrow is September 2022.

#### Other:

- The Board approved the site selection of the Property on January 7, 2020.
- The five-acre laydown area and the former lodge area will be a part of the conveyance and the area will be used by both PG&E and CAL FIRE, under a separate agreement, for project and emergency staging areas. Prior to the conveyance to the state, PG&E will complete the clean-up of this area.
- The property acquisition agreement does not include the state's standard indemnification language. As a condition to state agreeing to accept the Property from the grantor, the state will require an agreement requiring the grantor hold state harmless for certain hazardous waste or substance liability.
- As a condition to the grantor agreeing to convey the Property to state, the grantor will require an agreement whereby state shall grant to grantor certain easements and other rights with respect to the Property for utility facility access, operation, and maintenance.
- Transfer of the Property to CAL FIRE was approved by the CPUC on May 18, 2022.
- The Federal Energy Regulatory Commission (FERC) waiver was approved April 19, 2022.
- Neither DGS nor CAL FIRE is aware of any lawsuits pending concerning the Property. The Property Acquisition Agreement will require delivery of title free and clear of any mortgages or liens.
- Relocation assistance will not be required.
- The site meets the physical and location requirements of CAL FIRE.
- There are no historical issues and no indication of implied dedications associated with the subject Property.
- The proposed project location is consistent with the state's planning priorities in accordance with Section 65041 of the Government Code. State ownership of the Property will help ensure the site is protected and limit incompatible development in this area.

#### **Staff Recommendation:**

**Authorize the acquisition of real property and the execution of a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.**

## CONSENT ITEM—3

### DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540) POTRERO FIRE STATION: REPLACE FACILITY SAN DIEGO COUNTY

*Authority:* 2016 Budget Act, 3540-301-0001 (1)  
2017 Budget Act, 3540-301-0001 (1)  
2021 Budget Act, 3540-301-0001 (3)  
2022 Budget Act, 3540-301-0001 (2)

#### Consider:

- 1) Approving preliminary plans.
- 2) Recognizing a scope change.

## STAFF ANALYSIS ITEM—3

Department of Forestry and Fire Protection (3540)  
Potrero Fire Station: Replace Facility  
San Diego County

#### Action Requested

If approved, the requested action will approve preliminary plans and recognize scope change for the Potrero Fire Station: Replace Facility project.

#### Scope Description

**This project is not within scope.** This project consists of the design and construction of a Standard 2-engine fire station consisting of a 14-bed barracks/mess hall, 3-bay apparatus building, and a generator/pump storage building. This project also includes a fuel dispensing system and fuel vault, a vehicle wash rack, a hose wash rack, and a flammable storage building. Site work includes clearing, grading, drainage, paving, walkways, curbs, well drilling, a domestic water system with tank storage, a septic system, electrical, telephone, irrigation, lighting, fencing, landscaping, solar power, and all utilities.

- 12-bed barracks facility: The Department (CAL FIRE) is requesting a scope change to reduce the size of the barracks from 14 beds to 12 beds to reflect the actual need at the new facility. CAL FIRE submitted an updated Capital Outlay Budget Change Proposal for fiscal year 2022-23 which revised the estimated project costs to reflect a 12-bed barracks but did not change the written scope of the project. As such, this revision will not change the estimated project costs.
- Addition of storage building in lieu of mezzanine storage: CAL FIRE is also requesting the project scope be expanded to include a storage building. The current single-building design includes a mezzanine for storage in the apparatus area of the building that is not compliant with code changes and the Division of State Architect Americans with Disabilities Act (ADA) access compliance direction. Previous projects that were closer to completion of design incorporated wheelchair lifts to resolve the ADA concerns. Since design of this project is still in progress, CAL FIRE requests a scope change to eliminate the mezzanine and to instead add a storage building (495 sf) adjacent to the generator room.

#### Funding and Cost Verification

**This project is within budget.** A total of \$18,270,000 General Fund has been appropriated by budget acts. The 2016 Budget Act (Ch. 23, Stats. 2016) appropriated \$400,000 General Fund for the acquisition phase, the 2017 Budget Act (Ch. 14, Stats. 2017) appropriated \$865,000 General Fund for the preliminary plans phase, and the 2021 Budget Act (Ch. 21, Stats. 2021) appropriated \$981,000 for working drawings. An augmentation of \$210,000 General Fund was approved for the preliminary plans phase for a well drilling effort which led to finding a viable water source. The project was halted due to the financial shortage resulting from the pandemic. Additional funding was secured through a COBCP in the 2022 May Revise, this funding was sought to cover cost increases caused by project delays, design changes, and the recent California Construction Cost Index rate increase. The 2022 Budget Act (Ch. 43, Stats. 2022) appropriated an additional \$325,000 General Fund for the preliminary plans phase, and \$15,489,000 General Fund for construction. The project has an estimated completion date of March 11, 2024.

