



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Monday, March 20, 2023, at 11:00 a.m.

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

<https://us06web.zoom.us/j/89820453118?pwd=anQ3Z0Jnb3JGRnJ6bHhJemszTGt0UT09>

Meeting ID: 898 2045 3118

Passcode: L1c*%Vq*

Or:

Phone: (669) 219 2599**

(669) 900 9128**

(213) 338 8477**

Meeting ID: 898 2045 3118

Passcode: 89306019

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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 Randall.Katz@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 Randall.Katz@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 Randall Katz or e-mail to Randall.Katz@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)
2023 SERIES A, LEASE REVENUE BONDS
VARIOUS CAPITAL PROJECTS**

Project: Badger Forest Fire Station: Replace Facility
Location: 50601 HWY 245, Miramonte, CA 93641
Authority: The 2006 Budget Act, as reappropriated by the 2008, 2009, 2011, and 2013 Budget Acts, and partially reappropriated by the 2016, 2019, and 2022 Budget Acts. The 2014 Budget Act, as reappropriated by the 2016 Budget Act, and the 2017 Budget Act, as reappropriated by the 2019 and 2022 Budget Acts.

Project: San Mateo/Santa Cruz Unit Headquarters: Relocate Automotive Shop
Location: 13575 Empire Grade Road, Santa Cruz, California 95060
Authority: The 2008 Budget Act as reappropriated by the 2009, 2011, and 2013 Budget Acts, as partially reappropriated by the 2016, 2019, 2021, and 2022 Budget Acts.

Project: Orange Juvenile Project
Location: 333 The City Drive S., Orange, CA 92868
Authority: California Welfare and Institutions Code sections 1970 – 1978 (SB 81)

Project: Trinity Jail Project
Location: 701 Tom Bell Road, Weaverville, CA 96093
Authority: Government Code sections 15820.93 – 15820.936 (SB 863)

Consider adoption of a resolution to:

- 1) Authorize the sale of the State Public Works Board lease revenue bonds to finance and refinance the costs of the construction related to various projects for the California Department of Forestry and Fire Protection, California Department of Corrections and Rehabilitation, and the Board of State and Community Corrections.**
- 2) Approve the form of various documents related to and approve and authorize other related actions in connection with, the authorization, issuance, sale, and delivery of said lease revenue bonds.**

Estimated Project Costs to be Financed	\$58,440,000
Estimated Par Value of Bonds to be issued	\$52,845,000
Estimated “Not to Exceed” Par Amount	\$58,540,000

STAFF ANALYSIS ITEM—1

California Department of Forestry and Fire Protection (3540)
California Department of Corrections and Rehabilitation (5225)
Board Of State and Community Corrections (5227)
2023 Series A, Lease Revenue Bonds
Various Capital Projects

Action Requested

If approved, the requested action would authorize the sale of the 2023 Series A lease revenue bonds and approve the form of various documents related to and approve and authorize other related actions in connection with, the issuance, sale, and delivery of said revenue bonds.

Background

The Budget Act of 2006, as reappropriated by the Budget Acts of 2008, 2009, 2011, and 2013, and partially reappropriated by the Budget Act of 2016, 2019, and 2022. The Budget Act of 2014 as reappropriated by the Budget Acts of 2016, and the Budget Act of 2017, as reappropriated by the Budget Acts of 2019 and 2022, authorize the Board to issue bonds to fund the construction of the **Department of Forestry and Fire Protection (CalFire) Badger Forest Fire Station: Replace Facility project.**

The Budget Act of 2008 as reappropriated by the Budget Acts of 2009, 2011, and 213 Budget Acts, as partially reappropriated by the Budget Acts of 2016, 2019, 2021, and 2022, authorize the Board to issue bonds to fund the construction of the **CalFire San Mateo/Santa Cruz Unit Headquarters: Relocate Automotive Shop.**

California Welfare and Institutions Code sections 1970 – 1978 (SB 81) authorizes the State Public Works Board (Board) to issue bonds to finance a portion of the cost of the design and construction of certain local jail facilities. This action would authorize the sale of lease revenue bonds, in part, to provide funds to finance and refinance, on behalf of the Department of Corrections and Rehabilitation (CDCR), a portion of the costs for the construction of the **Orange Juvenile Project.**

