



STAFF ANALYSIS
STATE PUBLIC WORKS BOARD
Friday, August 11, 2023, at 10:00 a.m.
Redwood Room
915 L Street, Sacramento, CA 95814

I.	Roll Call		
II.	Bond Items	Page	2
III.	Minutes	Page	3
IV.	Consent Items	Page	4
V.	Action Items	Page	6
VI.	Other Business	Page	6
VII.	General Public Comment	Page	6
VIII.	Reportable Items	Page	7

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

BOND ITEMS

BOND ITEM—1

**CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEUEL VOCATIONAL INSTITUTION, NEW WASTEWATER TREATMENT PLANT PROJECT
SAN JOAQUIN COUNTY**

Authority: 2023 Budget Act, 5225-003-0001 (1)

For the purpose of preparing the Deuel Vocational Institution for consideration as surplus property, consider adoption of a resolution to:

- 1) Approve and direct the Executive Director and Deputy Directors to execute and deliver any documents as required to redeem a portion of the outstanding Series 2009G-2 Bonds and defease and redeem a portion of the outstanding Series 2017B Bonds, which bonds financed and refinanced certain costs of the Deuel Vocational Institution New Wastewater Treatment Plant.**
- 2) Approve the form of Escrow Agreement, by and between the Board and the State Treasurer.**
- 3) Approve the form of Termination Agreement, by and between the Board and the Department.**

Total Appropriation

\$44,593,000

STAFF ANALYSIS—1

California Department of Corrections and Rehabilitation
Deuel Vocational Institution, New Wastewater Treatment Plant Project
San Joaquin County

Action Requested

If approved, the request action would approve adoption of a resolution to approve and direct the Executive Director and Deputy Directors to execute and deliver any documents as required to redeem a portion of the outstanding Series 2009G-2 Bonds and defease and redeem a portion of the outstanding Series 2017B Bonds, which bonds financed and refinanced certain costs of the Deuel Vocational Institution New Wastewater Treatment Plant; approve the form of Escrow Agreement, by and between the Board and the State Treasurer; and approve the form of Termination Agreement, by and between the Board and the Department.

Background

Deuel Vocational Institution (DVI) was a state prison established in 1953 located in the city of Tracy in San Joaquin County. The DVI campus contains 104 buildings and was designed to house 1,681 incarcerated individuals. DVI is the sixth oldest prison in California Department of Corrections and Rehabilitation facility portfolio and provides for approximately 2% of its overall design capacity.

DVI's primary mission was to act as a Reception Center (RC) that received incarcerated individuals from 29 Northern California counties. Staff processed the RC incarcerated population by compiling and evaluating the incarcerated individuals' criminal records, life histories, medical and physiological histories, and social histories. The information was used to determine the incarcerated individuals' custody score and to identify any specific placement needs the incarcerated individuals may have. Once the reception process was completed, the inmates were transferred to one of the 34 state prisons where they served the remainder of their prison sentence.

DVI's secondary mission was to provide housing for general population Level I, II, and III incarcerated population serving their terms of incarceration. The general population incarcerated individuals at DVI provided support to the institution by working in maintenance, food service, janitorial, as well as other jobs that serve in supporting the operation of the prison.

It was previously determined that DVI would close as part of a larger prison closure plan. As a result, the last incarcerated individuals left DVI in July 2021 and the prison was deactivated on September 30, 2021. The prison is currently in warm shut down and this property is being considered for addition to the state's surplus property list, which will allow it to be utilized for affordable housing projects pursuant to Executive Order 06-19, repurposed for other state or local uses, or sold on the open market.

The following is a list of the outstanding State Public Works Board bonds which must be redeemed/defeased to sell the DVI property and the estimated amounts to be applied to redeem/defeas such bonds:

2017 Series B (Various Capitol Projects)	\$13,635,000
2009 Series G-2 (Various Capitol Projects)	
Federally Taxable Build America Bonds	\$19,356,000

Staff Recommendation: Adopt resolution.

MINUTES

Consider approving the minutes from the July 21, 2023, meeting.

Staff have reviewed the minutes from the July 21, 2023, meeting and recommend approval.

Staff Recommendation: Approve minutes from the July 21, 2023 meeting.

CONSENT ITEMS

CONSENT ITEM—1

CALIFORNIA DEPARTMENT OF EDUCATION, STATE SPECIAL SCHOOLS (6100)
FREMONT: PERIMETER SECURITY FENCE
ALAMEDA COUNTY

Authority: 2021 Budget Act, 6100-301-0001(1), as reappropriated by the
2023 Budget Act.

Consider approving contingent upon expiration of the 20-day legislative notification:

1) Preliminary plans.

2) An augmentation.

