



## NOTICE OF MEETING

### STATE PUBLIC WORKS BOARD

Friday, November 6, 2015, at 11:30 a.m. in  
Room 113, State Capitol, Sacramento, California

#### AGENDA

- |      |   |      |    |
|------|---|------|----|
| I.   | Roll Call   |      |    |
| II.  | Bond Items  | Page | 02 |
| III. | Approval of minutes from the August 17, 2015,<br>September 1, 2015, and September 17, 2015 meetings |      |    |
| IV.  | Consent Items   | Page | 11 |
| V.   | Action Items  | Page | 20 |
| VI.  | Other Business  | Page | 24 |
| VII. | Reportables   | Page | 24 |

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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>.

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 Karessa Vitullo at (916) 445-9694 or e-mail to [karessa.vitullo@dof.ca.gov](mailto:karessa.vitullo@dof.ca.gov) five days prior to the meeting.

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2015 SERIES H, LEASE REVENUE BONDS  
CALIFORNIA STATE PRISON, CORCORAN: VARIOUS BUILDINGS**

*Projects:* **Health Care Facility Improvement Projects**

*Locations:* **California Men's Colony**  
San Luis Obispo County

**Deuel Vocational Institution**  
San Joaquin County

**Central California Women's Facility**  
Madera County

**Valley State Prison**  
Madera County

**Salinas Valley State Prison**  
Monterey County

**Correctional Training Facility**  
Monterey County

**California Correctional Institution**  
Kern County

**California State Prison, Corcoran**  
Kings County

**California Substance Abuse Treatment Facility and State Prison**  
Kings County

**Sierra Conservation Center**  
Tuolumne County

*Leased Asset:* **California State Prison, Corcoran: Various Buildings**  
*Location:* Kings County

*Authority:* **Sections 15817.1, 15819.40(b) and (c) and 15819.401 – 15819.404 of the Government Code**

#### **Consider adoption of a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, Department of Corrections and Rehabilitation, 2015 Series H, California State Prison, Corcoran: Various Buildings, Tax-Exempt Bonds.

2. Approve the form of and authorize the execution of an indenture, between the Board and the State Treasurer.
3. Approve the form of and authorize the execution of a First Supplemental Indenture to incorporate the bonds into the Master Indenture pooled reserve fund.
4. Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and Rehabilitation (CDCR) and the Board.
5. Approve the form of and authorize the execution of a Facility Lease between the Board and the CDCR.
6. Approve the form of and authorize the execution of a Continuing Disclosure Agreement by and among the Board, the CDCR, and the State Treasurer.
7. Approve the form of a Notice of Sale.
8. Approve the form of and authorize the execution of a First Amendment to 2011A Site Lease between the CDCR and the Board.
9. Approve the form of and authorize the execution of a First Amendment to 2011A Facility Lease between the Board and the CDCR.
10. Approve the form of and authorize the delivery of a Preliminary Official Statement.
11. Authorize the preparation and delivery of an Official Statement.
12. 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>\$229,812,000</b>
<b>Estimated Par Value of Bonds to be Issued</b>	<b>\$209,360,000</b>
<b>“Not To Exceed” Par Amount</b>	<b>\$251,000,000</b>

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
 2015 Series H, Lease Revenue Bonds  
 California State Prison, Corcoran: Various Buildings

Action Requested

**If approved, the requested action would authorize the sale of the 2015 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 of an indenture, a supplemental indenture, a site lease, a facility lease, a continuing disclosure agreement, and an amendment to the 2011A Site Lease and Facility Lease; ratifying actions related to the notice of sale and a preliminary official statement; and authorizing the preparation and delivery of an official statement.**

### Scope Description and Funding

The California State Prison, Corcoran (“COR”) is located approximately two miles south of the City of Corcoran in Kings County. Construction of COR was completed in February 1988. COR houses all male inmates in Level I, III, IV and Security Housing Units.