Government Code sections 15820.93 – 15820.936 (SB 863) authorizes the Board to issue bonds to finance a portion of the cost of the design and construction of certain local jail facilities. This action would authorize the sale of lease revenue bonds, in part, to provide funds to finance and refinance, on behalf of the Board of State and Community Corrections (BSCC), a portion of the costs for the design and construction of the **Trinity Jail Project.**

Concurrent with the issuance of the bonds, the departments will enter into site leases with the Board for their respective projects, under which the Board will lease the sites at which the projects are located from the departments. The Board will lease the respective facilities to the departments. The rental payments under these facility leases secure the payment of the principal and interest on the Board's bonds. Additionally, with the consent of the Board, CDCR and BSCC will enter into facility subleases with each respective county for the county's use, operation, and maintenance of the projects.

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

bonds are scheduled to be fully paid and the leases for the CalFire projects are scheduled to terminate in 25 years.

The 2023 Series A bonds will be sold through a negotiated sale on the basis described in the form of Purchase Contract.

Projects

The 2023 Series A bonds will finance the projects identified above, which are more specifically described in Appendix B of the Preliminary Official Statement.

Staff Recommendation: **Adopt the resolution.**

BOND ITEM—2

JUDICIAL BRANCH (0250) DEPARTMENT OF STATE HOSPITALS (4440) 2023 SERIES B, LEASE REVENUE REFUNDING BONDS VARIOUS CAPITAL PROJECTS

SERIES 2023B PROJECTS:

Series 2013A

Judicial Branch

1. Hanford Courthouse
2. Santa Clara Family Justice Center

Series 2013D

Judicial Branch

1. Yuba City Courthouse

Series 2013E

Department of State Hospitals

1. Coalinga State Hospital

Consider adoption of resolutions to:

- 1) Authorize the sale of lease revenue refunding bonds to refund Board's lease revenue bonds 2013 Series A, 2013 Series D, and 2013 Series E in accordance with the Board's refunding policy.**
- 2) Approve the form of and authorize the execution of various documents in connection with the sale of said revenue bonds.**
- 3) Approve the form of and authorize the release of a Preliminary Official Statement and authorize the preparation and delivery of an Official Statement.**
- 4) Approve and authorize other related actions in connection with the authorization, issuance, sale, and delivery of said lease revenue refunding bonds and to otherwise effectuate the purpose of the resolutions.**

The following are the currently outstanding par amounts of the bonds to be refunded by the 2023 Series B Lease Revenue Refunding Bonds:

Bond Series	Currently Outstanding Par Amount
2013A	\$268,075,000
2013D	\$47,360,000
2013E	\$180,875,000

STAFF ANALYSIS ITEM—2

Judicial Branch (0250)
Department of State Hospitals (4440)
2023 Series B, Lease Revenue Refunding Bonds
(Tax-Exempt Bonds)
Various Capital Projects

Action Requested

If approved, the requested action would adopt resolutions authorizing the sale of the 2023 Series B lease revenue refunding bonds and other related actions in connection with the issuance, sale, and delivery of the bonds.

Under Government Code section 15840, the Board is authorized to issue refunding bonds to refund any of its outstanding bonds. Additionally under the Board's refunding policy refunding bonds may be issued when (i) the refunding generates positive net present value savings equal to at least 3 percent of the par amount of bonds refunded, or (ii) whether or not the issuance results in overall debt service savings if the Board determines in the resolution authorizing the issuance of the refunding bonds that such refunding will produce benefits to the Board's bond program apart from debt service savings.

2023 Series B Bonds:

The 2023 Series B bonds have an estimated par amount of approximately \$427 million. Refunding the Board's 2013 Series A, 2013 Series D and 2013 Series E Bonds is expected to achieve a net present value savings of approximately \$45 million, which is approximately 9.5 percent of the par amount of the refunded bonds.

The 2023 Series A bonds will be sold through a negotiated sale, as described in the Notice of Sale. Proceeds from the 2023 Series B Bonds will be used with other lawfully available moneys, to establish irrevocable escrows to refund and defease the Board's outstanding 2013 Series A, 2013 Series D, and 2013 Series E Bonds. The refunding is expected to result in a release from the Master Reserve Fund, which is planned to be used for the escrow, lowering the cost of the financing.

