



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, December 8, 2023, at 10:00 a.m.

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

<https://us06web.zoom.us/j/87511874353?pwd=aGyT6QGLakVslmQeNOB0pgBa5hLH1h.1>

Meeting ID: 875 1187 4353

Passcode: 92=FV+0w

By Phone:

1 669 219 2599

Meeting ID: 875 1187 4353

Passcode: 72664894

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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 number 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 Maria.Zadran@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 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

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

Authority: Sections 15820.94 - 15820.948 of the Government Code (SB 844)

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

\$25,000,000

STAFF ANALYSIS ITEM—1

Board of State and Community Corrections
Adult Local Criminal Justice Facilities Project
Mendocino 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, adjacent to the existing jail facility connected via a covered walkway, on county-owned land in the city of Ukiah. The project will provide housing, programming, medical and mental health treatment space, and a new public visiting center.

The housing unit will include approximately 60 rated beds, a safety cell, recreation yards, housing unit control, medical exam room, clinician suite, program/group rooms, and staff support space. The new public visiting center will include contact and non-contact visiting rooms.

The project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security systems; site improvements; sally port; parking; emergency generator; fire protection systems; security fencing; and all other necessary appurtenances.

Funding and Project Cost Verification

This project is within cost. Section 15820.94 of the Government Code (SB 844) appropriated \$244,516,000 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 conditionally awarded \$25,000,000 from this appropriation to Mendocino County for this project. All acquisition, study, any design, and construction costs in addition to this award amount will be paid by the county. On October 30, 2018, the Board established the scope, cost, and schedule of this project, allocating \$25,000,000 of the \$244,516,000 lease revenue bond financing authority. At the time of establishment, the total estimated project cost was \$27,048,000. Subsequent to that action, a new project cost estimate was prepared in association with preliminary plans approval on April 7, 2021, in the amount of \$27,474,000, recognizing an anticipated deficit of \$426,000; however, the project authority remained at \$27,048,000 because only the anticipated deficit was recognized. Subsequent to that action, a new project cost estimate was approved on November 15, 2023, providing a total project cost of \$44,000,000.

\$44,000,000	Total authorized project cost
\$44,000,000	Total estimated project cost
\$1,384,000	State costs previously allocated: \$1,057,000 for preliminary plans and \$327,000 for working drawings
\$23,616,000	State costs to be allocated: \$23,616,000 for construction (\$21,594,000 contract, \$652,000 agency retained, and \$1,370,000 other project costs)
\$1,553,000	Local costs previously allocated: \$368,000 for study, \$17,000 for preliminary plans, and \$1,168,000 for working drawings
\$17,447,000	Local costs to be allocated: \$17,447,000 for construction (\$14,265,000 contract, \$1,076,000 contingency, \$947,000 A&E, and \$1,159,000 other project costs)

CEQA

The County of Mendocino filed a Notice of Determination with the County Clerk-Recorder's Office on March 9, 2017, and the 30-day statute of limitations expired without challenge. On October 18, 2023, the County confirmed the Notice of Determination is still valid.

Real Estate Due Diligence

The Department of General Services, on behalf of the County of Mendocino, completed a Summary of Conditions Letter for this project on January 14, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On October 18, 2023, the County confirmed the Summary of Conditions Letter is still valid.

STAFF ANALYSIS ITEM—2

Office of Exposition Park Management
South East Underground Parking Structure
Los Angeles 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. This project includes design and construction of an underground parking structure on state-owned property at Exposition Park, in Los Angeles County. The project, which is being developed in accordance with the Exposition Park Master Plan, consists of demolition of existing surface parking lots, and construction of new subterranean parking garage containing approximately 720,000 square feet with a minimum of 1,500 spaces. The project also includes all necessary systems to support the underground parking structure, EV charging stations, parking automation, security cameras, distributed antenna system, park management offices, public restrooms, hydration stations and native drought tolerant landscaping. The project will pursue minimum LEED Silver certification and Zero Net Energy. Construction is scheduled to be completed prior to the Los Angeles 2028 Summer Olympics.

The rescission of the resolution is necessary to correct minor errors to the cited authority in the original resolution.

Funding and Cost Verification

The project is within budget. The 2023 Budget Act provided \$14,051,000 for the performance criteria phase of this project, with future costs currently estimated to be \$358,000,000.