The California State Prison, Corcoran: Various Buildings (the “Leased Property”) consists of a total of 23 housing unit buildings, which constitute only a portion of the Corcoran facilities. Fourteen of the housing units are each approximately 24,200 square feet and contain 100 cells (50 cells on the ground floor and 50 cells on the mezzanine). One housing unit for administrative segregation is approximately 24,900 square feet and contains 100 cells (50 cells on the ground floor and 50 cells on the mezzanine). Eight housing units are each approximately 46,600 square feet and contain 128 cells (64 cells on the ground floor and 64 cells on the mezzanine). The exterior and interior walls of all of these buildings are constructed of precast tilt up concrete panels and the ground floor is a concrete slab on grade, while the upper floor and cell roof area are constructed of precast concrete panels with cast-in-place concrete fill. The roofs over the dayrooms are framed with steel beams supporting concrete placed on steel deck, with roofing and insulation above. The buildings are equipped with electricity, water, wastewater, natural gas, telecommunications, and institutional security systems including a personal duress alarm system. Site improvements associated with each building include asphaltic concrete paving and storm water collection systems. A valuation was completed by an independent consultant as of August 30, 2015 for the Leased Property, valuing the Leased Property at \$251,300,000 as of that date.

The proceeds of the 2015H Bonds will be used to finance the costs of design and construction of ten health care facility improvement projects (described below), which are different from the Leased Property. Neither the Board nor the bondholders have any security interest or remedies with respect to any of the projects. All remedies under the Facility Lease for failure to pay rental apply only to the Leased Property.

Assembly Bill 900 (Chapter 7, Statutes of 2007), as amended (the “Law”), authorizes CDCR to design and construct new buildings, renovate existing buildings, and make necessary ancillary improvements at facilities to provide medical, dental, and mental health treatment. The purpose of CDCR’s program is to improve facilities in the health care components at each CDCR institution, and, in particular, to provide appropriate and adequate medical diagnostic and treatment space to the entire CDCR inmate population.

The proceeds of the 2015H Bonds will be used to finance health care facility improvement projects at the following ten institutions: California Correctional Institution; California State Prison, Corcoran; California Substance Abuse Treatment Facility and State Prison, Corcoran; California Men’s Colony; Central California Women’s Facility; Correctional Training Facility; Deuel Vocational Institution; Salinas Valley State Prison; Sierra Conservation Center; and Valley State Prison.

**Staff Recommendation:     Adopt the resolution.**

## BOND ITEMS

### BOND ITEM—2

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
2010 SERIES A, PROJECT ADDITION  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
MADERA COUNTY**

*Authority: Sections 15819.40(b) and (c) and 15819.401 – 15819.404 of the  
Government Code*

**Consider adoption of a resolution to:**

1. Determine that a Cost Reduction (the "Cost Reduction"), under the Board's Ninety-Eighth Supplemental Indenture between the State Treasurer and the Board, has occurred with respect to the State Public Works Board 2010 Series A lease-revenue bonds (the "Bonds").
2. Approve and authorize the adjustment of the Base Rental payments under the Facility Lease for the California Institution for Women, Chino: Acute/Intermediate Care Facility project (the "CIW Project") and the addition of the Central California Women's Facility, Madera County: Enhanced Outpatient Program Treatment and Office Space project (the "CCWF Project") to utilize a portion of the available proceeds of such Bonds pursuant to section 212.07 of the Ninety-Eighth Supplemental Indenture.
3. Approve and authorize the attachment of an amended Exhibit B to the Ninety-Eighth Supplemental Indenture.
4. Approve and authorize the attachment of an amended Schedule I to the Facility Lease for the CIW Project between the Board and the Department of Corrections and Rehabilitation (CDCR).
5. Approve and authorize the execution of a Site Lease between the CDCR and the Board for the CCWF Project.
6. Approve and authorize the execution of a Facility Lease between the Board and the CDCR for the CCWF Project.
7. Approve other related actions in connection with the determination of the Cost Reduction, the adjustment of base rental and the approval of the addition of the CCWF Project.

**Estimated Project Costs to be Financed**

**\$7,846,000**

## BOND ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
2010 Series A, Project Addition  
Central California Women's Facility  
Enhanced Outpatient Program Treatment and Office Space  
Madera County

#### Action Requested

**If approved, the requested action would adopt a resolution (1) determining that a Cost Reduction has occurred with respect to the Bonds; (2) approving and authorizing actions related to adjustment the Base Rental payments under the Facility Lease for the CIW Project, (3) approving the execution of a Site Lease and a Facility Lease and certificates for the addition of the CCWF Project pursuant to section 212.07 of the Supplemental Indenture, and (4) other related actions.**

#### Adjustment of Base Rental Payments for a Project and Addition of Another Project

Pursuant to the 98th Supplemental Indenture, the Board is permitted, subject to certain provisions contained section 212.07, to add a project to be financed and refinanced with proceeds of the Bonds. The Board has been advised that a lesser amount of proceeds of the Bonds than originally expected will be expended on the CIW Project, and has previously recognized revised project costs.

