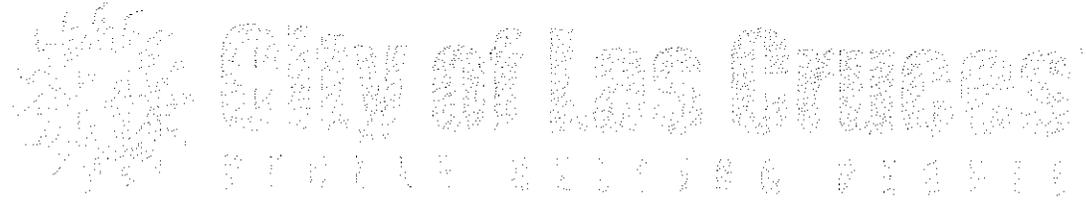
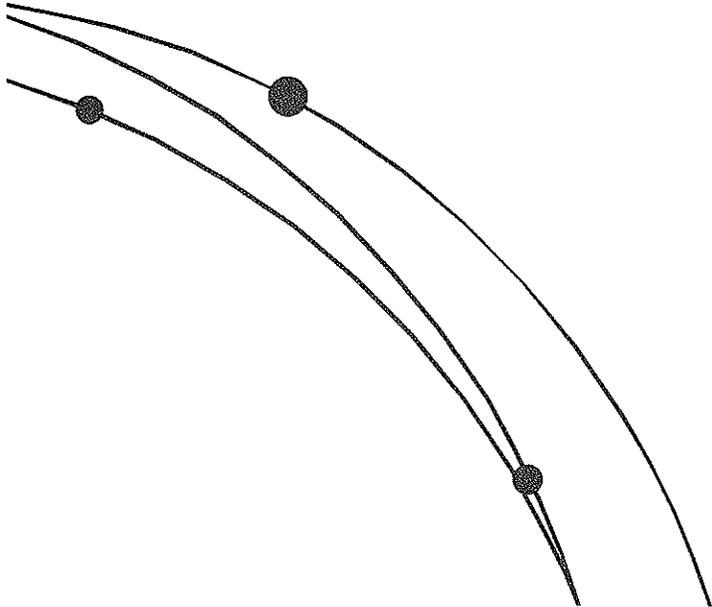


Updated Direction for Capital Projects List and Strategic Plan Priorities

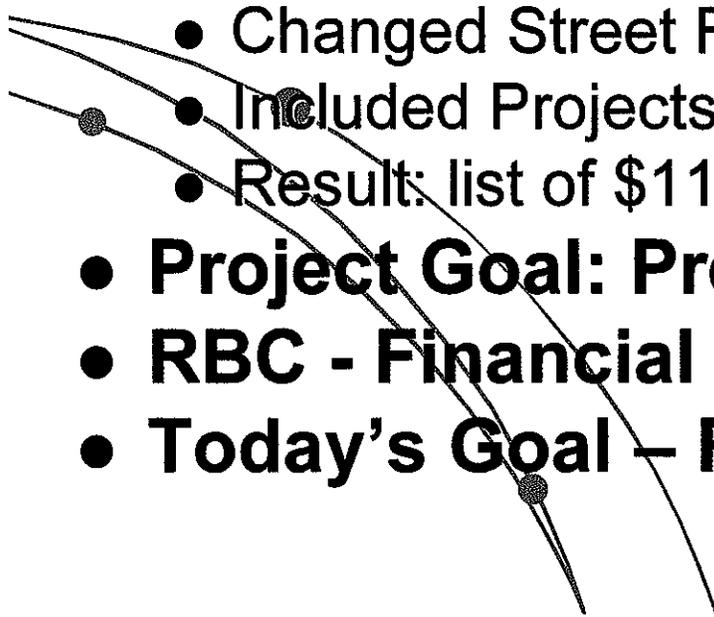


CAPITAL PROJECT STRATEGY AND RANKINGS



7-06-10

Background

- **Previous Ranking Process \$480 M (March 2010)**
 - Result: list of \$180 M
 - **Removed TIDD and Operational Items**
 - Result: list of \$160 M
 - **Refined List Reflecting Changes**
 - Eliminated Duplicates
 - Added Strategic Plan Associations
 - Changed Street Renovation Item
 - Included Projects with at least 25 pts
 - Result: list of \$113 M
 - **Project Goal: Prepare 10 year CIP Strategy**
 - **RBC - Financial Capacity Report (June 2010)**
 - **Today's Goal – Refine the Priority List**
- 