\$14,551,000	Total authorized project cost
\$366,097,000	Total estimated project cost
\$14,551,000	Project costs previously allocated: \$500,000 for study and \$14,051,000 for performance criteria
\$351,546,000	Project costs to be allocated: \$351,546,000 for design-build (\$307,124,000 contract, \$9,214,000 contingency, \$13,027,000 A&E, and \$22,181,000 other project costs)

CEQA

CEQA compliance will be undertaken as part of the performance criteria activities.

Real Estate Due Diligence

Real Estate Due Diligence will be undertaken as part of the performance criteria activities.

Project Schedule

Approve performance criteria

June 2025

Start design-build

November 2025

Complete design-build

November 2027

Staff Recommendation:

Adopt Resolution.

MINUTES

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

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

Staff Recommendation:

Approve minutes from the November 17, 2023 meeting.

CONSENT ITEMS—CALENDAR A

CONSENT ITEM—1

CALIFORNIA CONSERVATION CORPS (3340)

**NONRESIDENTIAL CENTER, LOS ANGELES ACQUIRE EXISTING NONRESIDENTIAL CENTER
LOS ANGELES COUNTY**

Authority: 2022 Budget Act, 3340-301-6088 (1)

Consider Authorizing:

- 1) Acquisition of real property.**
- 2) The Executive Director and Deputy Directors of the Board to Execute a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.**

STAFF ANALYSIS ITEM—1

California Conservation Corps
Nonresidential Center, Los Angeles Acquire Existing Nonresidential Center
Los Angeles County

Action Requested

If approved, the requested action will authorize acquisition of real property and authorize the Executive Director and Deputy Directors of the State Public Works Board to

execute a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

Scope Description

This project is within scope. The Nonresidential Center, Los Angeles Acquire Existing Nonresidential Center project only includes site acquisition. This request would authorize the acquisition of an approximately 0.33 acre parcel of land improved with a two-story masonry building of 12,132 square feet with a secured perimeter located at 4366 South Main Street in the city of Los Angeles (the Property). The Property is owned by the city of Los Angeles (the City) and is currently leased to the California Conservation Corps (CCC) for \$1 per month.

Under the terms of the property acquisition agreement negotiated between the CCC and the City:

- The purchase price for the Property is \$2,190,000.
- The Property is subject to the use restriction that the CCC use the Property for programs that provide needed services for the community.
- The Property is being acquired as-is with all faults.
- The state releases the City from liability that may arise because of, or in any way growing out of or connected with the purchase agreement and the Property, except from matters arising from the City's fraud or intentional misrepresentation.

Staff recommends authorizing acquisition because the CCC's current occupancy of the Property is pursuant to an agreement between the parties that cannot be located and the acquisition will ensure CCC staff and Corpsmembers can continue occupancy of the Property. Additionally, there is a public purpose and benefit to the City and the local community as the CCC will continue to use the Property for environmental projects and responding to natural and human-made disasters.

Funding and Cost Verification

This project is within cost. The 2022 Budget Act appropriated \$2,700,000 California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Fund (Proposition 68) for acquisition. The Property can be acquired with the funds available in accordance with legislative intent.

\$2,700,000	Total authorized project costs
\$2,700,000	Total estimated project costs
\$2,700,000	Project costs previously allocated: \$2,700,000 for acquisition
\$0	Project costs to be allocated

CEQA

The CCC filed a Notice of Exemption with the State Clearinghouse on September 28, 2022, and the 35-day statute of limitations has expired without challenge.

Condition of Property

The Department of General Services' (DGS) Environmental Services Section staff conducted a site visit for the subject property on November 17, 2021. The subject property is situated along the east boundary of S. Main Street, north of Vernon Street,

and abuts an existing alley. The Property is improved with a two-story Class C masonry building of 12,132 square feet built circa 1948 which was historically used as a fire station that has since been decommissioned.

Environmental Site Assessment Phase I and II

A Phase I ESA was completed in November 2022 and identified an approximate 1,000-gallon gasoline Underground Storage Tank that is inactive and is considered a recognized environmental condition which could require removal in the future. A Phase II ESA was conducted to confirm the exact location of the UST and to assess surrounding soil for potential presence of contaminants of concern. It is unclear that the underground storage tank needs to be removed at this time and any associated costs are estimated to be absorbable within the CCC's existing budget.

Structural Report

A seismic independent review report was completed by Buehler Engineering in April 2023. The review revealed deficiencies, including high shear stresses in the walls, missing wall anchorage connections, insufficient diaphragm capacities, and nonstructural items. The results of the report conclude that the building has a damageability rating not uncommon in concrete structures that are the age of the structure. No changes are required at this time and the CCC will address building repairs should they become necessary through the CCC's deferred maintenance program.

