

# Capital Improvement Program

City Council Work Session

November 9, 2020



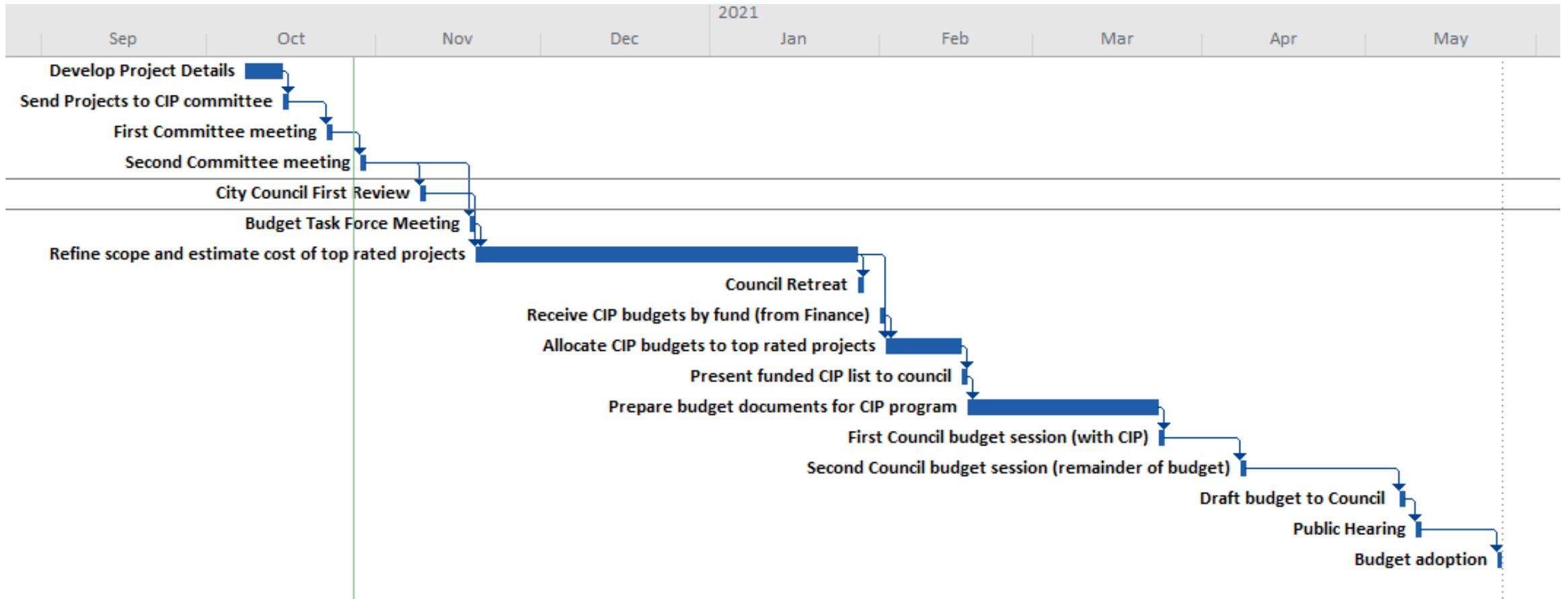
# Agenda



Rip Rap and water access at Bay Trail

- Schedule for Budget Documents
- Capital Improvement Program Overview
  - a. Purpose
  - b. Scope
  - c. Funding
  - d. Status of funded projects
- Projects for Funding
  - a. Soliciting Projects
  - b. Prioritizing Projects
  - c. Council Input

# Schedule for Budget Documents



# Purpose of CIP

1. Address current maintenance needs
2. Reduce maintenance backlog
3. Respond to changes in regulatory requirements
4. Respond to changing needs in the community
5. Meet City Council Goals:
  - a) Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
  - b) Provide quality public safety service and grow our partnership with the community to keep San Leandro safe
  - c) Maintain and enhance San Leandro's infrastructure



HAWK signal Wicks/Burkart



Fairway Dr at Doolittle

# Scope of CIP

Excludes routine operation and repair that is funded by department operation and maintenance budgets.

