

# **Capital and Maintenance Projects**

Capital Projects

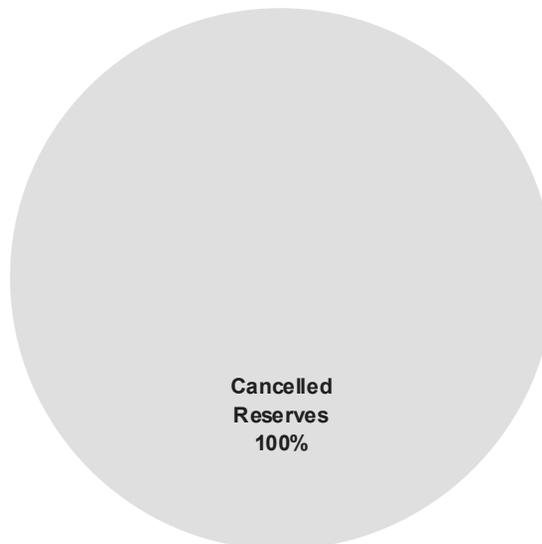
Maintenance Projects

**PURPOSE STATEMENT**

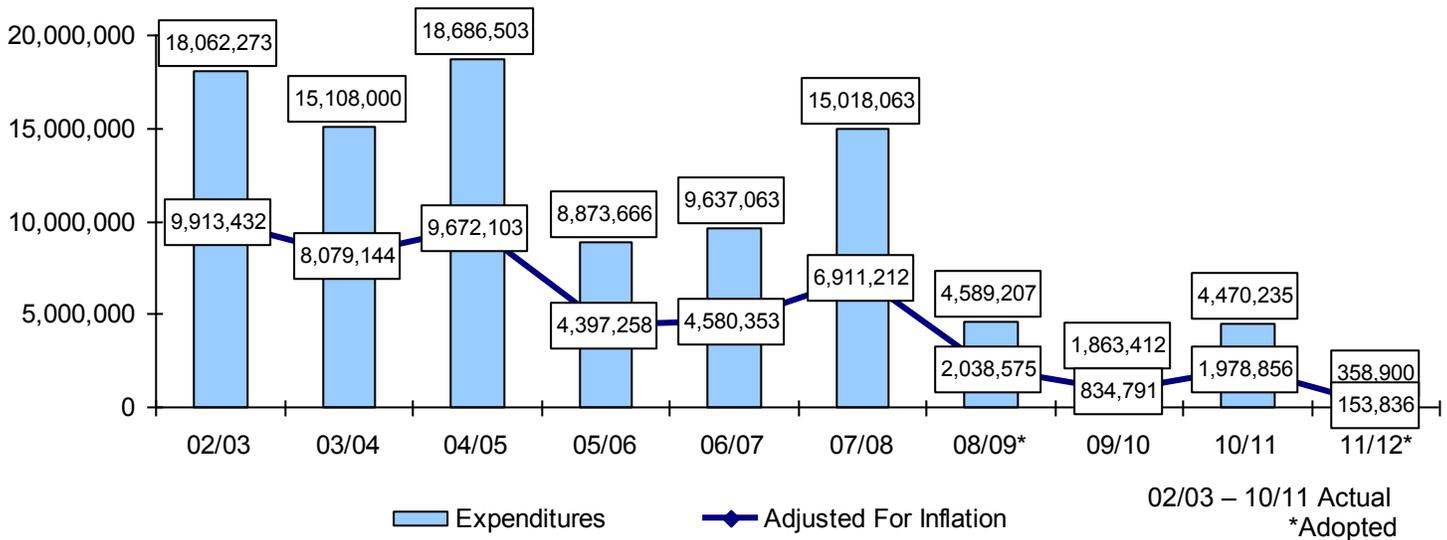
The Capital Projects budget provides funds for acquiring and constructing buildings, structures and making improvements to facilities which are generally non-recurring projects with a cost of more than \$50,000. Funding for the Capital Projects budget may be from several sources, including Capital Fund and other reserves, grants, departmental funding, bond financing and the General Fund. Policies governing the development and selection of Capital Improvement Projects are set forth in the Budget Policies and Goals approved by the Board each year.

