



AGENDA WITH ANALYSIS

STATE PUBLIC WORKS BOARD

Thursday, March 23, 2017, at 10:00 a.m. in the
Redwood Room at Capitol Place
915 L Street, Sacramento, California

| | | |
|--------------------|------|----|
| I. Roll Call | | |
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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 Patrice Coleman at (916) 445-9694 or e-mail to patrice.coleman@dof.ca.gov, five days prior to the meeting.

BOND ITEM

BOND ITEM—1

**CALIFORNIA CONSERVATION CORPS (3340)
DEPARTMENT OF STATE HOSPITALS (4440)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
DEPARTMENT OF GENERAL SERVICES (7760)
DEPARTMENT OF VETERANS AFFAIRS (8950)
2017 SERIES B, LEASE REVENUE REFUNDING BONDS
VARIOUS PROJECTS**

Refunded Bonds, 2009 Series G-1:

California Conservation Corps:

Camarillo Satellite Facility

Department of Corrections and Rehabilitation:

California Correctional Institution Wastewater Treatment Plant

Chuckawalla Valley State Prison Heating, Ventilation, and Air Conditioning System

Deuel Vocational Institution Wastewater Treatment Plant

San Quentin State Prison Health Services Building

Department of General Services:

Central Plant

Marysville Office Building

Department of Veterans Affairs:

West Los Angeles Veterans Home

Yountville Veterans Home Member Services Building

Department of State Hospitals:

Metropolitan State Hospital - New Main Kitchen

Authority: Section 15840 of the Government Code

Consider adoption of a resolution to:

- 1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, 2017 Series B, Various Capital Projects, in accordance with the Board's refunding policy.**
- 2. Approve the form of and authorize the execution of a Supplemental Indenture to the Master Indenture, between the Board and the State Treasurer.**
- 3. Approve the forms of and authorize the execution of a First Amendment to Facility Leases between the Board and the above named departments.**
- 4. Approve the form of and authorize the execution of an Escrow Agreement between the Board and the State Treasurer.**
- 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. Authorize the preparation and delivery of an Official Statement.**

8. Approve the form of and authorize the execution of a Purchase Contract.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Current outstanding par amount of the bonds to be refunded 2009 G-1: \$404,620,000

BOND ITEMS

STAFF ANALYSIS ITEM—1

**CALIFORNIA CONSERVATION CORPS (3340)
 DEPARTMENT OF STATE HOSPITALS (4440)
 DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
 DEPARTMENT OF GENERAL SERVICES (7760)
 DEPARTMENT OF VETERANS AFFAIRS (8950)
 2017 SERIES B, LEASE REVENUE REFUNDING BONDS
 VARIOUS PROJECTS**

Action Requested

If approved, the requested action would authorize the sale of the 2017 Series B lease revenue refunding 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 a supplemental indenture, a first amendment to facility leases, an escrow agreement, a continuing disclosure agreement, a purchase contract, and approving the form of and authorizing the delivery of a preliminary official statement, and authorizing the preparation and delivery of an official statement.

Description of the Refunding

The 2017B Bonds will provide funds that will be used, together with other lawfully available moneys, (i) to establish an irrevocable escrow to refund and defease all or a portion of the State Public Works Board's (Board) outstanding 2009 Series G-1 Bonds and (ii) to pay the costs of issuance of the 2017B Bonds. The 2017B Bonds will be designated as a Related Series of Bonds to the Board's Lease Revenue Bonds 2009 Series G that will remain outstanding following the issuance of the 2017B Bonds, which are expected to be only the Subseries G-2.

The 2017 Series B bonds, which have an estimated par amount of \$384.6 million, will refund the Board's 2009 Series G-1 bonds and achieve an anticipated net present value savings of \$35.3 million and an anticipated savings of 8.7 percent of the refunded bonds. Notwithstanding these anticipated savings, pursuant to the Board's refunding policy, refunding bonds may be issued whether or not the issuance results in overall debt service savings in the event that the Board determines in the resolution authorizing the issuance of the refunding bonds that such refunding will produce benefits to the Board's bond program apart from debt service savings.

Refunded Projects:

(3340) California Conservation Corps – Camarillo Satellite Relocation Project: The Camarillo Satellite Facility is on state-owned land and consists of ten buildings totaling approximately 50,000 square feet, including: an administration building, an educational building, a recreational building, four residential buildings, a multipurpose building with kitchen/dining room, a warehouse, and a hazardous materials storage building. The buildings are constructed with

steel frames and wood trusses. The Camarillo Facility has achieved a Silver rating for the “Leadership in Energy and Environmental Design” (LEED) program, as administered by the United States Green Building Council. The Camarillo Facility has been continuously occupied by CCC and fully operational since the completion of construction on December 31, 2010.

