



# **STAFF ANALYSIS**

## **STATE PUBLIC WORKS BOARD**

**Monday, December 16, 2024, at 10:00 a.m.  
1021 O Street, Room 2100, Sacramento, California**

**This meeting can also be accessed by the public through the following zoom link or phone number:**  
<https://us06web.zoom.us/j/85236381329?pwd=nFPSKHIEiMOeuGXGYnaoWSb6fxBBDb.1>

**Meeting ID:** 852 3638 1329  
**Passcode:** 0xG0ka!u  
**By Phone:** 1 669 219 2599  
**Meeting ID:** 852 3638 1329  
**Passcode:** 76745515

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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 [Angela.Noland@dof.ca.gov](mailto:Angela.Noland@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 [Angela.Noland@dof.ca.gov](mailto:Angela.Noland@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 Angela Noland at (916) 445-9694 or e-mail to [Angela.Noland@dof.ca.gov](mailto:Angela.Noland@dof.ca.gov), five days prior to the meeting.

# **BOND ITEMS**

**NONE**

## **MINUTES**

Consider approving the minutes from the November 8, 2024, meeting.

Staff have reviewed the minutes from the November 8, 2024, meeting and recommend approval.

**Staff Recommendation:**     **Approve minutes from the November 8, 2024, meeting.**

## **CONSENT ITEMS**

### **CONSENT ITEM—1**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA INSTITUTION FOR MEN, 50-BED MENTAL HEALTH CRISIS FACILITY  
SAN BERNARDINO COUNTY**

*Authority:*     2017 Budget Act, 5225-301-0001 (9)  
                  2018 Budget Act, 5225-301-0001 (8)  
                  2020 Budget Act, 5225-301-0660 (1), as reverted by 2022 Budget Act  
                  2022 Budget Act, 5225-301-0660 (1)

**Consider approving an augmentation.** **\$7,164,000**  
**(5.6 percent of total project appropriations)**  
**(16.6 percent cumulative)**

### **STAFF ANALYSIS ITEM—1**

Department of Corrections and Rehabilitation  
California Institution for Men, 50-Bed Mental Health Crisis Facility  
San Bernardino County

Action Requested

**If approved, the requested action will approve an augmentation.**

Scope Description

**This project is within scope.** This project consists of the design and construction of a new 50-Bed Mental Health Crisis Facility (MHCF) at the California Institution for Men to provide housing, treatment, and office space to allow for patients in a mental health crisis state or patients requiring other levels of licensed mental health care to be treated. This building will provide licensed space that can be operated at either MHCF or Intermediate Care Facility level of care for both male and female patients. The

building will be approximately 70,000 square feet and will include housing, administration, treatment, and custody services required to support 50 patients.

#### Funding and Cost Verification

**This project is not within cost.** Currently, the authorized total cost of this project is \$141,087,000 which is composed of: \$3,063,000 General Fund for preliminary plans approved through the 2017 Budget Act, \$3,441,000 General Fund for working drawings approved through the 2018 Budget Act, \$91,032,000 in lease revenue bond authority for construction approved through the 2020 Budget Act and later reverted in the 2022 Budget Act, \$120,576,000 lease revenue bond authority for construction appropriated in the 2022 Budget Act subsequent to the reversion of the original \$91,032,000 appropriation, and \$14,007,000 (11 percent cumulative) in total augmentations.

A revised project estimate was recently prepared due to increased project costs necessitating the request for an augmentation. The requested augmentation of \$7,164,000 (5.6 percent incremental and 16.6 percent cumulative), brings the current total estimated cost for the project to \$148,251,000.