## **Annual Programs/Projects**

Annual Program/Maintenance

## **Bicycle and Pedestrian**

Roadway streetscape

Sidewalks

Street lights

Traffic and Pedestrian - Controls and Signals

## **Buildings**

City Hall and South Offices

Community Centers

Emergency Operations Center

Fiber, Communications, and Wi-Fi

Fire Stations

Libraries and Casa Peralta

Parking lots/structures

Police Buildings and Facilities

Public Works Service Center

## **Other**

Flood Mitigation

Other

Public Wi-Fi

Sound walls

Storm drains

## **Parks and Open Space**

Golf Courses

Parks and Open Space

Pools

## **Roadways for vehicles**

Bridges

Roadway Construction

Roadway pavement

Roadway signage and striping

Street lights

Traffic and Pedestrian - Controls and Signals

## **Shoreline**

Marina and Shoreline

## **Traffic Safety**

Railroad Crossings

Traffic and Pedestrian - Controls and Signals

## **Underground Utilities**

Utility Undergrounding

## **WPCP Enterprise**

Sanitary Sewers

Water Pollution Control Plant

# State of our Improvements

## Roads

- \$185M maintenance backlog
- \$10.5M/year to prevent the backlog from growing
- General Plan sets a goal of average PCI = 76, will take \$23M/year to reach that goal in 10 years

## Parks

- \$11M in deferred maintenance projects
- \$475,000/year to prevent the backlog from growing

## City Buildings (including parking lots)

- \$5M in deferred maintenance projects
- \$600,000/year to prevent the backlog from growing



Failed pavement (Olive Ct)