(4440) Department of State Hospitals – Metropolitan State Hospital – New Main Kitchen Project:

The Metropolitan State Hospital New Main Kitchen is a one-story kitchen building of approximately 27,000 gross square feet. The building frame consists of steel frame and masonry wall construction and open web metal roof joists. The building includes slab on grade floor, mechanical, electrical, plumbing, controlled access and fire life safety systems. Interior improvements include partitions and finishes. Special features include kitchen equipment for cook-chill production with a tray delivery system, high capacity food storage racks, large freezers, receiving and shipping docks with overhead coiling doors, and a 300 kilo volt-amps emergency generator. The Metropolitan State Hospital New Main Kitchen is designed to serve 1500 patients.

(5225) Department of Corrections and Rehabilitation – California Correctional Institution, Tehachapi, Wastewater Treatment Plant Renovation Project: The California Correctional Institution Wastewater Treatment Plant (the “CCI WWTP”) is located on a 69-acre site and consists of treatment facilities with the capacity to process and dispose of effluent at a rate of 1.1 million gallons per day (“MGD”), with the capacity to operate continuously at a peak daily flow of 2.2 MGD for up to six days. Treated effluent is exported to adjacent farming operations. The CCI WWTP also includes primary treatment headworks, secondary treatment aeration basin, a disposal system to provide additional storage area including tertiary holding pond liners, and a disinfection system. All structures are cast in place with concrete except for the storage ponds and temporary biosolids storage area, which are a combination of soil and high density polyethylene geomembrane liners. The facility is fully automated with a centralized computer system and programmable logic controllers operating all equipment.

(5225) Department of Corrections and Rehabilitation – Deuel Vocational Institution, Tracy, Wastewater Treatment Plant Renovation Project: The Deuel Vocational Institution Wastewater Treatment Plant (the “DVI WWTP”) is located on an approximately 39-acre site and consists of treatment facilities that use a membrane bioreactor treatment method. The DVI WWTP has a designed treatment capacity of 0.7 MGD. The DVI WWTP was constructed on a 15 foot tall fill pad to ensure the plant is provided one hundred year flood protection. The plant consists of headworks with grit removal/influent pumping station, a membrane bioreactor facility with aeration tanks, effluent cooling towers, an ultra violet disinfection system, a solids handling facility, and other necessary support structures and systems.

(5225) Department of Corrections and Rehabilitation – Chuckawalla Valley State Prison, Blythe, Heating, Ventilation, and Air Conditioning Project: The Chuckawalla Valley State Prison (“CVSP”) Heating, Ventilation, and Air Conditioning System (“HVAC System”) consists of a central chiller plant and associated piping loop with HVAC units at various buildings. The HVAC System covers an approximately 105-acre site and includes the area within the secured perimeter and the central chiller plant located outside the secure perimeter on the west side of the CVSP.

(5225) Department of Corrections and Rehabilitation – San Quentin State Prison Central Health Services Building: The San Quentin Central Health Services Building (“CHSB”) supports the delivery of improved health care services to the existing inmate population, providing medical, dental, and mental health care services, including outpatient clinical services, specialty clinical services, inpatient care, outpatient care, pharmacy, medical records, medical administration and

support. The CHSB is located on an approximately 2.5-acre site. The building also includes the receiving and release function that incorporates medical, mental health and dental processing. The CHSB is a five-story building (retaining the façade of the original building) of approximately 135,000 gross square feet.

(7760) Department of General Services – Central Plant Renovation Project: The Central Plant consists of a two-story, approximately 68,000 gross square foot building that houses chillers, pumps, piping, boilers, air compressors, a steam turbine generator, control equipment, heating and cooling, and other required ancillary equipment. Mechanical equipment and cooling towers are located on the roof of the plant making the plant over seven stories tall. In addition, the Central Plant includes a ten story, thermal energy storage tank, which allows the Central Plant to store and chill water over night for use during the day, resulting in significantly less energy used to cool state buildings during the hours of peak energy use. The Central Plant has been managed and occupied by DGS since the completion of construction in July 2010.

(7760) Department of General Services – Marysville Office Building Project: The Marysville Office Building consists of 208,476 gross square foot, five-story office building that can accommodate approximately 776 state employees, and surface parking lots for approximately 440 vehicles. The project also includes a detached 3,238 gross square foot, 30-child daycare facility with outdoor play yards. The facility is comprised of open and private offices, various sized meeting rooms, including an auditorium and multiple video-teleconferencing rooms, a ground floor, publicly accessible cafeteria with street-front patio dining, interior bicycle storage with associated shower/locker facilities, and a data center with independent environmental control and dual fire protection systems. The data center and systems required for emergency operation are connected to a back-up generator. The facility is operated and managed by DGS, and the sole tenant of the facility is the Department of Transportation. Construction was completed in April 2010.