On August 24, 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 action no sooner than 20 days from that date.

\$18,270,000 Total authorized project costs

\$18,270,000 Total estimated project costs

\$18,270,000 Project costs previously allocated: \$400,000 for acquisition; \$1,075,000 for preliminary plans (\$865,000 allocated and \$210,000 additional via an augmentation); \$1,306,000 for working drawings; and \$15,489,000 for construction.

CEQA

The Department of General Services (DGS), on behalf of CAL FIRE, filed a Notice of Determination with the State Clearinghouse on June 12, 2019 and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

DGS, on behalf of CAL FIRE, completed a Summary of Conditions Letter on November 20, 2018 and no significant issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve Preliminary Plans	October 2021
Approve Working Drawings	July 2022
Start Construction	December 2022
Complete Construction	March 2024

**Staff Recommendation:** **Recognize scope change contingent upon expiration of the 20-day legislative notification, as well as approve preliminary plans.**

# CONSENT CALENDAR B

## CONSENT ITEM—1

CALIFORNIA COMMUNITY COLLEGES (6870)  
CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT, CHABOT COLLEGE: BUILDING 3000  
MAINTENANCE OPERATIONS WAREHOUSE & GARAGE  
ALAMEDA COUNTY

Authority: 2020 Budget Act, 6870-301-6087(23), as reappropriated by the 2021  
Budget Act

**Consider approving preliminary plans**

## STAFF ANALYSIS ITEM—1

California Community Colleges  
Chabot-Las Positas Community College District  
Chabot College, Building 3000 Maintenance Operations Warehouse & Garage  
Alameda County

### Action Requested

**If approved, the requested action will approve preliminary plans.**

### Scope Description

**This project is within scope.** This project consists of the construction of a new two-story 24,315 assignable square foot (ASF) non-instructional building for emerging technologies and for the maintenance, operations, and trade shops programs.

### Funding and Project Cost Verification

**This project is within cost.** The project is now estimated to cost \$28,977,000 (\$10,732,000 state, \$18,245,000 district) compared to \$17,529,000 (\$8,846,000 state, \$8,683,000 district) when most recently funded. Drivers for the cost increase include labor shortage, supply chain constraints and local demand for construction services, leading to the change in the California Construction Cost Index (CCCI) exceeding budgeted escalation. Additionally, the use of higher quality materials than required by code, and the complexity of technical spaces supporting the maintenance and trade shops programs are driving cost increases. The increase in state funding is limited to the net increase to the CCCI alone.

On August 19, 2022, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve preliminary plans with an anticipated deficit no sooner than 20 days from that date.

\$1,348,000	Total authorized project cost
\$28,977,000	Total estimated project cost
\$425,000	State costs previously allocated: \$425,000 for preliminary plans
\$425,000	Local costs previously allocated: \$425,000 for preliminary plans
\$10,307,000	State costs to be allocated: \$249,000 for working drawings and \$10,058,000 for construction
\$17,820,000	Local costs to be allocated: \$249,000 for working drawings, \$16,217,000 for construction, and \$1,354,000 for group II equipment.

CEQA

The district filed a Notice of Exemption with the State Clearinghouse on March 11, 2022, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	September 2022
Complete working drawings	July 2023
Start construction	October 2023
Complete construction	October 2025

**Staff Recommendation:**                      **Approve preliminary plans.**

**CONSENT ITEM—2**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
 LOS ANGELES COMMUNITY COLLEGE DISTRICT, LOS ANGELES MISSION COLLEGE: PLANT  
 FACILITIES WAREHOUSE AND SHOP REPLACEMENT  
 LOS ANGELES COUNTY**

*Authority:*     2021 Budget Act, Item 6870-301-6087 (37)  
                       2022 Budget Act, Item 6870-301-6087 (18)

**Consider approving preliminary plans**

## STAFF ANALYSIS ITEM—2

California Community Colleges  
Los Angeles Community College District  
Los Angeles Mission College, Plant Facilities Warehouse and Shop Replacement  
Los Angeles County

### Action Requested

**If approved, the requested action will approve preliminary plans.**

### Scope Description

**This project is within scope.** This project consists of the demolition of five deficient buildings and construction of a new 19,076 ASF facility for the warehouse, shop, storage, trade services, and facilities maintenance and operations programs.

