



# **STAFF ANALYSIS**

## **STATE PUBLIC WORKS BOARD**

*Friday, March 8, 2024, at 10:00 a.m.*

*Cedar Room, 915 L Street, Sacramento, California*

**This meeting can also be accessed by the public through the following zoom link or phone number:**

<https://us06web.zoom.us/j/86301874136?pwd=12hlais1mTEbU3VpfdW4dXQxlnozmE.1>

Meeting ID: 863 0187 4136

Passcode: G8ey@\$6s

By Phone:

1 669 219 2599

Meeting ID: 863 0187 4136

Passcode: 36857492

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Members of the Board will attend the meeting at the physical location identified above. The public may observe the meeting and address the Board in person, through the Zoom link, or via 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 [Raghda.Nassar@dof.ca.gov](mailto:Raghda.Nassar@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 [Raghda.Nassar@dof.ca.gov](mailto:Raghda.Nassar@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 Raghda Nassar at (916) 445-9694 or e-mail to [Raghda.Nassar@dof.ca.gov](mailto:Raghda.Nassar@dof.ca.gov), five days prior to the meeting.

# **BOND ITEMS**

## **BOND ITEM—1**

**CALIFORNIA HIGHWAY PATROL (2720)  
SANTA FE SPRINGS AREA OFFICE REPLACEMENT PROJECT  
LOS ANGELES COUNTY**

*Authority: Budget Act of 2018, 2720-301-0044(3)  
Budget Act of 2023, 2720-301-0660(6)*

**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 the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services, on behalf of the California Highway Patrol, and the Board.**
- 4) Authorize 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 necessary to carry out the purpose of this resolution.**

**Total Bond Authority**

**\$73,104,000**

## **STAFF ANALYSIS ITEM—1**

California Highway Patrol  
Santa Fe Springs Area Office Replacement Project  
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 would develop approximately 6 acres of state-owned land located within the City of Norwalk and construct a 44,069 net square feet single story main building with a radio vault building and auto service building built to Essential Services Standards. The project includes public parking for the main building and secured covered parking for patrol vehicles. Additional site improvements include fencing, flagpole, fuel island canopy, emergency generator, communication tower, landscaping, and utilities.

### Funding and Cost Verification

**This project is within cost.** Acquisition was completed via a no-cost transfer of jurisdiction in April 2022. The Budget Act of 2018 provided \$1,947,000 for the performance criteria phase. The Budget Act of 2023 provides \$73,104,000 for the design-build phase.

\$75,051,000 total authorized project costs

\$75,051,000 total estimated project costs

\$1,947,000 project costs previously allocated: \$1,947,000 performance criteria.

\$73,104,000 project costs to be allocated: \$73,104,000 design-build (\$63,883,000 contract, \$1,916,000 contingency, \$2,786,000 A&E, \$4,069,000 other, and \$450,000 agency retained)

#### CEQA

The California Highway Patrol (CHP) filed a Notice of Determination with the State Clearinghouse on October 2, 2020, and the 30-day statute of limitations expired without challenge.

#### Due Diligence

The Department of General Service, on behalf of the CHP, completed a Summary of Conditions Letter for this project on January 26, 2023, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

#### Project Schedule

Approve performance criteria	June 2023
Start design-build	May 2024
Complete design-build	November 2026

**Staff Recommendation:**     **Adopt resolution.**

## **MINUTES**

Consider approving the minutes from the February 9, 2024 meeting.

Staff have reviewed the minutes from the February 9, 2024 meeting and recommend approval.

**Staff Recommendation:**                     **Approve minutes from the February 9, 2024 meeting.**

# CONSENT ITEMS

## CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
SAN QUENTIN REHABILITATION CENTER – DEMOLITION OF BUILDING 38 AND CONSTRUCTION  
OF NEW EDUCATIONAL AND VOCATIONAL CENTER  
MARIN COUNTY

Authority: 2023 Budget Act, 5225-301-0660 (1)

### Consider:

- 1) Establishing scope.
- 2) Recognizing revised project costs.
- 3) Approving first guaranteed maximum price.

## STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
San Quentin Rehabilitation Center – Demolition of Building 38 and Construction of New  
Educational and Vocational Center  
Marin County

### Action Requested

**If approved, the requested action will establish project scope, recognize revised project costs, and approve first guaranteed maximum price.**

### Background

The 2023-24 Budget Act appropriated \$360,551,000 Public Buildings Construction Fund for the demolition of Building 38 and for the design and construction of a new Educational and Vocational Center at the San Quentin Rehabilitation Center. The funding was authorized in conjunction with the appointment of the San Quentin Transformation Advisory Council (Advisory Council), established to align the needs of San Quentin with the goals of the California Model, a research-based system of practices and principles designed to build safer communities through rehabilitation, education, restorative justice, and reentry. The proposed action is consistent with the findings of the Advisory Council and the overall goal of implementing the California Model at San Quentin.

