



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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

**Notice of the  
State Public Works Board  
NOVEMBER 2010 meeting**

The next meeting of the State Public Works Board (Board) will be held on **Monday, November 15, 2010, at 10:00 a.m. in State Capitol Room 112, Sacramento, California.** Please contact Greg Rogers, Administrative Secretary, with any questions about this meeting or the agenda at the above address and/or phone number or send an e-mail to [greg.rogers@dof.ca.gov](mailto:greg.rogers@dof.ca.gov).

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 Internet at: <http://www.spwb.ca.gov>.

For your information, the Screening Committee meeting for the **December 13, 2010** Board Meeting will be held on **November 22, 2010 at 2:00 p.m.** in the Cedar Room at 915 L Street, Sacramento, California.

Departments with requests for preliminary plan approval are reminded to contact their respective capital outlay analyst for an appointment to review plans. Plan review should be scheduled either on the screening meeting date or before that date.

PLEASE NOTE: Departments with preliminary plans, after Department of Finance staff review, please offer a briefing to the Legislative Analyst's Office.

It is our intent that no items will be considered for the agenda after the screening meeting.

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 Aurelia Bethea at (916) 445-9694 or e-mail to [aurelia.bethea@dof.ca.gov](mailto:aurelia.bethea@dof.ca.gov) five days prior to the meeting.

/s/

GREG ROGERS  
Administrative Secretary

# **AGENDA**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Monday, November 15, 2010**

The **STATE PUBLIC WORKS BOARD** will meet on **Monday, November 15, 2010, at 10:00 a.m. in Room 112, 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**

**Monday, November 15, 2010**

**10:00 a.m.**

**Room 112**

State Capitol

Sacramento, California

**I. Roll Call**

Ana J. Matosantos Director, Department of Finance  
Ronald Diedrich, Acting Director, Department of General Services  
Cindy McKim, Director, Department of Transportation  
John Chiang, State Controller  
Bill Lockyer, State Treasurer

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Ms. Pam Harris, Director, Employment Development Department  
(Advisory Member)

\* \* \* \* \*

Assembly Member, Mike Eng, Legislative Advisor  
Assembly Member, Mary Hayashi, Legislative Advisor  
Assembly Member, Sandre Swanson, Legislative Advisor  
Senator, Mark J. DeSaulnier, Legislative Advisor  
Senator, Denise Ducheny, Legislative Advisor  
Senator, Vacant, Legislative Advisor

**II. Approval of minutes from the **October 25, 2010** meeting**

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## BOND ITEMS

### BOND ITEM—1

DEPARTMENT OF GENERAL SERVICES (1760)  
GOLDEN STATE PORTFOLIO  
ASSET SALE TRANSACTION AND RELATED BOND DEFEASANCE

CAPITOL AREA EAST END FACILITIES  
SACRAMENTO COUNTY

**BONDS:** (Department of General Services) 2002 Series A (Capitol East End Complex – Blocks 171 – 174 & 225)

*Authority:* Government Code Section 14670.13

Consider adopting a Resolution to:

1. Approve the form of:
  - a. A Termination of Agreement for the Transfer of Control and Possession of State Owned Real Property and Facility Lease, between the State Public Works Board and the Department of General Services;
  - b. An Escrow Agreement, between the State Public Works Board and the State Treasurer, as Escrow Agent; and
  - c. A Supplement to the Tax Certificate.
2. Upon satisfaction of all of the conditions set forth in section 6 of the Resolution:
  - a. Determine that the Sale Transaction will not breach any covenant or obligation of the Board and therefore, as issuer of the Bonds, and as required by Government Code Section 14670.13(c)(2), approve the sale of the Capitol East End Complex – Blocks 171-174 & 225;
  - b. Authorize the execution and delivery of the documents specified in item 1 above and of other documents and approve other related actions, all as necessary for the defeasance of the Bonds; and
  - c. Authorize and direct the State Treasurer to cause the defeasance of the Bonds in accordance with the provisions of the related Indenture and Escrow Agreement.