### Funding and Project Cost Verification

**This project is not within cost.** The total estimated cost of the project is now \$40,585,000 (\$7,831,000 state, \$32,754,000 district) compared to \$23,624,000 (\$7,118,000 state, \$16,506,000 district) when most recently funded. Drivers for the cost increase include labor shortage, supply chain constraints and local demand for construction services leading to a higher than anticipated net CCCI. Additionally, the use of higher quality materials than required by code, the electrification of the heating, ventilation and air conditioning systems, and the complexity of technical space supporting the maintenance and trade shops programs are driving costs increases. The increase in state funding is limited to the net increase to the CCCI alone.

On August 19, 2022, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve preliminary plans with an anticipated deficit no sooner than 20 days from that date.

\$1,761,000	Total authorized project cost
\$40,585,000	Total estimated project cost
\$304,000	State costs previously allocated: preliminary plans
\$742,000	Local costs previously allocated: preliminary plans
\$7,527,000	State costs to be allocated: \$208,000 for working drawings and \$7,319,000 for construction
\$32,012,000	Local costs to be allocated: \$507,000 for working drawings, \$30,849,000 for construction, and \$656,000 for group II equipment

### CEQA

The district filed a Notice of Determination with the Los Angeles County Clerk on June 14, 2022, and the 30-day statute of limitations expired without challenge.

### Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	September 2022
Complete working drawings	April 2023
Start construction	May 2024
Complete construction	May 2026

**Staff Recommendation:** **Approve preliminary plans.**

**CONSENT ITEM—3**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
RIVERSIDE COMMUNITY COLLEGE DISTRICT, NORCO COLLEGE: CENTER FOR HUMAN  
PERFORMANCE AND KINESIOLOGY  
RIVERSIDE COUNTY**

*Authority: 2021 Budget Act, 6870-301-6087 (18)*

**Consider approving preliminary plans**

**STAFF ANALYSIS ITEM—3**

California Community Colleges  
Riverside Community College District  
Norco College: Center for Human Performance and Kinesiology  
Riverside County

Action Requested

**If approved, the requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** This project includes the demolition of existing temporary facilities and construction of a new 39,070 ASF building to house the physical education program.

Funding and Project Cost Verification

**This project is not within cost.** The total estimated cost of the project is \$54,193,000 (\$31,257,000 state, \$22,936,000 district) compared to \$33,843,000 (\$27,075,000 state, \$6,768,000 district) when most recently funded. The increase in cost is attributed to current market conditions, including, cost of hard construction (building cost), labor shortages, COVID-19 impacts on construction, high escalation and supply chain issues. The state share of preliminary plans and working drawings were appropriated in the 2021 Budget Act and the state share of the construction phase is anticipated in a future budget.

On August 19, 2022, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve preliminary plans with an anticipated deficit no sooner than 20 days from that date.



\$2,702,000	Total authorized project cost
\$54,193,000	Total estimated project cost
\$1,654,000	State costs previously allocated: preliminary plans
\$0	Local costs previously allocated: preliminary plans
\$29,603,000	State costs to be allocated: \$1,048,000 for working drawings and \$28,555,000 for construction
\$22,936,000	Local costs to be allocated: \$21,116,000 for construction, and \$1,820,000 for group II equipment

CEQA

The CEQA Clearance Report is in progress and pending the Department of Toxic Substances and Control (DTSC) approval. It is expected that the CEQA report will be adopted by the Board of Trustees in September 2022, with the NOE submitted shortly thereafter. The project will not be permitted to proceed to bid until CEQA is complete.