Capital Improvement Needs

\$112,660,000 Revised 7-1-10

Council Member Name: _____



City Council Top
30 Ranking

Strategic PI	Department	Description	Total Amt	(30 - high 1-low)
2	Comm. Dev.	Affordable Housing Plan - Implement recommendations. This includes a trust fund that can be used for loans or property acquisition.	\$500,000	
6	Facilities	Aquatic Center - Competitive Pool. This cost represents construction cost only. An additional annual operating budget of \$1.1M will be required to operate once constructed.	\$12,000,000	
6	Facilities	ASCMV - HVAC	\$500,000	
2	Pub. Serv.	Benavidez Center Expansion. This senior center is in need of expansion due to space limitations and increasing populations desiring services on the west side of the City.	\$1,500,000	
4	Facilities	Burn Lake / Esslinger Park - Phase IV, the improvements work toward implementing the master recreation and park plan for the area including the lake and adjacent property.	\$3,200,000	
3	Pub. Serv.	Central Kitchen. This project would allow the consolidation of meal preparation for hot meals at a unit cost savings as well as operational efficiencies.	\$2,500,000	
3	Facilities	Chandler Tank Park . Phase I - Conversion of the flood control dam and reservoir to a community park for multi-use purposes.	\$500,000	
6	Facilities	City Office Center - Demolition	\$750,000	
2	Pub. Works	Civic Plaza Property Acquisition -Downtown. This reflects the price for Bank of the West property or similar.	\$750,000	

Sources of Funding

● Current Funding Sources – Over 10 yrs

- GRT Bond Cycling \$74 M
- Flood Control \$11.5 M
- Street Maintenance GRT \$17.5M

Total \$103 M / 10 yrs

● Additional Funding Sources

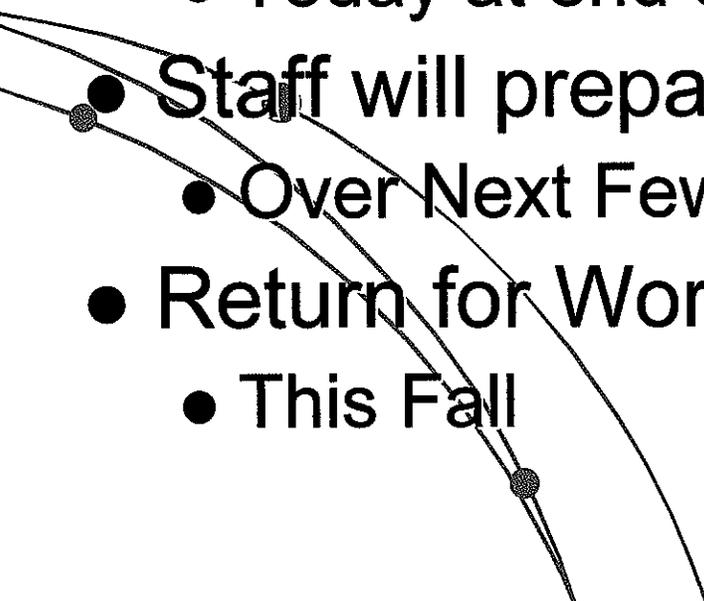
- General Obligation Bonds
- Impose State Authorized ¼ Cent GRT Increase

● Project or Area Specific Funding Sources

- Impact Fees
- SAD; PID; TIDD

Source: RBC Capital Markets June 14, 2010

What's Next?

- Turn in Project Rankings
 - Now
 - Tabulate Project Rankings
 - Today
 - Present Project Ranking Outcome
 - Today at end of Work Session
 - Staff will prepare project funding strategies
 - Over Next Few Months
 - Return for Work Session with Options
 - This Fall
- 