# Road Backlog

Red = failed

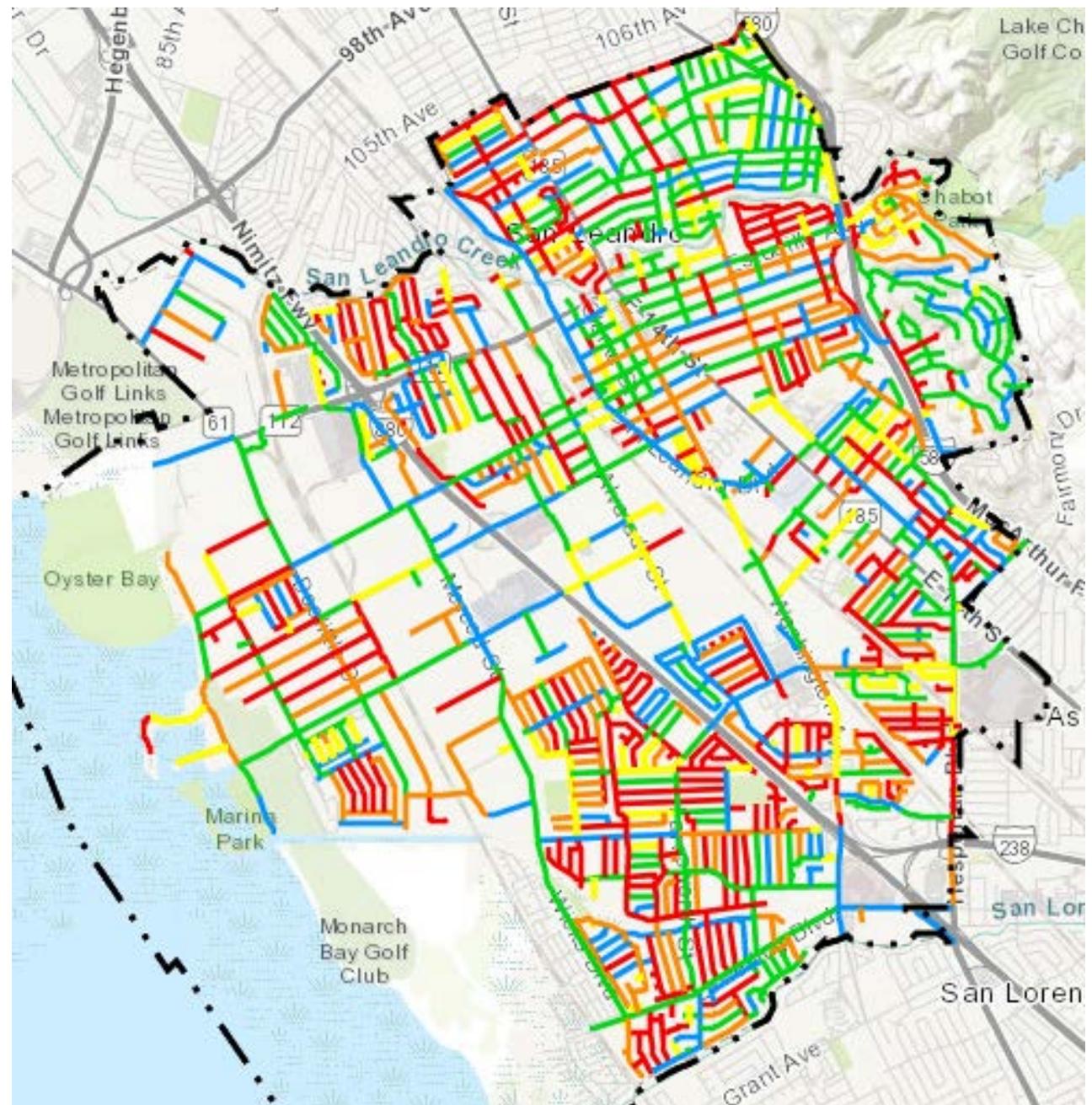
171 street segments

12% by area of pavement

Orange = poor condition

271 street segments

28% by area of pavement



# Funding

Bike and Ped Funds: Measure B and BB	Road Funds: Measure B/BB, Gas Tax, VRF	Developer Fees for Street Improvements	Park Development Fees	Underground Utility Fees	WPCP Enterprise Fund
<ul style="list-style-type: none"> <li>• Sidewalks</li> <li>• Roadway signage and striping</li> <li>• Traffic and Pedestrian - Controls and Signals</li> </ul>	<ul style="list-style-type: none"> <li>• Bridges</li> <li>• Railroad Crossings</li> <li>• Roadway Construction</li> <li>• Roadway pavement</li> </ul>	<ul style="list-style-type: none"> <li>• Roadway signage and striping</li> <li>• Traffic and Pedestrian - Controls and Signals</li> </ul>	<ul style="list-style-type: none"> <li>• Parks and Open Space</li> <li>• Pools</li> </ul>	<ul style="list-style-type: none"> <li>• Utility Undergrounding</li> </ul>	<ul style="list-style-type: none"> <li>• Sanitary Sewers</li> <li>• Water Pollution Control Plant</li> </ul>
<ul style="list-style-type: none"> <li>• \$500k/year</li> </ul>	<ul style="list-style-type: none"> <li>• \$4.3M/year</li> </ul>	<ul style="list-style-type: none"> <li>• \$300k/year</li> </ul>	<ul style="list-style-type: none"> <li>• \$350k/year</li> </ul>	<ul style="list-style-type: none"> <li>• \$250k/year</li> </ul>	<ul style="list-style-type: none"> <li>• \$1M/year for CIP</li> </ul>