The augmentation is driven by the following issues and the associated approximate costs:

- **Design Errors and Omissions (E/Os) (\$3,270,000).** The additional cost for Design E/Os is attributable to site work, underground utilities, electrical, plumbing, HVAC, and structural changes for the utility tunnel and foundation.
- **Extended Job Costs (\$549,000).** The extended job costs are due to weather-related delays and resolution of design issues.
- **Construction Contract Contingency (\$191,000).** The construction contract contingency was increased to allow for potential change orders through the end of construction.
- **Architectural and Engineering Design Line-Item Increase (\$1,084,000).** The increased costs related to Architectural and Engineering Design are for resolution of design issues.
- **Additional Line-Item Increases (\$1,522,000).** The CDCR project management, consultant program management, consultant construction management, guarding, utility cost, and California Department of Public Health line-items increased based on actual costs to date and a revised estimate to construction completion.
- **Material and Equipment Cost Escalation (\$451,000).** The material and equipment costs increased due to additional costs for the Enterprise Information Services (technology installation) and group I/II equipment line-items.
- **Material Testing (\$889,000).** The increase in material testing cost was due to the schedule impacts and erroneous omission for required continuous special inspection services for masonry walls.

The increased costs of \$7,956,000 noted above are offset by savings of \$792,000 for construction inspections and previous equipment cost estimates. Therefore, the net total augmentation needed is \$7,164,000.

On November 14, 2024, the Department of Finance notified the Chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the

augmentation and recommend that the Board approve this action no sooner than 20 days from that date.

\$141,087,000	Total authorized project cost
\$148,251,000	Total estimated project cost
\$141,087,000	Project costs previously allocated: \$3,063,000 for preliminary plans, \$4,389,000 for working drawings, \$133,635,000 for construction (\$109,890,000 contract, \$5,494,000 contingency, \$5,413,000 A/E, \$6,574,000 other project costs, and \$6,264,000 agency retained)
\$7,164,000	Augmentation to be allocated: an increase of \$7,164,000 for construction (\$3,820,000 contract, \$191,000 contingency, \$641,000 A/E, \$1,627,000 other project costs, and \$885,000 agency retained)

#### CEQA

CDCR filed a Notice of Determination with the State Clearinghouse on May 8, 2019, and the 30-day statute of limitations expired with several parties challenging the project. These parties are the County of San Bernardino, the City of Chino, the City of Chino Hills, and the Chino Valley Independent Fire District. On February 24, 2021, the San Bernardino County Superior Court ruled in favor of the petitioners on three of the ten challenges. In response to the Court's decision, CDCR prepared a revised Environmental Impact Report in compliance with CEQA. On June 30, 2022, the court granted CDCR's motion to discharge the writ. On November 13, 2024, 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 June 6, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On November 13, 2024, CDCR confirmed there have been no changes in circumstances that would change the conclusion of the Summary of Conditions Letter.

#### Project Schedule

Approve preliminary plans	September 2019
Complete working drawings	July 2022
Start construction	November 2022
Complete construction	October 2025

**Staff Recommendation:**                      **Approve an augmentation.**

## CONSENT ITEM—2

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

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

#### Consider recognizing:

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

## STAFF ANALYSIS ITEM—2

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

#### Action Requested

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

#### Scope Description

**This project is not within scope.** As established by the State Public Works Board (Board) on April 19, 2017, the original scope of work for this project included renovation of four existing dormitory buildings and the construction of three new stand-alone buildings including a new program and services building in El Nido, Merced County (County). On January 12, 2018, the Board approved a scope change to increase the intake/release and administration building area, primarily to include visitation space adequate to meet or exceed Title 15 standards. On May 19, 2023, the Board approved a second scope change to add treatment support and program areas, including the renovation of an existing health care building to include a clinic area, and the construction of a new building addition with approximately 30 medical/mental health beds.

The Board of State and Community Corrections (BSCC), on behalf of the County, is requesting a third scope change to add specific technical elements to the scope, including three new stand-alone buildings consisting of a new electrical/utility room and two ancillary custody security buildings, an emergency responder radio communication system in all 11 buildings, demolition of the original Building 200, and widening of the fire apparatus access road with extensions for hose pulls. The change is necessary to clearly define and separate the scope of the state project (Phase I), which will be partially funded with lease revenue bonds issued by the Board, versus the county project (Phase II) which will not utilize any state funding.

The project also includes the installation of upgraded on-site utility systems including, but not limited to, water; septic sewer; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; telecommunications, including security fire protection; storm water systems; an emergency generator; propane upgrades; seismic upgrades to

existing buildings; site secure perimeter fencing; public and secure employee parking; and all necessary appurtenances.

The new total estimated project cost associated with this scope change is \$95,764,000. This is an increase of \$18,412,000 and will be paid by the County.

