



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 15-0721, **Version:** 1

- a. Adopt the Final County of Monterey Capital Improvement Program Five Year Plan 2015-16 through 2019-20; and
- b. Approve maintaining an estimated \$266,000 in Fund 401 Fund Balance for unanticipated project costs.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Adopt the Final County of Monterey Capital Improvement Program Five Year Plan 2015-16 through 2019-20; and
- b. Approve maintaining an estimated \$266,000 in Fund 401 Fund Balance for unanticipated project costs.

SUMMARY/DISCUSSION:

The Capital Improvement Program Five Year (CIP) is a strategic planning tool which focuses on County-owned infrastructure under the control of the Board of Supervisors and, as such, summarizes the County's overall capital project needs and prioritizes the allocation of available capital funds. Capital projects can include, but are not limited to, new facility construction, existing facility tenant improvements, minor and major infrastructure maintenance, road and bridge construction and maintenance, major equipment purchase and installation, and software purchase and installation. The minimum value of a CIP project is \$100,000. See Attachment 1 - Final County of Monterey Capital Improvement Program Five-Year Plan Fiscal Year (FY) 2015-16 through FY 2019-20. Copies of Draft CIP were provided to the Board members in April, 2015. The Final CIP is available electronically in Legistar and on the Resource Management Agency - Public Works (RMA-PW) website.

Development of the CIP started in October 2014 when RMA-PW staff contacted County Departments to request capital needs, related costs, and funding sources. This project information was combined with RMA-PW project requests to develop a Draft CIP.

By January 2015, the Draft CIP had been assembled and presented to the Advisory Executive Committee (AEC). The AEC consists of the Assistant County Administrative Officer (Budget and Analysis Division), the Director of the RMA (or his designee), the Public Works Director, and RMA Finance.

The Draft CIP was then presented to the Capital Improvement Committee (CIC) for priority determination on April 10, 2015 and to the Budget Committee (BC) for fiscal matters on April 29, 2015. Neither Committee recommended changes to the Draft CIP. On May 27, 2015, the Planning Commission determined that the first year of the Draft CIP was consistent with the County General Plan.

The Final CIP includes fifty-two (52) fully funded projects with a five-year total value of \$266,011,423 and ten (10) partially funded active projects with a five-year total value of \$89,020,849 for a combined total of \$355,032,272 for a total of sixty-two (62) projects. The partially funded projects have an unfunded total value

of \$28,675,374. FY 2015-16, with a total value of \$59,410,238 for 59 projects, is the only financially constrained year. Fully and partially funded projects with funding identified in FY 2015-16 are included in the FY 2015-16 Adopted Budget.

In addition to, but not included with the Final CIP projects, is a list of Future Needs. This list includes projects that County Departments have identified as a priority, however due to County funding constraints, cannot be funded at this time. This list identifies seventy (70) projects with an unfunded need of \$156,856,880 and a total estimated cost of \$161,215,315.

For FY 2015-16 the Capital Improvement Program will receive an estimated \$1,000,000 in Building Use Allocation (BUA) funds for projects. BUA funds are generated from County Departments that occupy County owned facilities. These are the only new funds available to address previously unfunded or partially funded projects. At their last meeting, the AEC requested that RMA-PW recommend projects for this funding. The following projects were recommended by RMA-PW, accepted by the AEC members and supported by the Budget and Capital Improvement Committees:

855 E. Laurel Bldg A - Equipment and Storm Water Management Canopy:	\$153,000
Information Technology Department (ITD) Security Panel & Camera:	\$160,000
ITD Heating, Ventilation and Air Conditioning:	\$296,000
Youth Center Roof Repairs:	\$140,000
San Ardo Landfill Cap Repair:	\$220,000
<u>Contingency for Unanticipated Project Costs</u>	<u>\$ 31,000</u>
Total:	\$1,000,000

The Final CIP includes three additional projects, approved by the Board of Supervisors, but not included in the Draft CIP presented to the BC and CIC:

- Tenant improvements to the Seaside Library;
- Facility Utilization Plan (FUP) including tenant improvements:
 - 1441 Schilling Place;
 - County Administration Building, Second Floor;
 - East-West Wing; and
 - Removal of the Government Center Modulares; and
- Salinas Road at Bishop Street Crosswalk in Pajaro.

Finally, not all available funding in Fund 401 has been allocated. With the recommended actions, there will still be \$266,000 in Fund 401 Fund Balance. It is recommended that this funding be reserved for unanticipated projects and/or project costs.

OTHER AGENCY INVOLVEMENT:

RMA- PW has worked with County departments and the County Administrative Office to identify capital needs, related costs, and funding sources.

FINANCING:

The CIP is funded with a wide variety of funding sources including: state, federal, local grants, Gas Tax, Transient Occupancy Tax, Enterprise Funds, Certificates of Participation and General Funds. The \$59,410,238 programmed in FY 2015-16 includes prior year allocations of state, federal, local and Capital funds. This total includes the allocation of BUA in the amount of \$2,200,000: \$1,000,000 for Energy Efficiency Measures -

Phase 2; \$200,000 for ADA - Phase 2 projects and BUA funded projects as identified above in the amount of \$1,000,000. With approval of the FUP, \$52 Million in Certificates of Participation will be needed.

Prepared By: Robert K. Murdoch, P.E., Director of Public Works

Approved By: Carl P. Holm, Acting RMA Director

Att. 1: Final County of Monterey Capital Improvement Program, Five-Year Plan FY 2015-16 (Attachment on file with the Clerk of the Board)