## General Fund: Eligible for everything above plus

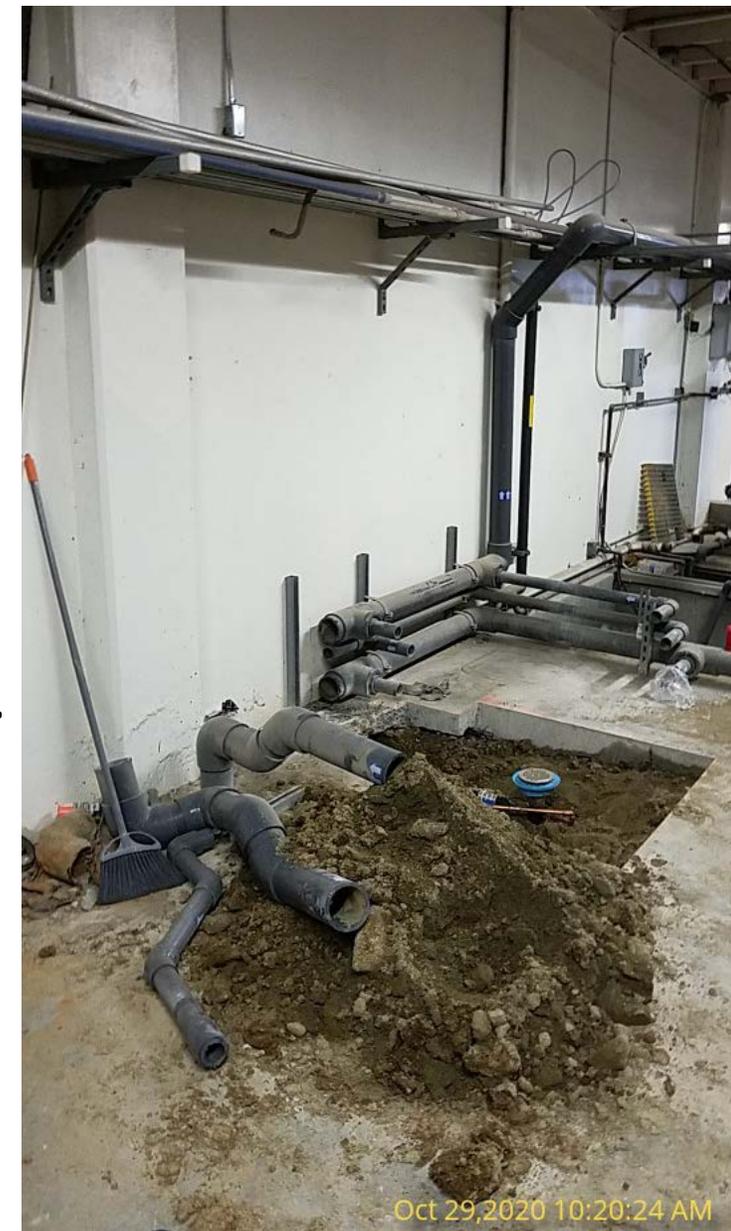
<ul style="list-style-type: none"> <li>• City Hall and South Offices</li> <li>• Community Centers</li> <li>• Emergency Operations Center</li> <li>• Fiber, Communications, and Wi-Fi</li> <li>• Fire Stations</li> </ul>	<ul style="list-style-type: none"> <li>• Flood Mitigation</li> <li>• Golf Courses</li> <li>• Libraries and Casa Peralta</li> <li>• Marina and Shoreline</li> <li>• Parking lots/structures</li> <li>• Police Buildings and Facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Public Works Service Center</li> <li>• Roadway streetscape</li> <li>• Sound walls</li> <li>• Storm drains</li> <li>• Street lights</li> </ul>
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**Also: Grants are periodically available for a variety of project types.**

# Status of funded projects

Life cycle of a funded project:

1. Pre-design  
Confirm scope, budget, and schedule. Select consultants, process purchase orders.
2. Design  
Develop construction documents. Obtain permits.
3. Bid and Award  
Solicit bids, council award of contract, process purchase order.
4. Construction  
Install the work. Issue clarifications to the work.
5. Post Construction  
Acceptance by Council, warranty period.



Piping at B&G Club Pool

# Funded CIP projects Pre-Design Phase

	Funding
<b>Boat Harbor Deconstruction / Shoreline Park</b>	<b>\$2,000,000</b>
<b>Wicks / Manor Signal Improvements</b>	<b>\$360,000</b>
<b>Totals</b>	<b>\$2,360,000</b>



# Funded CIP projects – Design Phase

	Funding	Shortfall	Additional Funding Source
1 Bridge and Embankment Maintenance	\$550,000		
2 Casa Peralta Phase 1	\$1,400,000		
3 Davis and Carpentier Ped Signal	\$335,000	\$170,000	DFSI
4 Davis Street SSMH repair and WPCP SE Line Replace	\$1,150,000	\$650,000	WPCP Enterprise Funds
5 East 14th / Hesperian / 150th Intersection	\$5,230,000	\$1,800,000	grant
6 East 14th / Joaquin Signal Improvements	\$375,000		
7 East 14th Pedestrian Lighting North	\$750,000		
8 East 14th Street Undergrounding (150th to Blossom)	\$3,250,000	\$1,750,000	UG Fees
9 Family Aquatics Center Competition Pool	\$6,100,000	\$2,400,000	Park Development Fees
10 MacArthur/Superior Round About	\$1,650,000	\$1,100,000	DFSI
11 Mulford / Marina Library	\$3,000,000	\$3,300,000	Property Sale at Shoreline
12 Neptune Drive Shoreline Flood Protection	\$500,000		
13 Pedestrian Crossing Improvements 19-20 and 20-21	\$280,000		
14 Sanitary Sewer Collection System Repair 2020	2,000,000		
15 Street Overlay / Rehabilitation 20-21	\$13,800,000		
16 Street Sealing 19-20	\$2,500,000		
17 Washington / Chapman RR crossing	\$685,000	\$100,000	DFSI
18 Washington Ave Reconstruction	\$2,000,000		
19 WPCP Dirt Relocation	\$2,650,000		