	2009-10	2010-11	2011-12	2011-12	2011-12
<u>Financial Summary</u>	<u>Actual</u>	<u>Actual</u>	<u>Requested</u>	<u>Recommended</u>	<u>Adopted</u>
Revenue from Use of Money & Property	\$ 141,270	\$ 82,331	\$ 0	\$ 0	\$ 0
Intergovernmental Revenue	176,987	233,419	0	0	0
Charges for Current Services	35,873	5,879	0	0	0
Other Revenues	90	0	0	0	0
Other Financing Sources	608,700	3,525,052	0	0	384,375
Interfund	<u>68,178</u>	<u>437,163</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Revenue</b>	<b>\$ 1,031,098</b>	<b>\$ 4,283,844</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 384,375</b>
Fund Balance Available	\$ 0	\$ 141,361	\$ 0	\$ 0	\$ 95,138
Cancelled Reserves	<u>0</u>	<u>0</u>	<u>319,900</u>	<u>358,900</u>	<u>358,900</u>
<b>Total Financing Sources</b>	<b>\$ 1,031,098</b>	<b>\$ 4,425,205</b>	<b>\$ 319,900</b>	<b>\$ 358,900</b>	<b>\$ 838,413</b>
Salary and Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Services and Supplies	0	0	0	0	0
Other Charges	546,080	1,092,800	0	39,000	65,000
Fixed Assets	<u>1,317,332</u>	<u>3,377,435</u>	<u>319,900</u>	<u>319,900</u>	<u>293,900</u>
<b>Gross Expenditures</b>	<b>\$ 1,863,412</b>	<b>\$ 4,470,235</b>	<b>\$ 319,900</b>	<b>\$ 358,900</b>	<b>\$ 358,900</b>
Contingencies	0	0	0	0	0
New Reserves	<u>121,170</u>	<u>1,641,361</u>	<u>0</u>	<u>0</u>	<u>479,513</u>
<b>Total Financing Requirements</b>	<b>\$ 1,984,582</b>	<b>\$ 6,111,596</b>	<b>\$ 319,900</b>	<b>\$ 358,900</b>	<b>\$ 838,413</b>

**Source of Funds**



**10 Year Expenditures Adjusted For Inflation**



**SERVICE PROGRAMS**

Capital Projects has a total expenditure level of \$358,900 to provide the following services:

**Capital Projects (Fund 003)**

Funding of Board adopted capital projects in conformance with established policies. Staffing for Capital Projects is reflected in Fund Center 113 - General Services

Total Expenditures: \$358,900 Total Staffing (FTE): 0.00

**COUNTY ADMINISTRATOR’S COMMENTS AND RECOMMENDATIONS**

Capital project recommendations are based upon the guidance contained in the Board of Supervisor budget policies. Board policy directs staff to prioritize projects based upon a certain set of criteria, for example, previously approved projects requiring additional funding for completion and projects that are legally mandated or necessary to improve health and safety conditions receive the highest priorities. Projects for Parks or Airports often have their own funding source and may be evaluated separately and funded during the fiscal year as part of a Board of Supervisors weekly agenda item.

The Capital Projects budget contains financing for major, one-time capital projects such as the acquisition and construction of buildings, structures and improvements to facilities. Information about recurring purchases and projects that are included in almost every budget and do not have a significant impact on the operating budget (such as vehicle and equipment replacement) that may be considered capital in nature is included in other sections of this document:

- Fund Center 407- Fleet Services contains information about countywide vehicle replacements.
- Fund Center 200- Maintenance Projects contains information about countywide maintenance projects that are necessary to maintain the County’s facilities.
- Fund Center 266- Countywide Automation Replacement contains information about countywide automation systems projects that are needed to support County activities.
- Fund Center 405 – Public Works contains information about roads, bridges, water and sewer systems and other capital infrastructure projects.

- The Fixed Assets section of the document provides a listing by department, of all fixed assets (an asset of long-term character, such as equipment, which typically has a value of \$5,000 or greater) for the current budget year.

The recommended total financing requirements for the Capital Improvement Project (CIP) budget is \$358,900. The recommended funding level is \$758,900 less than the total funding in the adopted FY 2010-11 budget. There are two Capital Projects in the recommended budget. This budget also provides \$39,000 for minor monitoring and restoration work by Public Works on the defunct Los Osos Landfill. The low level of capital projects in the recommended budget reflects the County's existing commitments to several existing capital projects and overall budgetary constraints for new capital project spending.

Funding from depreciation is used to replenish capital project designations (reserves) set aside for future capital needs. In the previous three years, the amount of depreciation set aside in reserves for future capital projects was reduced as part of the budget balancing strategy. The FY 2011-12 will allocate the full amount of depreciation for reserves.

Following is an overview of the recommended major projects for FY 2011-12:

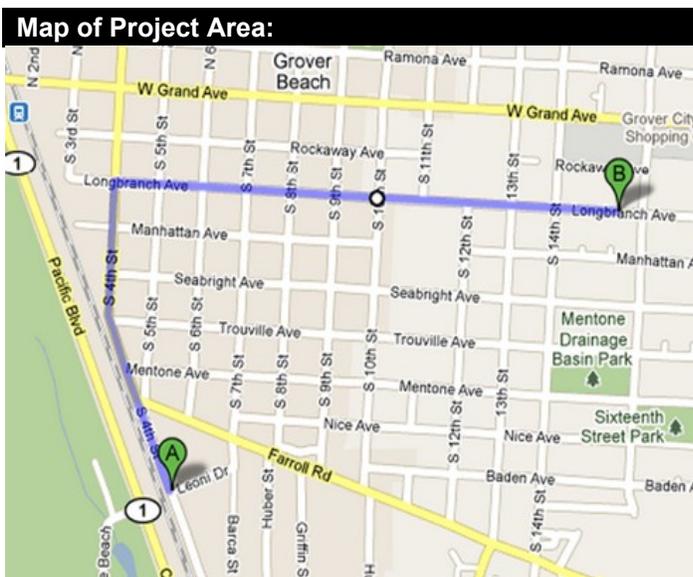
<b>Project Title:</b> Extension of Fiber Optic Lines to the Longbranch Building in Grover Beach	<b>Recommended Funding Level:</b> \$159,900 <b>Funding Source(s):</b> Facilities Planning Reserves
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**Project Description:**  
Extend the County owned fiber optic data communications line in the South County to the County facilities located at 286 South 16<sup>th</sup> Street in Grover Beach. This project will provide high speed data transmission capability to the Public Health, Probation and Drug and Alcohol Services offices located at site.