Moreover, under the Supplemental Indenture, the Board may utilize the Cost Reduction by (1) authorizing the reduction of the Base Rental payments under the Facility Lease for the CIW Project and (2) authorizing the addition of the CCWF Project pursuant to section 212.07 of the Supplemental Indenture. Notwithstanding these project specific changes to Base Rental payments, the total Base Rental, payable under the all Facility Leases associated with the Bonds, would at all times, together with amounts on deposit in the Series 2010A Subseries A-1 Capitalized Interest Subaccount, be sufficient to pay the principal of and interest on the Bonds when due.

#### Scope Description

**This project is within scope.** This project will design and construct a new, approximately 7,100 square foot, single-story standalone building on the Facility A yard at Central California Women's Facility. The new mental health building will not include any new housing. The building will include group therapy rooms, an interview room, an inmate-patient waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. One of the group therapy rooms will also be used as an interdisciplinary treatment team room. This project also includes the installation of separation yard fencing to control inmate movement at the building and outdoor recreation space. In addition, the project includes new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled accessibility regulations.

#### Funding and Cost Verification

**This project is within cost.** On November 15, 2010, the Board allocated \$17,743,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and

construction for this project. On September 11, 2012, the Board took an action to revise the project scope and decreased authorized project costs by \$7,268,000 to \$10,475,000. On April 15, 2013, the Board approved preliminary plans and decreased authorized project costs by \$711,000 to \$9,764,000. Subsequently on October 18, 2013, the Board recognized revised project costs by further decreasing authorized project costs by \$1,918,000 to \$7,846,000.

\$ 7,846,000 total authorized project costs  
\$ 7,846,000 project costs previously allocated: \$1,123,000 preliminary plans, \$662,000 working drawings, and \$6,061,000 construction (\$4,453,000 contract, \$223,000 contingency, \$160,000 A&E, \$529,000 other project costs, and \$696,000 agency retained items)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010, and the 35-day statutes of limitation expired without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 11, 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	October 2013
Start construction	October 2013
Complete construction	October 2015

**Staff Recommendation: Adopt resolution.**

## BOND ITEMS

### BOND ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
IMPERIAL COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

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 other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Bond Appropriation

\$33,000,000

## BOND ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Jail Project  
Imperial County

#### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

#### Scope Description

**This project is within scope.** This project will design and construct a new approximately 62,000 square foot two-story medium security adult detention center and an approximately 8,000 square foot building for a video visitation center and vocational print shop on approximately 2.3± acres of county-owned land adjacent to the county's existing jail located in the city of El Centro. This project will provide approximately 274 beds and will include housing, healthcare, program, intake and release, administrative, and support services space. An existing laundry building will be demolished to make way for the new adult detention center.

The adult detention center will be located adjacent and to the west of the existing jail. The housing space will consist of approximately six two-tiered dormitory housing units. Each housing unit will include approximately 45 beds, a dayroom, a custody control station, a secured outdoor recreation yard, and inmate toilets and showers. The housing space will also include a central control room, a janitor closet, and a storage room to support all of the housing units.

The adult detention center will also include healthcare, intake and release, program, administrative, and support services space. The health services space will include four medical special use single-occupancy cells; a nurse's station; a pharmacy; a waiting/custody area; and dental, medical exam and storage space. The intake/release space will include a triage exam room; safety, sobering, and holding cells; pedestrian and security fenced vehicle sallyports; and processing, administrative and storage space. The program space will include two rooms for self-help, worship, and education classes. The administrative space will include offices and work stations, two training rooms, a conference room, an armory, a medical records room, a library, a staff dining room, a fitness room, and storage space. The support services space will include laundry space, a commissary, storage space, and a kitchen that will also be used as program space for teaching.

The video visitation center and vocational print shop will be located outside the secure perimeter adjacent and to the east of the existing jail. It will include a video visitation area; public lobby; training, administrative, and storage space; and a vocational print shop.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. The adult detention center will be constructed primarily of concrete and steel for security and long-term durability. The project will also include sally ports for transportation and parking improvements. A portion of the hard exterior of the building will serve as a part of the secure perimeter in addition to the existing perimeter security fence.

