



# Capital Improvement Program FY 20 and 21

City Council 2/19/2019



# Outline

1. Definition
2. Need for Projects
3. Current Projects
4. Developing a Budget
5. Proposed Project Funding

# Definition

The Capital Improvement Program (CIP) is the funding mechanism for projects that cost over \$50,000.

- Includes both maintenance and enhancement projects
- E&T assists with preparation of budget documents but doesn't necessarily manage the projects
- Doesn't include vehicles



Needs <\$50,000 are included in other funds:

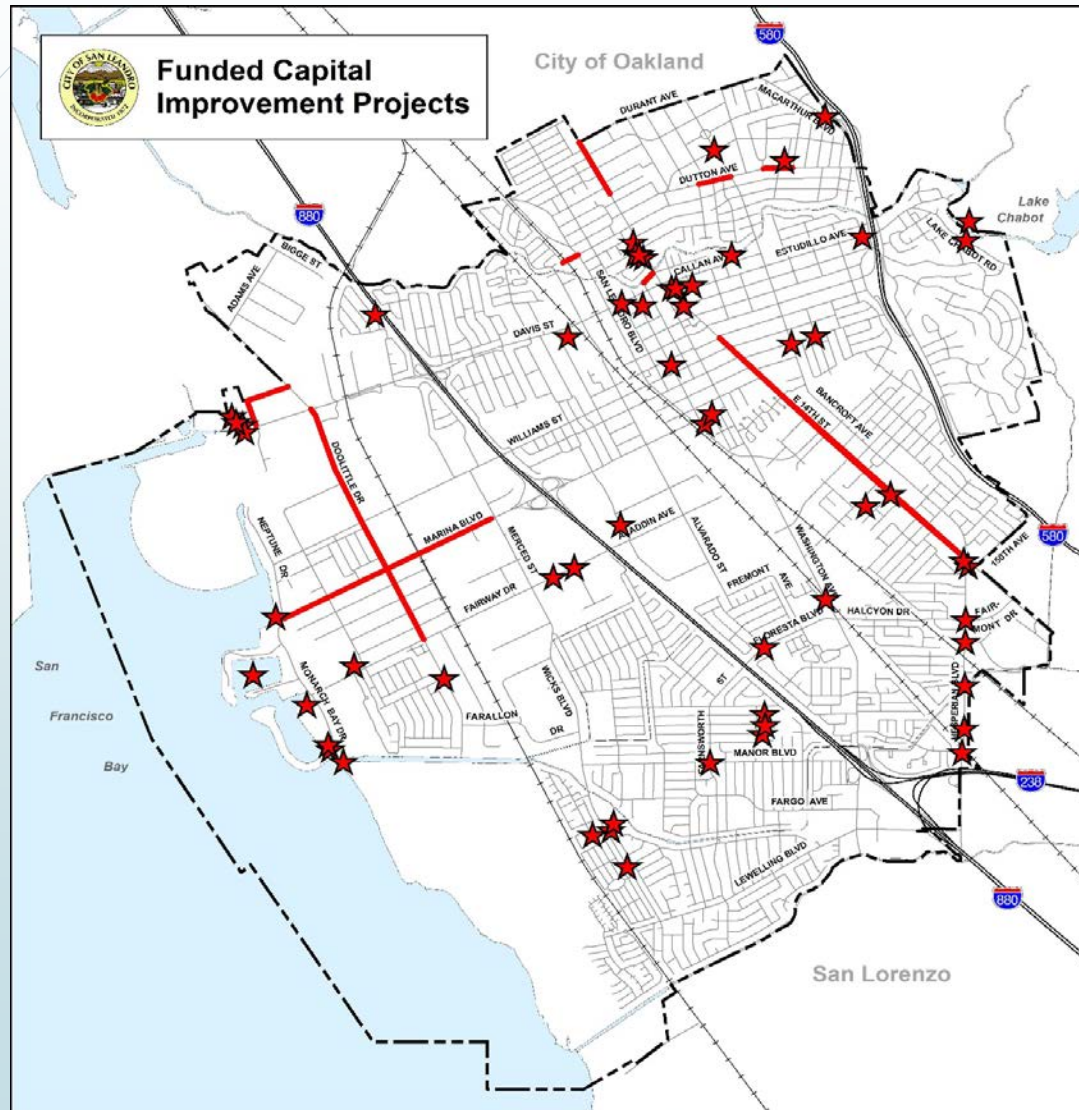
- Building Maintenance fund
- Information Technology fund (computers and phones)
- Equipment Maintenance fund (vehicles)