On November 21, 2024, the Department of Finance notified the Chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to recognize the scope change and revised project costs and recommend that the Board approve these actions no sooner than 20 days from that date.

Funding and Project Cost Verification

**This project is not within cost.** Section 15820.932 of the Government Code (SB 863) appropriated \$420,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. The Board established the scope, cost, and schedule of the Merced County Adult Local Criminal Justice Facilities Project on April 19, 2017, allocating \$40,000,000 from this appropriation for design and construction. At the time of establishment, the total estimated project cost was \$44,446,000, with \$4,446,000 to be paid by the County. On January 12, 2018, The Board approved a scope change in the amount of \$43,148,000, with the net decrease of \$1,298,000 to be a savings to the County. Performance criteria and release of request for proposal was then approved on September 17, 2020, in the amount of \$43,148,000. On January 25, 2022, the State Public Works Board recognized revised project costs, for a total project cost of \$71,355,000, with a net increase of \$28,207,000 to be paid by the County. Contract Award was then approved on January 25, 2022, in the amount of \$71,355,000. On May 19, 2023, the State Public Works Board recognized a scope change and revised project costs, for a total project cost of \$77,352,000 with a net increase of \$5,997,000. Subsequent to this action, a new project cost estimate was prepared in association with scope change approval. Based on this revised estimate, the current total estimated project cost is \$95,764,000, which is a net increase of \$18,412,000 to be paid by the County. This action will recognize these revised project costs as detailed below.

\$77,352,000	Total authorized project cost
\$95,764,000	Total estimated project cost
\$40,000,000	State costs previously allocated: \$407,000 for performance criteria and \$39,593,000 for design-build (\$35,260,000 contract, \$1,711,000 contingency, \$2,168,000 other project costs, and \$454,000 agency retained)
\$0	State cost adjustments: \$0 for design-build (increase of \$1,312,000 contract, \$853,000 other project costs, a decrease of \$1,711,000 contingency, and \$454,000 agency retained)
\$37,352,000	Local costs previously allocated: \$99,000 for study, \$1,418,000 for performance criteria, and \$35,835,000 for

design-build (\$35,010,000 contract and \$825,000 other project costs)

\$18,412,000

Local cost adjustments: decrease of \$8,000 study and an increase of \$18,420,000 for design-build (increase of \$9,085,000 contract, \$8,431,000 contingency, \$204,000 other project costs, and \$700,000 agency retained)

### CEQA

The County of Merced filed a Notice of Determination with the County Clerk's Office on July 21, 2015, and the 30-day statute of limitations expired without challenge. On November 15, 2024, BSCC confirmed no additional action is necessary under CEQA.

### Real Estate Due Diligence

An outside firm, on behalf of the County of Merced, completed a Summary of Conditions Letter for this project on August 8, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified. On November 15, 2024, BSCC confirmed there have been no changes in circumstances that would change the conclusion of the Summary of Conditions Letter.

### Project Schedule

Approve performance criteria	September 2020
Start design-build	January 2022
Complete design-build	July 2027

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

# **ACTION ITEMS**

## **ACTION ITEM—1**

### **HIGH-SPEED RAIL AUTHORITY (2665) MERCED TO BAKERSFIELD SEGMENT KERN COUNTY**

*Authority:*      2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 and 2021 Budget Acts  
                         2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act  
                         2014 Budget Act, Item 2665-306-3228 (1),  
                         2021 Budget Act, 2665-301-6043 (1),  
                         2024 Budget Act, 2665-301-9332 (1)  
                         Section 39719(b) (2) of the Health and Safety Code  
                         Section 39719.1 of the Health and Safety Code  
                         Section 15854 of the Government Code

**Consider the adoption of a Resolution of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority to acquire the following property or interests in property for the High-Speed Train System:**

- 1. Zimmerman Property (Kern County)**  
**Authority Parcel Number: FB-15-0585-1**  
**Assessor Parcel Number: 047-050-08**

## **STAFF ANALYSIS ITEM—1**

High-Speed Rail Authority  
Merced to Bakersfield Segment  
Kern County

### Action Requested

**Adopt a Resolution of Necessity authorizing the use of eminent domain by the High-Speed Rail Authority to acquire property or interests in property for the High-Speed Train System.**

### Background

Under California Eminent Domain Law, the Board is the governing body of the High-Speed Rail Authority (Authority) for purposes of adopting Resolutions of Necessity that are required for the Authority to initiate eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence.