**Operating Cost Impacts:**  
There will be a net savings in annual operating costs of \$5,000 per year.

**Intended Outcomes:**  
Connecting to the County Fiber optic system will increase the speed and reliability that staff from Public Health, Probation Department and Drug and Alcohol Services will access information from the County's computer networks. It will also increase the reliability of transmissions and reduce annual expense.

**Justification:**  
The project will increase the speed and reliability of data transmission to County offices and will eliminate \$5,000 in annual expense for use of commercial data lines. The project continues the County's goal of linking County facilities to the County fiber optic system.



**Project Title:** Augmentation to the project to expand and remodel the County's Animal Shelter

**Recommended Funding Level:** \$160,000  
**Funding Source(s):** Facilities Planning Reserves

**Project Description:**

This project augments funding for a remodel/expansion of the Animal Shelter at 885 Oklahoma Avenue in the County Operational Center off Highway 1 between San Luis Obispo and Morro Bay. The project will make several improvements to the Animal Shelter, including the development of a new cattery area.

**Intended Outcomes:**

The expansion/remodel has several goals.

- Improve the experience of the public visiting the shelter which will increase the adoption of animals.
- Rectify several deficiencies in the structure which will reduce current maintenance costs.
- Improve living conditions for animals at the shelter with emphasis on expanding and improving the shelter living areas for cats at the shelter.

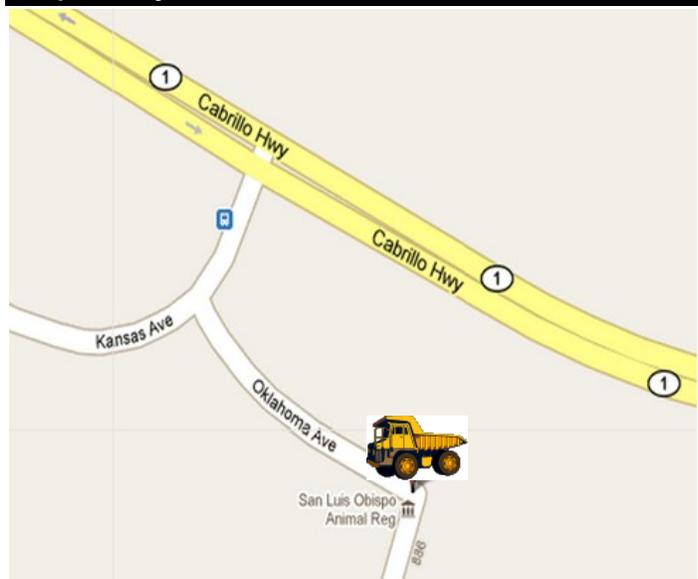
**Operating Cost Impacts:**

There are no changes to staffing levels associated with this project. A decrease in annual expense for maintaining the structure is expected as the project corrects several building deficiencies.

**Justification:**

The current shelter is approximately 40 years old. Annually, the County's animal shelter handles over 4,800 lost, unwanted and stray dogs and cats. The expansion /remodel of the animal shelter was approved in the FY 2007-08 budget and is necessary to correct several deficiencies in the structure, improve living conditions for the animal shelter, improve the access and experience for visitors seeking to adopt dogs and cats and improve security through installation of cameras throughout the facility. The proposed augmentation is necessary due to the need to upgrade electrical panels, and develop a location for industrial high capacity washer/dryers not considered when the project was originally estimated. Also, projections of construction cost are greater than when the project was estimated in FY 2007-08.

**Map of Project Area:**



The County's Capital Project Planning Guide identifies potential capital projects with an estimated expense of \$250,000 or greater and which are planned for to be considered for development between FY 2010-11 through FY 2014-15. Only one project on the list is recommended to receive funding through the FY 2011-12 budget. The Animal Shelter/Remodel expansion is recommended for a \$160,000 augmentation in finding in FY 2011-12. The following identifies projects on the Five Year Capital Project Planning Guide that have an estimated total expense of \$1 million or more, have full or partial funding and are in the process of being developed.

