



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

MEETING AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Tuesday,
October 21, 2008

The **STATE PUBLIC WORKS BOARD** will meet on
**Tuesday, October 21, 2008, at 10:00 a.m. in Room
113, State Capitol, Sacramento, California.**

In accordance with provisions of Section 11125 of the
Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Tuesday
October 21, 2008
10:00 a.m.
Room 113

915 L Street
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Lloyd E. Levine, Legislative Advisor
Assembly Member, Mervyn Dymally, Legislative Advisor
Assembly Member, Legislative Advisor
Senator, Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Carole Migden, Legislative Advisor

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BOND ITEM

BOND ITEM—1

**DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
PORTERVILLE DEVELOPMENTAL CENTER
HOUSING EXPANSION AND RECREATION COMPLEX
TULARE COUNTY**

Authority: Chapter 157, Statutes of 2003, Line Item 4300-301-0660(1) & (2), as partially reverted in the Budget Act of 2006; and Chapters 47 and 48, Statutes of 2006, Line Item 4300-301-0660(2)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—Department of Developmental Services, 2008 Series H, Porterville Developmental Center Housing Expansion and Recreation Complex.
2. Approve the form of and authorize the execution of an Eighty-Eighth Supplemental Indenture to the Master Indenture dated April 1, 1994, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Developmental Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Developmental Services and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$ 84,171,000
Estimated Par Value of Bonds to be Issued:	\$ 93,700,000
“To Not Exceed” Par Amount to be Approximately:	\$111,000,000

BOND ITEM

STAFF ANALYSIS ITEM—1

Department of Developmental Services
Porterville Developmental Center
Housing Expansion and Recreation Complex
Tulare County

Action Requested

The requested action would authorize the sale of the 2008 Series H lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Description

The project is within scope. The 96 Bed Residential Expansion & Recreation Complex (the "Housing Expansion and Recreation Complex") project will construct and provide infrastructure for future residential units. Project scope includes, 6 each, 9,316 sf residential units totaling (55,896 sf), a protective services facility (10,000 sf), and a new (16,140 sf) Recreational Building. The 2,087 sf pool will have disabled access, covered, patio area, and concrete decking. A 665 sf building will be constructed to house the pool equipment. Site improvements include, new water well with 500,000 gallon storage tank, perimeter fencing (14,000 linear feet), new sallyports, storm drainage retention ponds, and paved roads for access and perimeter security (11,400 linear feet). An emergency generator building (900 sf) with generator will be constructed. Several small existing structures will be demolished. The Housing Expansion and Recreation Complex project is estimated to be completed and occupied in March 2009.

Funding and Project Cost Verification

This project is within cost.

\$84,171,000 total estimated project cost

\$84,171,000 project costs from lease-revenue financing

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 4, 2004. The waiting period for litigation expired on July 4, 2004.

Real Estate Due Diligence

The Department of General Services completed and presented a due diligence memo, dated June 2005, summarizing conditions of title for the Project. DGS concluded that there were no unresolved issues that would adversely affect the quiet enjoyment of the project area.

Project Schedule:

Approve preliminary plans July 2004
Complete working drawings August 2005
Complete Construction March 2009

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—2

**CALIFORNIA STATE UNIVERSITY (6610)
CSU MONTEREY BAY CAMPUS
MONTEREY BAY CAMPUS LIBRARY
MONTEREY COUNTY**

Authority: Chapter 33, Statutes of 2002, Section 34

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—Trustees of the California State University, 2008 Series I, Monterey Bay Campus Library.
2. Approve the form of and authorize the execution of an Eighty-Ninth Supplemental Indenture to the Master Indenture dated April 1, 1994 between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Trustees of the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Trustees of the California State University and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$49,741,000
Estimated Par Value of Bonds to be Issued:	\$52,525,000
“To Not Exceed” Par Amount to be Approximately:	\$63,000,000

BOND ITEM

STAFF ANALYSIS ITEM—2

California State University
Monterey Bay Campus
Library Project
Monterey County

Action Requested

The requested action would authorize the sale of the 2008 Series I lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site lease, facility lease, continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Description

The project is within scope. The Monterey Bay Campus Library Project (the Project) will provide 201,000 gross square feet/140,000 assignable square feet for 8,500 full time equivalent students (FTES). The three-story building will include space for library services, stacks, compact storage, audio-visual areas, reader stations, faculty offices, conference rooms and training facilities. A portion of the space provided for open stacks will be used on a temporary basis to accommodate 1,060 FTES. The location of the new building will be near the instructional center east and west building and the student union building, which runs along the main campus concourse. The Project is complete and was occupied as of October 1, 2008.

Funding and Project Cost Verification

This project is within cost. The total Project cost is approximately \$66,052,000, of which \$49,741,000 will be funded with proceeds of the Bonds, and the balance of the funds will be from General Obligation Bonds (\$4,311,000) and University funds (\$12,000,000).

\$66,052,000 total estimated project cost

\$49,741,000 project costs from lease-revenue financing

CEQA

The University certifies that CEQA requirements have been met for the above referenced projects.

Real Estate Due Diligence

The Department of General Services completed and presented a due diligence memo, dated March 8, 2005, summarizing conditions of title for the Project. DGS concluded that there were no unresolved issues that would adversely affect the quiet enjoyment of the Project area.