The properties are within the right of way for the 171-mile Merced to Bakersfield Segment and are within the preferred alignment as previously approved by both the High-Speed Rail Authority Board of Directors and the Federal Railroad Administration. Acquisition of these properties will allow the Authority to move forward with construction of the High-Speed Train System (HSTS).

The Authority notified the Board's staff that for Property 1, in January 2023 the respective property owners who could be located were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of a Resolution of Necessity to authorize the use of eminent domain is required at this time. For five of the owners of Property 1, a formal offer to purchase the Property was not mailed due to the inability to locate the owners of record or confirm the identity or any appropriate heirs, descendants, or devisees.



On November 21, 2024, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the owners that could be located. An additional Notice of Intent, dated November 22, 2024, was posted at the property boundary. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

***Property Specific Information:***

**1. Zimmerman Property (Kern County)**

**Authority Parcel Number: FB-15-0585-1**

**Assessor Parcel Number: 047-050-08**

Partial Acquisition: Approximately 0.11 acre in easement

The property interests identified by the Authority Parcel Number are needed to provide a permanent roadway access easement for owners of adjacent properties south of County Line Road (Road 80) west of the HSTS.

**Staff Recommendation:**     **Adopt a Resolution of Necessity authorizing the use of eminent domain by the Authority to acquire the above-described property or interests in properties for the HSTS.**

**OTHER BUSINESS**

**NONE**

**GENERAL PUBLIC COMMENT**

# REPORTABLES

## REPORTABLE ITEMS

For December 16, 2024, Board Meeting

Actions Authorized by Staff from October 28, 2024, through December 4, 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 Parks and Recreation (3790)	California Citrus State Historic Park: Plaza and Grove Expansion  Riverside County	<i>2022 Budget Act, Control Section 19.56(b)(1)(B) and (D)</i>	Establish scope, cost, and schedule	\$30,000,000 Total authorized project costs
Department of Parks and Recreation (3790)	Humboldt Redwoods State Park: Replace Founders Grove Restroom  Humboldt County	<i>2020 Budget Act, 3790-301-6051 (3), as reappropriated by the 2023 Budget Act 2022 Budget Act, 3790-301-0952 (2), as reappropriated by the 2024 Budget Act 2022 Budget Act, 3790-301-6051 (4) 2023 Budget Act, 3790-301-0952 (1) 2023 Budget Act, 3790-301-6051 (1)</i>	Approve preliminary plans	
Department of State Hospitals (4440)	Metropolitan: Consolidation of Police Operations  Los Angeles County	<i>2017 Budget Act, 4440-301-0001 (5) 2018 Budget Act, 4440-301-0001 (2), as reappropriated by the 2019 Budget Act 2023 Budget Act, 4440-301-0660 (1)</i>	Approve augmentation	\$400,000 (0.9 percent of total project appropriations) (2.4 percent cumulative)

<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 Imperial County	<i>Sections 15820.91 – 15820.917 of the Government Code (AB 900, Phase II)</i>	Recognize revised project costs	\$37,193,000 total authorized project costs  Decrease of \$516,000 state costs  Decrease of \$2,482,000 local costs
Department of Corrections and Rehabilitation (5225)	Ironwood State Prison – Health Care Facility Improvement Program Riverside County	<i>Section 28 of Chapter 7, Statutes of 2007</i>	Recognize revised project costs	\$21,200,000 total authorized project costs  Decrease of \$1,120,000 project costs
California Community Colleges (6870)	Los Angeles Community College District, West Los Angeles College: Plant Facilities/Shops Replacement Los Angeles County	<i>2020 Budget Act, 6870-301-6087 (15), as reappropriated by 2021 Budget Act 2022 Budget Act, 6870-301-6087 (11)</i>	Recognize revised project costs	\$23,426,000 total authorized project costs  Increase of \$8,358,000 local project costs