



CALIFORNIA STATE
PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

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

AGENDA WITH ANALYSIS

NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Monday, April 5, 2010

The **STATE PUBLIC WORKS BOARD** will meet on
Monday, April 5, 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
April 5, 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
Randell Iwasaki, 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)

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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, Abel Maldonado, Legislative Advisor

II. Bond Items

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BOND ITEMS

BOND ITEM—1

**CALIFORNIA STATE UNIVERSITY
2010 SERIES B
VARIOUS CALIFORNIA STATE UNIVERSITY PROJECTS**

Project: **Classroom and Faculty Office Renovation**
Campus: Channel Islands
Authority: Chapters 268 and 269, Statutes of 2008, Item 6610-301-0660 (4),
as reappropriated by the Budget Act of 2009

Project: **Center for Science Project**
Campus: San Luis Obispo
Authority: Chapters 268 and 269, Statutes of 2008, Item 6610-301-0660 (5),
as reappropriated by the Budget Act of 2009

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 B, Various California State University Projects, which may be sold as a single series or in two subseries and may include tax exempt bonds or federally taxable Build America Bonds.
2. Approve the form of and authorize the execution of a Ninety-Ninth 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.

Estimated Project Costs to be Financed	\$130,757,000
Estimated Par Value of Bonds to be Issued	\$180,620,000
“To Not Exceed” Par Amount	\$223,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

California State University
2010 Series B
Various California State University Projects

Action Requested

The requested action would authorize the sale of the 2010 Series B lease revenue bonds, which may include one or more sub-series, 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, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

The projects are within scope.

Classroom and Faculty Office Renovation Project (the “Classroom Project”) is comprised of two components. The first component will renovate 51,000 square feet (sf) in the North Hall Building, which is a two-story reinforced concrete structure completed in June 1940 as part of the original Camarillo State Hospital. Renovations will maintain the California mission architectural style of the exterior while converting existing space into faculty offices and office support spaces and addressing deficiencies in central heating and cooling, restrooms, lighting, circulation, and accessibility.

The second component will build a new 28,800 sf addition as a standalone structure in the vacant north quadrangle adjacent to North Hall. The new three-story construction will feature white stucco plaster with a red clay tile roof. The interior design will feature flexible space created by a simple open structural plan. The building will utilize reinforced concrete masonry walls and steel columns supporting a metal deck floor system. Site improvements will include the development of the courtyard with native landscape, granite paths, and a new irrigation system that will use reclaimed water. Additional sustainable features include new windows and glass doors, extensive use of natural light and ventilation, energy efficient exterior and interior lighting, drought tolerant planting and protection of 20 mature trees in the courtyards adjacent to the existing building.

The total Classroom Project construction cost of \$29,686,000 is expected to be financed with proceeds from the 2010B Bonds. Construction of the Classroom Project is projected to start in August 2010, expected to last 23 months, and is estimated to be complete and occupied by August 2012.

Center for Science Project will construct a new 146,000 sf state-of-the-art building that will be located in the heart of the Cal Poly campus. It also includes an expansion of the central plant and extension to the utilities for heating and chilled water to support the Center for Science Project. The facility will be a steel moment frame structure and vary in height from three to six stories on a sloping site. Utilizing the sloped site, the building will have three ground floor entrances, providing direct access to offices and student-oriented uses and maximizing accessibility along the main pedestrian paths.

The Center for Science Project laboratory/classroom areas will be clad in brick masonry with metal panel systems integrated into the facades to assist in breaking down the scale of the structure. The entry areas will be light and airy, clad in a glass curtain wall system. Several balconies will adjoin conference rooms and breakout areas. A high efficiency “cool roof” is proposed to reduce heat gain. Other sustainable measures include high energy efficiency, green building materials, and many occupant-oriented measures such as day lighting, indoor air quality enhancements, and low emitting materials.

The total Center for Science Project construction cost of \$101,071,000 is expected to be financed with proceeds from the 2010B Bonds. Construction of the Center for Science Project is projected to start in August 2010, is expected to last 34 months, and is estimated to be complete and occupied by July 2013.

Staff Recommendation: Adopt the resolution.