#### Funding and Project Cost Verification

**This project is within costs.** Section 15820.913 of the Government Code (AB 900, Phase 2) appropriates \$854,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC).

On August 9, 2013, the Board established the scope, cost, and schedule of this project, allocating \$33,000,000 of the \$854,229,000 lease revenue bond financing authority appropriated in section 15820.913 of the Government Code to partially finance the design and construction for this project. At the time of establishment, the total estimated project cost was \$37,413,000. On October 18, 2013, the Board approved the performance criteria and concept drawings for this project, for a total estimated project cost of \$37,193,000. All of the acquisition/study costs and any design and construction costs in addition to this amount will be paid by the county.

\$37,193,000	total authorized project costs
\$37,193,000	total estimated project costs
\$33,000,000	state costs previously allocated: \$33,000,000 design-build (\$28,435,000 contract, \$1,048,000 A&E, and \$3,517,000 other project costs)
\$4,193,000	local costs previously allocated: \$320,000 acquisition/study, \$1,191,000 performance criteria & concept drawings, \$2,682,000 design-build (\$409,000

contract, \$1,442,000 contingency, \$186,000 A&E, \$645,000 other project costs)

CEQA

A Notice of Determination (NOD) was filed with the State Clearinghouse on September 17, 2013, and the 30-day statute of limitations expired without challenge. Subsequent to that filing, Imperial County filed a revised NOD with the State Clearinghouse on November 20, 2014 to account for an adjustment in number of beds, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on August 24, 2015, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve performance criteria and concept drawings	October 2013
Start construction	December 2015
Complete construction	July 2017

**Staff Recommendation:     Adopt resolution.**

## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)  
AUBURN STATE RECREATION AREA  
BIG BEND ACQUISITION  
PLACER COUNTY  
DPR Parcel Number 10654, DGS Parcel Number 10826

*Authority: Chapters 10 and 11, Statutes of 2015; Item 3790-301-6029 (1)*

**Consider authorizing the acquisition of real property through the acceptance of a no-cost acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Parks and Recreation  
Big Bend Acquisition, Auburn State Recreation Area  
Placer County

#### **Action requested**

**If approved, the requested action would authorize the acquisition of real property through the acceptance of a no-cost acquisition.**

#### Scope Description

**This project is within scope.** The requested action would authorize the acquisition of approximately 417 acres of vacant and unimproved land known as “Big Bend” to be used for the expansion of the Auburn State Recreation Area.

The property was acquired by the Trust for Public Land (TPL) funded by a grant from the Natural Resources Agency in March 2014. It was then immediately assigned to the Placer Land Trust (PLT) to serve as the interim steward of the property until such time as the Department of Parks and Recreation (Parks) could take title and manage the property for habitat preservation and passive recreation in perpetuity.

### Funding and Cost Verification

**This project is within cost.** Chapters 10 and 11, Statutes of 2015, Item 3790-301-6029(1) provides a total of \$700,000 for the acquisition of high priority parcels of land. The property will be given to the state at no cost and the appropriation will be used only to pay for Department of General Services (DGS) staff charges associated with the review of this transaction.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 2, 2014 and the 35-day statute of limitations expired on July 6, 2014, without comment.

### Project Schedule

Close of Escrow            December 2015

### Condition of Property

The five parcels that comprise the Big Bend property are separated into two main areas. The largest area is bisected by Ponderosa Way, a graded dirt road off of Foresthill Road, a local road intersecting U.S. Interstate 80 just north of downtown Auburn. The other area is relatively small on the northwestern edge of the property across the North Fork of the American River from the main parcel. The main portion of the property is situated on a northern-facing steep hillside above the North Fork of the American River and the smaller northwestern parcel lies on the southern facing slope on the north side of the river. The topography of the site is steeply sloping topography with a river incised canyon at the base of bordering hillsides. The area has vegetation typical of the Sierra Nevada foothill scrub including Manzanita, oak and pine trees. No structures were observed on the property during the site visit nor were any hazardous material use, disposal or dumping observed.

The area is known for historic placer mining, and review of historic records indicates that mining activities had taken place in the vicinity of the property, predominantly in the middle and late 1800's. Due to the age, nature of the mining and topography of the property, the precise identification of any historic mining activities would be extremely difficult.