- **Cambria Library**  
Expense: \$3.8 million  
Sources of Funding: The sale of the existing library building and a parcel of vacant land owned by the library is expected to provide \$1.1 to \$1.4 million of funding for this project. The remainder of the funding will be 50% Library Public Facilities Fees and 50% funding from the Friends of the Library. Interim funding will be used to bridge project funding needs during project development and be repaid with the proceeds of the sale of the existing library.  
Operational impacts: The currently planned operational staffing costs for this facility are not anticipated to increase as Library intends to use existing staff and volunteers. The annual increase in maintenance and utility expense is anticipated to be less than \$10,000.  
Location: 1043 Main Street, Cambria

The County purchased a shell building for a new library in Cambria. This project is being developed as a joint effort with the County and the Cambria Friends of the Library. The Cambria Friends of the Library are currently procuring funding through donations for their share of the cost of the building and tenant improvements needed for a new library. Preliminary design work will continue in FY 2011-12. Completion of all design and construction will occur when the Cambria Friends of the Library complete raising their share of funding.

- **Women's Jail**  
Expense: \$34.8 million  
Sources of Funding: \$25.1 million State AB 900 funds; \$7.7 million in Capital Project Reserves; \$700,000 General Fund; \$1.3 non-cash grant matching funds (existing staff expense).  
Operational impacts: When fully operational, the facility will require up to 11 additional staff with an estimated expense of \$1.4 million and additional operational expense for utilities, inmate food and clothing and maintenance of \$200,000. Operational expense will be phased in based upon the inmate population level.  
Location: 1585 Kansas Avenue – County Operational Center off Highway 1 between Morro Bay and San Luis Obispo

The project consists of three components. The first component is a 38,000 square foot women's jail housing unit which will be capable of housing 198 female inmates. The second component is a new 8,300 square foot medical/programming facility which will serve both the men's and women's jail units. The third component is a new security system to serve the entire jail. The total cost of all three required components is estimated to be \$34.8 million. Development of contracts with the State for funding and construction drawings are planned to be completed in FY 2011-12.

- **Creston Fire Station**  
Expense: \$4.1 million  
Sources of Funding: \$3.97 million in Fire Public Facilities Fees and \$123,000 in Law Enforcement Public Facilities Fees  
Operational Impacts: Maintenance is expected to be approximately the same as that for the existing Creston Fire station that is being replaced by the new fire station. The current fire station is staffed part time. The new facility will more readily accommodate a future expansion to full time staff. Due to budget constraints, no additional staffing is budgeted for this facility.  
Location: Highway 229 north of Creston

This project replaces an existing fire station in the Creston area with a new, larger facility capable of housing three engines and 8 staff. The project will be in construction during FY 2011-12.

- **Atascadero Library**

Expense: \$6.3 million

Sources of Funding: The sale of the existing library building is expected to provide \$1.2 to \$1.6 million of funding for this project. The remainder of the funding will be 50% Library Public Facilities Fees and 50% funding from the Friends of the Library. Interim funding will be used to bridge project funding needs during project development and be repaid with the proceeds of the sale of the existing library.

Operational Impacts: As compared to the existing library, the increase in annual facility maintenance and utility expense may increase by approximately \$15,000. The currently planned operational staffing costs for this facility are not anticipated to increase as Library intends to use existing staff and volunteers.

Location: 655 Capistrano Avenue, Atascadero

In December of 2010, the County purchased a 22,000 square foot shell building. The County will construct tenant improvements to accommodate a 15,000 square foot library and community room and approximately 7,000 square feet of offices for the Assessor, Planning and Building and the County Clerk in the shell building. The project is in preliminary design. Completion of all design and construction will occur when the Atascadero Friends of the Library complete raising their share of funding.

- **Animal Shelter Expansion/Remodel**

Expense: \$1.4. million

Sources of Funding: Capital Project Reserves and General Fund

Operational Impacts: No increase in operational expense is anticipated from this remodel. Some decrease in annual maintenance expense is anticipated due to correction of building deficiencies.

Location: 885 Oklahoma Avenue, County Operational Center off Highway 1 between Morro Bay and San Luis Obispo

Remodel/expansion of the Animal Shelter in the County Operational Center off Highway 1 between San Luis Obispo and Morro Bay. The remodel/expansion project was approved in FY 2007/08. The project will make several improvements to the Animal shelter, including the development of a new cattery area.

### **Letter Designators for Status**

A listing of individual capital projects from prior years is included in the tables that follow this section. The far right column includes a status designator. The following provides an explanation of the designators in the status column

**P - Programming:** This is the initial phase of the project that can include development of needs assessments, facility planning, space planning, site analysis/constraints, environmental determination, soils reports and topographic evaluations.

**D - Design:** This phase is for development of the project design using County staff or contracted architectural support. Depending upon the size of the project, the phase may include development of documents for conceptual, schematic, design development, and construction documents as well as identification of specifications for equipment and/or furniture and fixtures and other project components unique to the project.

