



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, June 14, 2024, at 10:00 a.m.

Redwood 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/85633484386?pwd=kd2Sxhtoh4BfzJRhXPKM2n2iqjKoez.1>

Meeting ID: 856 3348 4386

Passcode: r1!QZDFw

By Phone: 1 669 219 2599

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Passcode: 12796302

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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 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. 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, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

**CALIFORNIA HIGHWAY PATROL (2720)
BALDWIN PARK: AREA OFFICE REPLACEMENT
LOS ANGELES COUNTY**

*Authority: 2018 Budget Act, 2720-301-0044 (2)
2023 Budget Act, 2720-301-0660 (5)*

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 (CHP), 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

\$74,095,000

STAFF ANALYSIS ITEM—1

California Highway Patrol
Baldwin Park: Area Office Replacement
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. The authorized scope of the Baldwin Park Area Office Replacement project includes construction of a new approximately 37,000 square-foot, single-story main office and 7,000 square-foot auto service building on six acres. The facility includes secure covered parking for patrol vehicles and public parking. Additional site improvements include a fuel island and canopy, emergency generator, communications tower and vault, and a photovoltaic system.

Funding and Cost Verification

This project is within cost. The 2018 Budget Act provided \$1,732,000 General Fund for performance criteria phase and the 2023 Budget Act provided \$74,095,000 Public Buildings Construction Fund for the design-build phase.

\$75,827,000	Total authorized project costs
\$75,827,000	Total estimated project costs
\$1,732,000	Project costs previously allocated: \$1,732,000 for performance criteria
\$74,095,000	Project costs to be allocated: \$74,095,000 for design-build (\$64,977,000 contract, \$1,950,000 contingency, \$2,645,000 A&E, \$4,085,000 other project costs, and \$438,000 agency retained)

CEQA

The CHP filed a Notice of Determination to the State Clearinghouse on March 13, 2020, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of the CHP, completed a Summary of Conditions Letter for this project on January 25, 2023, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	August 2023
Start design-build	September 2024
Complete design-build	April 2027

Staff Recommendation: Adopt resolution.

BOND ITEM—2

**CALIFORNIA HIGHWAY PATROL (2720)
QUINCY: REPLACEMENT FACILITY
PLUMAS COUNTY**

*Authority: 2017 Budget Act, 2720-301-0044 (6)
2023 Budget Act, 2720-301-0660 (3)*

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 (CHP), 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 Appropriation

\$58,357,000

STAFF ANALYSIS ITEM—2

California Highway Patrol
 Quincy: Replace Facility
 Plumas 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. The Quincy: Replace Facility project consists of a 5-acre site and the construction of a new approximately 24,500 square-foot area office with attached auto service bays. The project includes public parking for the main building and secured covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island canopy, emergency generator, and a communications tower with vault.

Funding and Cost Verification

This project is within budget. The 2017 Budget Act appropriated \$2,140,000 Motor Vehicle Account Fund for the acquisition and performance criteria phases and the 2023 Budget Act provides \$54,170,000 Public Buildings Construction Fund for the design-build phase. In March 2024 the Board approved an augmentation of \$4,187,000 Public Buildings Construction for the design-build phase, bringing the total to \$60,497,000 for the project.

\$60,497,000	Total authorized project costs
\$60,497,000	Total estimated project costs
\$1,988,000	Project costs previously allocated: \$338,000 for acquisition and \$1,650,000 for performance criteria
\$58,357,000	Project costs to be allocated: \$58,357,000 for design-build (\$48,978,000 contract, \$1,470,000 contingency, \$3,528,000 A&E, and \$275,000 agency retained items \$3,986,000 other project costs)
\$152,000	Project savings: \$152,000 for acquisition

CEQA

The CHP filed a Notice of Determination was filed with the State Clearinghouse on June 19, 2019, and the 30-day statute of limitations expired without challenge. On May 17, 2024 the Department of General Services (on behalf of CHP) confirmed no additional action is necessary under CEQA.

Due Diligence

The Department of General Service, on behalf of the CHP, completed a Summary of Conditions Letter for this project on February 9, 2022, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria	May 2023
Start design-build	September 2024
Complete design-build	April 2027

Staff Recommendation: **Adopt resolution.**

MINUTES

Consider approving the minutes from the May 10, 2024, meeting.

