



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, May 19, 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/84791298356?pwd=SXRZYUQvL2ZCWE5MZmMrYk5weCtWQT09>

Meeting ID: 847 9129 8356

Passcode: xvVuz8K=

Or

1 669 219 2599 (San Jose)

1 213 338 8477 (Los Angeles)

Meeting ID: 847 9129 8356

Passcode: 81475165

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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 at (916) 445-9694 or by e-mail to Randall.Katz@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
SAN JOAQUIN COUNTY**

Authority: Government Code sections 15820.92 - 15820.926 (SB 1022)

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

\$36,511,286

STAFF ANALYSIS ITEM—1

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
San Joaquin 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 includes the design and construction of a new stand-alone one-story jail facility with a mezzanine, on county-owned land in French Camp, California. The new jail will include spaces for housing, mental health, programs, staff and administration, receiving and transportation, support, and a small medical clinic.

Housing will consist of approximately 260 beds across four medium security level pods in dorm style two-tiered housing, each with a dayroom and access to a common outdoor recreation yard. There will be classrooms for programming needs. Mental Health Housing will consist of a 12-person one-story housing unit with program, exercise, and support space. Administrative and staff spaces will consist of training rooms and clerical space. Receiving and transportation will consist of food storage, a retherm kitchen, an inmate receiving area, and vehicle sally ports for inmate transport and food and laundry services. The support area will have attorney-client interview rooms and in-person visitation. The small medical clinic includes an exam room, office space, and equipment storage.

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

Funding and Project Cost Verification

This project is within cost. Section 15820.922 of the Government Code (SB 1022) appropriated \$412,474,000 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 \$36,511,286 from this appropriation to San Joaquin County for this project. All acquisition, study, 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 \$36,998,000. Concurrent with approval of preliminary plans and a scope change, on October 9, 2020, the Board recognized a revised project cost of \$41,357,000. On May 8, 2023, a new revised estimate was approved in conjunction with the contract award and a recognized revised project cost with the current total estimated project at \$49,530,000.

| | |
|--------------|--|
| \$49,530,000 | Total authorized project cost |
| \$49,530,000 | Total estimated project cost |
| \$36,511,000 | State costs to be allocated: \$36,511,000 for construction (\$36,511,000 contract) |
| \$3,854,000 | Local costs previously allocated: \$1,203,000 for acquisition, \$860,000 for preliminary plans, and \$1,791,000 for working drawings. |
| \$9,165,000 | Local costs to be allocated: \$9,165,000 for construction (\$1,109,000 contract, \$3,762,000 contingency, \$964,000 A&E, \$687,000 agency retained, and \$2,643,000 other project costs) |

CEQA

The County filed a Notice of Exemption with the State Clearinghouse on January 12, 2017, and the 35-day statute of limitations expired without challenge. On May 8, 2023, the County confirmed the Notice of Exemption is still valid.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of San Joaquin, completed a Summary of Conditions Letter for this project on July 3, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

| | |
|---------------------------|--------------|
| Approve preliminary plans | October 2020 |
| Complete working drawings | January 2023 |
| Start construction | June 2023 |
| Construction complete | January 2025 |

Staff Recommendation: **Adopt resolution**

MINUTES

Consider approving the minutes from the April 14, 2023, meeting.

Staff have reviewed the minutes from the April 14, 2023, meeting and recommend approval.

Staff Recommendation:

Approve minutes from the April 14, 2023 meeting.

CONSENT CALENDAR A

CONSENT ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)
STATEWIDE: SP SYSTEM ACQUISITION PROGRAM
CASTLE ROCK STATE PARK – SIX PACK SITE
SANTA CRUZ COUNTY

Authority: 2020 Budget Act, 3790-301-0005 (1)
2020 Budget Act, 3790-301-0392 (1)
2020 Budget Act, 3790-301-6051 (1)
2020 Budget Act, 3790-301-6029 (1)
2021 Budget Act, 3790-301-0001 (1)

Consider authorizing:

- 1) Acquisition of real property.
- 2) Execution of a Property Acquisition Agreement and other such documents may be required to complete the acquisition.

STAFF ANALYSIS ITEM—1

Department of Parks and Recreation
Statewide: SP System Acquisition Program
Castle Rock State Park – Six Pack Site
Santa Cruz County

Action Requested

If approved, the request 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.

Scope Description

This project is within scope. This request will authorize acquisition of approximately 222 acres (the Property) consisting of various assessor parcel numbers (APNs) located near State Route 9 and State Route 236, and Skyline Boulevard, in the town of Boulder Creek, Santa Cruz County (APNs: 087-021-12,16, 26, 28, and 087-031-14 and 15, and 088-081-12). The acquisition of the Property will provide for expansion of Castle Rock State Park, will eliminate private inholdings of the state park, will reduce the Department of Parks and Recreation (Parks) management costs related to the inholdings, will improve wildlife corridors and park trails, provide unimpeded migration and movement potential in the habitat area for endangered or threatened species, and will preserve redwoods and forest lands.

