



CALIFORNIA STATE  
**PUBLIC WORKS BOARD**

GRAY DAVIS, GOVERNOR

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

SPECIAL MEETING  
STATE PUBLIC WORKS BOARD  
February 15, 2002

**MINUTES**

**PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Mr. Dennis Dunne, Chief Deputy Director, Department of General Services  
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office  
Mr. Juan Fernandez, Director, Public Finance Division, State Treasurer's Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator Betty Karnette  
Senator Wesley Chesbro

**STAFF PRESENT:**

James, Tilton, Administrative Secretary, State Public Works Board  
Madelynn McClain, Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

Aaron Todd, State Treasurer's Office  
Anita Nord, State Treasurer's Office  
John Schwander, Department of Corrections  
Michelle Weaver, Department of Corrections  
Tim Shelley, Senator Karnette's Office  
Chris Kooyman, State Treasurer's Office  
Chris Vance, State Treasurer's Office  
George Sifuentes, Department of Corrections

**CALL TO ORDER AND ROLL CALL:**

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**BOND ISSUES:**

Mr. Tilton reported that there were three bond items.

Item #1, Department of General Services, Mission Valley State Office Building. This item will authorize the sale of lease revenue bonds with par value estimated at \$50 million and TIC at 6%.

**A motion was made by Mr. Fernandez, and by Seconded Mr. Dunne to adopt Bond Item #1.**

**Bond Item #1 was adopted by a 4-0 vote.**

Item #2, Stephen P. Teale Data Center, Teale Data Center Project. This item will authorize the sale of lease revenue bonds with a par value estimated at \$60 million and TIC at 6%. To respond to the current sunset dates for the Data Center, the bonds will be structured with DGS as the leasee responsible for all debt payments. The Data Center will pay rent to DGS.

**A motion was made by Mr. Dunne, and by Seconded Ms. Aronberg to adopt Bond Item #2.**

**Bond Item #2 was adopted by a 4-0 vote.**

Item #3, Department of Corrections, Ten Administrative Segregation Housing Units. This item will authorize the sale of lease revenue bonds with a par value estimated at \$110 million and TIC at 6%.

**A motion was made by Mr. Dunne, and by Seconded Mr. Fernandez to adopt Bond Item #3.**

**Bond Item #3 was adopted by a 4-0 vote.**

**CONSENT CALENDAR:**

Mr. Tilton noted that there were no items on the Consent

**ACTION ITEMS:**

Mr. Tilton noted there were no action items.

**OTHER BUSINESS:**

Mr. Tilton noted that there were no items of other business.

**REPORTABLES:**

Mr. Tilton indicated there were no reportables.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, March 8, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:04 a.m.

# BOND ITEMS

## BOND – ITEM 1

### DEPARTMENT OF GENERAL SERVICES (1760) MISSION VALLEY STATE OFFICE BUILDING

*Authority: Government Code Section 14669.15*

**a. Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of General Services, 2002 Series C, Mission Valley State Office Building
2. Approve the form of and authorize the execution of Transfer Agreements between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases between the Department of General Services and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total estimated project costs:**

**\$39,119,893**

**APPROVED.**

# BOND ITEMS

## STAFF ANALYSIS – ITEM 1

Department of General Services  
Mission Valley State Office Building

### Action Requested

**The requested action would authorize the sale of the lease revenue bonds for this project.**

### Scope Description

**This project is within scope.**

The project is a 219,000 square foot office building located on approximately 12.35 acres of land. In addition, there are 880 parking spaces. The building is a steel-frame construction and includes a back-up generator, state of the art energy management system and fire suppression system. The building is 100% occupied by a variety of state agencies with an employee population of approximately 1000.

### Funding and Project Cost Verification

**This project is within cost.**

\$39,119,893 total project costs for acquisition

### CEQA

CEQA was completed and no issues were raised.

### Project Schedule

**The project schedules are as follows:**

The project is 100 percent complete and occupied.