No safety hazards or chemical alterations were observed during a site visit by DGS staff on May 6, 2014, and the potential for recognized environmental conditions for mining activities are so low further investigation is not recommended.

### Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment was completed in accordance with American Society for Testing and Materials Standard on March 22, 2013 by Amicus – Strategic Environmental Consulting. The Phase I did not reveal any evidence of recognized environmental conditions in connection with the subject property and, therefore, concluded no further investigations.

According to Parks, the property is compatible with the contemplated acquisition to open land for park purposes. Based upon the Phase 1 Environmental Site Assessment, DGS staff concurs that no potentially adverse environmental conditions were observed.

### Other:

- As a condition of the Grant Agreement, PLT executed an Assignment and Assumption of Grant Agreement with TPL during their interim stewardship of the property. Also as a condition of the Grant Agreement, Parks executed an Assignment and Assumption of Grant Agreement with PLT to assume the terms and conditions of the Grant Agreement.
- Access to the property is along a public, narrow two-lane dirt and gravel road called Ponderosa Way. The road is not maintained by Placer County; however, the road is of importance to Parks for access to the State Recreation Area to cross the bridge into the North Fork Canyon area. Currently, Parks maintains Ponderosa Way and has it graded when needed because it uses the road for regular patrol activities.

- PLT will include a one-time endowment of \$95,000 it received from TPL and the original grantor to be deposited to escrow to cover fire, fuel and vegetation management costs. The Auburn State Recreation Area Park District has determined the endowment should cover the next 20 years at the current rate of annual expenses incurred. None of the documents specifically state that the endowment shall be used on the subject parcel only; however, it is the intent of State Parks to use it on the subject parcel.
- When TPL purchased the property from the original grantor, TPL obtained a concession for a 200-foot 'no-build' buffer between the property line and the grantor's proposed residential development.
- Parks is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The indemnification language regarding hazardous materials in the Property Acquisition Agreement was modified to say that PLT's obligation to indemnify the State shall only extend during their ownership of the property, or if PLT had actual knowledge of any activity or action regarding hazardous materials prior to close of Escrow and failed to disclose such action or activity to the State. However, based on a visual inspection by DGS staff, DGS had determined that it does not appear that there are any environmental conditions that would present exceptional risk to the state. It should be noted that the lack of standard indemnification language does not relieve the prior owners of liability under existing law.
- The property is vacant and there is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- No additional Parks resources will be required because this area is already currently patrolled as part of its current routes along points of access to the Auburn State Recreation Area north of the river. The \$95,000 endowment will be used as needed for control of vegetation.
- The proposed acquisition is consistent with the State's planning priorities (Ch.1016, Stats. 2002). No development is currently planned for these parcels and State ownership will help ensure these open spaces are protected, and will limit incompatible development in this area.

**Staff Recommendation:      Authorize acceptance of the no-cost acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA CORRECTIONAL INSTITUTION  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
KERN COUNTY

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

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
California Correctional Institution  
Health Care Facility Improvement Project  
Kern County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** The health care facility improvement project at California Correctional Institution (CCI) will support CCI's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies.

CCI is one of seventeen institutions designated as a Basic Care institution. Basic Care institution will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes the design and construction of new Facility D and E primary care clinics; a new pharmacy and lab, Facilities A primary care clinic renovation, Facility B primary care and specialty care clinic renovation, and Facility C primary care clinic renovation and addition. The purpose of the new pharmacy and laboratory is to provide the space needed to meet the pharmaceutical and laboratory needs of CCI and make space available within Facility B, where

the pharmacy and laboratory are currently located, for direct inmate-patient specialty services and care. The new Facility D and E primary care clinics and renovations located in Facilities A and B will provide primary health care treatment and consultations consistent with the delivery of a Basic level of care at CCI. The Facility B clinic renovation will also provide space for specialty care consultation and a treatment and triage area for emergency services that will be readily available for CCI inmate-patients from all of the Facilities.

Funding and Cost Verification

**This project is within cost.** On September 13, 2013, the Board took an action allocating \$19,388,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project. On August 13, 2014, the Board recognized a scope change and approved an augmentation request, resulting in updated total project costs of \$23,868,000. Subsequent to this action, Finance approved awarding of construction contract for this project to a lowest qualified bidder on September 5, 2015. A revised project estimated was prepared based on the actual construction contract award amount, and the current total estimated project cost is \$23,257,000, which is a decrease of \$611,000. This action will recognize these revised project costs as detailed below.