Funding and Project Cost Verification

This project is within cost. Budget Act of 2020, Item 3790-301-0005 (1) (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund, SP System Acquisition Program), Item 3790-301-0392(1) (State Parks and Recreation Fund,

SP System Acquisition Program), Item 3790-301-6029(1) (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund, SP System Acquisition Program), Item 3790-301-6051(1) Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, SP System Acquisition Program, and Budget Act of 2021, Item 3790-301-0001(1) (Department of Parks and Recreation, SP System Acquisition Program). The total amount for the acquisition of \$4.2 million will be paid from a combination of the above funds to purchase the real property. The Property can be acquired with the funds available and in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 6, 2022, and the 35-day statute of limitations expired without challenge.

Project Schedule

Anticipated close of escrow: May 2023

Condition of Property

The Department of General Services (DGS) Environmental Services Unit (ESU) conducted a site visit to the Property in January 2022. Six of the parcels within the Property are largely undeveloped and vacant. Trails and unimproved roads traverse the entire Property. One developed parcel within the Property is located at the entrance of Castle Rock State Park. The developed portion of the parcel consists of an office building with storage and restrooms, a septic system, parking lot, pump house, water tanks, two (2) above-ground propane tanks and an outbuilding.

The parcels are located within the San Lorenzo Watershed. They are in Flood Zone X, an area not prone to flooding.

Environmental Screening

A review of the Phase 1 Environmental Site Assessment (ESA) for each of the parcels indicates there are no Records of Environmental Concerns (RECs) associated with any of the parcels. However, inspection did reveal a minor existing condition of environmental interest: a water well without the pumping apparatus and disconnected lengths of PVC conveyance piping scattered on the ground. There is no indication of recent use. ESU staff recommends that the well be properly abandoned per County regulations and the well conveyance piping be removed from the Property. Parks plans to abandon the well after acquisition and remove the well conveyance piping.

ESU staff concluded that the Property is compatible with the proposed future use as Parks land once all the concerns are cleared. No further environmental studies (beyond what is already underway or scheduled) are recommended.

Other

- The State Public Works Board approved the site selection of the Property on 4/12/22.
- The purchase price will not exceed the estimated fair market value as determined by a DGS approved appraisal.
- The site meets the requirements of Parks.
- There are no historical issues and no implied dedication associated with this property.
- Parks is not aware of any lawsuits pending on the Property. The property

acquisition agreement will require delivery of title to the state free and clear of any liens.

- There is no relocation assistance required for this project.
- The proposed acquisition is consistent with the state's planning priorities (Ch. 1016, Stats.2002). No development is currently planned for these parcels, which are intended for recreational use and environmental buffer space. State ownership of these parcels will help ensure these open spaces are protected and limit incompatible development in this area. Inspections are scheduled for the improvements and structures.
- There is an easement for ingress/egress to any and all lime rock deposits or quarries on APNs 087-031-14 & 087-031-15. The County of Santa Cruz will not allow mining on the properties. The easement will not affect the intended use of the land.
- Sempervirens Fund recently built the structures located on APN 088-081-12 for Parks' use as a visitor center. The structures were built at Sempervirens Fund's cost and in compliance with all state laws, and they will become part of the Castle Rock State Park and managed by Parks.
- There is an existing lease between Sempervirens Fund and Parks (Lease) to operate and maintain the visitor's center that will terminate at close of escrow.
- The Lease identified an Operational Support Fund to assist with covering operating and maintenance costs and a Reserve Fund that would assist in funding the acquisition. Both funds have a zero balance and therefore will not be used to purchase or maintain the Property.
- A Land Conservation Contract on APN 088-081-12 was rescinded in 2014 and an open- space and recreational easement was granted. The term is for 10 years and will renew automatically. The easement restricts subdivision of the land and will not impact on the Parks' use of the Property.
- The proposed project location is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq.

Staff Recommendation: **Approve 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 CALENDAR B

CONSENT ITEM—1

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

ITEM PULLED

CONSENT ITEM—2

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

Authority: Sections 15820.93 - 15820.936 of the Government Code (SB 863)

Consider recognizing:

- 1) **A scope change contingent upon expiration of the 20-day legislative notification.**
- 2) **Revised project costs.**

STAFF ANALYSIS ITEM—2

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

Action Requested

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

Scope Description

This project is not within scope. As established by the Board, the original scope of work included renovation of four existing dormitory buildings and the construction of three new standalone buildings including a new program and services building, a new kitchen and laundry facility, and a new intake/release and administration building. In addition, the scope included the renovation of an existing health care building to include a clinic area, and a building addition with approximately 30 medical/mental health beds.

The Board of State and Community Corrections, on behalf of the County of Merced (County), is requesting a scope change to build a treatment support and program wing. The approximately 3,200 square foot addition will support various mental health treatment programs. When the project was established in 2016, many of the various mental health programs did not exist, such as the Jail-Based Competency Treatment program (JBCT) or the DSH Early Access and Stabilization Services program (EASS). The new wing will support various mental health programs, which may include, but is not limited to, the JBCT and EASS state funded programs.

The new total estimated project cost associated with this scope change is \$77,352,000. This is an increase of \$5,997,000, which will be paid by the County.