(8955) Department of Veterans Affairs – Yountville Member Services Building Renovation Project: The Member Services Building is an approximately 70,381 square foot concrete structure originally constructed in the 1950s. The facility provides a social networking and recreational center for the veterans who reside at the Yountville Veterans Home and their families. The facility includes a café, sundry store, bowling alley, barbershop, library, media center, game rooms, wellness center, veterans museum, radio station, and several multi-purpose rooms. The facility has been occupied since construction was completed in May 2010.

(8955) Department of Veterans Affairs – West Los Angeles New Veterans Home Project: The West Los Angeles Home consists of an approximately 363,000 gross square foot veterans home plus a separate 8,600 gross square foot central plant structure. The West Los Angeles Home is located on approximately 13.4 acres in the city of Los Angeles and adjacent to the United States Department of Veterans Affairs West Los Angeles Medical Center. The West Los Angeles Home provides 396 beds, of which 84 are residential care beds for the elderly and 312 are skilled nursing care beds (including 60 memory care beds). The West Los Angeles Home has been occupied since the construction was completed in July 2010.

Staff Recommendation: Adopt the resolution.

BOND ITEMS

BOND ITEM—2

**JUDICIAL COUNCIL (0250)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
2017 SERIES C, LEASE REVENUE REFUNDING BONDS
VARIOUS PROJECTS**

Refunded Bonds, 2010 Series A-1:

Department of Forestry and Fire Protection:

Altaville Forest Fire Station
Bautista Conservation Camp-Modular Buildings
Cuyamaca Forest Fire Station
Mendocino Ranger Unit Headquarters Automotive Shop
Warner Springs Forest Fire Station
North Region Forest Fire Station Replacement Facilities -
 Buckhorn Forest Fire Station, Del Puerto Forest Fire Station, Elk Creek Forest Fire
 Station, Forest Ranch Forest Fire Station, Point Arena Forest Fire Station,
 Susanville Forest Fire Station, Thorn Forest Fire Station, and Whitmore Forest Fire
 Station
Statewide Forest Fire Station Facilities
 Boonville Forest Fire Station, Bridgeville Forest Fire Station, Cloverdale Forest Fire
 Station, Colfax Forest Fire Station, Nevada City Forest Fire Station, Weott Forest
 Fire Station.

Department of Corrections and Rehabilitation:

California Medical Facility, Vacaville: Intermediate Care Facility
California Institution for Women, Chino: Acute/Intermediate Care Facility
California State Prison Los Angeles County, Lancaster: Enhanced Outpatient Program
Treatment and Office Space
Central California Women's Facility: Enhanced Outpatient Program Treatment and Office
Space

Judicial Council:

New Susanville Courthouse

Authority: Section 15840 of the Government Code

Consider adoption of a resolution to:

- 1. Authorize the sale of the State Public Works Board Lease Revenue Refunding Bonds, 2017 Series C, Various Capital Projects, in accordance with the Board's refunding policy.**
- 2. Approve the form of and authorize the execution of a Supplemental Indenture to the Master Indenture, between the Board and the State Treasurer.**
- 3. Approve the forms of and authorize the execution of a First Amendment to Facility Leases between the Board and the above named departments.**
- 4. Approve the form of and authorize the execution of an Escrow Agreement between the Board and the State Treasurer.**

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. Authorize the preparation and delivery of an Official Statement.
8. Approve the form of and authorize the execution of a Purchase Contract.
9. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Current outstanding par amount of the bonds to be refunded 2010 A-1: \$180,710,000

BOND ITEMS

STAFF ANALYSIS ITEM—2

**JUDICIAL COUNCIL (0250)
 DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
 DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
 2017 SERIES C, LEASE REVENUE REFUNDING BONDS
 VARIOUS PROJECTS**

Action Requested

If approved, the requested action would authorize the sale of the 2017 Series C lease revenue refunding 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 a supplemental indenture, a first amendment to facility leases, an escrow agreement, a continuing disclosure agreement, a purchase contract, and approving the form of and authorizing the delivery of a preliminary official statement, and authorizing the preparation and delivery of an official statement.

Description of the Refunding

The 2017C Bonds will provide funds that will be used, together with other lawfully available moneys, (i) to establish an irrevocable escrow to refund and defease all or a portion of the outstanding 2010A-1 Bonds and (ii) to pay the costs of issuance of the 2017C Bonds. The 2017C Bonds will be designated as a Related Series of Bonds to the Board's Lease Revenue Bonds 2010 Series A that will remain outstanding following the issuance of the 2017C Bonds, which are expected to be only the Subseries A-2.

The 2017 Series C bonds, which have an estimated par amount of \$155.8 million, will refund the Board's 2010 Series A-1 bonds and achieve an anticipated net present value savings of \$17.6 million and an anticipated savings of 9.8 percent of the refunded bonds. Notwithstanding these anticipated savings, pursuant to the Board's refunding policy, refunding bonds may be issued whether or not the issuance results in overall debt service savings in the event that the Board determines in the resolution authorizing the issuance of the refunding bonds that such refunding will produce benefits to the Board's bond program apart from debt service savings.