BOND ITEMS

BOND ITEM—2

**UNIVERSITY OF CALIFORNIA (6440)
2010 SERIES C
VARIOUS UNIVERSITY OF CALIFORNIA PROJECTS**

Project: **Biomedical and Health Sciences Building, Step 2** (space lease)

Campus: Berkeley

Authority: Chapters 268 and 269, Statutes of 2008, 6440-301-0660 (1)

Project: **Veterinary Medicine 3B**

Campus: Davis

Authority: Chapters 268 and 269, Statutes of 2008, 6440-301-0660 (2)

Project: **Hershey Hall Seismic Renovation**

Campus: Los Angeles

Authority: Chapters 268 and 269, Statutes of 2008, 6440-301-0660 (3)

Project: **Management School Facility**

Campus: San Diego

Authority: Chapters 268 and 269, Statutes of 2008, 6440-301-0660 (5)

Project: **Arts Building Renewal**

Campus: Santa Barbara

Authority: Chapters 268 and 269, Statutes of 2008, 6440-301-0660 (6)

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, The Regents of the University of California, 2010 Series C, Various University of California Projects, which may be sold as a single series or in two subseries and may include tax exempt bonds or federally taxable Build America Bonds.
2. Approve the form of and authorize the execution of a One-Hundredth 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 a Space Lease and Site Leases between The Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Space Lease and Facility Leases between the State Public Works Board and The Regents of the University of California.

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.
9. Adopt and ratify the finding by staff made on or about March 2009 that the Regents complete funding plan for the full build-out of the Biomedical and Health Sciences Building is sufficient and that the Bonds may be used in conjunction with the other funding sources in The Regents funding plan.

Estimated Project Costs to be Financed	\$188,018,000
Estimated Par Value of Bonds to be Issued	\$215,435,000
“To Not Exceed” Par Amount	\$254,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—2

University of California
The Regents of the University of California, 2010 Series C
Various University of California Projects

Action Requested

The requested action would authorize the sale of the 2010 Series C lease revenue bonds, which may include one or more sub-series, 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, a space lease, site leases, a facility space lease, facility leases, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Descriptions and Funding

The projects are within scope.

The UC Berkeley **Biomedical and Health Sciences Building Project, Phase 2, (space lease)** constructs 204,650 square foot (sf) building in four phases on the former site of Warren Hall. The five-story building, with one level below grade, is located at the formal west entrance to the campus, facing downtown Berkeley. The construction is Type 1A fully-sprinklered, with a braced-frame steel structure and concrete shear walls.

Of the 204,650 sf, the State Public Works Board (Board) space is estimated to be 34,475 sf, consisting primarily of the imaging and vivarium space contained in the basement of the facility. In addition, the Board space includes approximately 17,453 sf of common areas.

The total cost of the Biomedical and Health Sciences Building is approximately \$261 million, of which \$52.7 million for the Board space will be funded with the proceeds of the 2010C Bonds. Construction of the Project is expected to start in May 2010, is expected to last 20 months, and is estimated to be complete and occupied by January 2012.

The UC Davis **Veterinary Medicine 3B Building Project** constructs a 118,676 sf building for research and teaching space for the School of Veterinary Medicine. The four-story building is rectangular in form and organized into east and west wings, one housing laboratories and research support space, the other housing offices and team work space. The two wings are joined by a central entry space containing vertical circulation, restrooms, conference and break space. The building is approximately 90 feet by 300 feet of Type 1 fully sprinklered steel-frame construction, with brace frames to resist wind and seismic forces. It is clad in a combination of precast concrete, formed metal siding, and glass curtain wall.

The total cost of the Project is \$93,771,000, of which \$64,737,000 will be funded with the proceeds of the 2010C Bonds. Construction of the Project is expected to start in July 2010, is expected to last 26 months, and is estimated to be complete and occupied by September 2012.

The UCLA ***Hershey Hall Seismic Renovation Project*** corrects seismic deficiencies in an existing 45,350 square foot building constructed in 1931 and eligible for listing on the California Register for Historical Resources. Consisting of three stories and a partial basement, the concrete-frame building is H-shaped in plan and encloses an interior courtyard. The exterior is defined by low-pitched tile-hipped roofs, plaster walls, colonnades, and cast stone moldings. The renovations for the Hershey Hall Project will correct structural and non-structural seismic deficiencies, upgrading the seismic rating from “poor” to “good” (California Division of the State Architect Seismic Rating Level 3); upgrade and replace obsolete mechanical, electrical, plumbing, and fire and life-safety systems; correct accessibility code deficiencies; and complete repairs to the building shell.

The total cost of the Project is approximately \$24.1 million, of which \$23.1 million will be funded from the proceeds of the 2010C Bonds. Construction of the Project is expected to start in June 2010, is expected to last 16 months, and is estimated to be complete and occupied by October 2011.