Staff have reviewed the minutes from the May 10, 2024, meeting and recommend approval.

Staff Recommendation: **Approve minutes from the May 10, 2024, meeting.**

CONSENT ITEMS

CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)
TWO NEW SHELLLED COURTROOMS FOR TWO NEW JUDGESHIPS
SACRAMENTO COUNTY**

Authority: 2022 Budget Act, 0250-301-0001(9)

Consider recognizing a scope change.

STAFF ANALYSIS ITEM—1

Judicial Council of California
Two New Shelled Courtrooms for Two New Judgeships
Sacramento County

Action Requested

If approved, the requested action will recognize a scope change.

Scope Description

This project is not within scope. The authorized scope for this project includes the build-out of two shelled courtrooms and accompanying support spaces in the existing Sacramento County Juvenile Courthouse in Sacramento. The two new courtrooms will be constructed to replicate existing courtrooms, increasing the total number of finished courtrooms in the facility from six to eight. The accompanying support space includes judge's chambers, holding cells, clerical offices, interview rooms, a children's waiting room, and court reporters' offices. Building out the shelled space of the existing courthouse will provide the space required for the court's authorized new judgeships and improve services to the public.

The Judicial Council requests a scope change to increase the size of the new courtrooms and adjacent court space from 2,500 square feet, as noted in the original Capital Outlay Budget Change Proposal, to 10,000 square feet. The details of the scope change are as follows: as follows:

- The number of holding cells will be reduced from six to three. To offset the decrease in the number of holding cells, the size of the holding cells will be increased to maintain usage capacity.
- The planned electrical room will be eliminated, and the existing electrical room will be used instead.

We note that the changes above are being driven primarily by cost constraints.

- In addition, construction of the two new courtrooms and the ancillary support space triggered required changes related to parking, path of travel, and signage, to meet current ADA code requirements as specified in the California Building Code Chapter 11, Section 202.4.

On May 24, 2024, 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 recommend that the Board approve this action no sooner than 20 days from the date of the second letter.

Funding and Cost Verification

This project is within cost. The 2022 Budget Act appropriated \$485,000 for preliminary plans, \$1,079,000 for working drawings, and \$9,968,000 for construction. The requested change in scope for this project will allow this project to construct 10,590 square feet of currently vacant and unfinished space. The cost of constructing the additional space is within the current authorized budget.

\$11,532,000	Total authorized project cost
\$11,532,000	Total estimated project cost
\$1,564,000	Project costs previously allocated: \$485,000 for preliminary plans and \$1,079,000 for working drawings

\$9,968,000

Project costs to be allocated: \$9,968,000 for construction (\$8,262,000 contract, \$578,000 contingency, \$193,000 A/E, and \$935,000 other project costs)

CEQA

The Judicial Council filed a Notice of Exemption with the State Clearinghouse on December 14, 2022, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

An outside contractor, on behalf of the Judicial Council, completed a Summary of Conditions Letter for this project on November 8, 2022, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	January 2023
Complete working drawings	May 2024
Start construction	June 2024
Complete construction	July 2025

Staff Recommendation: **Recognize a scope change.**

ACTION ITEMS

ACTION ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
SAN QUENTIN REHABILITATION CENTER, SAN QUENTIN: IMPROVEMENT PROJECTS
MARIN COUNTY**

Authority: 2023 Budget Act, 5225-301-0001 (15)

Consider the following actions, which are contingent upon reappropriation in the 2024 Budget Act:

- 1) Establishing scope.**
- 2) Approving preliminary plans for demolition.**
- 3) Recognizing revised project costs.**

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
San Quentin Rehabilitation Center, San Quentin: Improvement Projects
Marin County

Action Requested

If approved, contingent upon reappropriation in the 2024 Budget Act, the requested action will establish project scope, approve preliminary plans for demolition, and recognize revised project costs.

Background

The 2023-24 Budget Act appropriated \$20,000,000 General Fund for the purpose of Capital Outlay Improvement Projects 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.

Scope Description

This project is within scope. The project will include design and construction improvements to the existing San Quentin Rehabilitation Center infrastructure. The project will include the demolition of the existing Upper Yard paving, Individual Exercise Yards, yard fencing, and disconnecting existing utilities. Additionally, this project will include design and construction of an open area that includes accessible walkways, support infrastructure, utilities, lighting, and seating to provide recreational and programming areas.