Refunded Projects:

(0250) Judicial Council – New Susanville Courthouse Project: The Susanville Courthouse provided a new 3-courtroom, 1-hearing room courthouse for Lassen County. This project replaced and consolidated three facilities. The Courthouse Project is two stories and approximately 42,300 square feet.

(3540) Department of Forestry and Fire Protection – North Region Forest Fire Station Facilities Projects: The North Region Forest Fire Station Facilities consist of eight fire station sites throughout the state. The eight forest fire stations are: Buckhorn, Del Puerto, Elk Creek, Forest Ranch, Point Arena, Susanville, Thorn, and Whitmore, as described below.

Buckhorn Forest Fire Station: A one-engine fire station, located in Shasta County. The Buckhorn Forest Fire Station is located on an approximately 0.3-acre portion of a 4.95-acre state-owned property. The facility consists of an 8-bed barracks/mess hall, generator/pump/storage building, and a 5,000 gallon water storage tank. The Buckhorn Forest Fire Station was fully operational and occupied in September 2011.

Del Puerto Forest Fire Station: A one-engine fire station, located in Stanislaus County. The Del Puerto Forest Fire Station is located on an approximately 3.01-acre portion of a 3.77-acre state-owned property. The facility consists of a 10-bed barracks/mess hall, dozer shed, generator/pump/storage building, administrative office building, and a vehicle wash rack building. The Del Puerto Forest Fire Station was fully operational and occupied in January 2012.

Elk Creek Forest Fire Station: A two-engine fire station, located in Glenn County. The Elk Creek Forest Fire Station is located on an approximately 2.36-acre portion of a 3.91-acre state-owned property. The facility consists of a 12-bed barracks/mess hall, generator/pump/storage building, and a 20,000 gallon water tank. The Elk Creek Forest Fire Station was fully operational and occupied in March 2012.

Forest Ranch Forest Fire Station: A two-engine fire station, located in Butte County. The Forest Ranch Forest Fire Station is located on an approximately 2.38-acre portion of a 38.55-acre state-owned property. The facility consists of a 12-bed barracks/mess hall, apparatus building bay addition, Battalion Chief's office, generator/storage/storage building, and a 20,000 gallon water tank. The Forest Ranch Forest Fire Station was fully operational and occupied in January 2012.

Point Arena Forest Fire Station: A one-engine fire station, located in Mendocino County. The Point Arena Forest Fire Station is located on an approximately 1.5-acre portion of a 1.9-acre state-owned property. The facility consists of a 2-bay apparatus building, and a generator/pump/storage building. The Point Arena Forest Fire Station was fully operational and occupied in January 2012.

Susanville Forest Fire Station: A two-engine fire station, located in Lassen County. The Susanville Forest Fire Station is located on an approximately 1.31-acre portion of an 8.81-acre state-owned property. The facility consists of a 14-bed barracks/mess hall, generator/storage building, and the Battalion Chief's office. The Susanville Forest Fire Station was fully operational and occupied in November 2011.

Thorn Forest Fire Station: A one-engine fire station, located in Humboldt County. The Thorn Forest Fire Station is located on an approximately 1.32-acre portion of a 3.0-acre state-owned property. The facility consists of an 8-bed barracks/mess hall, and a

generator/pump/storage building. The Thorn Forest Fire Station was fully operational and occupied in November 2011.

Whitmore Forest Fire Station: A two-engine fire station, located in Shasta County. The Whitmore Forest Fire Station is located on an approximately 5.72-acre portion of a 13-acre state-owned property. The facility consists of a 12-bed barracks/mess hall, generator/pump/storage building, and a 20,000 gallon water storage tank. The Whitmore Forest Fire Station was fully operational and occupied in September 2011.

(3540) Department of Forestry and Fire Protection – Statewide Forest Fire Station Facilities Projects: The Statewide Forest Fire Station Facilities consist of six sites throughout the state: Bridgeville, Weott, Boonville, Cloverdale, Colfax, and Nevada City, as described below.

Boonville Forest Fire Station: A two-engine fire station, located in Mendocino County. The Boonville Forest Fire Station is located on an approximately 3.48-acre portion of a 5.37-acre state-owned property. The facility consists of a 14-bed barracks/mess hall, 3-bay apparatus building, 2-bay dozer shed, office building, generator/pump building, and a storage building. The Boonville Forest Fire Station was fully operational and occupied in November 2011.

Bridgeville Forest Fire Station: A one-engine fire station, located in Humboldt County. The Bridgeville Forest Fire Station is located on an approximately 3.26-acre portion of a 5.71-acre state-owned property. The facility consists of an 8-bed barracks/mess hall, 2-bay apparatus building, office building, generator/pump building, storage building, two 1,150 gallon liquefied petroleum gas tanks, one 1,500 gallon fuel tank, and a 45 foot communications tower. The Bridgeville Forest Fire Station was fully operational and occupied in July 2011. The Bridgeville Forest Fire Station is located adjacent to a flood control basin and certain portions of the facility were required to be elevated.