# Need for Projects

1. Maintain our assets
2. Upgrade facilities to respond to new community needs/desires
3. Advance Council Goals
  - B: Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
  - D: Maintain and enhance San Leandro's infrastructure



# Current Projects

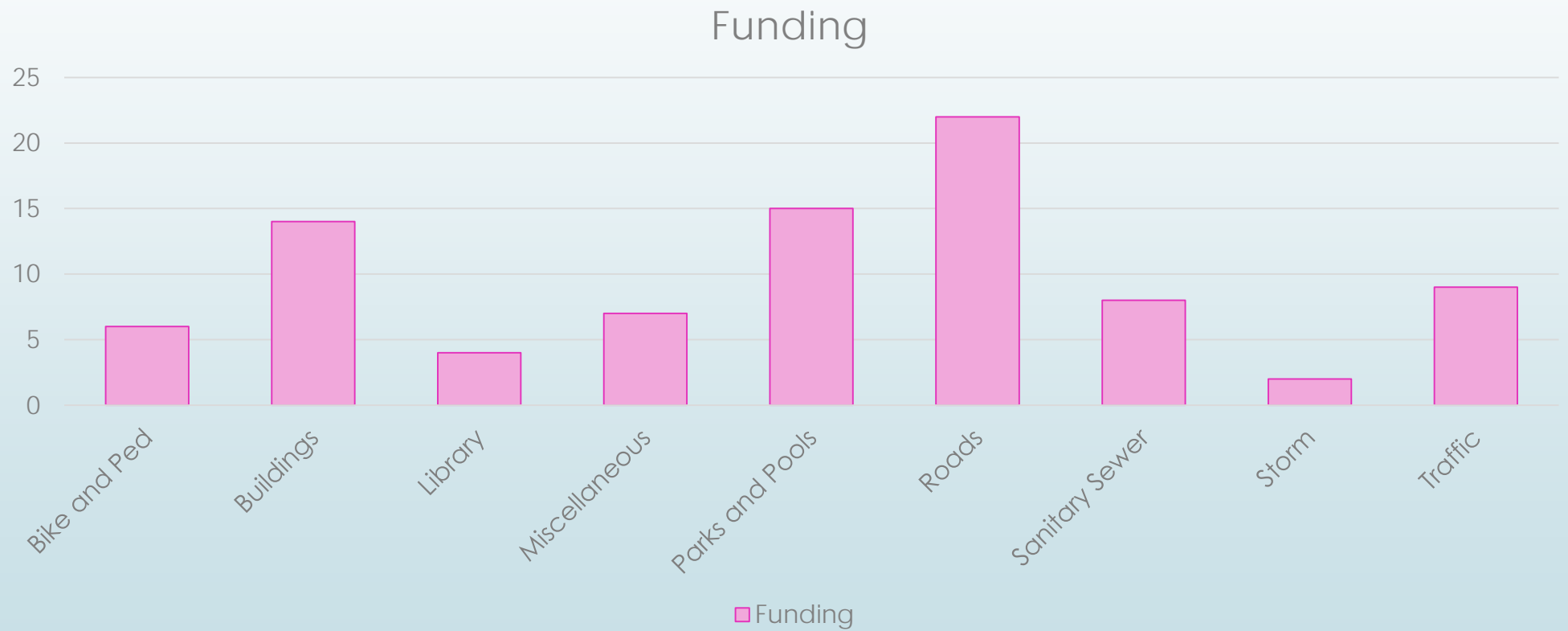


\$65M Projects  
plus  
\$22M Road Repair

\$87M Total

# Current Projects

Active and Funded Projects: \$87M





# Current Projects



Street Paving and Sealing:

\$22M Funded

Design Phase (\$6M)