The UC San Diego ***Management School Facility Project*** provides 81,113 sf of new construction to accommodate graduate programs in business and continuing executive education. The five-story structure connects on the upper four levels to the first Management School Facility. The structure is of Type 1B fully sprinklered steel-frame construction, clad in a combination of curtain-wall panels, plaster stone panels, high-density composite panels, and high-performance glazing with sun-shading devices.

The total cost of the Project is approximately \$47,219,000 of which \$26,075,000 will be funded with the proceeds of the 2010C Bonds. Construction of the Project is expected to start in June 2010, is expected to last 23 months, and is estimated to be complete and occupied by May 2012.

The UC Santa Barbara ***Arts Building Renewal Project*** combines seismic safety corrections and building renewal in one of the oldest permanent instructional buildings on the campus. Within the 94,611 sf building, approximately 87,500 sf are being renovated, accommodating classrooms, teaching studios, conference rooms, and specialty spaces for the creation and exhibition of art. The 1959 building consists of four east-west linear segments, varying in height from one to three levels and linked by open courtyards on the ground level and a linear spine on the upper floors. Use of natural daylighting, operable windows on both sides of the rooms, large overhangs and exterior shading screens contribute to the building’s sustainable features. The building is of steel-frame construction with masonry infill walls of “Santa Barbara block,” a reddish-tinted sand cast into a bas-relief block. With a seismic rating of “poor,” the structure is being upgraded to a rating of “good” (California Division of State Architect Seismic Rating Level 3), requiring the bracing of masonry walls and the construction of new concrete shear walls to increase loading capacity and to correct discontinuities in its structural framing. Renewal of the building addresses fire, life safety and accessibility deficiencies; renovation of mechanical, electrical, and plumbing systems; and weatherproofing upgrades to extend the building’s useful life.

The total cost of the Project is approximately \$23,261,000, of which \$21,406,000 will be funded with the proceeds of the 2010C Bonds. Construction of the Project is expected to start in August 2010, is expected to last 26 months, and is estimated to be complete and occupied by October 2012.

Staff Recommendation: Adopt the resolution.

BOND ITEMS

BOND ITEM—3

**UNIVERSITY OF CALIFORNIA (6440)
2010 SERIES D
HELIOS ENERGY RESERCH FACILITY
(Federally Taxable Bonds)**

Campus: Berkeley

*Authority: Chapters 171 and 172, Statutes of 2007, Item 6440-301-0660(2)
as reappropriated by the Budget Acts of 2009*

Consider adoption of a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds, The Regents of the University of California, 2010 Series D, Helios Energy Research Facility, Federally Taxable Bonds.
2. Approve the form of and authorize the execution of a One Hundred-First 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 a Space Lease between The Regents of the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Space Lease between the State Public Works Board and The Regents of the University of California.
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	\$40,000,000
Estimated Par Value of Bonds to be Issued	\$49,375,000
"To Not Exceed" Par Amount	\$60,000,000

BOND ITEMS

STAFF ANALYSIS ITEM—3

University of California
2010 Series D, Helios Energy Research Facility
(Federally Taxable Bonds)

Action Requested

The requested action would authorize the sale of the 2010 Series D lease revenue bonds, which will be sold as federally taxable, 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, a space lease, a facility space lease, a continuing disclosure agreement, and authorizing the delivery of a preliminary official statement, and an official statement.

Scope Description and Funding

The project is within scope.

The UC Berkeley *Helios Energy Research Facility Project (space lease)* constructs 112,626 square feet (sf) of new construction to house the Energy Biosciences Institute and complementary bioengineering programs. Sited adjacent to the northwest quadrant of the Berkeley campus and its existing bioscience and natural-resource programs, the new building will house 63,636 assignable sf of space for wet and analytical research laboratories, research support, offices and administrative support, and an 80-seat conference room. The five-story building, with one level below grade, is of Type 1 fully-sprinklered steel-frame construction. Wrapping around the lab block on the south and east, the office wing projects out on the upper floors and is faced in high-performance glazing with sun shades. A light-filled vertical circulation core at the center of the building provides access to all levels, as well as interaction space for researchers. A landscaped plaza adjoins the building to the south.

Of the 112,626 sf, the State Public Works Board (Board) space is estimated to be 22,410 sf, consisting primarily of wet lab space on the 2nd and 3rd floors. In addition, the Board space includes approximately 8,625 sf of common areas.

The total cost of the Project is \$143,846,000, of which \$40,000,000 for the Board space will be funded with the proceeds of the 2010D Bonds. Construction of the Project is projected to start in August 2010, is expected to last 29 months, and is estimated to be complete and occupied by January 2013.

Staff Recommendation: Adopt the resolution.