Cloverdale Forest Fire Station: A two-engine fire station, located on approximately 1.99 acres of state-owned property in Sonoma County. It consists of a 12-bed barracks/mess hall, 3-bay apparatus building, generator/pump building, and a storage building. The Cloverdale Forest Fire Station was fully operational and occupied in November 2011.

Colfax Forest Fire Station: A one-engine fire station, located in Placer County. The Colfax Forest Fire Station is located on an approximately 2.47-acre portion of a 2.83-acre state-owned property. The facility consists of an 8-bed barracks/mess hall, 2-bay apparatus building, generator building, administrative office, and a storage building. The Colfax Forest Fire Station was fully operational and occupied in December 2011.

Nevada City Forest Fire Station: A two-engine fire station, located in Nevada County. The Nevada City Forest Fire Station is located on an approximately 5.0-acre portion of an 8.14-acre state-owned property. The facility consists of a 14-bed barracks/mess hall, 3-bay apparatus building, 5-bay auto shop, dozer shed, administrative office building, generator building, and a storage building. The Nevada City Forest Fire Station was fully operational and occupied in July 2012.

Weott Forest Fire Station: A two-engine fire station, located on approximately 3.01 acres of state-owned property in Humboldt County. It consists of a 12-bed barracks/mess hall, 3-bay apparatus building, administrative office building, generator/pump building, 20,000 gallon water storage tank, two 1,000 gallon liquefied petroleum gas tanks, one 1,500 gallon fuel tank, and a 45 foot communications tower. The Weott Forest Fire Station was fully operational and occupied in July 2011.

(3540) Department of Forestry and Fire Protection – Cuyamaca Forest Fire Station, Replace Facility Project: The Cuyamaca Forest Fire Station is a one-engine fire station located on an approximately 3.23 acre portion of a 4.79-acre state-owned property in San Diego County. The Cuyamaca Forest Fire Station includes an 8-bed barracks/mess hall, 2-bay apparatus building, and a storage building with 1,000 gallon above-ground fuel tank. The Cuyamaca Forest Fire Station provides fire protection to 28,000 acres of ranch, residential, and unimproved property in the eastern part of San Diego County, including the Cuyamaca Rancho State Park. The Cuyamaca Forest Fire Station was fully operational and occupied in September 2012.

(3540) Department of Forestry and Fire Protection – Bautista Conservation Camp, Replace Modular Buildings Project: The Bautista Conservation Camp-Modular Buildings are located in Riverside County on an approximately 1.32-acre portion of a 256.40-acre state-owned property. The BCC Modular Buildings consist of seven dormitories, kitchen/mess hall, and Bachelor Officers Quarters. The Bautista Conservation Camp houses 120 inmates who serve as hand crews for fire suppression, flood control, and earthquake response throughout the state. When not responding to emergencies, the crews perform a variety of conservation related work for state, federal, and local agencies in the area. The BCC Modular Buildings were fully operational and occupied in March 2012.

(3540) Department of Forestry and Fire Protection – Warner Springs Forest Fire Station, Replace Facility Project: The Warner Springs Forest Fire Station is a one-engine fire station, located in San Diego County. The Warner Springs Forest Fire Station is located on an approximately 3.52-acre portion of a 4.02-acre state-owned property. The facility consists of an 8-bed barracks/mess hall, 2-bay apparatus building, and a storage building. The Warner Springs Fire Station provides initial attack response for Northeastern San Diego County, more than 210,000 acres. Located in the Lake Henshaw basin, the station is responsible for the area south of Riverside County down to the Volcan Mountain Range and from the eastern slope of Palomar Mountain to Imperial County. The Warner Springs Forest Fire Station was fully operational and occupied in September 2011.

(3540) Department of Forestry and Fire Protection – Altaville Forest Fire Station, Replace Facility Project: The Altaville Forest Fire Station is a one-engine fire station located on an approximately 2.71 acre portion of a 5.94-acre state-owned property in Calaveras County. It includes a 10-bed barracks/mess hall, 2-bay apparatus building with office, dozer shed, and storage building with fuel storage. The Altaville Forest Fire Station is the Division Headquarters for the Altaville Battalion, with protection responsibility that includes the New Melones Reservoir Recreation Area, and portions of the Stanislaus River and San Domingo Watersheds. The Altaville Facility was fully operational and occupied in January 2012.

(3540) Department of Forestry and Fire Protection – Mendocino Ranger Unit Headquarters, Auto Shop Replacement Project: The Mendocino Ranger Unit Headquarters Automotive Shop is located on an approximately 1.10-acre portion of a 48.67-acre state-owned property in Mendocino County. The Mendocino Automotive Shop includes a 6-bay apparatus/automotive shop with offices. The Mendocino Ranger Unit Headquarters houses CalFire Administration, Fire Prevention, and Resources Management, protecting 2.2 million acres of State Responsibility Area. The Mendocino Automotive Shop was fully operational and occupied in September 2011.