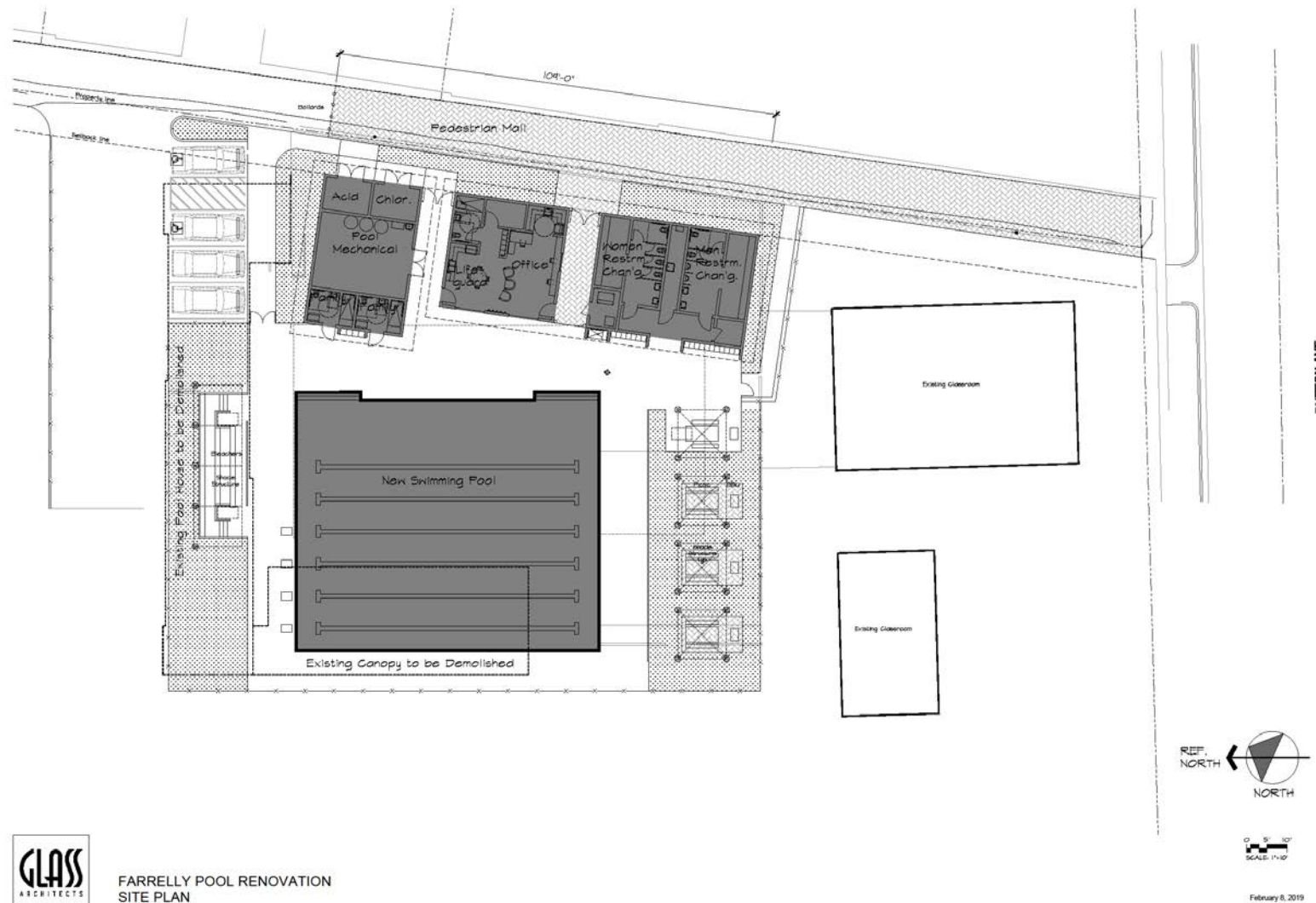
Construction Phase (\$16M)

Streets in Design will be completed in late 2021.

Streets under Construction will be completed in late 2020.



# Current Projects



Farrelly Pool:

\$4.5M Project

Design Phase

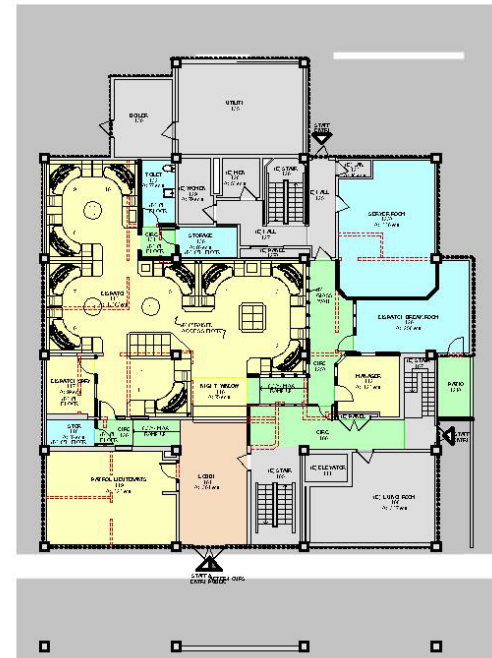
Completion in  
mid 2020.