\$ 23,868,000	total authorized project costs
\$ 23,257,000	total estimated project costs
\$ 23,868,000	project costs previously allocated: \$871,000 preliminary plans, \$1,287,000 working drawings, and \$21,710,000 construction (\$15,705,000 contract, \$942,000 contingency, \$993,000 A&E, \$1,291,000 other project costs, and \$2,779,000 agency retained items)
\$ 611,000	net project cost decrease: \$3,000 working drawings and \$608,000 construction (\$1,977,000 contract and \$119,000 contingency, and an increase of \$562,000 A&E, \$155,000 other project costs and \$771,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 2014, and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

Real estate due diligence review for this institution was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	January 2015
Start construction	September 2015
Complete construction	May 2017

**Staff Recommendation: Recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEN'S COLONY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SAN LUIS OBISPO COUNTY

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

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
California Men's Colony  
Health Care Facility Improvement Project  
San Luis Obispo County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** The health care facility improvement project at California Men's Colony (CMC) will support CMC's operation as an Intermediate Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CMC is to remedy deficiencies in primary care, specialty care, Administrative Segregation Unit (ASU) clinic, health care administration, health records, pharmacy, laboratory, and medication distribution.

CMC is one of 11 institutions designated as an Intermediate Care institution based on the institution's ability to recruit clinicians, and its access to medical specialists and related services. Intermediate Care institutions will have the capability of providing tertiary care consultation and specialized medical services including those which utilize advanced technologies such as neurosurgery and cardiology for inmates with chronic and/or terminal illnesses.

This project includes the design and construction of several buildings in the West and East Facilities. The West Facility will include a new primary care clinic and a health records and specialty clinic renovation. The East Facility will include a receiving and release exam room renovation; a new primary care and health care administration building; a new pharmacy and

laboratory building; a new ASU Primary Care and ASU Enhanced Outpatient Program mental health clinic; a central health services renovation, medication distribution room renovations and additions; and infrastructure upgrades.

The new primary care clinic will provide centralized primary health care at an intermediate level of care. The central health services building addition and renovations will provide specialty clinic space and inmate-patient waiting. The remaining additions and renovations will help provide adequate treatment, support space, and pharmacy serves for inmate-patients.

### Funding and Cost Verification

**This project is within cost.** On February 11, 2013, the Board established the scope, cost, and schedule of this project, allocating \$57,440,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in Section 15819.403(a) of the Government Code to complete design and construction of this project. On March 14, 2014, the Board recognized a scope change, and this change resulted in decreasing total project costs to \$55,904,000. Subsequent to this action, Finance approved awarding of construction contract for this project to a lowest qualified bidder on June 26, 2015. A revised project estimated was prepared based on the actual construction contract award amount, and the current total estimated project cost is \$54,960,000, which is a decrease of \$944,000. This action will recognize these revised project costs as detailed below.

\$ 55,904,000	total authorized project costs
\$ 54,960,000	total estimated project costs
\$ 55,904,000	project costs previously allocated: \$2,526,000 preliminary plans, \$2,878,000 working drawings, and \$50,500,000 construction (\$37,851,000 contract, \$2,271,000 contingency, \$2,888,000 A&E, \$3,686,000 other project costs, and \$3,804,000 agency retained items)
\$ 944,000	net project cost decrease: \$298,000 working drawings and \$646,000 construction (\$3,251,000 contract, \$195,000 contingency and \$266,000 A&E costs, and an increase of \$422,000 other project costs and \$2,644,000 agency retained items)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 13, 2013, and the 35-day statute of limitations expired without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on February 3, 2014, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

### Project Schedule

Approve preliminary plans	February 2014
Complete working drawings	March 2015
Start construction	March 2015
Complete construction	December 2017

**Staff Recommendation: Recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CORRECTIONAL TRAINING FACILITY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
MONTEREY COUNTY

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

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Correctional Training Facility  
Health Care Facility Improvement Project  
Monterey County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** The health care facility improvement project at Correctional Training Facility (CTF) will support CTF's operation as a Basic institution which is part of the California Department of Corrections and Rehabilitation's Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CTF is to remedy deficiencies in medication distribution, primary care, specialty care, health care administration, and laboratory.