Other

- The Board approved delegated site selection of the Property on March 10, 2023.
- The City Council adopted and approved the Property as exempt from surplus sale under AB1486, CH. 664 on June 16, 2021, pursuant to Charter, L.A. Administrative Code, Section 250. In August 2021, the city notified the California Department of Housing and Community Development, Public Lands Team, Housing Policy Division (HCD), of its intent to transfer the Property to the state as governmental use. HCD agrees that the transfer/sale to another agency for agency use meets the criteria for exemption from the Surplus Land Act under GC Section 54221(f)(1)(D).
- There are no historical issues and no implied dedication associated with the property.
- No relocation assistance is required.
- Neither DGS nor CCC 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

December 2023

Staff Recommendation:

Authorize acquisition of real property and authorize the Executive Director and Deputy Directors of the State Public Works Board to execute a Property Acquisition Agreement and other such documents as may be required to complete the acquisition.

CONSENT ITEM—2

CALIFORNIA TAHOE CONSERVANCY (3125) UPPER TRUCKEE RIVER RESTORATION—KNOX JOHNSON-MOTEL 6 EI DORADO COUNTY

Authority: 2022 Budget Act, 3125-301-6088 (1)
2022 Budget Act, 3125-301-0140 (2)
2021 Budget Act, 3125-002-0001, as amended by Chapter 44, Statutes of
2021 (AB 180)

Consider:

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

STAFF ANALYSIS ITEM—2

California Tahoe Conservancy
Upper Truckee River Restoration Acquisition — Knox Johnson-Motel 6
El Dorado County

Action Requested

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

Scope Description

This project is within scope. The Upper Truckee River Restoration—Knox Johnson-Motel 6 project only includes site acquisition. This request is part of the California Tahoe Conservancy's (CTC) opportunity acquisitions program. The real property at issue consists of two adjacent parcels of land totaling approximately 31.23 acres (the Property). The Property has been made available for purchase through a court administered process. Ultimate approval of the sale of the Property, in whole or in part, is subject to court approval which would occur after this meeting. The CTC seeks to acquire both parcels for a purchase price of \$15,400,000. The action requested would authorize the acquisition of the Property, in whole or in part. In the event the court approves the sale of only a portion of the Property there would be a corresponding reduction in the purchase price.

Both parcels are in or adjacent to the Upper Truckee River, an area ideal for rehabilitation, conservation, and wildlife protection. CTC is currently rehabilitating the delta of the Upper Truckee River as part of the Upper Truckee Marsh project and acquiring the Property would serve as a well-suited complement to these efforts.

- Parcel 1 is a 27.20-acre parcel located at 940 Sunset Drive being a portion of El Dorado County Assessor Parcel Number (APN) 031-290-037, in the City of South

Lake Tahoe, El Dorado County. The South Upper Truckee River runs through the property. This site consists of approximately 2.2 acres improved with a two story three bedroom, two bathroom single family residence containing 1,592± square feet of gross living area which was constructed in 1984. The remaining 25.0± acres are an undeveloped meadow area.

- Parcel 2 is 4.03+/- acres located at 2375 South Lake Tahoe Boulevard, listed as APN 031-290-039 (Motel 6 site), in the City of South Lake Tahoe, El Dorado County. The site is improved with a 4,450 square foot vacant single-story restaurant built in 1970 and a 143-unit Motel 6 housed in two, two story, concrete buildings constructed in 1974, along with an outdoor pool, asphalt paving and landscaping.

Authorization for the acquisition of the Property is in support of the mission of the California Tahoe Conservancy (CTC) which includes the protection of the natural environment, provision of public access or public recreational facilities, preservation of wildlife habitat areas, and/or the provision of access to or management of acquired lands.

Funding and Cost Verification

This project is within cost. The Budget Act of 2021 and the Budget Act of 2022 authorized \$16,000,000, including \$2.0 million in General Fund, \$7.5 million from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Fund, and \$6.5 million in reimbursement authority.

\$16,000,000	Total authorized project costs
\$15,400,000	Total estimated project costs
\$16,000,000	Project costs previously allocated: \$16,000,000 for acquisition
\$0	Project costs to be allocated

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 22, 2021, and the 35-day statute of limitations has expired.