# Current Projects



**SOUTH OFFICES BUILDING**  
FIRST FLOOR PLAN  
RENOVATION AREA = 6,700 SF  
(PHASE 1)



**PUBLIC SAFETY BUILDING**  
FIRST FLOOR PLAN  
RENOVATION AREA = 4,400 SF  
(PHASE 2)

## SPACE PLANNING FOR SAN LEANDRO POLICE DEPARTMENT IMPROVEMENTS

Police Building and  
South Office  
Improvements:

\$9.5M Project

Construction Phase

Completion in early  
2020.

# Current Projects



Mulford Marina  
Library:

\$4.5M Project

Design Phase

Completion in  
late 2021.



# Current Projects



Casa Peralta  
Improvements:

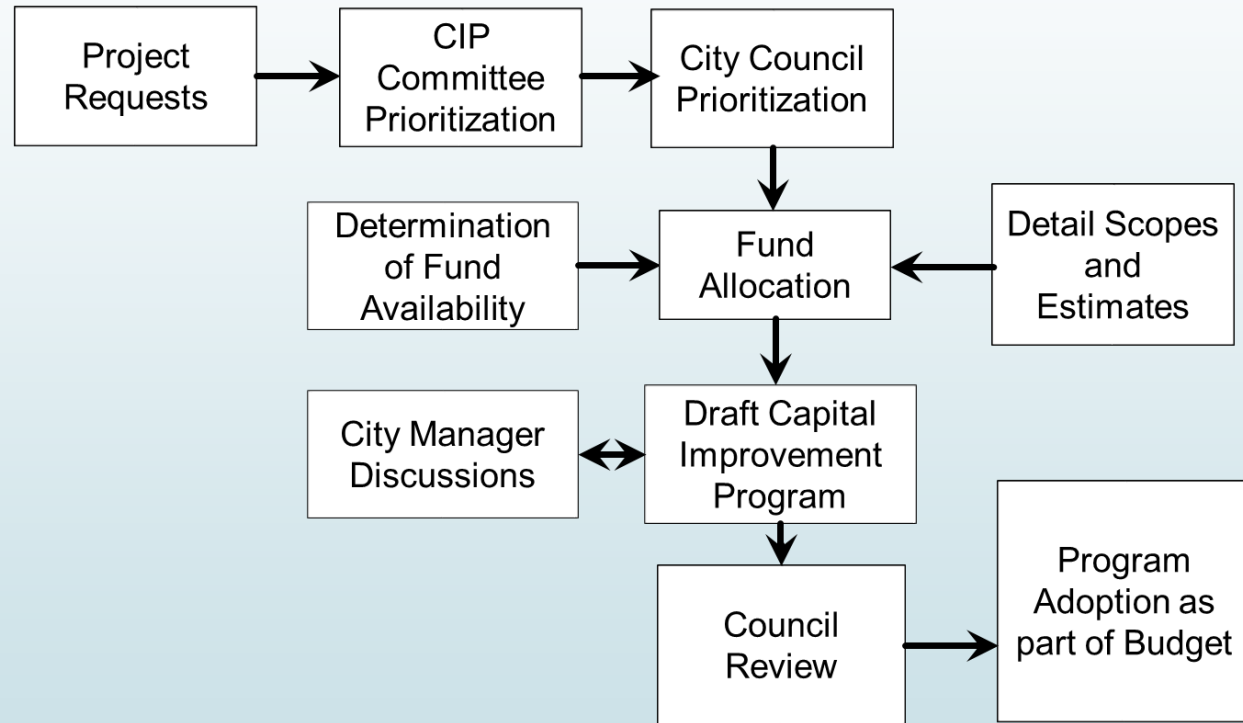
\$4.0M Project

Design Phase

Completion in  
2021.