Capital Improvement Needs

\$112,660,000 Revised 7-1-10

Council Member Name: _____

			City Council Top 30 Ranking	
Strategic PI	Department	Description	Total Amt	(30 - high 1-low)
2	Comm. Dev.	Affordable Housing Plan - Implement recommendations. This includes a trust fund that can be used for loans or property acquisition.	\$500,000	
6	Facilities	Aquatic Center - Competitive Pool. This cost represents construction cost only. An additional annual operating budget of \$1.1M will be required to operate once constructed.	\$12,000,000	
6	Facilities	ASCMV - HVAC	\$500,000	
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3	Facilities	Chandler Tank Park . Phase I - Conversion of the flood control dam and reservoir to a community park for multi-use purposes.	\$500,000	
6	Facilities	City Office Center - Demolition	\$750,000	
2	Pub. Works	Civic Plaza Property Acquisition -Downtown. This reflects the price for Bank of the West property or similar.	\$750,000	
3	Pub. Works	Cortez Drive Reconstruction (south) - An east mesa roadway annexed in the 80's that is in substandard condition.	\$1,200,000	
1	Fire	County-Wide Interoperable Voice / Data Communications System - Ph II. Regional public safety entities rely on surrounding emergency response partners during times of large, complex or multiple incidents for mutual aid support. The inability for emergency responders to communicate across jurisdictions creates safety issue. This is phase one of a multiple phase project that could cost up to \$12M over 5-10 yrs.	\$1,500,000	
1	Pub. Works	Dirt Street Paving - City Wide Various Locations. Since street maintenance funds can't be used to pave dirt streets, we have about 8 mile sof dirt roads in the City that do not have a funding source associated with them. This item is scalable and could be funded incrementally from \$3M to \$15M.	\$3,000,000	
3	Pub. Works	East Mesa Drainage Improvements, including the waterfalls ponding area, Central Channel, Oro Vista Pond enhancements and others within the same systems.	\$3,000,000	
3	Pub. Works	El Molino-Complete Projects. Phases 6 (\$1M),7(\$1M) and 8(\$3M).	\$5,000,000	
3	Pub. Works	El Paseo/Idaho Intersection Improvements. These improvements will be coordinated with the EPA / El Paseo corridor project.	\$675,000	
4	Facilities	Energy efficiency and renewable energy project for City Facilities to enable the Sustainability Officer to have an operating fund to initiate and implement projects and programs to save the city long term costs. The program could be initiated and progress made with an initial investment of \$250K and acalable up the the amount shown.	\$2,000,000	

6 RG Added	Facilities	Facilities Sinking Fund. Annual budget needed to take care of current inventory using industry standards is \$2.6M.	\$7,800,000	
6	Facilities	Facility Maintenance Plan. Match funding sources to maintenance plan requirements to ensure the City has sufficient funding in place for capital reinvestment to care for public facilities. This cost is for a plan only, not the required funding.	\$100,000	
1	Fire	Fire Station #7 / Training Structure - West Mesa/Airport; this concept will not only provide for a new fire station, it will also provide an interim solution for a Police and Fire Training operation on a reduced scale on the same site.	\$4,000,000	
3	Comm. Dev.	GIS System update to enhance transportation and land use planning.	\$500,000	
3	Pub. Works	Hoagland/Alameda Traffic Signal	\$250,000	
3	Facilities	Intermodal facility completion. Phase one is funded at \$4.3 million from the FTA. The balance indicated is what will be needed to make the facility fully operational and centrally located including operations, administration, and an opportunity for lease space for private transportation companies.	\$3,000,000	
3	Pub. Works	LC Dam Environmental Restoration (Recreation Enhancement - \$8M total; CLC match is 25% or \$2M)	\$2,000,000	
3	Pub. Works	LC Dam Riparian Wetlands- ACOE 1149 Project	\$1,000,000	
2	Facilities	Meerschiedt Center Remodeling/Expansion. Recreation enhancements that could be done in place of additions at the new Aquatics Center.	\$650,000	
3	Pub. Works	Mesa Grande Roadway Construction - Midway to Central. This segment of east mesa roadway is adjacent to developed property where design standards were not in place to require improvements prior to annexation in the 1980"s.	\$1,500,000	
1	Facilities	MVRDA Building - Build and Equip. The total cost will need to be shared by partner entities.	\$6,000,000	
3	Facilities	Operations Center - Construction. This project creates the opportunity to consolidate city operations in much the same way the new City Hall consolidated administrative functions of the City. The location will be on Motel Blvd on city owned land adjacent to the Utilities Building.	\$6,000,000	
1	PD	Police Sub-Station on the East Mesa - Interim Facility (w/ E. Mesa Multi-gen facility at Sage Café. Long term police facilities on the East Mesa are to combine with Fire Station #8 and provide an East side command station. This cost could be as much as \$5 M. DAC Sherrif has expressed interest in sharing a temporary facility. Congressman Teague may get \$300K for this project later this year.	\$500,000	
6	Pub. Works	Reconstruction of portions of Porter Dr. Central, Holman and Peachtree Hills Roadways on the City's East Mesa.	\$2,500,000	
2	Facilities	Regional Aquatic Center - Fund On-going (Annual) Operating Costs. This is \$1M annually or \$3M every 3 years.	\$3,000,000	
6	Fire	Reroof Fire Stations #4, #5, and #6	\$360,000	
6	Pub. Works	Roadrunner Parkway- N. of US 70 - Sandhill Arroyo. A major north/south thoroughfare that is needed to provide a secure secondary access to residents in the northeast quadrant of the City.	\$3,000,000	
1	Pub. Works	Roadrunner Parkway Pedestrian Crossing. Install ADA complaint crossing to access Veterans Park from adjacent neighborhoods to the east.	\$75,000	
6	Facilities	Roof Replacement - City Buildings - 15 City Facilities have roof systems that are in poor to failed condition.	\$3,200,000	
4	Utilities	Septic Tank Removals in High Priority Areas. Connections to City Sewer System	\$4,200,000	
3	Pub. Works	Sonoma Ranch Blvd - Lohman to Dripping Springs. This project could be phased and half (two lanes) built for approximately \$4.5M.	\$7,000,000	