**B - Bidding:** This phase involves requests for quotes for informal bids on smaller scale projects and the release of construction documents formal bids on larger projects. It also includes verification of contractor bonds and development of construction contracts.

**C - Construction:** This project phase is the actual work on construction, demolition, renovation and installation of the project.

**CO - Close Out** This is the concluding phase of the process and involves the formal Notice of Completion, construction warranty, the final accounting and closing of invoices and purchase orders,

and the release of the retention portion of the contract once all conditions have been satisfied. At the end of this process, the project is complete.

**U - Unassigned** This identifies projects that have not yet been assigned to an Architectural Services Coordinator and is awaiting staffing availability to begin the process.

**H - Hold** Projects may be placed on hold when new conditions or situations arise that may inhibit moving forward with the project. This may include site situations discovered during construction, changes to the laws and regulations, project costs that are considerable greater than originally identified, changes to the scope of the project and opposition from community groups or other governmental organizations.

**BOARD ADOPTED CHANGES**

The Board approved a request submitted in the Supplemental Document to transfer \$26,000 from the Capital Projects Fund Center 230 – Animal Services Remodel and Expansion project to the Animal Services Fund Center 137 for the purchase of high capacity washer and dryer. In addition, the Board approved an amendment to the Fixed Asset List for Animal Services to add the washer and dryer. This transfer was required to better capture depreciation of equipment separately from the depreciation of the capital improvements planned for the Animal Services facility.

As part of the final budget, the General Fund had a fund balance of approximately \$4.95 million. \$384,375 of General Fund fund balance was added to the Capital Project Facilities Planning Designation. In addition, at the end of FY 2010-11, the Capital Project Fund Center had a positive fund balance of \$95,138. These funds were also placed in the Capital Project Facilities Planning Designation.

## CAPITAL PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding *** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
<b>EFS Bus Area 2300: GENERAL GOVERNMENT - AUC</b>										
1	320044	General Services Agency, Information Technology - Grover Beach - Install Fiber Lateral	2011/2012	159,900		159,900	159,900	159,900	Facilities Planning Reserve	U
2	320038	General Services Agency, Information Technology - SLO - Data Center Remodel	2010/2011	182,000	182,000	117,509		182,000	Building Replacement Reserve	D
3	320039	General Services Agency, Information Technology - County Operations Center - Replace Main Vault Tower	2010/2011	144,700	144,700	144,700		144,700	Building Replacement Reserve	U
4	320037	General Services Agency, Information Technology - SLO - Extend Nacimiento Fiber	2010/2011	490,300	490,300	490,300		490,300	Building Replacement Reserve	U
5	320035	General Government - North County - "One Stop" Service Center (Extension of 300048)	2009/2010	1,030,100	5,185,162	4,077,279	(825,762)	(825,762)	4,359,400 Capital Projects Fund Balance (continuation of 300048). (Note: 825,762 PFF Gen Govt orig funding source eliminated in FY11-12 budget process.) (Note: Estimated Total Cost excludes 32% of Capistrano property purchase= 1,092,224.)	P
6	320019	General Services Agency, Information Technology - Backup Computer Facility	2007/2008	275,000	275,000	275,000		275,000	Facility Planning Reserves	U
<i>Sub Total:</i>			2,282,000	6,277,162	5,104,788	(665,862)	(665,862)	5,611,300		

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Prior Year(s) Balance of Funds Available as of 6/30/11. Changes between the Proposed Budget and Final Budget include additional expenses and/or new or cancelled encumbrances through year-end.

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<b>EFS Bus Area 2300: HEALTH AND SOCIAL SERVICES - AUC</b>										
7	320033 Health - SLO - Health Campus Renovations - Close Out (Extension of 320002)	2009/2010	265,877	265,877	128,595			265,877	Extention of project 320020 with original funding sources: 3,193,633=Teeter; 306,367 FBA; 73,000 fr finished project 300095; Fac Plan Res 1,770,000	B
8	320021 Health - Operations Center - Animal Services Expansion & Remodel	2007/2008	1,267,600	1,133,600	895,559	160,000	134,000	1,267,600	1,131,900 Facility Planning Reserves; 135,700 Building Replacement Reserve	D
<i>Sub Total:</i>			1,533,477	1,399,477	1,024,154	160,000	134,000	1,533,477		
<b>EFS Bus Area 2300: LIBRARY - AUC</b>										
9	320030 Library - Atascadero - Atascadero Library Expansion	2008/2009	3,966,300	183,300	28,891			183,300	56,650 Public Facilities Fees - Libraries; 35,000 Library's Atascadero Building Expansion Designation; 91,650 Friends of the Libraries. (Note: Estimated Total Cost excludes 68% of Capistrano property purchase = 2,320,976.)	P
10	320028 Library - Cambria - Cambria Library Expansion	2007/2008	937,000	98,984	18,099			98,984	25,892 Library Facilities Planning Resv; 73,092 Friends of the Libraries. (Note: Estimated Total Cost excludes the 2.8 million property purchase approved 10/27/09.)	D
<i>Sub Total:</i>			4,903,300	282,284	46,990			282,284		