CTF is one of seventeen institutions designated as a Basic institution. Basic institution will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

The project at CTF includes the design and construction of three new primary care clinics at Facilities A, C and D, as well as renovations to the Facility B primary care clinic, the Facility C triage and treatment area, and the specialty care clinic.

The new primary care clinic for Facilities A, C, and D and the renovations to the Facility B primary care clinic will provide appropriate space for primary health care treatment and consultations at a Basic level of care. Each of these four primary care clinics will also include

space for lab draw activities to increase access to these services. The renovations to the Facility C triage and treatment area will provide a central triage and treatment area for emergency services readily accessible to all inmate-patients at CTF. The specialty care clinic renovations will provide appropriate clinical space to accommodate specialty clinical services and Administrative Segregation Unit primary care services.

#### Funding and Cost Verification

**This project is within cost.** On July 12, 2013, the Board established the scope, cost, and schedule of this project, allocating \$26,431,000 of the \$900,419,000 lease revenue bond authority appropriated for medical, dental, and mental health facilities in Section 15819.403 (a) of the Government Code to complete design and construction of this project. On July 18, 2014, the Board recognized a scope change and approved an augmentation request, resulting in updated total project costs of \$27,579,000. Subsequent to this action, Finance approved awarding of construction contract for this project to a lowest qualified bidder on August 27, 2015. A revised project estimated was prepared based on the actual construction contract award amount, and the current total estimated project cost is \$27,448,000, which is a decrease of \$131,000. This action will recognize these revised project costs as detailed below.

\$ 27,579,000	total authorized project costs
\$ 27,448,000	total estimated project costs
\$ 27,579,000	project costs previously allocated: \$1,308,000 preliminary plans, \$1,513,000 working drawings, and \$24,758,000 construction (\$18,408,000 contract, \$1,104,000 contingency, \$1,234,000 A&E, \$1,693,000 other project costs, and \$2,319,000 agency retained items)
\$ 131,000	net project cost decrease: \$80,000 working drawings and \$51,000 construction (\$2,280,000 contract and \$137,000 contingency, and an increase of \$379,000 A&E, \$455,000 other project costs, and \$1,532,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 24, 2014, and the 35-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

Real estate due diligence review for this institution was completed in July 2013, and no issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified.

#### Project Schedule

Approve preliminary plans	June 2014
Complete working drawings	May 2015
Start construction	August 2015
Complete construction	October 2017

**Staff Recommendation: Recognize revised project costs.**

## ACTION ITEMS

### ACTION ITEM—1

#### CALIFORNIA HIGH SPEED RAIL AUTHORITY (2665) VARIOUS COUNTIES

**Consider approving and adopting two resolutions revising the following:**

- Resolution of the State Public Works Board Approving the Form of and Delegating Authority to Execute Agreements for the Possession and Use of Property, Optional Clauses, and Memorandum of Agreement for Possession and Use of Property for the California High Speed Rail Authority dated April 15, 2013.
- Resolution of the State Public Works Board Delegating Authority to Execute Contracts for the Acquisition of Property for the California High Speed Rail Authority dated November 6, 2012.

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

#### California High Speed Rail Authority Various Counties

#### Action Requested

**If approved, the requested action would do two things. First, it would rescind the following resolutions:**

- Resolution of the State Public Works Board Approving the Form of and Delegating Authority to Execute Agreements for the Possession and Use of Property, Optional Clauses, and Memorandum of Agreement for Possession and Use of Property for the California High Speed Rail Authority dated April 15, 2013.
- Resolution of the State Public Works Board Delegating Authority to Execute Contracts for the Acquisition of Property for the California High Speed Rail Authority dated November 6, 2012.

**Second, if approved, it would adopt and approve the following two related resolutions:**

- Resolution of the State Public Works Board Approving the Form of and Delegating Authority to Execute Agreements for the Possession and Use of Property, Optional Clauses, and Memorandum of Agreement for Possession and Use of Property for the California High Speed Rail Project.

- Resolution of the State Public Works Board Delegating Authority to Execute Contracts for the Acquisition of Property for the California High Speed Rail Project.