(5225) Department of Corrections and Rehabilitation - California Medical Facility, Vacaville, Intermediate Care Facility Project: The California Medical Facility (“CMF”) Intermediate Care Facility is located on approximately 9.8 acres comprising a portion of the CMF. The CMF Intermediate Care Facility consists of a single-story slab-on-grade building consisting of

approximately 44,000 gross square feet. Housing, treatment, and support space are approximately 34,000 gross square feet and provide 64 single occupancy cells and four observation cells, with exterior walls of reinforced concrete masonry and a membrane roofing system. Administrative space is approximately 10,000 gross square feet and has exterior bearing walls of 6-inch wood studs with cement plaster finish and a membrane roofing system. Recreation yards total 7,000 gross square feet, and consist of a group recreation yard and two small management yards.

(5225) Department of Corrections and Rehabilitation - California Institution for Women, Chino, Acute/Intermediate Care Facility Project: The California Institution for Women (“CIW”) Acute/Intermediate Care Facility is located on approximately 10.8 acres comprising a portion of the CIW. The CIW Acute/Intermediate Care Facility provides a 45-bed licensed inpatient mental health facility consisting of housing, treatment, support and administration services. The facility is approximately 53,500 gross square feet. The CIW Acute/Intermediate Care Facility is a two-story building located within the expanded secure perimeter of the CIW. It is located adjacent to and licensed under the existing CIW Correctional Treatment Center license.

The housing and treatment space is approximately 43,400 gross square feet and provides 45 single occupancy cells. The administration space is located on the second floor and is approximately 10,100 gross square feet. The 8” high-pressure force sewer main located on CIW property is managed by the Inland Empire Utility District.

(5225) Department of Corrections and Rehabilitation – Central California Women’s Facility, Enhanced Outpatient Program Treatment and Office Space Project: The Central California Women’s Facility Enhanced Outpatient Program Treatment and Office Space consists of a new approximately 7,100 gross square foot, single-story standalone building on the Facility A yard. 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, 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 approximately 750 square foot group yard.

(5225) Department of Corrections and Rehabilitation – Los Angeles County Women’s Facility, Enhanced Outpatient Program Treatment and Office Space Project: The Los Angeles County Women’s Facility Enhanced Outpatient Program Treatment and Office Space consists of a new 14,260 gross square foot single-story standalone building located in the Facility D yard. This new mental health building includes individual and group therapy rooms; administrative office space for clinicians, support staff, custody staff, and correctional counselors; an Interdisciplinary Treatment Team room; a waiting room; staff and inmate restrooms; interview rooms; a conference room; a work/copy/mail room; and a staff break room.

Staff Recommendation: Adopt the resolution.

BOND ITEMS

BOND ITEM—3

**HASTINGS COLLEGE OF THE LAW (6600)
ACADEMIC BUILDING REPLACEMENT
SAN FRANCISCO COUNTY**

*Authority: Chapters 10 and 11, Statutes of 2015, Item 6600-301-0660(1)
Chapter 23, Statutes of 2016, Item 6600-301-0660(1)*

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 the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services and the Board, with the consent of the Hastings College of the Law.

Total Bond Appropriations

\$53,638,000

BOND ITEMS

STAFF ANALYSIS ITEM—3

**HASTINGS COLLEGE OF THE LAW (6600)
ACADEMIC BUILDING REPLACEMENT
SAN FRANCISCO COUNTY**

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authority the sale of lease revenue bonds, and approve the form of and authorize the execution and delivery of a Project Delivery Agreement.

Scope Description

This project is within scope. The project would develop a new academic facility of approximately 57,000 gross square feet on a 0.3 acre vacant site owned by Hastings College of the Law. The new academic facility will replace Hastings' existing primary academic facility. The new building includes classrooms, offices, meeting areas, conference rooms, and student study space.

Funding and Cost Verification

This project is within cost. The Budget Acts of 2015 and 2016 provided \$55,596,000 in lease revenue bonds for this project. In addition, Budget Act also includes provisional language that provides the ability of Hastings to accept private donations for building enhancements. To date, Hastings has raised \$3 million in private donations in the form of cash and pledges to supplement the construction budget.

\$58,696,000 Total authorized project costs

\$58,696,000 Total estimated project costs

\$1,958,000 State costs previously allocated: \$1,958,000 performance criteria

\$100,000 Local costs previously allocated: \$100,000 performance criteria

\$53,638,000 State costs to be allocated: \$53,638,000 design-build (\$50,569,000 contract, \$1,427,000 contingency, \$1,811,000 A&E, and \$2,831,000 other project costs)

\$3,000,000 Local costs to be allocated: \$3,000,000 for design-build

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 18, 2016; and the 30-day statute of limitations expired without challenge.