We note that this is the second scope change request for this project. On January 12, 2018, the Board approved a scope change to increase the intake/release and administration building area, primarily to include visitation space adequate to meet or exceed title 15 standards.

On May 3, 2023, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to approve the scope change and recommend the Board recognize the revised scope no sooner than 20 days from that date.

Funding and Project Cost Verification

This project is not 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 State Public Works Board (Board) established the scope, cost, and schedule of the Merced County Adult Local Criminal Justice Facilities Project on April 19, 2017, allocating \$40,000,000 from this appropriation for design and construction. At the time of establishment, the total estimated project cost was \$44,446,000, with \$4,446,000 to be paid by the County. On January 12, 2018, The Board approved a scope change in the amount of \$43,148,000, with the net decrease of \$1,298,000 to be a savings to the County. Performance criteria and release of request for proposal was then approved on September 17, 2020, in the amount of \$43,148,000. On January 25, 2022, the State Public Works Board recognized revised project costs, for a total project cost of \$71,355,000, with a net increase of \$28,207,000 to be paid by the County. Contract Award was then approved on January 25, 2022, in the amount of \$71,355,000. Subsequent to this action, a new project cost estimate was prepared in association with scope change approval. Based on this revised estimate, the current total estimated project cost is \$77,352,000, which is a net increase of \$5,997,000 to be paid by the County. This action will recognize these revised project costs as detailed below.

| | |
|--------------|---|
| \$71,355,000 | Total authorized project cost |
| \$77,352,000 | Total estimated project cost |
| \$40,000,000 | State costs previously allocated: \$407,000 for performance criteria and \$39,593,000 for design-build (\$35,664,000 contract, \$1,307,000 contingency, \$2,168,000 other project costs, and \$454,000 agency retained) |
| \$0 | State cost adjustments: \$0 for design-build (decrease of \$404,000 contract and an increase of \$404,000 contingency) |
| \$31,355,000 | Local costs previously allocated: \$99,000 for study, \$1,418,000 for performance criteria, and \$29,838,000 for design-build (\$29,013,000 contract and \$825,000 other project costs) |
| \$5,997,000 | Local cost adjustments: increase of \$5,997,000 for design-build (increase of \$5,997,000 contract) |

CEQA

The County of Merced filed a Notice of Determination with the County Clerk's Office on July 21, 2015, and the 30-day statute of limitations expired without challenge. On May 8, 2023, the County confirmed the Notice of Determination is still valid.

Real Estate Due Diligence

An outside firm, on behalf of the County of Merced, completed a Summary of Conditions Letter for this project on August 8, 2019, and no issues that would adversely

affect the beneficial use and quite enjoyment of the project were identified.

Project Schedule

| | |
|------------------------------|----------------|
| Approve performance criteria | September 2020 |
| Start design-build | January 2022 |
| Complete design-build | March 2026 |

Staff Recommendation: Recognize a scope change and revised project costs contingent upon expiration of the 20-day legislative notification.

ACTION ITEMS

NONE

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the May 19, 2023, Board Meeting

Actions Authorized by Staff from April 4, 2023, through May 8, 2023, unless otherwise noted

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

| Department/Org Code | Project Title/County | Project Authority | Action | Amount/(Percent) |
|--------------------------------------|---|--|---|--|
| Judicial Council (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) 2022 Budget Act, 0250-301-0660 (.5) | Approve an augmentation (delegated December 29, 2022) | \$2,858,000 (3.2 percent of total funds appropriated) (3.2 percent cumulative) |
| California Highway Patrol (2720) | Keller Peak Tower Replacement San Bernardino County | 2017 Budget Act, 2720-301-0044 (8) 2018 Budget Act, 2720-301-0044 (1) 2022 Budget Act, 2720-301-0044 (1) | Approve an augmentation | \$180,000 (4.8 percent of total funds appropriated) (8.2 percent cumulative) |
| California Conservation Corps (3340) | Non-Residential Center, Los Angeles – Acquire Existing Non-Residential Center Los Angeles County | 2022 Budget Act, 3340-301-6088 (1) | Approve site selection (delegated March 10, 2023). | |

| Department/Org Code | Project Title/County | Project Authority | Action | Amount/(Percent) |
|---|--|--|--|--|
| Department of Parks and Recreation (3790) | Lake Perris State Recreation Area – Replace Lifeguard Headquarters Riverside County | 2020 Budget Act, 3790-301-6051 (2), as reappropriated by the 2022 Budget Act 2022 Budget Act, 3790-301-6088 (4) | Approve preliminary plans Approve an augmentation | \$40,000 (3.7 percent of total funds appropriated) (3.7 percent cumulative) |
| Board of State and Community Corrections (5227) | San Joaquin Adult Local Criminal Justice Facility (SB 1022) San Joaquin County | Government Code Sections 15820.92-15820.926 | Recognize revised project costs | \$49,530,000 total authorized project costs Increase of \$8,173,000 local costs |
| California Community Colleges (6870) | North Orange County Community College District, Fullerton College, Business 300 Modernization Orange County | 2022 Budget Act, 6870-301-6087 (20) | Approve preliminary plans | |