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<b>EFS Bus Area 2300: PUBLIC SAFETY - AUC</b>										
11 320031	Probation - SLO - Construct Unisex ADA Restroom at Casa Loma Facility	2009/2010	120,900	120,900	66,493			120,900	Building Replacement Reserve	D
12 320032	Probation - SLO - Juvenile Hall Expansion	2008/2009	17,494,644	750,000	549,931			750,000	75% of construction cost (13.1M) is State SB 81 funding; 3.1M Juvenile Hall Building Designation (750K allocated); 1.24M in-kind match funds (Note: The State SB 81 funding yet to be formally allocated by the BOS)	D
13 320016	Fire - Avila - Apparatus Bay Expansion	2007/2008	541,800	541,800	18,090			541,800	Public Facilities Fees Avila - Fire	C
14 320020	Probation - Juvenile Services Center - New Parking Area	2007/2008	61,500	61,500	5,763			61,500	Facility Planning Reserves	D
15 320008	Fire - Creston - Fire Station and Design	2006/2007	3,919,288	3,919,288	488,368			3,919,288	3,795,538 Public Facilities Fees - Fire; 123,750 Public Facilities Fees - Law Enforcement. (Note: Estimated Total Cost excludes property purchase of 185,062)	C
16 300034	Sheriff - Women's Jail Expansion, Phase 1	1999/2000	34,788,215	2,484,000	44,680			2,484,000	75% of construction cost (25.1M) is State AB 900 funding; 694K GF (allocated); 1.29M Fac Planning Reserve (allocated); 6.4M Detention Fac Reserve (.5M allocated); 1.29M in-kind match (Note: The AB 900 funding yet to be formally allocated by the BOS)	D
17 300041	Courts - Courthouse Annex - Courtroom ADA Remediation	1995/1996	195,600	195,600	181,003			195,600	Courthouse Construction Fund	U
<i>Sub Total:</i>			57,121,947	8,073,088	1,354,327			8,073,088		

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<b>EFS Bus Area 2300: PUBLIC WORKS - AUC</b>										
18	320026	Public Works-Operations Center- Upgrade Waterline to New Women's Jail	2007/2008	824,900	824,900	723,275		824,900	134,900 Facility Planning Reserves; 690,000 Building Replacement Reserve	C
<i>Sub Total:</i>			824,900	824,900	723,275		824,900			
<b>EFS Bus Area 4250: AIRPORTS - AUC</b>										
19	330014	Airports - SLO - Parking Lot Upgrades	2010/2011	700,000	700,000	544,463		700,000	Loan Tax Reduction Reserve	P
20	330016	Airports - SLO - Runway Safety Area Improvements	2010/2011	32,620	32,620	32,620		32,620	Airport Enterprise Fund	D
21	330015	Airports - SLO - Enclose Terminal Landing	2010/2011	125,000	125,000	32,183		125,000	Loan Tax Reduction Reserve	B
22	330012	Airports - SLO - New Terminal Aircraft Parking Ramp	2008/2009	6,481,637	6,481,637	11,946		6,481,637	6,088,429 FAA / 393,208 PFC	CO
23	300015	Airports - SLO Airport - New Rental Car Facilities	2003/2004	1,969,700	1,969,700	1,648,123		1,969,700	County Financing repaid with CFC- Rental Cars revenues	D
<i>Sub Total:</i>			9,308,957	9,308,957	2,269,335		9,308,957			

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## CAPITAL PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding *** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
<b>EFS Bus Area 2300: PARKS - AUC</b>										
24	320042	Parks - Los Osos - ADA Playground Installation	2010/2011	310,300	310,300	55,686		310,300	68,506 Tire-Derived Product Grant; 155,150 Land & Water ADA Conservation Grant; 86,644 CWADA funds	CO
25	320022	Parks - SLO - Bob Jones Trail Extension (Higuera St) (see 300020 & 300021)	2008/2009	1,485,000	1,485,000	1,485,000		1,485,000	Public Facilities Fees - Parks	H
26	320023	Parks - Atascadero - Construct Heilmann Park Maintenance Facility	2008/2009	550,000	799,000	353,151		799,000	Public Facilities Fees - Parks. (Note: Revised scope reduced Estimated Total Cost of construction from original estimate.)	C
27	320013	Parks - Cayucos - Old Creek Connection Programming and Morro Bay to Cayucos Connector NEPA	2006/2007	250,000	250,000	230,108		250,000	Fed 200,000; State 37,500; 12,500 Parks Fund	P
28	320015	Parks - Avila - Avila Beach to Harford Pier Trail Connector	2006/2007	300,000	300,000	118,769		300,000	PG&E Settlement Obligation	P
29	300101	Parks - Nipomo - Park Playground Replacement	2004/2005	250,000	250,000	250,000		250,000	Public Facilities Fees - Parks	H
30	300044	Parks - Arroyo Grande - Biddle Park Master Plan	2003/2004	100,000	100,000	11,988		100,000	Public Facilities Fees - Parks	P
31	300022	Parks - Avila - Cave Landing Trail	2002/2003	732,745	732,745	563,932		732,745	Fish & Game (Unocal Grant)	P
32	300021	Parks - Avila - Bob Jones Trail Extension (San Miguel/Front St) (see 320022)	2002/2003	852,000	852,000	125,557		852,000	300,000=Ca Dept of Fish & Game Grant; 1,000 Private Donation; 36,000 Chevron Donation; 515,000 Public Facilities Fees-Parks	C
33	300020	Parks - Avila - Bob Jones Trail Extension (Ontario Rd) (see 320022)	2002/2003	700,000	700,000	72,015		700,000	400,000 Fish & Game/ 300,000 SLOCOG	P
34	300030	Parks - Nipomo -Park Master Plan Development	2002/2003	300,000	300,000	26,762		300,000	100,000 Public Facilities Fees - Parks; 200,000 Quimby Fees - South County Sub-Fund	P
35	300025	Parks - Arroyo Grande - New Biddle Park Playground Equipment	2002/2003	153,800	153,800	151,571		153,800	Public Facilities Fees - Parks	H