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	September 2022
Complete working drawings	September 2023
Start construction	December 2023
Complete construction	February 2026

**Staff Recommendation: Approve preliminary plans.**

**CONSENT ITEM—4**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SIERRA JOINT COMMUNITY COLLEGE DISTRICT, SIERRA COLLEGE: SCIENCE BUILDING  
PHASE 1  
PLACER COUNTY**

*Authority: 2020 Budget Act, 6870-301-6087 (44,) as reappropriated by the 2021 Budget Act*

**Consider approving preliminary plans**

## STAFF ANALYSIS ITEM—4

California Community Colleges  
Sierra Joint Community College District, Sierra College:  
Science Building Phase 1  
Placer County

### Action Requested

**If approved, the requested action will approve preliminary plans.**

### Scope Description

**This project is within scope:** This project consists of the demolition of seven temporary modular facilities and a deficient facility, and the repurposing of a deficient facility that collectively house portions of Sierra College's science programs. Additionally, the project includes construction of a new science building to provide 39,143 ASF of lab, instructional, office, and meeting space.

### Funding and Project Cost Verification

**This project is not within cost.** The total estimated cost of the project is \$74,500,000 (\$29,814,000 state, \$44,686,000 district) compared to \$50,263,000 (\$25,609,000 state, \$24,654,000 district) when most recently funded. Drivers for the anticipated cost increase include labor shortage, supply chain constraints and local demand for construction services leading to a higher than anticipated net CCCI. Additionally, an approximately 3 percent increase in ASF to accommodate the programs, and increased circulation within the buildings leading to an approximately 20 percent increase in gross square footage are driving costs increases. The increase in state funding is limited to the net increase to the CCCI alone.

On August 19, 2022, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve preliminary plans with an anticipated deficit no sooner than 20 days from that date.

\$3,753,000 Total authorized project cost

\$74,500,000 Total estimated project cost

\$1,207,000 State costs previously allocated: preliminary plans

\$650,000 Local costs previously allocated: preliminary plans

\$28,607,000 State costs to be allocated: \$1,138,000 for working drawings and \$27,469,000 for construction

\$44,036,000 Local costs to be allocated: \$758,000 for working drawings and \$43,278,000 for construction and group II equipment

CEQA

The district filed a Notice of Determination for its Facilities Master Plan (FMP) with the State Clearinghouse on May 21, 2019 and the 30-day statute of limitations expired without challenge. The district has confirmed that the Science Building is incorporated in the FMP.

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	September 2022
Complete working drawings	March 2024
Start construction	July 2024
Complete construction	July 2026

**Staff Recommendation:                      Approve preliminary plans.**

**CONSENT ITEM—5**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT, WEST VALLEY COLLEGE: THEATER  
RENOVATION/EXPANSION  
SANTA CLARA COUNTY**

*Authority:     2021 Budget Act, 6870-301-6087 (36)*

**Consider approving preliminary plans**

**STAFF ANALYSIS ITEM—5**

California Community Colleges  
West Valley-Mission Community College District  
West Valley College: Theater Renovation/Expansion  
Santa Clara County

Action Requested

**If approved, the requested action will approve preliminary plans.**

Scope Description

**This project is within scope.** The proposed project includes the reconstruction of 15,298 ASF of the existing Theater Arts space and construction of a 3,842 ASF expansion, for a total of 19,140 ASF, to modernize the main theater, stage, orchestra pit, scene shop and dressing rooms, and to add a black box theater.

Funding and Project Cost Verification

**This project is within cost.** The total estimated cost of the project is \$30,663,000 (\$11,630,000 state, \$19,033,000 district) compared to \$19,960,000 (\$9,970,000 state, \$9,990,000 district) when most recently funded. Drivers for the anticipated cost increase

include the labor shortage, supply chain constraints and local demand for construction services leading to a higher than anticipated net CCCI. In addition, project costs were likely underestimated in the original proposal. The increase in state funding is limited to the net increase to the CCCI alone.

On August 19, 2022, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve preliminary plans with an anticipated deficit no sooner than 20 days from that date.

\$1,646,000	Total authorized project cost
\$30,663,000	Total estimated project cost
\$435,000	State costs previously allocated: preliminary plans
\$435,000	Local costs previously allocated: preliminary plans
\$11,195,000	State costs to be allocated: \$388,000 for working drawings and \$10,807,000 for construction
\$18,598,000	Local costs to be allocated: \$388,000 for working drawings and \$16,136,000 for construction and \$2,074,000 for group II equipment

#### CEQA

The district filed a Notice of Exemption with the county clerk on March 1, 2022 and the 35-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

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

#### Project Schedule

Approve preliminary plans	September 2022
Complete working drawings	August 2023
Start construction	December 2023
Complete construction	March 2025