**Estimated cost to defease the outstanding Bonds for the Facilities listed above:  
\$400,705,000**

## BOND ITEM—2

**DEPARTMENT OF GENERAL SERVICES (1760)  
GOLDEN STATE PORTFOLIO  
ASSET SALE TRANSACTION AND RELATED BOND DEFEASANCE**

**CERTAIN FRANCHISE TAX BOARD FACILITIES AT BUTTERFIELD  
SACRAMENTO COUNTY**

**BONDS:** 1998 Series A (Franchise Tax Board Central Office Project – Phase II); and (Department of General Services) 2003 Series D (Butterfield State Office Complex); and (Department of General Services) 2005 Series A (Butterfield State Office Complex)

*Authority:* Government Code Section 14670.13

Consider adopting a Resolution to:

3. Approve the form of:
  - a. A Termination of Site Lease and Facility Lease, between the Department of General Services and the State Public Works Board;
  - b. A Termination of Agreement for the Transfer of Control and Possession of State Owned Real Property and Facility Lease, between the State Public Works Board and the Department of General Services;
  - c. An Escrow Agreement, between the State Public Works Board and the State Treasurer, as Escrow Agent, for each Series of Bonds; and
  - d. A Supplement to the Tax Certificate for each Series of Bonds.
4. Upon satisfaction of all of the conditions set forth in section 8 of the Resolution:
  - a. Determine that the Sale Transaction will not breach any covenant or obligation of the Board and therefore, as issuer of the Bonds, and as required by Government Code Section 14670.13(c)(2), approve the sale of the Franchise Tax Board Central Office Project – Phase II and the Butterfield State Office Complex ;
  - b. Authorize the execution and delivery of the documents specified in item 1 above and of other documents and approve other related actions, all as necessary for the defeasance of the Bonds; and
  - c. Authorize and direct the State Treasurer to cause the defeasance of the Bonds in accordance with the provisions of the related Indenture and Escrow Agreement.

**Estimated cost to defease the outstanding Bonds for the Facilities listed above:  
\$263,000,000**

## **BOND ITEM—3**

**DEPARTMENT OF GENERAL SERVICES (1760)  
GOLDEN STATE PORTFOLIO  
ASSET SALE TRANSACTION AND RELATED BOND DEFEASANCE**

**FACILITY: DEPARTMENT OF JUSTICE OFFICE BUILDING  
SACRAMENTO COUNTY**

**BONDS:** 1998 Series A (Department of Justice Building); and (Department of General Services) 2005 Series I (Department of Justice Office Building)

*Authority: Government Code Section 14670.13*

Consider adopting a Resolution to:

1. Approve the form of:
  - a. A Termination of Facility Lease, between the State Public Works Board and the Department of General Services;
  - b. An Escrow Agreement, between the State Public Works Board and the State Treasurer, as Escrow Agent, for each Series of Bonds; and
  - c. A Supplement to the Tax Certificate for each Series of Bonds.
2. Upon satisfaction of all of the conditions set forth in section 5 of the Resolution:
  - a. Determine that the Sale Transaction will not breach any covenant or obligation of the Board and therefore, as issuer of the Bonds, and as required by Government Code Section 14670.13(c)(2), approve the sale of the Department of Justice Office Building;
  - b. Authorize the execution and delivery of the documents specified in item 1 above and of other documents and approve other related actions, all as necessary for the defeasance of the Bonds; and
  - c. Authorize and direct the State Treasurer to cause the defeasance of the Bonds in accordance with the provisions of the related Indenture and Escrow Agreement.

**Estimated Cost to defease the outstanding Bonds for the Facility listed above:   \$40,676,000**

# BOND ITEM—4

## 2010 SERIES E VARIOUS CAPITAL PROJECTS

### Department of General Services (1760)

*Project:* **450 N Street Office Building**  
*Location:* Sacramento County  
*Authority:* Government Code Section 11012.5

### Department of Mental Health (4440)

*Project:* **Patton State Hospital Electrical Generator Plant Upgrade**  
*Location:* San Bernardino County  
*Authority:* Chapter 157, Statutes of 2003, Item 4440-301-0660 (4)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2010 Series E, Various Capital Projects, Federally Taxable Bonds.
2. Approve the form of and authorize the execution of a One Hundred Second Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of Site Leases between the above listed Departments and the State Public Works Board.
4. Approve the form of and authorize the execution of Facility Leases between the State Public Works Board and the above listed Departments.
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.

<b>Estimated Project Costs to be financed</b>	<b>\$83,854,000</b>
<b>Estimated Par Value of Bonds to be issued</b>	<b>\$95,000,000</b>
<b>“To Not Exceed” Par Amount</b>	<b>\$106,000,000</b>

## BOND ITEM—5

### DEPARTMENT OF MENTAL HEALTH 2010 SERIES F

### RENOVATION OF HOSPITAL ADDITION AT ATASCADERO STATE HOSPITAL

#### Department of Mental Health (4440)

*Project:* Renovation of the Hospital Addition

*Location:* Atascadero State Hospital, Atascadero

*Authority:* Chapters 171 and 172, Statutes of 2007, Item 4440-301-0660 (2)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Department of Mental Health, 2010 Series F, Renovation of Hospital Addition at Atascadero State Hospital, Federally Taxable Bonds.
2. Approve the form of and authorize the execution of a One Hundred Third Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board. This Supplemental Indenture, among other things, will designate the 2010F Bonds to be a Related Series of Bonds that will be secured on a parity basis with the Board's 2001A Bonds.
3. Approve the form of and authorize the execution of a First Amendment to the Facility Lease between the State Public Works Board and the Department of Mental Health.
4. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
5. Approve the form of and authorize the delivery of a Preliminary Official Statement.
6. Approve and authorize the delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