\$149,000
(19.9 percent of total project appropriations)
(19.9 percent cumulative)

STAFF ANALYSIS ITEM-1

Department of Education, State Special Schools
Fremont: Perimeter Security Fence
Alameda County

Action Requested

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

Scope Description

This project is within scope. The project includes the installation of a new 8,800 linear-foot, steel perimeter security fence, along with vehicle and pedestrian gates, at the State Special School – Fremont campus, which includes the School for the Deaf, School for the Blind, and Diagnostic Center of Northern California.

Funding and Cost Verification

This project is not within cost. The 2021 Budget Act provided \$747,000 General Fund (GF) for the design phases of this project, whereas construction authority was reverted. Originally the project consisted of a 6,600 linear foot fence around three sides of the campus. However, during the design phase it was concluded that the chain link fence between the railroad and school property also needed replacement, resulting in the need for an additional 2,200 linear feet of fencing. This additional scope was reflected in the 2023 proposal to reappropriate.

Updated cost estimates were provided upon completion of preliminary plans for the full 8,800 linear foot project, reflecting a need to augment working drawings by \$149,000 (19.9 percent of appropriated funds) and an overall project deficit of \$2,515,000 General Fund (33.3 percent), as estimated total project costs changed from \$7,548,000 to \$10,063,000. Funding for the construction phase is anticipated in a future Budget Act.

On July 25, 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 estimated total costs in excess of 20 percent of the amount recognized by the Legislature no sooner than 20 days from that date.

\$747,000	Total authorized project costs
\$10,063,000	Total estimated projects costs
\$351,000	Project costs previously allocated: \$351,000 for preliminary plans
\$7,197,000	Project costs to be allocated: \$396,000 for working drawings and \$6,801,000 construction (\$5,541,000 contract, \$388,000 contingency, \$636,000 A/E, and \$236,000 for other project costs)
\$149,000	Augmentation to be allocated: \$149,000 for working drawings
\$2,515,000	Anticipated project deficit: \$149,000 for working drawings (also the augmentation above) and \$2,366,000 for construction (\$2,470,000 contract, \$173,000 contingency, -\$278,000 A/E, and \$1,000 for other project costs)

CEQA

The California Department of Education (CDE) filed a Notice of Exemption with the State Clearinghouse on April 14, 2022, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CDE, completed a Summary of Conditions Letter on November 7, 2022, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	August 2023
Complete working drawings	December 2024
Start construction	March 2025
Complete construction	January 2026

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

ACTION ITEMS

NONE

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the August 11, 2023, Board Meeting

Actions Authorized by Staff from May 9, 2023, through July 31, 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)
Governor's Office of Emergency Services (0690)	Mather: Headquarters Checkpoint Security Enhancements Sacramento County	2021 Budget Act, 0690-301- 0001 (3) 2022 Budget Act, 0690-301- 0001 (3) 2023 Budget Act, 0690-301- 0001 (1)	Approve preliminary plans	
California Highway Patrol (2720)	Quincy: Replacement Facility Plumas County	2017 Budget Act, 2720-301- 0044 (6) 2023 Budget Act, 2720-301- 0660 (3)	Approve performance criteria	
California Highway Patrol (2720)	Santa Fe Springs: Area Office Replacement Los Angeles County	2018 Budget Act, 2720-301- 0044 (3) 2018 Budget Act, 2720-301- 0660 (6)	Approve performance criteria	
Department of Forestry and Fire Protection (3540)	Potrero Forest Fire Station: Replace Facility San Diego County	2016 Budget Act, 3540-301- 0001 (1) 2017 Budget Act, 3540-301- 0001 (1) 2021 Budget Act, 3540-301- 0001 (3), as reappropriated by the 2022 Budget Act 2022 Budget Act, 3540-301- 0001 (2)	Approve an augmentation	\$317,000 (1.8 percent of total project appropriations) (2.9 percent cumulative)

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Forestry and Fire Protection (3540)	South Lake Tahoe Fire Station: New Facility El Dorado County	2022 Budget Act, 3540-301-0001 (17)	Approve site selection	
Department of Parks and Recreation (3790)	Statewide: SP System Acquisition Program (South Lake Tahoe Fire Station: New Facility Site) El Dorado County	2021 Budget Act, 3790-301-0001 (1)	Approve site selection	
Department of Forestry and Fire Protection (3540)	Boggs Mountain Helitack Base: Relocate Facility Lake County	2021 Budget Act, 3540-301-0001 (21)	Approve site selection	
Department of Corrections and Rehabilitation (5225)	California Correctional Institution - Health Care Facility Improvement Program Kern County	2021 Budget Act, 5225-301-0001 (9) 2022 Budget Act, 5225-301-0001 (11)	Recognize Revised Project Costs	\$57,678,000 total authorized project costs Increase of \$1,091,000
Department of Corrections and Rehabilitation (5225)	Folsom State Prison - Health Care Facility Improvement Program Sacramento County	2021 Budget Act, 5225-301-0001 (17)	Recognize Revised Project Costs	\$61,670,000 total authorized project costs Decrease of \$1,000
Department of Corrections and Rehabilitation (5225)	High Desert State Prison - Health Care Facility Improvement Program Lassen County	2021 Budget Act, 5225-301-0001 (23) 2022 Budget Act, 5225-301-0001 (20)	Recognize Revised Project Costs	\$37,610,000 total authorized project costs Decrease of \$762,000