Additionally, to expedite project delivery, the progressive design-build delivery method was authorized for this project. This allowed the Department of Corrections and Rehabilitation (CDCR) to begin the project with approved pre-construction funding and the State Public Works Board (Board) to approve the costs of the progressive design-build phase in two installments, known as Guaranteed Maximum Price (GMP) 1 and 2.

### Scope Description

The project includes the demolition and abatement of the former California Prison Industry Authority Warehouse Building 38 and design and construction of a new

Educational and Vocational Center (Center) at the San Quentin Rehabilitation Center. The Center is comprised of three primary buildings and various structures and facilities that support and/or are necessary for operation of the Center, totaling approximately 80,000 square feet. The project will include flexible classrooms, media and technology spaces, library space, counseling spaces, multi-purpose rooms, a store, a cafe, a central plaza with courtyard space for social gatherings, staff administrative offices, and restrooms for both staff and the incarcerated population. The project also includes construction of a pedestrian sallyport on the North Wall and an opening on the South Wall to allow movement between the Center and the lower yard. Finally, this project also includes upgrades to site infrastructure and utilities, path of travel improvements, and a staff and volunteer parking lot.

Funding and Cost Verification

The 2023 Budget Act appropriated \$360,551,000 Public Buildings Construction Fund for pre-construction and progressive design-build for this project. On October 3, 2023, the Department of Finance approved a transfer of \$13,412,000 from progressive design-build to pre-construction. Pre-construction activities include design documents up to 75 percent including project criteria and specifications, associated site investigations, utility mapping, geotechnical analysis, master schedule development, State Fire Marshall planning and submittals, planning and development of long lead items, and other required work to reach the cost proposal for GMP 1. Subsequent to this action, a revised project cost estimate was prepared in association with decreased project costs.

The decreased costs are based on refinement of the project to align with input from the Advisory Council. Based on this new estimate, the revised project cost is \$239,000,000 Public Buildings Construction Fund, which is a decrease of \$121,551,000.

CDCR is requesting the approval of GMP 1, which includes the demolition and abatement of Building 38, associated site and utility work, the installation of temporary on-site office trailers and infrastructure, procurement of long lead equipment, permitting, opening of the North and South Walls, and continuing design. GMP 2, which includes the final building design and the physical construction necessary for completion of the Center, will be considered by the Board at a future meeting.

\$360,551,000	Total authorized project cost
\$239,000,000	Total estimated project cost
\$26,279,000	Project costs previously allocated: \$26,279,000 for pre-construction
\$91,644,000	Project costs to be allocated for GMP 1: \$91,644,000 for progressive design-build (\$54,354,000 contract, \$2,717,000 contingency, \$3,381,000 A/E, \$17,554,000 other project costs, and \$13,638,000 for agency retained)
\$121,077,000	Project costs to be allocated for GMP 2: \$121,077,000 for progressive design-build (\$115,311,000 contract and \$5,766,000 for contingency)

-\$121,551,000

Project cost adjustments: \$8,265,000 for pre-construction and \$113,286,000 for progressive design-build

CEQA

Public Resource Code section 21099 exempts this project from compliance with the CEQA requirements.

Real Estate Due Diligence

Due Diligence will be completed prior to approval of GMP 2.

Project Schedule

Approve pre-construction	September 2023
Start progressive design-build GMP 1	March 2024
Start progressive design-build GMP 2	September 2024
Complete progressive design-build	January 2026

**Staff Recommendation:**

**Establish project scope, recognize revised project costs, and approve GMP 1.**

**ACTION ITEMS**

NONE

**OTHER BUSINESS**

NONE

**GENERAL PUBLIC COMMENT**

# REPORTABLES

## REPORTABLE ITEMS

**For the March 8, 2024 Board Meeting**  
**Actions Authorized by Staff from January 27, 2024 through February 26, 2024**  
**As Authorized by Resolution of the Board dated December 13, 2019**

<b>Department/Org Code</b>	<b>Project Title/County</b>	<b>Project Authority</b>	<b>Action</b>	<b>Amount/(Percent)</b>
Department of Corrections and Rehabilitation (5225)	Jail Project Riverside County	<i>Sections 15820.91 – 15820.917 of the Government Code (AB 900, Phase II)</i>	Recognize revised project costs	\$371,208,000, total authorized project costs  Increase of \$40,856,000 local costs
Department of Corrections and Rehabilitation (5225)	Jail Project Yolo County	<i>Sections 15820.91 – 15820.917 of the Government Code (AB 900, Phase II)</i>	Recognize revised project costs	\$43,489,000, total authorized project costs  Decrease of \$186,000 local costs
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project Trinity County	<i>Sections 15820.93 - 15820.936 of the Government Code (SB 863)</i>	Recognize revised project costs	\$23,871,000, total authorized project costs  Increase of \$282,000 local costs