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Prior Year(s) Balance of Funds Available as of 6/30/11. Changes between the Proposed Budget and Final Budget include additional expenses and/or new or cancelled encumbrances through year-end.

\*\*\* Total Approved Funding includes Board actions through report date of 9/6/11. Reference following document titled "CIP Program Changes Between FY 2011-12 Proposed and Final Budgets."

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

## CAPITAL PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding *** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
36 300032	Parks - Cayucos - Norma Rose Park Design/Development	2001/2002	600,000	600,000	363,852			600,000	Public Facilities Fees - Parks	D
<i>Sub Total:</i>			6,583,845	6,832,845	3,808,392			6,832,845		
<b>EFS Bus Area 4270: GOLF COURSES - AUC</b>										
37 340002	Golf Courses - Morro Bay Golf Course - Replace Water Line	2006/2007	750,000	100,000	30,222			100,000	100,000 Facilities Planning Reserve (temporary source of funding)	U
<i>Sub Total:</i>			750,000	100,000	30,222			100,000		
<i>Total:</i>			83,308,426	33,098,713	14,361,483	(505,862)	(531,862)	32,566,851		

Not all projects proceed in the year they were funded due to several factors, including but not limited to, programming (master plan development and/or needs assessment), environmental determinations, community input and support, and availability of funding sources outside of County control.

\* Estimated Total Cost is a professionally determined cost estimate based upon the preliminary project scope and the market conditions for financing, materials and labor at the time the cost estimate is prepared. The actual cost of projects may vary with changes that may occur in market conditions, site conditions, or project scope.

\*\* Prior Year(s) Balance of Funds Available as of 6/30/11. Changes between the Proposed Budget and Final Budget include additional expenses and/or new or cancelled encumbrances through year-end.

\*\*\* Total Approved Funding includes Board actions through report date of 9/6/11. Reference following document titled "CIP Program Changes Between FY 2011-12 Proposed and Final Budgets."

\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

## Capital Project Program Changes Which Occurred Between FY 2011-12 Proposed and Final Budgets

### **CAPITAL PROJECTS CHANGES**

The Capital Projects listed in the Capital Project reports for the FY 2011-12 Proposed Budget include active projects which are funded in prior years, as well as those projects which were proposed for funding through the FY 2011-12 budget process. The Proposed Budget is prepared in April, 2011 and the Final Budget is prepared in early September 2011. Changes to Capital Projects occurring in the time frame between April and the end of August are reflected in the Capital Project reports in the Final Budget.

This list captures major changes to projects that occurred as of the end of August 2011. Possible changes include:

- Projects which are completed and closed are removed from the Capital Project report.
- Projects established by separate Board action are added to the Capital Project report.
- Projects which have changes in funding allocations.
- Projects which are cancelled.

### **GENERAL GOVERNMENT**

- 320010 General Government - Operations Center - Waterline Crossing Construction  
Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### **HEALTH AND SOCIAL SERVICES**

- 320043 Department of Social Services - SLO - Install FOB Security System  
Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.
- 320045 Department of Social Services - SLO - Install Premises Security Improvements

## Capital Project Program Changes Which Occurred Between FY 2011-12 Proposed and Final Budgets

Project was created (4/19/11) and completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

- 320021 Health - Operations Center - Animal Services Expansion & Remodel  
The FY 2011-12 Proposed Budget included a \$160,000 recommended augmentation from Facilities Planning Reserves, in part, to provide funding for a commercial washer and dryer to handle the Animal Services laundry. Through the FY 2011-12 Supplemental Budget Document, \$34,000 was recommended to be redirected from this project into Animal Services' operational account so the purchase could be made directly from Animal Services, per the Auditor-Controller's recommendation. Therefore \$134,000 of augmentation was adopted in the FY2011-12 Final Budget (\$160,000 - \$26,000).