Yellow = funds not yet available

**Totals \$48,205,000 \$11,270,000**

# Funded CIP projects – Construction Phase

Project	Budget	Construction Contract	% complete	CCO \$ to date	CCO % to date
1 Bicycle Network West	\$350,000	\$171,497	50%	\$15,000	9%
2 Boys and Girls Club Pool Resurface	\$1,325,000	\$912,289	15%	\$220,000	24%
3 Farrelly Pool Replacement	\$10,200,000	\$6,222,450	37%	\$250,000	4%
4 Heron Bay Levee Maintenance	\$395,000	\$82,000	95%	\$46,000	56%
5 Main Library and MCC AV equipment	\$1,040,000	\$670,797	80%	\$85,000	13%
6 Police Building and South Offices Modifications	\$8,500,000	\$6,268,000	80%	\$850,000	14%
7 Sidewalk Program	\$1,200,000	\$1,172,980	10%	\$50,000	4%
8 Street Overlay / Rehabilitation	\$11,400,000	\$7,459,551	0%	\$0	0%
Total	\$34,410,000				



136<sup>th</sup> Ave at School St

# Funded CIP projects – Completed since 11/2018

	Project	Budget	Construction Contract	CCO \$	CCO %
1	Pedestrian Crossing Improvements 17-18	\$675,000	\$494,009	\$11,700	2%
2	Pedestrian Crossing Improvements 16-17	\$1,300,000	\$907,025	\$97,770	11%
3	Sanitary Sewer Point Repairs	\$1,300,000	\$1,160,686	\$100,283	9%
4	Sidewalk Repair 17-18	\$800,000	\$569,311	\$78,598	14%
5	Street Overlay / Rehab 16-17 Phase 2	\$2,000,000	\$1,754,160	\$465,860	27%
6	Street Overlay / Rehab 17-18	\$11,835,000	\$10,163,145	\$1,637,600	16%
7	Street Sealing 17-18	\$2,100,000	\$1,894,311	\$258,628	14%
8	Street Sealing 18-19	\$2,700,000	\$2,520,739	\$19,531	1%
9	WPCP Paving	\$2,000,000	\$1,605,700	\$240,443	15%
	Total	\$24,710,000			



Bancroft Ave at Haas

# Why Construction means Change Orders

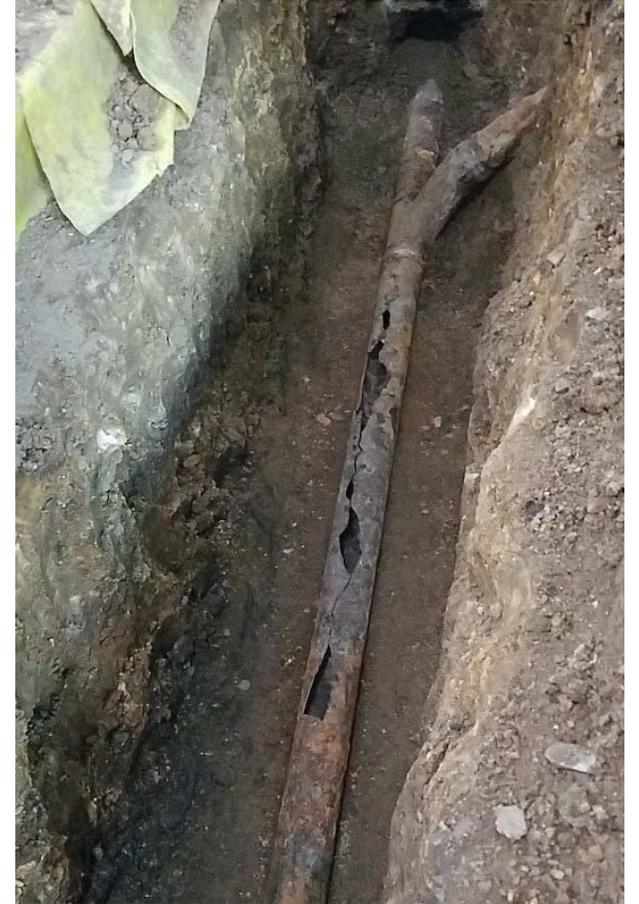
Impartial award = Low Bid = Strict interpretation of documents