Pursuant to provisional language, this project is being divided into two separate components to expedite the completion of the project. The first component is demolition of the existing Individual Exercise Yards and supporting infrastructure in the Upper Yard. The next component is the design and construction of the outdoor recreational and programming spaces.

The Administration proposed to revert \$8,000,000 General Fund from the preliminary plans phase of the San Quentin Rehabilitation Center Improvement Projects through the May Revision for the proposed 2024-25 Budget. This amount would be shifted to the California Department of Corrections and Rehabilitation's state operations budget to continue the Hope and Redemption Team Program in 2024-25 and 2025-26.

Funding and Cost Verification

This project is within cost. The 2023 Budget Act appropriated \$20,000,000 General Fund authority for preliminary plans, working drawings, and construction for this project. Subsequent to this appropriation, a revised project cost estimate was prepared in association with decreased project costs. Based on the new estimate, the revised project cost is \$11,920,000, which is a decrease of \$8,080,000.

\$20,000,000	Total authorized project costs
\$11,920,000	Total estimated project costs
\$19,998,000	Project costs previously allocated: \$19,998,000 for preliminary plans
\$2,000	Project costs to be allocated: \$1,000 for working drawings and \$1,000 for construction (\$1,000 contract)
\$0	Project costs adjustments: a decrease of \$11,658,000 for preliminary plans, an increase of \$96,000 for working drawings, and \$11,562,000 for construction (\$10,347,000 contract, \$725,000 contingency, \$383,000 other project costs, and \$107,000 agency retained)
-\$8,000,000	Proposed reversion in the 2024-25 Budget: \$8,000,000 for preliminary plans
-\$80,000	Anticipated project savings: \$80,000 for preliminary plans

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 preliminary plans for construction.

Project Schedule

Demolition:

Approve preliminary plans	June 2024
Complete working drawings	June 2024
Start demolition	June 2024
Complete demolition	January 2025

Construction:

Approve preliminary plans	October 2024
Complete working drawings	January 2025
Start construction	January 2025
Complete construction	January 2026

Staff Recommendation: Establish project scope, approve preliminary plans for demolition, and recognize revised project costs, all contingent upon reappropriation in the 2024 Budget Act.

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

REPORTABLE ITEMS

For the June 14, 2024, Board Meeting

Actions Authorized by Staff from April 30, 2024, through June 3, 2024

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

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Motor Vehicles (2740)	El Centro: Field Office Replacement Imperial County	<i>2022 Budget Act, 2740-301-0001 (2)</i>	Approve site selection	
Department of State Hospitals (4440)	Patton: Fire Alarm System Upgrade San Bernadino County	<i>2015 Budget Act, 4440-301-0001 (6) 2016 Budget Act, 4440-301-0001 (3) 2018 Budget Act, 4440-301-0001 (1), as reappropriated by the 2019, 2020, and 2022 Budget Acts 2022 Budget Act, 4440-301-0001 (5)</i>	Approve an augmentation	\$362,000 1.6 percent of total project appropriations, 1.6 percent cumulative
Department of Corrections and Rehabilitation (5225)	Jail Project Orange County	<i>Sections 15820.91 – 15820.917 of the Government Code (AB 900, Phase II)</i>	Recognize revised project costs	\$217,786,000 total authorized project costs Increase of \$7,752,000 local costs
Department of Corrections and Rehabilitation (5225)	Adult Local Criminal Justice Project Orange County	<i>Sections 15820.92 – 15820.926 of the Government Code (SB 1022)</i>	Recognize revised project costs	\$121,040,000 total authorized project costs Increase of \$4,638,000 local costs

Department/Org Code	Project Title/County	Project Authority	Action	Amount/(Percent)
Department of Corrections and Rehabilitation (5225)	Juvenile Project Orange County	<i>Sections 1970 – 1978 of the Welfare and Institutions Code (SB 81)</i>	Recognize revised project costs	\$25,968,000 total authorized project costs Increase of \$1,593,000 local costs
Department of Corrections and Rehabilitation (5225)	Tri County Regional Juvenile Project Yuba County	<i>Sections 1970 – 1978 of the Welfare and Institutions Code (SB 81)</i>	Recognize revised project costs	\$20,904,000 total authorized project costs Increase of \$1,315,000 local costs