Project Schedule

The anticipated close of escrow is subject to deposit of all purchase proceeds which shall originate from multiple sources within the STATE. Therefore, close of escrow shall occur within 45 days of receipt in escrow of all funds and documents required to complete the transaction.

Condition of Property

On June 1, 2021, the Department of General Services (DGS), Environmental Services Unit(ESU) staff conducted a site visit to assess the general condition of the property.

The Property is approximately 31.25 total acres located at 2375 S. LakeTahoe Boulevard, and 940 Sunset Drive, in South Lake Tahoe. The Property includes a developed area that consists of a 143-unit Motel 6 and a non- operational Carrow's restaurant built in 1974 and paved asphalt, and a separate area containing a house, but is otherwise forested meadow.

No hazardous waste containers or staining were observed around the exterior of Motel 6 or the restaurant. ESU staff did not inspect the forested open space area. However, the property owner indicated that there are known homeless encampment(s) on site. In early September 2023, the City of South Lake Tahoe and other agencies and nonprofits led a comprehensive clean-up of the meadow area on the property to remove trash and to relocate unhoused people to safe, housed locations.

The Motel 6 site is mapped as within a Stream Environment Zone and is mapped as FEMA Flood Zone X Shaded, a 500-year flood zone. The meadow portion of the Property is designated as 2 areas of 2% and 1% annual chance of flood, within a 100-year flood zone.

Phase I Environmental Site Assessment Review

CTC completed a Phase I Site Assessment in November 2021 and updated October 2023. There were no recognized environmental conditions associated with the Property. No further investigation is recommended.

Other:

- The Property was approved for site selection on September 15, 2021 for 27.15 combined acres, which equated to the Motel 6 parcel at 4.03 acres, and the meadow parcel at 23.15 acres. Due to an adjustment to the meadow parcel, identified as APN 031-290-037, the total combined Property has increased by approximately 4.1 acres.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.
- Parcel 2 shows compact dirt pathways crossing the site, indicating a potential implied dedication in favor of the public. The owner has posted no trespassing signs; and CTC plans to provide and direct all public access to the property from a wildlife viewing area along US Highway 50/Lake Tahoe Boulevard to enable future mountain meadow habitat restoration, as prioritized by the Tahoe Regional Planning Agency's Regional Plan and Sensitive Environmental Zone designation,
- The Motel 6 is currently managed by G6 Hospitality and owned by the Blackstone Group Corporation, based in New York, New York. All of the above ground Motel 6 improvements are owned by the Blackstone Group as successor in interest to the Motel 6 Operating L.P., a Delaware Limited Partnership, pursuant to Corporation Grant Deed recorded in 1986. As a condition on close of escrow, the owners must cause a quitclaim of these rights to be granted in favor of the state.
- The land beneath the Motel 6 improvements is currently subject to a Lease Agreement dated July 10, 1975, extended on May 20, 1999, by and between the Knox Johnson ownership and the Blackstone Group, as successor to the Motel 6 Inc., a Delaware Corporation. As a condition on the close of escrow, the owners must execute a termination of the lease.
- All improvements existing are slated to be demolished post close of escrow by CTC and any asbestos or lead paint present on the property will be properly disposed, according to all state and local laws and regulations. CTC also will do any necessary analysis of historic and cultural resources prior to the demolition.
- Lawful execution of the grant deed is subject to a lawsuit for Partition Action filed in the Superior Court of California, El Dorado County, Case No. 21-CV0173, on November 22, 2021. The action pertains to one of the 50% owners serving the other owner regarding sale of the Property. Execution of the grant deed and the purchase agreement is subject to the court's final authorization.
- The site meets the physical and location requirements of CTC.

- No relocation assistance is required.
- The proposed project location is consistent with the state's planning priorities in accordance with the Statewide Environmental Goals and Policy Report (commencing with Section 65041 of the Government Code).

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

CONSENT ITEMS—CALENDAR B

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
ONE NEW SHELLED COURTROOM FOR ONE NEW JUDGESHIP
KINGS COUNTY**

Authority: 2022 Budget Act, 0250-301-0001 (8)

Consider:

- 1) **Recognizing a scope change.**
- 2) **Approving preliminary plans.**
- 3) **Recognizing an anticipated deficit.**

STAFF ANALYSIS ITEM—1

Judicial Council of California
One New Shelled Courtroom for One New Judgeship
Kings County

Action Requested

If approved, the requested action will recognize a scope change, approve preliminary plans, and recognize an anticipated deficit.