6	Pub. Works	Sonoma Ranch North of Hwy 70- Ross to Los Colinas	\$400,000	
4	Pub. Works	Street Light conversion - Completion. This replaces EPE controlled street lights with City systems that meet all current lighting codes.	\$2,500,000	
6	Pub. Works	Street Renovation Projects. There is an estimated \$90M of street renovations needed at this time. Projects in this category are roadways that are in such disrepair that simple maintenance will not measurably improve them. An <u>annual allocation</u> of \$10M would enable the system to improve over the next 10 years.	\$10,000,000	
3	Pub. Works	Tashiro Road Construction. This is the primary access roadway to the field of dreams recreation area west of Valley Drive. The roadway carries a lot of traffic and would madate cosntruction improvement when (if) adjacent farm land is developed. In the interim, the existing 2 lane temporary roadway is under considerable stress.	\$1,000,000	
6	Pub. Serv.	Thomas Branigan Library Expansion. This project is to expand the existing library as outlined in the master plan. A separate future project will include a branch library at another location.	\$800,000	
6 RG ADDED	Facilities	Vehicle Acquisition Fund - implement financing cycle to replace City vehicles/equipment - total need \$16 million (7yr replacement @4.5% is approx debt svc pmt \$2.75 mill annually or \$8,250,000 over 3 yrs	\$2,750,000	

End of Ranking List

TIDD Financed Projects

Admin	Downtown Revitalization - Complete Main Street	\$2,000,000
Admin	Downtown Revitalization - Racetrack Conversion	\$2,000,000
Admin	Downtown Plaza Developemnt	\$5,000,000
Admin	Downtown Gateways	\$2,000,000
Admin	Downtown Parking Garage (500 vehicles)	\$8,000,000
Admin	Downtown Parking Garage Design	\$600,000

Operations Financed Projects

5	Admin	Hire an Independent Police Auditor.	\$50,000
6	Admin	Perform/conduct the first city-wide Citizen Satisfaction Survey.	\$250,000
2	Facilities	Complete identification of locations and partners for community gardens and begin implementation of the program.	\$10,000
6	InfoTechnology	Create Sustainability Fund, Program, and Action Plan.	\$200,000
7	PS /Transit	Study transit service to reduce vehicle miles traveled. [dial-a-ride; core transit routes; system efficiencies]	\$20,000
2	Pub. Works	Identify funding and location for Downtown parking.	\$10,000
7	Pub. Works	Implement Impact fees	\$50,000
7	Pub. Works	Complete Solano bike route from Missouri to University.	\$50,000

Projects Already Financed

4	Pub. Serv.	Museum of Nature and Science	\$980,000
3	Pub. Works	Amador Rehab- 17th to Motel Blvd. - Within Road category above	\$1,680,000

Projects Deleted or Removed

Repeat	Comm. Dev.	Housing Trust Fund - Affordable Housing Programming	\$1,000,000
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