# Developing a Budget

- ✓ Project Requests Submitted
  - ✓ Collected year round from City Council and Department heads. December cut off for July budget adoption.
- ✓ List of Unfunded Projects Updated
  - ✓ 134 projects in need of funding
- ✓ CIP Committee Ranking and City Manager Review
- ✓ Council Prioritization
  - Cost Estimates & Revenue Analysis
  - Final Program Development



# Developing a Budget

Anticipated General Fund Contribution:  
\$5.7M Total

Consisting of \$2.5M for CIP Projects  
\$3.2M for Roads



\$0.4M for Public Works Road Maintenance of Effort  
\$2.8M for CIP Roads



# Anticipated Annual CIP Funding Levels

Name	FY 20	FY 21
General Fund	\$5,300,000	\$5,300,000
Park Development Fees	\$0	\$0
Developer Fees for Street Improvements	\$500,000	\$500,000
Underground Utility Fees	\$500,000	\$500,000
Community Development Block Grant	\$115,000	\$115,000
Gas Tax	\$1,000,000	\$1,000,000
Vehicle Registration Fees	\$400,000	\$400,000
Measure B/BB Bike and Pedestrian	\$500,000	\$500,000
Measure B/BB Local Streets and Roads	\$2,800,000	\$2,800,000
Measure BB Road Repair Grant	\$7,000,000	\$7,000,000
Water Pollution Control Plant Enterprise	\$1,000,000	\$1,000,000
Total	\$19,115,000	\$19,115,000

# Annual Projects and Programs

Name	GF Amount	Other Amount	Annual Total
ADA transition plan	\$35,000	\$115,000	\$150,000
Bike and Ped Support Program		\$50,000	\$50,000
City Building Major Maintenance	\$600,000		\$600,000
City Park Major Maintenance	\$475,000		\$475,000
Neighborhood Traffic Calming Program		\$100,000	\$100,000
San Sewer Collection System Repair		\$500,000	\$500,000
Sidewalk Program		\$550,000	\$550,000
Street Overlay / Rehabilitation	\$2,200,000	\$9,200,000	\$11,400,000
Street Sealing	\$600,000	\$1,900,000	\$2,500,000
Total	\$3,910,000	\$12,415,000	\$16,325,000

# City Building Major Maintenance - Funded

Location	Description	Project Type	Cost	Status
City Hall	Replace Roof - North End	Roof	\$300,000	Hire Project Manager
Fire Station 12	Replace HVAC Units (4 qty)	HVAC	\$100,000	To Bid
Manor Park Family Aquatic Center	Replace Pool Boiler	Pool Equipment	\$40,000	Scheduled to Replace
City Hall	Paint building, planters, metal trim	Painting	\$250,000	Hire Project Manager
City Hall	Replace Carpeting - Halls, Common Areas, Conference Rooms and Council Chamber	Carpet	\$100,000	To Bid
City Hall	Council Chamber - Replace Audience Seats	Furniture	\$100,000	To Bid
Civic Center Complex	Paint Trellises in parking lots	Painting	\$50,000	Hire Project Manager
Downtown Parking Garage	Paint Metal Trim	Painting	\$100,000	Hire Project Manager
Fire Station 13	Pave Parking Lot	Site Work	\$2,000	Complete
Public Works	Paint trim and out buildings	Painting	\$75,000	Hire Project Manager
Public Works	Replace Emergency Generator	Equipment	\$100,000	To Bid