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Corrections and Rehabilitation (5225)	California Substance Abuse Treatment Facility - Health Care Facility Improvement Program Kings County	2021 Budget Act, 5225-301-0001 (15)	Recognize Revised Project Costs	\$40,563,000 total authorized project costs Decrease of \$328,000
Department of Corrections and Rehabilitation (5225)	California State Prison, Corcoran – Correctional Treatment Center Individual Exercise Yards Kings County	2022 Budget Act, 5225-301-0001 (9)	Approve preliminary plans Recognize anticipated savings Approve the use of Inmate/Ward Labor	\$21,000
Department of Corrections and Rehabilitation (5225)	Chuckawalla Valley State Prison – New Potable Water Wells Riverside County	2021 Budget Act, 5225-301-0001 (7) 2022 Budget Act, 5225-301-0001 (7)	Approve preliminary plans Recognize an anticipated deficit	\$871,000 (7.1 percent of total project costs)
Department of Corrections and Rehabilitation (5225)	Pelican Bay State Prison – Medication Distribution Improvements Phase II Del Norte County	2018 Budget Act, 5225-301-0001 (19) 2019 Budget Act, 5225-301-0001 (10) 2020 Budget Act, 5225-301-0001 (5) as reappropriated by the 2021 Budget Act	Approve an augmentation	\$193,000 (9.7 percent of total project appropriations) (9.7 percent cumulative)

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Corrections and Rehabilitation (5225)	San Quentin State Prison New Boiler Facility Marin County	2015 Budget Act, 5225-301-0001 (3), as reappropriated by the 2017 Budget Act and as partially reverted by the 2018 Budget Act 2019 Budget Act, 5225-301-0001 (1.5), as partially reappropriated by the 2022 Budget Act	Approve an augmentation	\$2,717,000 (9.8 percent of total project appropriations) (9.8 percent cumulative)
Department of Corrections and Rehabilitation (5225)	Jail Project San Luis Obispo County	Sections 15820.90 – 15820.907 of the Government Code (AB 900, Phase 1)	Recognize revised project costs	\$44,935,000 total authorized project costs Increase of \$2,034,000 local costs
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Butte County	Sections 15820.93 – 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$44,445,000 total authorized project costs Decrease/increase \$0 local or state costs (transfers within project phases)
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)	Approve preliminary plans Recognize an anticipated deficit	\$34,603,000 total authorized project costs Increase of \$2,886,000 local costs

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Ventura County	Sections 15820.93 – 15820.936 of the Government Code (SB 863)	Recognize revised project costs	\$61,373,000 total authorized project cost Increase of \$2,881,000 state costs Decrease of \$399,000 local costs
California Community Colleges (6870)	Coast Community College District, Orange Coast College: Language Arts & Social Sciences Building Orange County	2017 Budget Act, 6870-301-6087 (9) 2018 Budget Act, 6870-301-6087 (9) 2019 Budget Act, 6870-301-6087 (4)	Approve an augmentation	\$23,000 (0.1 percent of total project appropriations) (0.1 percent cumulative)
California Community Colleges (6870)	North Orange Community College District, Fullerton College: Building 300 Modernization Orange County	2022 Budget Act, Item 6870-301-6087 (20)	Approve a reversion	\$50,000
California Community Colleges (6870)	Siskiyou Jt. Community College District, College of the Siskiyous, Remodel Theater and McCloud Hall Siskiyou County	2022 Budget Act, 6870-301-6087 (21)	Approve preliminary plans	

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
California Community Colleges (6870)	Yuba Community College District, Yuba College: Building 800 Life and Physical Science Modernization Yuba County	2020 Budget Act, 6870-301-6087 (45) 2022 Budget Act, 6870-301-6087 (15)	Approve a reversion	\$91,000
Department of General Services (7760) California Environmental Protection Agency (0555)	Sacramento Region: Joe Serna Jr. Cal-EPA Building Sacramento County	2022 Budget Act, 7760-301-0001 (1)	Approve site selection	