Refunded Projects:

The 2023 Series B bonds will refund and defease the Board's 2013 Series A, 2013 Series D, and 2013 Series E Bonds that financed the projects listed above and more specifically described in Appendix B of the Preliminary Official Statement.

Staff Recommendation: **Adopt the resolutions.**

BOND ITEM—3

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

Authority: Government Code sections 15820.93 - 15820.936 (SB 863)

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 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

\$20,000,000

STAFF ANALYSIS ITEM—3

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Colusa 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 consists of the design and construction of a new, stand-alone jail facility on approximately 0.7 acres of county-owned land, adjacent to the existing county jail in the City of Colusa. The new building will provide replacement housing, a secure corridor to the existing jail, and support services and administrative space.

The housing area will provide a central control station and approximately 100 beds in the housing units. Each housing unit will include dayrooms, program space for education, counseling and treatment, and outdoor recreation space.

Support services and administrative space will include a mechanical room, electrical rooms, medical/mental health and dental clinic, retherm kitchen, food storage, and office and lobby areas for clinical and jail staff.

The project will also include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; communications; electronics;

fencing; security and fire protection systems; as well as minor landscaping and pavement for building access and all necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.932 of the Government Code (SB 863) appropriates \$420,000,000 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 \$20,000,000 from this appropriation to Colusa 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 time of establishment, the total estimated project cost was \$20,393,000. On February 12, 2021, the State Public Works Board recognized a scope change and revised project costs, for a total project cost of \$22,489,000. Subsequent to this action, the Board approved performance criteria and solicitation of design-build bids on June 3, 2022. On February 22, 2023, the State Public Works Board recognized revised project costs for an increase of local costs for \$13,156,000, bringing the total project cost to \$35,645,000.

\$ 35,645,000	Total authorized project cost
\$ 35,645,000	Total estimated project cost
\$ 918,000	State costs previously allocated: \$918,000 for performance criteria
\$ 19,082,000	State costs to be allocated: \$36,000 for performance criteria and \$19,046,000 for construction (\$15,464,000 contract, \$1,479,000 contingency, \$112,000 A&E, \$600,000 agency retained, and \$1,391,000 other project costs)
\$ 165,000	Local costs previously allocated: \$145,000 for study and \$20,000 for performance criteria
\$ 15,480,000	Local costs to be allocated: \$15,480,000 for construction (\$14,114,000 contract and \$1,366,000 other project costs)

CEQA

The County of Colusa filed a Notice of Determination with the County Clerk-Recorder's Office on July 8, 2015 and the 30-day statute of limitations expired without challenge. On February 10, 2023, BSCC notified the Board that there had been no change to the 2015 Notice of Determination information.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of Colusa, completed a Summary of Conditions Letter for this project on February 26, 2020 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	June 2022
Start design-build	March 2023
Complete design-build	November 2025

Staff Recommendation: **Adopt resolution.**

MINUTES

Consider approving the minutes from the February 17, 2023 meeting.

Staff have reviewed the minutes from the February 17, 2023 meeting and recommend approval.

Staff Recommendation: **Approve minutes from the February 17, 2023 meeting.**

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HUMBOLDT-DEL NORTE UNIT HEADQUARTERS: RELOCATE FACILITY
HUMBOLDT COUNTY**

*Authority: 2021 Budget Act, 3540-301-0001 (11)
 2022 Budget Act, 3540-301-0001 (7)*

Consider:

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

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Humboldt-Del Norte Unit Headquarters, Relocate Facility
Humboldt County

Action requested

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

Background

The acquisition consists of an approximately 18.0-acre parcel located at 410 Fourth Avenue, in the city of Rio Dell, county of Humboldt (the Property). The Property will be acquired at a cost of \$1,820,000, which is \$100,000 greater than the fair market appraised value of \$1,720,000. While above the appraised value, staff recommends proceeding with this acquisition for the following reasons:

1. There is a public purpose and benefit to relocating the Humboldt-Del Norte Unit Headquarters.
2. Market research in Humboldt County and the surrounding area has been exhausted and location of a suitable site to meet the programmatic needs has proved extremely difficult.
3. Acquisition of an alternative site is estimated to take a minimum of an additional year.
4. A one-year delay could result in a 5-percent escalation in project costs.
5. The Property is ideally located adjacent to State Highway 101 with dual access north and south. There is ample land to construct a modern facility that meets current and anticipated mission needs, as well as all health, safety, and code requirements.