# City Building Major Maintenance - Needs

Location	Description	Project Type	Est. Cost
City Hall	Replace Chiller- AC #7	HVAC	\$200,000
City Hall	Replace Air Handler	HVAC	\$200,000
Main Library	Replace Partition in Karp/Estudillo	Equipment	\$75,000
MCC	Replace Roof - Titan Room	Roof	\$200,000
Public Safety	Paint building, planters, metal trim	Painting	\$200,000
Public Safety	Replace Controller for Chiller	HVAC	\$60,000
Public Safety	Replace Emergency Generator	Equipment	\$300,000
Public Safety	Replace Chiller	HVAC	\$150,000
Manor Family Aquatic Center	Upgrade Security Cameras	Equipment	\$50,000
South Offices	Paint building, planters, metal trim	Painting	\$150,000
Various	Upgrade Signage - ADA, Wayfinding, Emergency Exits, Fire Safety	Signage	\$50,000
Fire Station #9	Replace Emergency Generator	Equipment	\$50,000
Fire Station 12	Pave Parking Lot	Site Work	\$300,000
Main Library	Karp/Estudillo Kitchen Renovation	Room Renovation	\$75,000
Main Library	Install High -Efficiency Windows	Doors/Windows	\$150,000
MCC	Install Security Cameras	Equipment	\$100,000
Public Safety	Remodel Locker Rooms	Room Renovation	\$75,000
Public Safety	Add boiler for redundancy	HVAC	\$100,000
Public Works	Install High -Efficiency Windows	Doors/Windows	\$50,000
South Branch Library	Paint Exterior	Painting	\$40,000
South Branch Library	Replace Exterior Lighting with LED	Lighting	\$25,000
Civic Center Complex	Replace Irrigation System	Site Work	\$150,000

# City Park Major Maintenance - Funded

Location	Description	Project Type	Cost	Status
Bonaire Park	Parking Lot Drainage	Site work/Stormwater	\$30,000	
Marina Park South	Replace Playground	Equipment Installation	\$119,000	Work Scheduled
Thrasher Park	Ball Field Lighting Repair	Fixtures	\$32,000	Complete
Bonaire Park	Pave Parking Lot	Site work	\$30,000	Complete
Cherry Grove Park	Parking Lot Paving	Site work	\$44,000	Complete
Heath Park	Tennis Court Rehab - includes surface, fencing and drainage	Site work	\$215,000	
Manor Park	Replace well - Relocate Pump House	Well - irrigation	\$215,000	In Design
Marina Park - South	Parking Lot Paving	Site work	\$50,000	Complete



# City Park Major Maintenance – Needs (Partial list)

Location	Description	Project Type	Est. Cost
Cherry Grove Park	Replace Bathroom	Bathroom Facilities	\$ 250,000
SL Ball Park	Rehab Center Building (mold abatement, score booth, snack bar, and storage)	Building	\$ 350,000
Bonaire Park	Replace well	Well - irrigation	\$ 300,000
Bonaire Park	Picnic Area Rehab (Concrete/Site Furnishings/Shade Structures/ADA Accessibility)	Site Work/Furnishings	\$ 200,000
Cherry Grove Park	Field Rehab and Fencing	Turf Maintenance/Site Work	\$ 150,000
Halcyon Park	Replace well	Well - irrigation	\$ 300,000
Manor Park	Rehab irrigation throughout park	Irrigation	\$ 300,000
Manor Park - East	Replace Playground	Equipment Installation	\$ 100,000
Memorial Park	Replace Playground	Equipment Installation	\$ 150,000
Memorial Park	Picnic Area Rehab (Concrete/Site Furnishings/Shade Structures/ADA Accessibility)	Site Work/Furnishings	\$ 150,000
Stenzel Park	Rehab irrigation throughout park	Irrigation	\$ 500,000
Stenzel Park	Field Rehab and Fencing (Fields 1 and 2)	Turf Maintenance/Site Work	\$ 300,000
Stenzel Park	Install Well	Well - irrigation	\$ 300,000
Thrasher Park	Replace well	Well - irrigation	\$ 300,000
Toyon Park	Rehab irrigation throughout park	Irrigation	\$ 200,000
Various	Park Reservation Signage	Site Amenities	\$ 20,000
Cherry Grove Park	Rehab irrigation throughout park	Irrigation	\$ 200,000

# Balance After Funding Annual Projects

Name	Budget	Annual Projects	Balance
General Fund	\$5,300,000	\$3,910,000	\$1,390,000
Park Development Fees	\$0	\$0	\$0
Developer Fees for Street Improvements	\$500,000	\$100,000	\$400,000
Underground Utility Fees	\$500,000	\$0	\$500,000
Community Development Block Grant	\$115,000	\$115,000	\$0
Gas Tax	\$1,000,000	\$1,000,000	\$0
Vehicle Registration Fees	\$400,000	\$400,000	\$0
Measure B/BB Bike and Pedestrian	\$500,000	\$500,000	\$0
Measure B/BB Local Streets and Roads	\$2,800,000	\$2,800,000	\$0
Measure BB Road Repair Grant	\$7,000,000	\$7,000,000	\$0
Water Pollution Control Plant Enterprise	\$1,000,000	\$500,000	\$500,000