<b>Estimated Project Costs to be Financed</b>	<b>\$6,598,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$6,880,000</b>
<b>"To Not Exceed" Par Amount</b>	<b>\$8,000,000</b>

# BOND ITEM—6

## 2010 SERIES G VARIOUS CAPITAL PROJECTS

### Judicial Council (0252)

*Project:* **San Andreas Courthouse**  
*Location:* Calaveras County  
*Authority:* Chapter 712, Statutes of 2010, Item 0250-301-0660(1)

*Project:* **Hollister Courthouse**  
*Location:* San Benito County  
*Authority:* Chapter 712, Statutes of 2010, Item 0250-301-0660(4)

### Department of Developmental Services (4300)

*Project:* **Porterville Main Kitchen**  
*Location:* Porterville Developmental Center, Tulare County  
*Authority:* Chapters 47 and 48, Statutes of 2006, Item 4300-301-0660(1), as partially reappropriated by the Budget Act of 2010;  
Chapters 268 and 269, Statutes of 2008, Item 4300-301-0660(1), as partially reappropriated by the Budget Act of 2010

### Department of Corrections and Rehabilitation (5225)

*Project:* **Mental Health Crisis Bed Facility**  
*Location:* California Men's Colony, San Luis Obispo County  
*Authority:* Government Code Sections 15819.40(c) & (d) and 15819.401-15819.404

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, 2010 Series G, Various Capital Projects, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Fourth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of Site Leases between the above listed Departments and the State Public Works Board.
4. Approve the form of and authorize the execution of Facility Leases between the State Public Works Board and the above listed Departments.
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.

<b>Estimated Project Costs to be Financed</b>	<b>\$143,754,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$187,580,000</b>
<b>"To Not Exceed" Par Amount</b>	<b>\$224,000,000</b>

## BOND ITEM—7

### CALIFORNIA STATE UNIVERSITY 2010 SERIES H VARIOUS CALIFORNIA STATE UNIVERSITY PROJECTS

*Project:* **Storm and Nasatir Halls Renovation**  
*Campus:* San Diego  
*Authority:* Chapter 712, Statutes of 2010, Item 6610-301-0660 (1)

*Project:* **Science I Renovation (Seismic)**  
*Campus:* Stanislaus  
*Authority:* Chapters 712, Statutes of 2010, Item 6610-301-0660 (2)

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, 2010 Series H, Various California State University Projects, Tax-Exempt Bonds.
2. Approve the form of and authorize the execution of a One Hundred Fifth Supplemental Indenture to the Master Indenture, between the State Treasurer and the State Public Works Board.
3. Approve the form of and authorize the execution of Site Leases between the Trustees of the California State University and the State Public Works Board.
4. Approve the form of and authorize the execution of Facility Leases between the State Public Works Board and the Trustees of the California State University.
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.

<b>Estimated Project Costs to be Financed</b>	<b>\$75,953,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$93,170,000</b>
<b>“To Not Exceed” Par Amount</b>	<b>\$113,100,000</b>

## CONSENT ITEMS

### CONSENT ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW EL CENTRO FAMILY COURTHOUSE  
IMPERIAL COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(2)  
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session  
Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing funding for preliminary plans**

### CONSENT ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SOUTHEAST LOS ANGELES COURTHOUSE  
LOS ANGELES COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(4)  
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session  
Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing funding for preliminary plans**

### CONSENT ITEM—3

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW REDDING COURTHOUSE  
SHASTA COUNTY**

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(8)  
as amended by, Chapter 1, Statutes of 2009, Fourth Extraordinary Session  
Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing funding for preliminary plans**

## CONSENT ITEM—4

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW RED BLUFF COURTHOUSE  
TEHAMA COUNTY

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138(11)  
as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session  
Sections 70371.5 and 70371.7 of the Government Code*

**Consider:**

- (a) authorizing funding for preliminary plans
- (b) recognizing a reduction in acquisition costs **\$8,500,000**

## CONSENT ITEM—5

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
PORTOLA REDWOODS STATE PARK, ISLAND FOREST SITE  
SAN MATEO COUNTY  
DPR Parcel Number 016089, DGS Parcel Number 10659