Project Schedule

Complete Construction October 2008

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM—3

**DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL
NEW MAIN KITCHEN
LOS ANGELES COUNTY**

Authority: Chapter 157, Statutes of 2003, Line Item 4440-301-0660(2), as partially reverted in the Budget Acts of 2004 and 2005; Chapters 38 and 39, Statutes of 2005, Line Item 4440-301-0660(1), as reappropriated in the Budget Acts of 2006 and 2007; and Chapters 171 and 172, Statutes of 2007, Line Item 4440-301-0660(1).

**DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL
UPGRADE ELECTRICAL GENERATOR PLANT
SAN BERNARDINO COUNTY**

Authority: Chapter 157, Statutes of 2003, Line Item 4440-301-0660(3)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds—Department of Mental Health, 2008 Series J, Various Mental Health Projects.
2. Approve the form of and authorize the execution of a Ninetieth Supplemental Indenture to the Master Indenture dated April 1, 1994 between the State Treasurer and the State Public Works Board.
3. Approve the forms of and authorize the execution of two Site Leases, each between the Department of Mental Health and the State Public Works Board.
4. Approve the forms of and authorize the execution of two Facility Leases, each between the Department of Mental Health and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the delivery of a Preliminary Official Statement.
7. Approve and authorize the delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Estimated Project Costs to be Financed:	\$34,505,000
Estimated Par Value of Bonds to be Issued:	\$37,840,000
"To Not Exceed" Par Amount to be Approximately:	\$48,000,000

BOND ITEM

STAFF ANALYSIS ITEM—3

Department of Mental Health
Metropolitan State Hospital—New Main Kitchen, Los Angeles County
Patton State Hospital—Upgrade Electrical Generator Plant, San Bernardino County

Action Requested

If approved, the requested action would authorize the sale of the 2008 Series J lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including approving the forms of and authorizing the execution and delivery of a supplemental indenture, site leases, facility leases, continuing disclosure agreement, and authorize the delivery of a preliminary official statement, and an official statement.

Scope Description

These projects are within scope. The State Public Works Board is funding two Department of Mental Health projects at two state hospitals.

Metropolitan State Hospital — New Main Kitchen

This project will construct a new single story New Main Kitchen. The New Main Kitchen includes overhead fire sprinkler system, exterior plaster walls, standing seam metal roofing, new kitchen equipment, cook/chill system, high capacity food storage racks, large freezers, 48" high receiving dock with four overhead coiling doors, and a new 300 kilo-volt amps emergency generator.

Patton State Hospital — Upgrade Electrical Generator Plant

This project upgraded and modernized the hospital electrical distribution system, provided new emergency medium voltage distribution switch gear and circuit breaker transfer switches. Also this project retrofitted the existing medium voltage circuit breakers and constructed an addition to the electrical switch gear building to house the new equipment.

Funding and Cost Verification

These projects are within cost.

Metropolitan State Hospital — New Main Kitchen

\$26,550,000 total authorized project cost
\$26,550,000 lease-revenue financed project cost

Patton State Hospital — Upgrade Electrical Generator Plant

\$2,835,000 total authorized project cost
\$2,835,000 lease-revenue financed project cost

CEQA

The Department of General Services certifies that these projects are in compliance with CEQA.

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for each project and no significant issues were identified.

Project Schedule

Project Title	Date of Occupancy	Construction Completed
Metropolitan State Hospital — New Main Kitchen	September 2009	September 2009
Patton State Hospital — Upgrade Electrical Generator Plant	July 2007	July 2007

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION
FOLSOM STATE PRISON
RENOVATE BRANCH CIRCUIT WIRING, BUILDING No. 5
REPRESA, SACRAMENTO COUNTY

*Authority: Chapter 50, Statutes of 1999, Item 5240-301-0001(10)
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (7)*

Consider approval of preliminary plans

CONSENT ITEM

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Folsom State Prison, Renovate Branch Circuit Wiring, Building No. 5
Represa, Sacramento County

Action Requested

If approved, the requested action would approve preliminary plans for this project.

Scope Description

The project is within scope. The Renovate Branch Circuit Wiring, Building No. 5 project will remove and replace all existing old and below code branch wiring systems throughout Building No. 5, including cells, tiers, interior lighting, offices, storage, and other miscellaneous areas. Work will be in accordance with the National Electric Code, National Fire Protection Association, Title 24, Uniform Building Code, and the Department's New Prison Design Criteria, Division 1, Class 1.

Funding and Cost Verification

This project is within cost.

\$1,910,000 total authorized project cost

\$1,910,000 total estimated project costs

\$ 34,000 project costs previously allocated: \$34,000 preliminary plans

\$1,876,000 project costs to be allocated: \$158,000 working drawings, \$1,718,000 construction (\$1,262,000 contract, \$88,000 contingency, \$161,000 A & E, \$57,000 other project costs, \$150,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 30, 1998, and the waiting period expired on December 4, 1998, without public comment.

Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letters for this project in June 2008 and it was noted that no significant issues were identified.

Project Schedule:

Approve preliminary plans	October 2008
Approve working drawings	March 2009
Complete construction	January 2010

Staff Recommendation: Approve preliminary plans.

ACTION ITEM

NONE

OTHER BUSINESS

NONE

REPORTABLES

NONE