



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, April 14, 2023, 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/83782730473?pwd=eGRBam00aWMyMmtVUUkrNEZGUG9xdz09>

Meeting ID: 837 8273 0473

Passcode: dVt^0!&9

Or

1 669 219 2599 (San Jose)

1 213 338 8477 (Los Angeles)

Meeting ID: 837 8273 0473

Passcode: 42451317

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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 Randy Katz (916) 445-9694 or e-mail to Randall.Katz@dof.ca.gov, five days prior to the meeting.

STAFF ANALYSIS ITEM—1

Department of Education, State Special Schools
California School for the Deaf-Riverside: Remove Modular Buildings
Riverside County

Action Requested

If approved, the requested action will approve preliminary plans and an augmentation.

Scope Description

This project is within scope. This project consists of the demolition of 16 modular buildings at the school, along with remediation of contaminated soil, removal of utility connections, and placement of sod and irrigation at the site previously occupied by the modular buildings.

Funding and Cost Verification

This project is not within cost. The 2021 Budget Act provided \$148,000 General Fund (GF) for preliminary plans, and \$132,000 GF for working drawings. The 2022 Budget Act provided \$1,744,000 GF for construction for total project funding of \$2,024,000. Total estimated project costs are currently \$4,419,000 GF, an increase of \$2,395,000 (\$43,000 for the working drawing phase, \$2,352,000 for the construction phase). The California Department of Education requests an augmentation of \$43,000 for working drawings (2.1 percent of the original project appropriation, 2.1 percent cumulative) and additional authority to fully fund the construction phase is requested for inclusion in the 2023 Budget Act.

Drivers of the cost increase include more extensive hazardous materials abatement, soil remediation, and underground utility removal than initially anticipated.

On March 24, 2023, 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.

\$2,024,000	Total authorized project cost
\$4,419,000	Total estimated project cost
\$148,000	Project costs previously allocated: \$148,000 for preliminary plans
\$4,271,000	Project costs to be allocated: \$175,000 for working drawings, \$4,096,000 for construction (\$3,671,000 contract, \$257,000 contingency, \$87,000 A/E, \$81,000 other project costs)
\$43,000	Augmentation to be allocated: \$43,000 for working drawings
\$2,352,000	Anticipated project deficit: \$2,352,000 for construction

CEQA

The California Department of Education (CDE), filed a Notice of Exemption with the State Clearinghouse on October 5, 2022, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CDE, shall complete a Summary of Conditions Letter for this project as part of the Riverside: Athletic Complex Replacement

\$3,701,000 GF, an increase of \$659,000. Of this shortfall, the California Department of Education, State Special Schools Division (CDE-SSS) requests an augmentation of \$97,000 (3.6 percent of project appropriations, 15 percent cumulative) to ensure adequate funding through the end of the fiscal year. The remaining \$562,000 is requested for inclusion in the 2023 Budget Act.

The increased construction costs are a result delays related to poor weather, additional sitework to cap a high gas pressure line and install a fire water shut-off valve, and Department of Justice authorization to work in a K-12 environment.

On March 24, 2023, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$3,042,000	Total authorized project costs
\$3,701,000	Total estimated project cost
\$3,042,000	Project costs previously allocated: \$70,000 for preliminary plans and \$316,000 for working drawings and \$2,656,000 for construction (\$1,975,000 contract, \$99,000 contingency, \$357,000 A&E, \$222,000 other project costs, and \$3,000 agency retained items)
\$97,000	Requested augmentation to be allocated: \$97,000 for construction
\$562,000	Requested supplemental appropriation to be allocated: \$562,000 for construction

CEQA

The California Department of Education (CDE) filed a Notice of Exemption with the State Clearinghouse on November 1, 2016, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of the CDE, completed a Summary of Conditions Letter for this project on April 11, 2017, and no issues that would adversely affect the beneficial use and enjoyment of the project were identified.

Project Schedule

Complete preliminary plans	May 2017
Complete working drawings	May 2020
Start construction	March 2022
Complete construction	September 2023

Staff Recommendation: Approve an augmentation.

ACTION ITEMS

NONE

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the April 14, 2023 Board Meeting

Actions Authorized by Staff from March 10, 2023 through April 3, 2023

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

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Corrections and Rehabilitation (5225)	Kern Valley State Prison - Health Care Facility Improvement Program Kern County	Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code 2021 Budget Act, 5225-301-0001 (24)	Recognize revised project costs	\$23,717,000 total authorized project costs Decrease of \$149,000