**Staff Recommendation:**                      **Approve preliminary plans.**

## CONSENT ITEM—6

**CALIFORNIA COMMUNITY COLLEGES (6870)  
LOS ANGELES COMMUNITY COLLEGE DISTRICT, EAST LOS ANGELES COLLEGE: FACILITIES  
MAINTENANCE & OPERATIONS REPLACEMENT  
LOS ANGELES COUNTY**

*Authority: 2020 Budget Act, 6870-301-6087 (9)  
2022 Budget Act, 6870-301-6087 (8)*

### **Consider recognizing a scope change**

## STAFF ANALYSIS ITEM—6

California Community Colleges (6870)  
Los Angeles Community College District, East Los Angeles College:  
Facilities Maintenance & Operations Replacement  
Los Angeles County

### Action Requested

**If approved, the requested action will recognize a scope change.**

### Scope Description

**This project is not within scope.** The current authorized scope includes the demolition of three existing unsafe buildings and construction of a new two-story 32,570 assignable-square-foot facility to accommodate the maintenance, operations, trade shops, and information technology programs.

The Board of Governors of the California Community Colleges is requesting a scope change to utilize a one-story configuration totaling 32,528 assignable square feet on the same site in lieu of the current two-story proposal. The one-story configuration improves public safety by preventing visitors from entering the yard and reducing required space for fire ingress and egress. In addition, costs are expected to be reduced by approximately \$2.5 million as the one-story facility will not need stairwells or elevators, and requires less extensive site work. Staff have reviewed the project site, and concluded that it is large enough for a one story facility.

### Funding and Project Cost Verification

**This project is within cost.** The total estimated cost of the project matches the 2022 Budget Act appropriation of \$29,760,000 (\$12,417,000 state, \$17,343,000 district)

\$29,760,000	Total authorized project cost
\$29,760,000	Total estimated project cost
\$829,000	State costs previously allocated: \$471,000 for preliminary plans and \$358,000 for working drawings
\$960,000	Local costs previously allocated: \$471,000 for preliminary plans and \$489,000 for working drawings
\$11,588,000	State costs to be allocated: \$11,588,000 for construction
\$16,383,000	Local costs to be allocated: \$15,766,000 for construction and \$617,000 for group II equipment

CEQA

The district filed a Notice of Determination with the Los Angeles County Clerk on March 15, 2021, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

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

Project Schedule

Approve preliminary plans	June 2021
Complete working drawings	October 2022
Start construction	March 2023
Complete construction	March 2025

**Staff Recommendation:**                      **Recognize a scope change.**

# **ACTION ITEMS**

## **ACTION ITEM—1**

### **HIGH SPEED RAIL AUTHORITY (2665) CENTRAL VALLEY SEGMENT 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, 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 for the High Speed Train System:**

- 1. Blankenship Property (Madera County)  
Authority Parcel Number: MF-20-1529-1  
Assessor Parcel Number: 032-440-032**
  
- 2. Crocker Property (Fresno County)  
Authority Parcel Number: FB-10-1776-1  
Assessor Parcel Number: None Assigned**
  
- 3. DBH Family Property (Madera County)  
Authority Parcel Number: MF-20-1535-1  
Assessor Parcel Number: 036-065-010**
  
- 4. E.C. Journey Property (Fresno County)  
Authority Parcel Numbers: FB-10-1803-1 and FB-10-1803-2  
Assessor Parcel Number: None Assigned**
  
- 5. Foster A. Will Property (Fresno County)  
Authority Parcel Number: FB-10-0902-1  
Assessor Parcel Number: None Assigned**
  
- 6. Hakker Property (Kings County)  
Authority Parcel Number: FB-16-0601-1  
Assessor Parcel Number: None Assigned**
  
- 7. PAI Corcoran 640 Ranch Property (Tulare County)  
Authority Parcel Number: FB-54-1150-1  
Assessor Parcel Number: 291-010-011**

## 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**

### **STAFF ANALYSIS ITEM—1**

High Speed Rail Authority  
Central Valley Segment  
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, 3, 7, and 8, between September 2021 and June 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 2 and 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 August 25, 2022, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners of Properties 1, 3, 7, and 8. The Notices of Intent for Properties 2 and 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. Blankenship Property (Madera County)**

**Authority Parcel Number: MF-20-1529-1**

**Assessor Parcel Number: 032-440-032**

Partial Acquisition: Approximately 0.01 acre in easement

The property interests identified by the Authority Parcel Number is needed for a temporary construction easement for the improvement of Madera Valley Water Company utility lines near Hanover Drive and Ridgevale Drive.