Perfect documents are infeasible

3 categories of change orders

- Design Change, the drawings are missing something
- Owner Request, the owner or user wants to make a change
- Unforeseen Condition, there is a difference between the drawings and actual field conditions

Change order work and prices are validated by staff



Unforeseen pipe deterioration at B&G Club Pool

# Creating the CIP

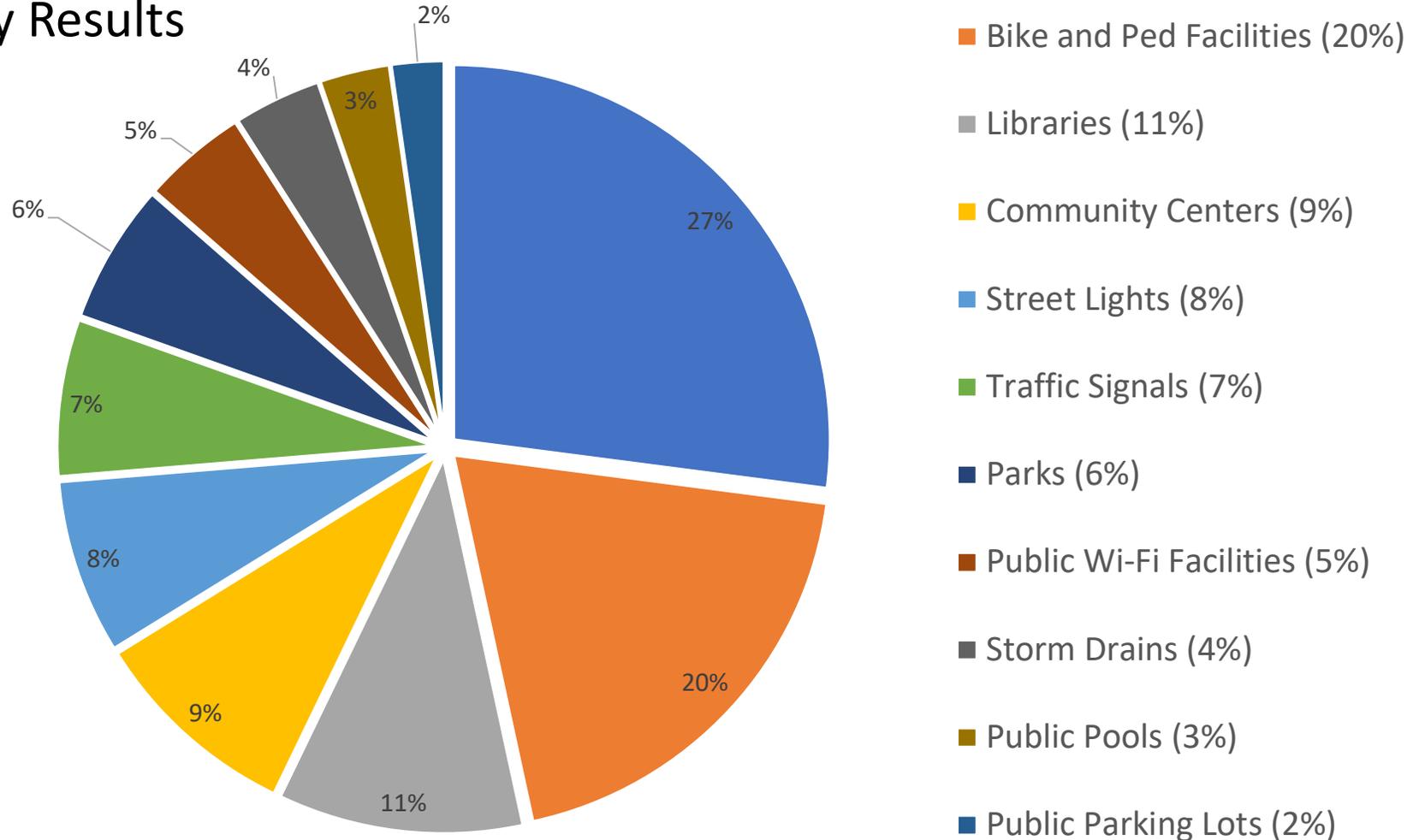
1. Project Solicitation from Council Staff, and Public
2. Project Scoring by CIP committee
3. City Council review and comment on project scoring
4. City Budget Task force input
5. City Council approval of CIP projects for funding