Scope Description

This project is not within scope. The authorized scope for this project includes the build-out of one shelled courtroom and support spaces in the existing Kings County Courthouse. The new courtroom will be constructed to replicate existing courtrooms, increasing the total finished courtrooms from 10 to 11. Support space includes a judge's chamber, holding cells, clerical offices, interview rooms, and court reporter's offices. Building out the shelled space of the existing courthouse will provide the needed space for the court's authorized new judgeship and improve services to the public.

The Kings County-One New Shelled Courtroom for One New Judgeship project is currently in the preliminary plans phase. The preliminary plans were completed in May 2023.

The Judicial Council requests a scope change to increase the size of the new courtroom and adjacent court space from 2,500 square feet, as noted in the original Capital Outlay Budget Change Proposal (COBCP), to 6,245 square feet. The Kings County project was planned using the same assumptions as two similar projects in San Joaquin and Sutter Counties, which were both scoped at 2,500 square feet. However, it became apparent during the preliminary plans phase the additional square footage necessary to accommodate the required support spaces was not factored into the 2,500 square foot estimate in the COBCP. Additionally, due to its location on the floor plate, the buildout of this courtroom must incorporate code-compliant exit corridors, telecommunications, electrical rooms, and six dedicated holding cells. We note security logistics dictate that the holding cells cannot be built in a subsequent build-out project and must be complete when this additional courtroom opens.

On November 17, 2023, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and fiscal committee in each house of its intent to recognize the scope change and an anticipated deficit and recommend that the Board approve this action no sooner than 20 days from that date.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2022 appropriated \$6,025,000 General Fund for preliminary plans (\$245,000), working drawings (\$663,000), and construction (\$5,117,000). Based on the construction cost estimate prepared during the preliminary plans phase, the project is not within budget. Due to the increased square footage and related improvements, the Judicial Council anticipates a deficit of \$309,000 General Fund for the project, or approximately 5.1 percent of the total project appropriation.

\$6,025,000	Total authorized project cost
\$6,334,000	Total estimated project cost
\$245,000	Project costs previously allocated: \$245,000 for preliminary plans
\$5,780,000	Project costs to be allocated: \$663,000 for working drawings and \$5,117,000 for construction (\$4,133,000 contract, \$289,000 contingency, \$97,000 A&E, and \$598,000 other project costs)
\$309,000	Anticipated project deficit: \$309,000 for construction (\$284,000 contract, \$20,000 contingency, and \$5,000 other project costs)

CEQA

The Judicial Council filed a Notice of Determination with the State Clearinghouse on January 20, 2011, and the 30-day statute of limitation expired without challenge. On November 20, 2023, the Judicial Council confirmed no additional action is necessary under CEQA.

Real Estate Due Diligence

An outside contractor, on behalf of the Judicial Council, completed a Summary of Conditions Letter for this project on February 28, 2023, and no issues that would

adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	December 2023
Complete working drawings	June 2024
Start construction	February 2025
Complete construction	December 2025

Staff Recommendation: **Recognize a scope change, approve preliminary plans, and recognize an anticipated deficit.**

CONSENT ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
WASCO STATE PRISON – HEALTH CARE FACILITY IMPROVEMENT PROGRAM
KERN COUNTY**

*Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code
2021 Budget Act, 5225-301-0001 (22)
2022 Budget Act, 5225-301-0001 (19)
2023 Budget Act, 5225-301-0001 (9)*

Consider recognizing:

- 1) A scope change.**
- 2) Revised project costs.**

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Wasco State Prison - Health Care Facility Improvement Program
Kern County

Action Requested

If approved, the requested action will recognize a scope change and revised project costs.

Scope Description

This project is not within scope. The Health Care Facility Improvement Program (HCFIP) project at the Wasco State Prison (WSP) will support WSP's operation as a Reception Center (RC) institution as part of the California Department of Corrections and Rehabilitation (CDCR) HCFIP strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at WSP is to remedy deficiencies in primary care, specialty care, medication distribution, laboratory, pharmacy, RC health care intake screening, and health care administration.