Due Diligence

A Summary of Conditions Letter was completed on October 20, 2016, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

The project schedule is as follows:

| | |
|-------------------------------|---------------|
| Approve performance criteria: | October 2016 |
| Start design-build: | May 2017 |
| Complete design-build: | December 2019 |

Staff Recommendation: Adopt the resolution.

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF GENERAL SERVICES (7760)
NEW “O” STREET OFFICE BUILDING PROJECT
SACRAMENTO COUNTY**

Authority: Government Code Sections 14691-14697

Consider establishing the project scope, cost, and delivery method.

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of General Services
New “O” Street Office Building Project
Sacramento County

Action Requested

If approved, the requested action would establish the project scope, cost, and delivery method for the New O Street Office Building project.

Scope Description

This project includes demolition of the existing vacant California Department of Food and Agriculture (CDFA) Annex building, abatement and removal of all asbestos and lead materials, and constructs a 10-story office building at 1215 O Street in Sacramento. The new building will be approximately 339,000 total gross square feet (GSF), and will include office, assembly, storage, building support, parking, and commercial food service space. Of this amount, approximately 255,000 GSF will be office space with an expected building capacity of 1,150 employees. It is anticipated that the building will house staff from the Health and Human Services Agency, the Department of State Hospitals, and the Department of Developmental Services. The project scope also includes removal of the three-story sky-bridge that connects the CDFA Annex building to the CDFA Headquarters building (1220 N Street), and reconstruction of the CDFA Headquarters south façade.

The project will include an exterior design that minimizes energy usage by maximizing natural light and heating and air conditioning hydronic systems served by the state Central Plant. The public ground floor will include public food service and other amenities intended to help the building fold into the fabric of the neighborhood. The facility will include nine floors of office space, sustainable design with the goal of Zero Net Energy, and solar photovoltaic panels covering the roof and canopy panels installed at the adjacent parking lot. The facility will also incorporate modern security and technology capabilities, an enclosed roof structure/penthouse

that includes mechanical air handling equipment, tenant storage, window cleaning equipment, additional public and/or tenant space, and approximately 20 underground parking spaces and five service van spaces. The project will pursue LEED Silver certification for new construction (at a minimum) and will target Zero Net Energy performance.

The project will also include a new child care facility. In December 2016, DGS surveyed the proposed tenants of the building to determine if there was a need for child care services. The survey results indicated that at least 30 children would be in need of childcare. The survey for the tenants of the New Natural Resources Agency Headquarters Building (located between P, O, 7th, and 8th Streets) had the same results. However, due to site constraints (specifically, the limited lot for the O Street Office Building project), it was determined that the most effective use of space was to construct a single, new child care facility for both projects at an offsite location, on state-owned property. While a definitive site for the new child care facility has not yet been determined, potential sites surveyed are near the New Natural Resources Agency Headquarters Building. Additionally, in accordance with the Art in Public Buildings Program (Gov. Code, § 15813, et seq.), the State Architect has deemed the project appropriate for the inclusion of art. Public art requirements will be incorporated into the Design-Build contract.

Project Delivery Methodology

This project will be delivered through the Design-Build contract process, utilizing the “best value with a stipulated sum” selection methodology.

Funding and Project Cost Verification

Chapter 31, Statutes of 2016 (SB 836) established the State Project Infrastructure Fund (SPIF) for the renovation or replacement of state office buildings. Pursuant to Government Code section 14694, this action will establish the scope, cost, and delivery method of the New O Street Office Building project and allocate \$6,272,000 from the SPIF for the performance criteria phase of the project.

\$274,410,000 total estimated project costs.

\$2,100,000 costs already allocated: \$2,100,000 project planning and studies.

\$272,310,000 costs to be allocated: \$6,272,000 performance criteria, \$266,038,000 design-build (\$226,138,000 contract, \$6,784,000 contingency, \$5,756,000 A&E, and \$27,360,000 other project costs).

CEQA

Environmental review for this project is currently underway. It is anticipated that the draft Environmental Impact Report (EIR) will be available for public review in April 2017, with the final EIR posted for public review in late July 2017.

Real Estate Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria.

Project Schedule

| | |
|------------------------------|---------------|
| Approve performance criteria | November 2017 |
| Start design-build: | March 2018 |
| Complete design-build: | March 2021 |

Staff Recommendation: Establish scope, cost, and delivery method.

CONSENT ITEMS

CONSENT ITEM—2

**DEPARTMENT OF GENERAL SERVICES (7760)
NEW NATURAL RESOURCES AGENCY HEADQUARTERS BUILDING PROJECT
SACRAMENTO COUNTY**

Authority: Government Code Sections 14691-14697

Consider establishing the project scope, cost, and delivery method.