Scope Description

This project is within scope. This request would authorize acquisition of the Property for the construction of a replacement unit headquarters for the Department of Forestry and Fire Protection (CAL FIRE) and fire station consistent with the 2014 Facility Program Policy guidelines (the Project). The Project includes the design and construction of an administration/training building, an emergency command center/support building, a self-contained breathing apparatus repair building, a service center building, an auto shop, a covered vehicle wash rack with water recycle system and building, a telecommunications building, a covered parking structure (with photovoltaic panels), a fire station with a dozer/transport dozer shed, generator/pump/storage buildings (with generators), a radio communications tower, site development, utilities, propane or natural gas system, a septic system, a domestic water well with water treatment and storage, a fire suppression water system with water storage, landscaping and irrigation, site lighting and fencing, and telephone and radio cabling.

Funding and Cost Verification

This project is not within cost. The 2021 Budget Act appropriated \$1,860,000 General Fund for acquisition; and the 2022 Budget Act appropriated \$3,558,000 General Fund for preliminary plans. As noted in the Reportables table of this agenda, the State Public Works Board authorized an augmentation to the acquisition phase of \$109,000.

Funding for the working drawings phase and construction phase will be requested in a future budget cycle.

\$ 5,527,000 Total authorized project costs

\$ 57,426,000 Total estimated project costs

\$ 5,527,000 Project costs previously allocated: \$1,969,000 for acquisition and \$3,558,000 for preliminary plans

\$ 51,899,000 Costs to be allocated: \$3,952,000 for working drawings and \$47,947,000 for construction (\$39,423,000 for the construction contract, \$1,971,000 for contingency, \$6,308,000 for architectural and engineering services, \$120,000 for agency-retained items, and \$125,000 for other project costs)

CEQA

CAL FIRE filed a Notice of Exemption with the State Clearinghouse on November 16, 2022, and the 35-day statute of limitations has expired without challenge.

Condition of Property

The Department of General Services (DGS), Environmental Services Unit (ESU) conducted a site visit April 4, 2022. The following is a summary of the Property.

The Property consists of approximately 18 acres of land located in the City of Rio Dell adjacent to Highway 101 in Humboldt County. The Property is bordered by housing on three sides and Highway 101 on the other with access directly from Fourth Avenue.

The Property historically has been used for agriculture and is relatively flat with the majority of the land having grasses for cattle grazing and some trees. A house and barn structures exist on site and are in somewhat good condition. Infrastructure improvements such as electric power and sewer facilities are available at the site.

The Federal Emergency Management Agency flood zone designation for the Property indicates the site is located outside the 100-year flood plain.

Environmental Site Assessment (ESA) Phase I and II

A Phase I ESA was completed in July 2022 and results drove the need for a Phase II ESA for the following:

- A 250-gallon fuel underground storage tank (UST) is present on the Property. The UST is located at the northwest corner of the barn. No evidence exists to suggest the tank has been used in recent years, but the current condition and contents of the UST are unknown.
- There was a reported leaking underground storage tank case adjacent to the Property pertaining to petroleum hydrocarbons, impacting soil and groundwater as well as diesel impacts to groundwater in the vicinity of the property, but there are no signs that it spread to the land being purchased.

A Phase II report was completed in October 2022, and the following was noted in the report:

- As it pertains to the 250-gallon fuel UST, excavation and removal plus post-excavation soil confirmation sampling are recommended prior to site redevelopment. Any tank removal activities shall be completed under permit from Humboldt County Environmental Health.
- Data collected during this assessment indicated that no reported concentrations of total petroleum hydrocarbons (TPH), volatile organic compounds (VOC), organochlorine pesticides, or chlorinated herbicides were detected in site soil collected from any depth, at any location. These results suggest that site soil is not impacted with residual chemicals from historical use.
- Groundwater did not contain detectable concentrations of TPH or VOCs suggesting that site groundwater in the location of boring S-2 is not impacted with these compounds, and that they do not appear to have migrated to this location from potential upgradient sources identified in the Phase I ESA.
- According to historical documents, the current Property structures were constructed between 1968-1972, during a time when asbestos and lead-based paint were commonly used construction materials. Users of the Property should consider the potential presence of hazardous compounds in the existing Property structures and in shallow soil (from weathering of possible lead-based paint over time) and the possible presence of such compounds should be managed appropriately during future reuse. Prior to any demolition, testing should be conducted and care taken with disposal of materials in the presence of asbestos and/or lead-based paint.