There are eight Sub-Projects (SP) included in the WSP HCFIP project. The current scope for two of the eight SPs – specifically, SP1.2 and SP6 – will result in significant delays and

additional costs for the planned renovations. To mitigate these issues, CDCR evaluated the remaining scope of work and determined that portions of the remaining renovations are not needed, allowing CDCR to modify the scope while maintaining the project's original intent of providing an appropriate level of health care services. Proposed modifications to both SP1.2 and SP6 are detailed as follows:

- SP1.2: CDCR has determined that the extent of the planned renovations of the existing medical treatment spaces, inmate waiting area, corridor, and toilet rooms are not necessary. As part of the scope change for SP1.2, the planned demolition and reconfiguration of multiple rooms will be reduced to demolition of one wall to allow for an accessible staff toilet, repair of an existing wall and activities necessary to address non-compliant fire issues, while keeping new flooring and paint.
- SP6: CDCR has determined that the extent of the planned renovations of the clean utility room, physical therapy room, staff breakroom, and corridor modifications are no longer necessary. The scope change for SP6 includes the removal of the remaining renovation work and adds the conversion of a clean utility room to a soiled utility room, including new plumbing and a fire alarm.

Additionally, the pharmacy model for CDCR facilities statewide has changed since the original design of the WSP HCFIP project, and CDCR has determined that the planned renovations for the pharmacy will not meet the updated operational needs at the facility. As a result, CDCR has proposed to discontinue all additional pharmacy renovations related to SP6 and will instead reconfigure doors to provide improved egress and functionality of the two existing pharmacy spaces. CDCR will review the needs for an updated pharmacy as a potential future project.

On November 17, 2023, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committee in each house of its intent to approve the scope change and recommend that the Board recognize the revised scope no sooner than 20 days from that date.

Funding and Cost Verification

This project is within cost. On April 15, 2013, the Board took an action allocating \$39,729,000 of the \$1,025,801,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in Section 15819.403(a) of the Government Code prior to July 1, 2021, to complete design and construction of this project. On April 11, 2014, the Board took an action to approve preliminary plans and recognize revised project costs in the amount of \$38,998,000, which was a decrease of \$731,000. On August 24, 2015, the Board took an action in association with contract award to approve an augmentation in the amount of \$1,709,000 for a total revised project estimate of \$40,707,000. On July 19, 2017, the Board took an action to approve an augmentation in the amount of \$4,442,000 and a recognized revised project cost of \$403,000 for a total revised project estimate of \$45,552,000. On April 17, 2018, the Board took an action to approve an augmentation in the amount of \$7,581,000 for a total revised project estimate of \$53,133,000. On March 8, 2019, the Board took an action to approve an augmentation in the amount of \$5,213,000 for a total revised project cost estimate of \$58,346,000. On December 13, 2019, the Board recognized a project cost increase in the amount of \$4,800,000, for a total project cost of \$63,146,000. On February 12, 2021, the Board recognized a project cost increase in the amount of \$4,170,000, for a total project cost of \$67,316,000.

The 2021 Budget Act (Chapter 21, Statutes of 2021) appropriated \$6,664,000 General Fund and reverted \$4,170,000 lease revenue bond financing authority for a total project cost of \$69,810,000. On March 23, 2022, the Board approved an augmentation of \$6,809,000 pursuant to provision 2 by transferring authority from the California Men's Colony appropriation for a total project cost of \$76,619,000. The 2022 Budget Act (Chapter 43, Statutes of 2022) appropriated \$9,894,000 General Fund for a total project cost of \$86,513,000. On December 22, 2022, the Board approved a \$7,539,000 allocation of General Fund existing authority for a total project cost of \$86,513,000. The 2023 Budget Act (Chapter 38, Statutes of 2023) appropriated \$2,906,000 General Fund for a total project cost of \$89,419,000. The estimated cost savings of \$211,000 associated with the scope reductions are offset by Architectural and Engineering design updates related to the reduced scope as well as updated casework (cabinetry and shelving), flooring, painting, hardware, and labor to support the scope modifications in the Facility A Primary Care Clinic and Central Health Services buildings where SP1.2 and SP6 are located. Based on this estimate, there is no change to the total project cost estimate of \$89,419,000.

\$89,419,000	Total authorized project costs
\$89,419,000	Total estimated project costs
\$89,419,000	Project costs previously allocated: \$1,268,000 for preliminary plans, \$1,903,000 for working drawings, and \$86,248,000 for construction (\$49,961,000 contract, \$2,682,000 contingency, \$5,931,000 A/E, \$13,605,000 other project costs, \$14,069,000 agency retained)
\$0	Project costs adjustments: \$0 for construction (a decrease of \$199,000 contract, \$12,000 contingency, an increase of \$209,000 A/E, and \$2,000 agency retained)

CEQA

CDCR filed a Notice of Determination with State Clearinghouse on February 25, 2014, and the 35-day statute of limitations expired without challenge. On November 14, 2023, CDCR confirmed no additional action is necessary under CEQA.