*Authority: Chapter 117, Statutes of 2009, Item 3790-801-0262(1)*

**Consider authorizing acquisition**

## CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
FACILITY A GENERAL POPULATION/ENHANCED OUTPATIENT PROGRAM TREATMENT  
AND OFFICE SPACE  
MADERA COUNTY

*Authority: Sections 15819.40(c) and (d) and 15819.401 - 15819.404 of the Government  
Code*

**Consider establishing scope, cost, and schedule**

## **CONSENT ITEM—7**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
IRONWOOD STATE PRISON, BLYTHE  
HEATING, VENTILATION, AND AIR CONDITIONING SYSTEM  
RIVERSIDE COUNTY**

*Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001 (16)*

**Consider approving preliminary plans**

## **CONSENT ITEM—8**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALAVERAS COUNTY ADULT DETENTION FACILITY  
JAIL PROJECT  
CALAVERAS COUNTY**

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider authorizing Department of Corrections and Rehabilitation’s execution of:**

- a) a Ground Lease with the County of Calaveras**
- b) an Easement Agreement for Grants of Access, Utilities, and Repairs Easements with the County of Calaveras**
- c) a Right of Entry for Construction with the County of Calaveras**

## **CONSENT ITEM—9**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
DEWITT NELSON CORRECTIONAL FACILITY  
INFILL PROJECT  
SAN JOAQUIN COUNTY**

*Authority: Sections 15819.40(a) and (d) and 15819.401 – 15819.404 of the Government Code*

**Consider recognizing:**

- a) a scope change**
- b) revised project costs**

## **CONSENT ITEM—10**

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MADERA COUNTY JAIL  
EXPANSION PROJECT  
MADERA COUNTY**

*Authority: Sections 15820.90 – 15820.907 of the Government Code*

**Consider approving preliminary plans**

## **CONSENT ITEM—11**

**DEPARTMENT OF VETERANS AFFAIRS (8955)  
YOUNTVILLE VETERANS HOME  
CENTRAL POWER PLANT RENOVATION  
NAPA COUNTY**

*Authority: Section 1104.2 of the Military and Veterans Code*

**Consider establishing scope, cost, and schedule**

## ACTION ITEMS

### ACTION ITEM—1

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW NORTH BUTTE COURTHOUSE  
BUTTE COUNTY**

AOC Facility Number 04-F1, DGS Parcel Number 10600

*Authority: Chapter 1, Statutes of 2009, Third Extraordinary Session, Item 0250-301-3138 (1), as amended by Chapter 1, Statutes of 2009, Fourth Extraordinary Session Sections 70371.5 and 70371.7 of the Government Code*

**Consider finalizing acquisition approval. On September 20, 2010, the Board authorized a contingent acquisition for the New North Butte Courthouse, allowing the Administrative Office of the Courts to clear certain conditions affecting title that precluded full acquisition approval at that time. These conditions have been satisfied and are listed below:**

- (1) A duly authorized agreement(s) between the relevant parties releasing the subject property from the Meriam Park Development Agreement dated August 6, 2007 (Condition satisfied on October 21, 2010);**
- (2) The Department of General Services' review and approval of the agreement(s) referenced above prior to execution by the parties (Condition satisfied on October 5, 2010); and**
- (3) Satisfactory resolution of the title exceptions affecting the subject property related to one or more Chico Maintenance Districts (Condition satisfied on October 5, 2010).**

### ACTION ITEM—2

**JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS  
NEW SANTA CLARA FAMILY JUSTICE CENTER  
SANTA CLARA COUNTY**

JCC Parcel Number 43-B5, DGS Parcel Number 10626

*Authority: Sections 70371.5 and 70371.7 of the Government Code*

**Consider authorizing acceptance of a no-cost acquisition contingent upon the Judicial Council of California, Administrative Office of the Courts satisfactorily completing the task listed below and direct the AOC to provide a reportable item at the appropriate regular scheduled Public Works Board meeting for final acquisition approval.**

**The condition precedent to final acquisition approval include, but is not limited to:**

- (1) Satisfactory resolution of the final Pollution Liability Policy to ensure the terms and conditions in the Policy are as stated in the Property Acquisition Agreement.**

## **OTHER BUSINESS**

- 1. Adoption of the 2011 SPWB Calendar.**
  
- 2. The Annual Report from Gilbert Associates Inc.**
  - a. Public Buildings Construction Fund
  - b. High Technology Education Revenue Bond Fund

**Recognize the 2010 State Public Works Board Financial Statements**

## **REPORTABLES**

**To be presented at the meeting.**