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

**Department of General Services
New Natural Resources Agency Headquarters Building Project
Sacramento County**

Action Requested

If approved, the requested action would establish the project scope, cost, and delivery method for the New Natural Resources Agency Headquarters project.

Scope Description

The project includes construction of an approximately 800,000 gross square foot office building, located between P, O, 7th, and 8th Streets in Sacramento. The building will include office, assembly, storage, building support, limited parking, and commercial food service space. Of this amount, approximately 700,000 - 750,000 GSF will be office space with an expected building capacity of 3,000 to 3,500 employees. It is anticipated that the building will house staff from the following: California Natural Resources Agency, the Department of Water Resources, the Department of Parks and Recreation, the Department of Fish and Wildlife, the Department of Forestry and Fire Protection, the California Conservation Corps, and the Wildlife Conservation Board. The project scope also includes the disposition of the historic Heilbron House currently located on the project site (possible options for the Heilbron House include limited or full restoration, relocation of the structure to another site, or demolition).

The project will also include a new child care facility. In December 2016, DGS surveyed the proposed tenants of the building to determine if there was a need for child care services. The survey results indicated that at least 30 children would be in need of childcare. The survey for the tenants of the New O Street Office Building (1215 O Street) had the same results. However, due to site constraints (specifically, the limited lot for the O Street Office Building project), it was

determined that the most effective use of space was to construct a single, new child care facility for both projects at an offsite location, on state-owned property. While a definitive site for the new child care facility has not yet been determined, potential sites surveyed are near the New Natural Resources Agency Headquarters Building. Additionally, in accordance with the Art in Public Buildings Program (Gov. Code, § 15813, et seq.), the State Architect has deemed the project appropriate for the inclusion of art. Public art requirements will be incorporated into the Design-Build contract. We note that relocation of the existing Resources Building's data and microwave centers, as well as the associated staff, is not included in this project, but will be relocated to leased space or state-owned property.

Project Delivery Methodology

This project will be delivered through the Design-Build contract process, utilizing the “best value with a stipulated sum” selection methodology.

Funding and Project Cost Verification

Chapter 31, Statutes of 2016 (SB 836) established the State Project Infrastructure Fund (SPIF) for the renovation or replacement of state office buildings. Pursuant to Government Code section 14694, this action will establish the scope, cost, and delivery method of the New Natural Resources Agency Headquarters Building, and allocate \$8,567,000 from the SPIF for the performance criteria phase of the project.

\$596,499,000 total estimated project costs.

\$2,800,000 costs already allocated: \$2,800,000 project planning and studies.

\$593,699,000 costs to be allocated: \$8,567,000 performance criteria, \$585,132,000 design-build (\$503,263,000 contract, \$15,098,000 contingency, \$10,951,000 A&E, and \$55,820,000 other project costs).

CEQA

Environmental review for this project is currently underway. It is anticipated that the draft Environmental Impact Report (EIR) will be available for public review in May 2017, with the final EIR posted for public review in late August 2017.

Real Estate Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria.

Project Schedule

| | |
|------------------------------|----------------|
| Approve performance criteria | November 2017 |
| Start design-build: | March 2018 |
| Complete design-build: | September 2021 |

Staff Recommendation: Establish scope, cost, and delivery method.

ACTION ITEMS

ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)
INITIAL OPERATING SEGMENT, SECTION 1
FRESNO COUNTY**

Authority Parcel Numbers: FB-10-0594, FB-10-0278, FB-10-0601, and FB-10-0602
Assessor's Parcel Numbers: 330-211-25T, 330-211-29, 330-211-28, and 330-211-30

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)
Section 39719(b)(2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 185040(d) of the Public Utilities Code
Section 185040(f) of the Public Utilities Code

Consider approving an agreement between the High Speed Rail Authority and the Fresno Metropolitan Flood Control District for an exchange of real property.

ACTION ITEMS

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

Consider approving an agreement between the High Speed Rail Authority and the Fresno Metropolitan Flood Control District for an exchange of real property.

On November 6, 2015, the SPWB adopted a resolution to delegate acquisition approval for HSTS acquisitions that conform to a SPWB-approved standard contract with non-substantive changes. Due to the complexity of the proposed land exchange agreement (Agreement) between the Fresno Metropolitan Flood Control District (FMFCD) and the High Speed Rail Authority (Authority), this contract falls outside of the delegation and requires SPWB approval.

Under the Agreement, Authority and FMFCD agree to a partial land exchange to acquire and relocate a portion of undeveloped FMFCD basin that must be reconfigured to accommodate the proposed project. The excess land from three HSR parcels would be exchanged for one parcel owned by FMFCD. The proposed exchange of land would avoid a more time-consuming and expensive purchase/sale process.

Staff Recommendation: Approve an agreement between the High Speed Rail Authority and the Fresno Metropolitan Flood Control District for an exchange of real property.

OTHER BUSINESS

NONE

REPORTABLES

NONE