Real Estate Due Diligence

The Department of General Services, on behalf of CDCR, completed a Summary of Conditions Letter for this project on July 9, 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On November 14, 2023, CDCR confirmed the Summary of Conditions Letter is still valid.

Project Schedule

Approve preliminary plans	April 2014
Complete working drawings	April 2015
Start construction	August 2015
Complete construction	January 2024

Staff Recommendation: **Recognize a scope change and revised project costs.**

CONSENT ITEM—3

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

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

Consider recognizing:

- 1) A scope change.
- 2) Revised project costs.

STAFF ANALYSIS ITEM—3

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

Action Requested

If approved, the requested action will recognize a scope change and revised project costs.

Scope Description

This project is not within scope. As established by the State Public Works Board (Board), this project included the design and construction of a new two-story building adjacent to the existing Santa Rita Jail in the city of Dublin, and the remodel of two existing housing units, which would be connected to the new building. The new building included an administrative & support unit, a mental and medical health treatment clinic, an obstetrics/gynecology clinic, and various support spaces.

The Board of State and Community Corrections, on behalf of Alameda County (County), requests a scope change to move construction of this jail project to a new location within the existing Santa Rita Jail campus, remove all planned remodeling activities, and to remove the new medical health and obstetrics/gynecology clinics from the new building.

The scope change to move the location of the project and to remove all remodeling activities will reduce overall project costs, which have increased since establishment due to escalation. The original scope included the construction of a two-story building attached to two housing units which would be remodeled. The revised scope includes the construction of a new standalone building and elimination of remodeling activities in the two housing units.

The medical and obstetrics/gynecology clinics will be replaced with space devoted to mental health treatment. All obstetrics/gynecology and medical services will be provided in the existing clinic. The mental health treatment programs will be administered by a partnership between the Alameda County Sheriff's Office and the County Adult Forensic Behavioral Health Care Services. The mental health treatment

area will provide space for inmates to receive behavioral health care outside of their housing units, which incentivizes the use of the treatment and normalizes the provision of care.

This requested scope change will allow the County to move forward with the project while still meeting the intent to expand the facility's mental health treatment capacity and increase staffing from 86 to 161 clinicians.

On May 4, 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 (SB863) appropriated \$420,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The Board established the scope, cost, and schedule of the Alameda County Adult Local Criminal Justice Facilities Project on January 28, 2019, allocating \$54,340,000 from this appropriation for design and construction. At the time of establishment, the total estimated project cost was \$61,606,000, with \$7,266,000 to be paid by the County. The new total estimated project cost associated with this scope change request is \$81,003,000, which is an increase of \$19,397,000 and will be paid by the County.

\$61,606,000	Total authorized project cost
\$81,003,000	Total estimated project cost
\$54,340,000	State costs previously allocated: \$2,040,000 for performance criteria and \$52,300,000 for design-build (\$41,071,000 contract, \$3,891,000 contingency, \$316,000 A&E, \$4,075,000 other project costs, and \$2,947,000 agency retained items)
\$0	State costs adjustments: decrease of \$2,040,000 for performance criteria and increase of \$2,040,000 for design-build (increase of \$13,269,000 contract, decrease of \$3,891,000 contingency, \$316,000 A&E, \$4,075,000 other project costs, and \$2,947,000 agency retained)
\$7,266,000	Local costs previously allocated: \$883,000 for study, \$135,000 for performance criteria, and \$6,248,000 for design-build (\$500,000 contract, \$266,000 contingency, and \$5,482,000 other project costs)
\$19,397,000	Local cost adjustments: decrease of \$528,000 for study, increase of \$4,580,000 for performance criteria, and \$15,345,000 for design-build (increase of \$584,000 contract, \$8,907,000 contingency, and \$5,854,000 other project costs)

CEQA

The County of Alameda filed a Notice of Exemption with the Alameda County Clerk-Recorder on February 10, 2022, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of Alameda County, completed a Summary of Conditions Letter for this project on October 17, 2022, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	March 2024
Start design-build	November 2024
Complete design-build	October 2027

Staff Recommendation: **Recognizing project scope change and revised project costs.**

ACTION ITEMS

ACTION ITEM—1

**OFFICE OF EMERGENCY SERVICES (0690)
SOUTHERN REGION: EMERGENCY OPERATIONS CENTER
ORANGE COUNTY**

Authority: *2021 Budget Act, 0690-301-0001 (4), as partially reverted by the 2022 Budget Act*
2022 Budget Act, 0690-301-0001 (5)
2023 Budget Act, 0690-301-0660 (1)

Consider:

- 1) Approval of performance criteria.**
- 2) Recognition of an anticipated deficit.**

STAFF ANALYSIS ITEM—1

Office of Emergency Services
Southern Region: Emergency Operations Center
Orange County

Action Requested

If approved, the requested action would approve performance criteria and recognize an anticipated deficit.