**2. Crocker Property (Fresno County)**

**Authority Parcel Number: FB-10-1776-1**

**Assessor Parcel Number: None Assigned**

Full Acquisition: Approximately 0.01 acre in fee

The property interests identified by the Authority Parcel Number are underlying fee needed for the construction of the High Speed Rail (HSR) corridor along G Street at Fresno Street.

**3. DBH Family Property (Madera County)**

**Authority Parcel Number: MF-20-1535-1**

**Assessor Parcel Number: 036-065-010**

Partial Acquisition: Approximately 0.83 acre in easement

The property interests identified by the Authority Parcel Number are needed for a temporary construction easement for the improvement of Madera Valley Water Company utility lines near Shore Drive.

**4. E.C. Journey Property (Fresno County)**

**Authority Parcel Numbers: FB-10-1803-1 and FB-10-1803-2**

**Assessor Parcel Number: None Assigned**

Full Acquisition: Approximately 0.13 acre in fee

The property interests identified by the Authority Parcel Numbers are underlying fee needed for the construction of the realignment of N. Golden State Boulevard by N. West Avenue.

**5. Foster A. Will Property (Fresno County)**

**Authority Parcel Number: FB-10-0902-1**

**Assessor Parcel Number: None Assigned**

Full Acquisition: Approximately 0.03 acre in fee

The property interests identified by the Authority Parcel Number are underlying fee needed for the construction of the HSR corridor at N. Golden State Boulevard and N. West Avenue.

- 6. Hakker Property (Kings County)**  
**Authority Parcel Number: FB-16-0601-1**  
**Assessor Parcel Number: None Assigned**  
Full Acquisition: Approximately 0.03 acre in fee

The property interests identified by the Authority Parcel Number are underlying fee needed for the construction of the HSR corridor along Orange Avenue.

- 7. PAI Corcoran 640 Ranch Property (Tulare County)**  
**Authority Parcel Number: FB-54-1150-1**  
**Assessor Parcel Number: 291-010-011**  
Partial Acquisition: Approximately 0.04 acre in easement

The property interest identified by the Authority Parcel Number is needed for a Lower Tule River Irrigation District canal easement adjacent to the HSR corridor at Avenue 128.

- 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**  
Partial Acquisition: Approximately 0.34 acre in easement

The property interest identified by the Authority Parcel Numbers are needed for an underground utility easement and three temporary construction easements at H Street and Ventura 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.**

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**OTHER BUSINESS**  
**NONE**

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**GENERAL PUBLIC COMMENT**

# REPORTABLES

## Reportable Items

For the September 9, 2022 Board Meeting

Actions Authorized by Staff from August 1, 2022 through August 29, 2022

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

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
California Highway Patrol (2720)	Humboldt: Area Office Replacement, Humboldt County	2017 Budget Act, 2720-301-0044 (7); 2021 Budget Act, 2720-301-0001 (3)	Authorize site selection	
California Conservation Corps (3340)	Residential Center, Ukiah: Replacement of Existing Residential Center, Mendocino County	2016 Budget Act, 3340-301-0001(4); 2017 Budget Act, 3340-301-0001(1); 2018 Budget Act, 3340-301-0001(1); 2019 Budget Act, 3340-301-0001; 2020 Budget Act, 3340-301-0660 (1),	Approve an augmentation	\$5,809,000  (8.3 percent of total project appropriations) (8.3 percent cumulative)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project, Mono County	Sections 15820.94 – 15820.948 of the Government Code (SB 844)	Establish scope, cost, and schedule	\$31,717,000 total estimated project costs  \$25,000,000 state award
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project, Sonoma County	Sections 15820.93 – 15820.936 of the Government Code (SB 863)	Approve performance criteria	
California Community Colleges (6870)	Desert Community College District, College of the Desert: Science Building Renovation, Riverside County	2021 Budget Act, 6870-301-6041 (4) as reappropriated by Control Section 20.00 of the 2022 Budget Act	Approve preliminary plans	

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
California Department of Veterans Affairs (8955)	Yountville Veterans Home – Central Power Plant Renovation, Napa County	Military and Veterans Code Section 1104.2; Government Code Section 15845; 2017 Budget Act, 8955-301-0890 (3)	Recognize revised project costs	<p style="text-align: center;">\$16,850,000 total authorized project costs</p> <p style="text-align: center;">Increase in \$483,000 state funds</p>