**Staff Recommendation: Approve the resolution.**

# BOND ITEMS

## BOND – ITEM 2

### STEPHEN P. TEALE DATA CENTER (2780) TEALE DATA CENTER PROJECT

*Authority: Government Code Section 14669.14*

**a. Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Stephen P. Teale Data Center, 2002 Series B, Teale Data Center Project
2. Approve the form of and authorize the execution of Transfer Agreements between the Stephen P. Teale Data Center and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases between the Stephen P. Teale Data Center and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total estimated project costs: \$45,864,355**

**APPROVED.**

# BOND ITEMS

## STAFF ANALYSIS – ITEM 2

Stephen P. Teale Data Center  
Teale Data Center Project

### Action Requested

**The requested action would authorize the sale of the lease revenue bonds for this project.**

### Scope Description

**This project is within scope.**

This project consists of the acquisition of approximately 8.7 acres of land that includes one building and approximately 400 parking spaces. The building is approximately 137,245 square feet of data center and office space and another 20,000 square feet of Central Plant. The building design includes raised flooring, a fire detection system, and a state of the art security control center.

### Funding and Project Cost Verification

**This project is within cost.**

\$45,864,000 total project costs for acquisition

### CEQA

CEQA was completed and no issues were raised

### Project Schedule

**The project schedule is as follows:**

The project is 100 percent complete and occupied.

**Staff Recommendation: Approve the resolution.**

# BOND ITEMS

## BOND – ITEM 3

### DEPARTMENT OF CORRECTIONS (5240) TEN ADMINISTRATIVE SEGREGATION HOUSING UNITS

*Authority: Chapter 50/99, Item 5240-301-0660*

**a. Adopt a resolution to:**

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of Corrections, 2002 Series A, Ten Administrative Segregation Housing Units.
2. Approve the form of amendments to existing Site Leases, as necessary, and form of Transfer Agreements between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of Facility Leases and amendments to existing Facility Leases, as necessary, between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of a Supplemental Indenture or Indenture, as necessary, between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
6. Approve and authorize the execution and delivery of an Official Statement.
7. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total estimated project costs:**

**\$86,796,856**

**APPROVED.**

# BOND ITEMS

## STAFF ANALYSIS – ITEM 3

Department of Corrections, Ten Administrative Segregation Housing Units

### Action Requested

**The requested action would authorize the sale of the lease revenue bonds for the project.**

### Scope Description

**This project is within scope.**

This project constructs a standalone 25,000 square foot administrative segregation housing units at each of ten existing prison sites. Each unit will have 100 cells for the housing of inmates who require isolation from the general population.

### Funding and Project Cost Verification

**This project is within cost.**

\$95,917,000 total estimated project costs

\$95,917,000 project costs previously allocated: \$3,153,000; study, environmental documents, \$1,700,000; preliminary plans; \$2,575,000; working drawings; and \$88,489,000 for construction

### CEQA

The CEQA requirements have been met for the 10 sites. Mitigation Negative Declarations were prepared for each of the sites. The Notices of Determination were filed with the State Clearinghouse on May 24, 1999 and August 31, 1999, respectively. The waiting period for the 10 sites expired June 23, 1999 and October 1, 1999 without comment/

### Project Schedule

**The project schedule is as follows:**

<u>SITE</u>	<u>CONSTRUCTION COMPLETE</u>
Substance Abuse Treatment Facility and State Prison at Corcoran (Corcoran II)	1/2002
Pelican Bay State Prison	8/2002
High Desert State Prison	9/2002
Salinas Valley State Prison	7/2002
California State Prison at Sacramento	8/2002
California State Prison at Corcoran (Corcoran I)	7/2002
Pleasant Valley State Prison	7/2002
California State Prison at Los Angeles County	7/2002
Calipatria State Prison	7/2002
Centinela State Prison	8/2002

**Staff Recommendation: Approve the resolution.**

## **CONSENT ITEMS**

### **CONSENT – ITEM**

No Consent Items.

## **ACTION ITEMS**

### **ACTION – ITEM**

No Action Items.

## **OTHER BUSINESS**

## **REPORTABLES**

**To be presented at meeting.**

Respectfully Approved,

JAMES E. TILTON  
Administrative Secretary

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