### Background

The State Public Works Board (Board) is required by law to perform various functions or approvals in relation to its capital outlay oversight responsibilities and bond issuance obligations. In an effort to improve the efficiency of these processes, the Board has approved the delegation of certain functions and approvals to its duly appointed Executive Director and Deputy Directors.

At its November 6, 2012 meeting, the Board approved the adoption of a resolution approving a form acquisition agreement and the delegation of authority to execute certain contracts for the acquisition of property for the High Speed Rail Project. This request rescinds the November 6, 2012 resolution pursuant to its terms, and seeks approval of a new resolution that would essentially amend the original resolution to revise and include the following:

- Revised Exhibit A - Right of Way Contract with minor edits;
- Revised Exhibit B – Additional optional clauses and clarifying edits to existing optional clauses;
- New Exhibit C – Alternate Right of Way Contract with leasehold interest only;
- New Exhibit D – Alternate Right of Way Contract after a Possession and Use Agreement has been executed.

In addition, at its April 15, 2013 meeting, the Board approved a form of Agreement for Possession and Use, Optional Clauses, and Memorandum of Agreement for Possession and Use and the delegation of authority to execute agreements and memoranda for the possession and use of property for the California High Speed Rail Project. As above, this request rescinds the April 15, 2013 resolution pursuant to its terms, and seeks a new resolution essentially amending the original resolution to revise and include the following:

- Revised Exhibit A – Possession and Use Agreement with minor edits;
- Revised Exhibit B – Addition of one optional clause;
- New Exhibit D – Alternate Possession and Use Agreement when it is determined that Improvements Pertaining to Realty (IPR's), Cost to Cure (CTC), or Construction Contract Work (CCW) must be included in the agreement.

### **Staff Recommendation:**

- Approve the adoption of a Resolution of the State Public Works Board Approving the Form of and Delegating Authority to Execute Agreements for the Possession and Use of Property, Optional Clauses, and Memorandum of Agreement for Possession and Use of Property for the California High Speed Rail Project.
- Approve the adoption of a Resolution of the State Public Works Board Delegating Authority to Execute Contracts for the Acquisition of Property for the California High Speed Rail Project.
- Approve the Rescission of the Resolution of the State Public Works Board Approving the Form of and Delegating Authority to Execute Agreements for the Possession and Use of Property, Optional Clauses, and Memorandum of Agreement for Possession and Use of Property for the California High Speed Rail Authority dated April 15, 2013.

- Approve the Rescission of the Resolution of the State Public Works Board Delegating Authority to Execute Contracts for the Acquisition of Property for the California High Speed Rail Authority dated November 6, 2012.

**ACTION ITEMS**

**ACTION ITEM—2**

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
FRESNO AND KERN COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

**Consider authorizing site selection of eight assessor’s parcels in full or in part:**

<b>Exhibit A of Action Item 2</b>	
<b>Fresno County</b>	
High Speed Rail Authority Parcel Number	Assessor Parcel Number (APN)
FB-10-0558	465-091-33
FB-10-0125	465-040-33ST
FB-10-0143	467-030-35ST
FB-10-0858	487-180-07
FB-10-0859	487-180-11
<b>Kern County</b>	
FB-15-0200	030-421-16
FB-15-0169	030-061-01
FB-15-0169	030-061-02

## ACTION ITEMS

### STAFF ANALYSIS ITEM—2

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Fresno and Kern Counties

#### Action Requested

**If approved, the requested action would authorize site selection of eight assessor's parcels in full or in part.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 120 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,300 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

#### Background

To date, the Board has site-selected approximately 1,300 parcels comprising approximately 120 miles from Madera to Shafter. This total does not reflect properties associated with Right-of-Way transfer agreements with local government.

Site selection for the eight properties listed in Exhibit A of this item includes five properties, two in Fresno County and three in Kern County that reflect excess land associated with parcels that are needed for the HSTS. The remaining three properties are needed for improvements within the City of Fresno associated with the Tuolumne Street and Fresno Street structural work and to provide a parking area for the proposed Fresno Station.

For these properties, the CEQA and NEPA process was completed in either 2012 (Merced to Fresno segment) or 2014 (Fresno to Bakersfield segment). Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

**Staff Recommendation: Authorize site selection of eight assessor's parcels in full or in part.**

## OTHER BUSINESS

1. Presentation of the 2016 Board Calendar

## REPORTABLES

To be presented at the meeting.