Other

- The existing structures on the property will likely be demolished in support of the project.
- A tenant currently occupies the residence on a month-to-month basis. A termination notice has been served and the property will be vacant prior to close of escrow.
- The purchase price of the Property exceeds the appraised fair market value as determined by a DGS-approved appraisal by \$100,000.
- There are no historical issues and no implied dedication associated with the property.
- No relocation assistance is required.
- Neither DGS nor CAL FIRE is aware of any lawsuits pending concerning the Property.
- The proposed location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.

Project Schedule

Close of Escrow	April 2023
Approve Preliminary Plans	June 2024
Complete Working Drawings	March 2026
Start Construction	August 2026
Complete Construction	April 2028

Staff Recommendation:

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

ACTION ITEMS

NONE

OTHER BUSINESS

OTHER BUSINESS—1

RESOLUTION OF THE STATE PUBLIC WORKS BOARD AUTHORIZING THE DESIGNATION OF OFFICIALS OF THE BOARD

Consider the adoption of a resolution authorizing the designation of officials of the Board.

STAFF ANALYSIS ITEM—1

Action requested

Consider adoption of a resolution designating officials of the Board.

Background

On November 6, 2012, the Board adopted Resolution Number 12-1 appointing and designating specified positions in the capital outlay area within the Resources, Energy, Environment and Capital Outlay (“RECO”) unit of the Department of Finance as officials that may act on behalf of the Board. It is anticipated that the Department will undergo a reorganization moving the capital outlay assignment to a new unit within the Department. The proposed resolution will replace Resolution Number 12-1 and designates specified positions within the capital outlay assignment without regard to which of the Department’s units it will be located to accommodate the Department’s reorganization.

Staff Recommendation:

Adopt resolution.

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the March 20, 2023 Board Meeting

Actions Authorized by Staff from February 7, 2023 through March 9, 2023

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

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
California Highway Patrol	Gold Run: Area Office Replacement, Placer County	2021 Budget Act, 2720-301-0001 (2); 2022 Budget Act, 2720-301-0001(3)	Approve site selection	
California Department of Forestry and Fire Protection (3540)	Intermountain Conservation Camp: Replace Facility, Lassen County	2018 Budget Act, 3540-301-0001 (2); 2021 Budget Act, 3540-301-0001 (17); 2022 Budget Act, 3540-301-0001 (11)	Approve site selection	
California Department of Forestry and Fire Protection (3540)	Humboldt Del Norte Unit Headquarters, Relocate Facility, Lassen County	2021 Budget Act, 3540-301-0001 (11) 2022 Budget Act, 3540-301-0001 (7)	Approve an augmentation	\$109,000 (2.0 percent of total project appropriations) (2.0 percent cumulative)
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)	Recognize revised project costs	\$35,645,000 total authorized project costs Increase of \$13,156,000 local costs

Department/Org Code	Project Title	Project Authority	Action	Amount/(Percent)
California Community Colleges (6870)	Grossmont-Cuyamaca Community College District Cuyamaca College, Instructional Building Phase 1 San Diego County	2020 Budget Act, 6870-301-6087 (13), as reappropriated by the 2021 Budget Act.	Approve preliminary plans	
California Community Colleges (6870)	Shasta-Tehama-Trinity Joint Community College District Shasta College, Building 800 Renovation Shasta County	2021 Budget Act, 6870-301-6041 (1) as reappropriated by the 2022 Budget Act, Control Section 20.00;	Approve preliminary plans	
Department of Veterans Affairs (8955)	Northern California Veterans Cemetery – Igo: Water System Upgrade, Shasta County	2015 Budget Act, 8955-301-0001 (1); 2019 Budget Act, 8955-301-0001 (1); 2021 Budget Act, 8955-301-0001 (1)	Approve an augmentation	\$150,000 (9.6 percent of total project appropriations) (9.6 percent cumulative)