# Balance After Funding Annual Projects

Name	Balance FY 20	Balance FY 21
General Fund	\$1,390,000	\$1,390,000
Park Development Fees	\$0	\$0
Developer Fees for Street Improvements	\$400,000	\$400,000
Underground Utility Fees	\$500,000	\$500,000
Community Development Block Grant	\$0	\$0
Gas Tax	\$0	\$0
Vehicle Registration Fees	\$0	\$0
Measure B/BB Bike and Pedestrian	\$0	\$0
Measure B/BB Local Streets and Roads	\$0	\$0
Measure BB Road Repair Grant	\$0	\$0
Water Pollution Control Plant Enterprise	\$500,000	\$500,000

## Proposed Use of General Fund for FY 20: Additional Funding for Existing Projects

Farrelly Pool	\$1,100,000
Chabot Park Amphitheater	\$100,000
MacArthur Blvd Roundabout	\$100,000
Police Building Gun Range	<u>\$50,000</u>
Total	\$1,350,000

# Top Ranked Unfunded Projects

23

Project Number	Project Name	Estimated Project Cost	Weighted Score	Proposed GF Funding	Notes
2020.3060	Long Beach Restoration	\$1,800,000	125		Apply for grants
2020.4220	Bancroft and Williams Bicycle Corridors	\$3,500,000	120		Apply for grants
2020.2400	Main Library Restroom Renovation	\$700,000	120	\$700,000	
2016.0490	Manor Blvd Pedestrian Improvements	\$4,500,000	115		
2018.8000	Financial Software System Replacement	\$2,000,000	115	\$500,000	Phase 1
2020.3600	PWSC Replace Fuel Tanks	\$650,000	110		
2018.5200	Storm Drain Video Inspection	\$3,000,000	110		
2020.2030	Fire Station 13 Replacement	\$3.2M to \$6.4M	105	\$200,000	Phase 1
2007.0150	Muir Soccer Field Renovation	\$3,250,000	105		
2018.5400	Downtown Pedestrian Lighting	\$5,000,000	100		
2012.0120	E14th Pedestrian Imp 136th-S City Limit (Design)	\$500,000	100		
2020.4240	School Route Ped Safety Improvements	\$6,000,000	100		Apply for grants
2018.3090	Manor Park Day Care Center Replacement	\$3,800,000	100		
2018.3010	East Bay Greenway	>\$6.4M	100		Apply for grants
2005.0100	E14th St Medians - 145th to S City Limit	\$3.2M to \$6.4M	95		
2018.4800	Williams St Bike and Ped Imp near UPRR	\$800k to \$1.6M	95		
2018.4490	Downtown Walkway Renovation	\$200k to \$400k	95		
2020.2000	Fire Station 12 Remodel	\$3.2M to \$6.4M	95		
2018.2010	Fire Station 9 Remodel	\$3.2M to \$6.4M	95		
2020.4200	Alvarado at Fremont Vehicle Guardrail	<\$100k	95		
2001.4000	East 14th / Hesperian / 150th Improve	\$800k to \$1.6M	95		Apply for grants
2020.5610	Pedestrian Crossing Improvements	\$200k to \$400k	90		
2018.2460	Main Library Kitchen Renovation	\$200k to \$400k	90		
2018.2430	Main Library Mary Brown Room Remodel	\$100k to \$200k	90		
2020.3040	ADA Playground Improvements	\$400k to \$800k	90		
2020.3030	Lola St Park Improvements	\$3.2M to \$6.4M	90		
2018.3000	Park Building Roof Replacement	\$100k to \$200k	90		Use Park Maintenance Fund
2006.0060	Eden Road Improvements	\$3.2M to \$6.4M	90		Vote on Assessment District
			<b>Total</b>	<b>\$1,400,000</b>	

Full list of unfunded project with scores are in the handout.



## Proposed Use of General Fund for FY 21: Funding for New Projects

Main Library Restroom Renovation	\$700,000
Financial Software System Replacement (phase 1)	\$500,000
Fire Station 13 Replacement (phase1)	<u>\$200,000</u>
Total	\$1,400,000

## Next Steps

Draft budget presentation to council April.

Public Hearing in May.

Adopt Budget in June.