Public Lobby at South Offices

# Input into CIP

## Public Survey Results



% of respondents who ranked item #1

# Project Scoring

CIP Committee has scored each project in 8 categories.  
Category weights previously determined by City Council.

Projects scoring highly in either “One time funding” or “External / internal mandate” will be proposed for funding regardless of overall score.

Multi project tie scores occur – discretion is used to determine exact funding order.

A proposed funding plan will be brought to council for review in February.

Description	Fiscal Impact: Net Cost	Economic Development Impact	Liability, Risk, Public Health, and Safety	Protection of Existing Facilities and Lifespan	Quality of life	Population Served	External or Internal Mandate	One Time Funding Leverage
<b>Weight</b>	<b>10</b>	<b>10</b>	<b>15</b>	<b>15</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>10</b>

Category/Score	Fiscal Impact: Net Cost	Economic Development Impact	Liability, Risk, Public Health, and Safety	Protection of Existing Facilities and Lifespan	Quality of life	Population Served	External or Internal Mandate	One Time Funding Leverage
3 points	Project creates savings. Net operating cost (considering maintenance, utilities and revenue) will be lower if the project is implemented.	Project significantly promotes economic vitality through job creation, business development, or other	Project alleviates substantial (>\$1M) liability, health or safety hazard, or significantly increases health and safety	Project will repair deterioration that currently prevents use of facility and has a lifespan > 15 years, or deferral will increase cost significantly	Project significantly improves the appearance of a neighborhood, incorporates art, reduces noise or pollution, or supports community values.	Project serves or has public support from entire City or addresses an underserved area/population	Project is required to comply with Federal, State, or local law, regulation, or ordinance	One time outside funding that requires a match is secured for 75% or more of cost
2 points	Project has little or no impact on net operating cost	Project promotes economic vitality through job creation, business development, or other	Project alleviates moderate (>\$100k) liability, health or safety hazard, or creates a moderate increase in health and safety	Project will repair deterioration that doesn't prevent use of facility and has a lifespan of >10 years	Project moderately improves the appearance of a neighborhood, incorporates art, reduces noise or pollution, or supports community values.	Project serves or has public support from a large size area/population	Project implements Council adopted plan	One time outside funding that requires a match is secured for between 25% and 75% or more of cost
1 point	Project will result in minor additional net operating costs	Project may promote economic vitality through job creation, business development, or other	Project alleviates minor (<\$100k) liability, health or safety hazard, or creates a minor increase in health and safety	Project will prevent/delay deterioration from occurring	Project slightly improves the appearance of a neighborhood, incorporates art, reduces noise or pollution, or supports community values.	Project serves or has public support from a medium size area/population	Project implements plan adopted by outside agency	One time outside funding that requires a match is secured for less than 25% of cost
0 points	Project will result in significant additional net operating costs	Project doesn't promote economic vitality	Project won't impact liability, health, or safety.	Project doesn't impact condition of an existing facility	Project has no impact on noise, pollution, or the appearance of a neighborhood, and doesn't incorporate art or actively support community values.	Project serves or has public support from a smaller size area/population	Project isn't required by law and doesn't implement an adopted plan	No outside funding has been secured

**Handout**

# Council Input on Project Priorities

Review highest rated Projects in each Category and request input:

1. Annual Programs / Projects
2. Bicycle and Pedestrian
3. Buildings
4. Parks and Open Space
5. Roadways for vehicles
6. Traffic Safety
7. Other, Underground Utilities, WPCP Enterprise



Farrelly Pool

# Annual Programs / Projects

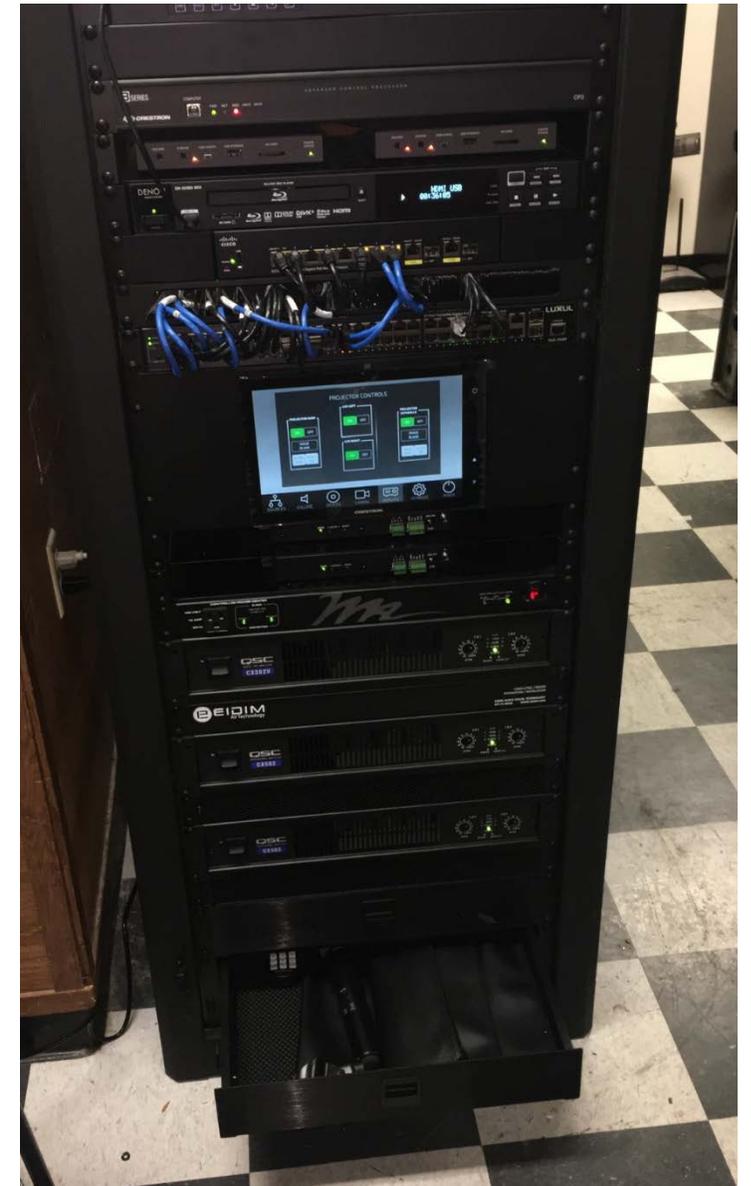
1. ADA transition plan
2. Bike and Pedestrian Support Program
3. City Building Major Maintenance
4. City Park Major Maintenance
5. Neighborhood Traffic Calming Program
6. Sanitary Sewer Collection System Repair
7. Sidewalk Program
8. Street Overlay / Rehabilitation
9. Street Sealing

- Scores were not calculated for these projects; by definition they are funded every year.
- Fully funding these programs requires \$13M/year.
- Dedicated funding covers \$5.8M/year. General fund contribution of \$7.2M/year needed to fully fund this work.

# All Other Groups

Review rankings by group, see handout:

2. Bicycle and Pedestrian
3. Buildings
4. Parks and Open Space
5. Roadways for vehicles
6. Traffic Safety
7. Other, Underground Utilities, WPCP  
Enterprise



AV Equipment

# Next Steps

- Apply the input received tonight
- Get input from the budget task force
- Work on detailed project scopes and estimates for top rated projects
- Return to council in February with projects proposed for funding



Teagarden at Lincoln High School