Scope Description

This project is within scope. The authorized scope of the Emergency Operations Center project includes the transfer of jurisdiction of 15-acres at the former Fairview Developmental Center in Costa Mesa, demolition of facilities on that site, and construction of an approximately 32,000 square feet (SF) essential services emergency operations center and an approximately 20,000 SF warehouse for the storage of emergency supplies and Public Safety Communications radio maintenance shop. The project includes public parking for the main building and secured parking for the staff and for the mobile command vehicles. Additional site improvements include security fencing, a guard shack, photovoltaics, emergency generator, communications tower, helipad, a water storage tank, landscaping, roadways, and utilities. Construction is scheduled to be completed prior to the Los Angeles 2028 Summer Olympics.

Funding and Cost Verification

This project is not within cost. The Budget Act of 2021, after a partial reversion in the Budget Act of 2022, provided \$490,000 General Fund in the acquisition phase for administrative costs associated with the transfer of jurisdiction. The Budget Act of 2022 provided \$5,400,000 General Fund for the performance criteria phase and the Budget Act of 2023 provided \$174,658,000 Public Buildings Construction Fund for the design-build phase.

Currently, the design-build phase is estimated to cost \$191,542,000, a deficit of \$16,884,000. This deficit primarily results from a recent construction cost increase, more extensive abatement and sitework than originally anticipated, a larger photovoltaics system required to achieve a Zero Net Energy facility, additional environmental mitigation measures identified in the Draft EIR, additional equipment, and an increased Builder's Risk insurance premium.

\$180,548,000	Total authorized project costs
\$197,432,000	Total estimated project costs
\$5,890,000	Project costs previously allocated: \$490,000 acquisition, \$5,400,000 performance criteria
\$191,542,000	Project costs to be allocated: \$191,542,000 design-build (\$160,800,000 contract, \$4,790,000 contingency, \$4,427,000 A&E, \$11,025,000 other project costs, and \$10,500,000 agency retained)
\$16,884,000	Anticipated project deficit: \$16,884,000 design-build

CEQA

The Office of Emergency Services (CalOES) submitted the draft EIR to the State Clearinghouse on September 5, 2023. The Final EIR and Notice of Determination is anticipated to be submitted in January 2024, with the 30-day statute of limitations expiring in February 2024. CalOES will report to the Public Works Board the status of CEQA at a future Board meeting and the Department of Finance will not authorize award of the design-build contract until CEQA has been satisfied.

Real Estate Due Diligence

The Department of General Services, on behalf of CalOES, completed a Summary of Conditions letter for this project on November 20, 2023. The letter is under review to confirm that no issues that would adversely affect the beneficial use and quiet enjoyment of the project are identified. In the event of an issue, the Department of Finance will not authorize award of the design-build contract until it has confirmed that the issue will be satisfactorily resolved.

Project Schedule

Transfer of jurisdiction	May 2024
Approve performance criteria	December 2023
Start design-build	September 2024
Complete design-build	September 2027

Staff Recommendation: **Approve performance criteria and recognize an anticipated deficit.**

OTHER BUSINESS
NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the December 8, 2023, Board Meeting

Actions Authorized by Staff from November 7, 2023, through November 27, 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 State Hospitals (4440)	Metropolitan: Consolidation of Police Operations Los Angeles County	<i>2017 Budget Act, 4440-301-0001 (5)</i> <i>2018 Budget Act, 4440-301-0001 (2), as reappropriated by the 2019 Budget Act</i> <i>2023 Budget Act, 4440-301-0660 (1)</i>	Approve an augmentation	\$360,000 (0.8 percent of total project appropriations) (1.5 percent cumulative)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Mendocino County	<i>Sections 15820.94 - 15820.948 of the Government Code (SB 844)</i>	Recognize revised project costs	\$44,000,000, total authorized project cost Increase of \$16,952,000 local cost