### LIBRARIES

- 300042 Library - Los Osos - Library Expansion  
The scope of the Los Osos Library Expansion Project was revised to accomplish two smaller projects which were completed in FY2010-11 after the Proposed Budget was printed. The large expansion project was impacted by the presence of the Morro Shoulder Band Snail, a species listed as threatened. The larger project will be reconsidered following the development of an area wide habitat conservation plan. This project has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### PUBLIC SAFETY

- 300046 Probation - JSC - Expand Facility, Phase 1 and 2  
Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

## Capital Project Program Changes Which Occurred Between FY 2011-12 Proposed and Final Budgets

### PUBLIC WORKS

No Changes

### AIRPORTS

- 330016 Airports - SLO - Runway Safety Area Improvements  
Project was established on 6/7/2011 after the FY2010-11 Proposed Budget was printed.
- 330013 Airports - SLO - Parking Lot Improvements  
Project was cancelled (after the conceptual design effort) after the Proposed Budget was printed and is not included on the Final Budget report. Reference the FY 2010-11 Year End Completed Projects report.
- 330010 Airports - SLO - Eastside Access Roads  
Project was completed in FY2010-11 after the Proposed Budget was printed and is not included on the Final Budget report. Reference the FY 2010-11 Year End Completed Projects report.
- 300003 Airports - SLO Airport - New Passenger Terminal  
Project design effort was completed and the remainder of the project was cancelled in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### PARKS

No Changes

### GOLF COURSES

No Changes

## Completed Capital Projects - FY 2010/11

<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>	
1	2002/2003	300003	Airports - SLO Airport - New Passenger Terminal	1,051,400	4,194,556	2,057,152	49.0%
			<i>The initial conceptual design for the replacement of the existing terminal was completed. An additional effort to downsize the original concept to better meet existing market trend was cancelled.</i>				
2	1998/1999	300042	Library - Los Osos - Library Expansion	854,700	854,700	451,804	52.9%
			<i>Originally funded to build a new Library. The project scope was subsequently reduced to 2 sub projects: (.01) Purchase and installation of the modular office completed in a previous year, and (.02) Remodeled restroom to comply with ADA requirements.</i>				
3	2003/2004	300046	Probation - JSC - Expand Facility, Phase 1 and 2	1,865,000	3,425,300	3,423,165	99.9%
			<i>Constructed addition to Juvenile Services facility to provide adequate space for ADA &amp; proper separation compliance for a growing client population.</i>				
4	2006/2007	320010	General Government - Operations Center - Waterline Crossing Construction	307,000	564,000	553,327	98.1%
			<i>Constructed a new structure over the creek at the County Operations Center to support an existing waterline. By Public Works.</i>				
5	2006/2007	320014	Parks - Los Osos - BBQ Area Upgrades (extension of 300039)	102,397	102,397	101,412	99.0%
			<i>Upgraded, renovated and constructed ADA accessible facilities.</i>				
6	2009/2010	320018	General Services Agency, Information Technology - Lopez Lake, Replace Lopez Hill Communications Tower	68,400	68,400	58,500	85.5%
			<i>Replaced an aging and deteriorated communications tower.</i>				
7	2009/2010	320036	Parks - Lopez Lake - Campaneros Campground Upgrade	345,600	345,600	8,873	2.6%
			<i>After preparation of topographical map and a site survey, Administration and Parks cancelled the project to reduce the commitment against Parks' reserves.</i>				

## Completed Capital Projects - FY 2010/11

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
8	2010/2011	320040	Sheriff - Templeton - Construct Parking Cover Structure <i>Project cancelled per direction by Sheriff Parkinson</i>	300,800	300,800	0	0.0%
9	2009/2010	320041	Parks - Santa Margarita Lake - Osprey Campground Upgrade <i>After infrastructure research and conceptual design, Administration and Parks cancelled the project to reduce the commitment against Parks' reserves.</i>	77,600	77,600	1,697	2.2%
10	2010/2011	320043	Department of Social Services - SLO - Install FOB Security System <i>Installed upgraded building security with state of the art wireless addressable FOB entry.</i>	219,900	219,900	177,015	80.5%
11	2010/2011	320045	Department of Social Services - SLO - Install Premises Security Improvements <i>Improved site security with installation of additional lighting and walkways and shrub removal.</i>	226,600	226,600	216,829	95.7%
12	2008/2009	330010	Airports - SLO - Eastside Access Roads <i>Redesigned and constructed east side access roads to the Airport.</i>	3,100,260	3,100,260	3,100,257	100.0%
13	2008/2009	330011	Airports - SLO - Aero Drive Realignment <i>Realigned and signalized the Aero Drive intersection at Broad Street (Hwy 227).</i>	2,731,740	2,632,376	2,122,924	80.6%
14	2008/2009	330013	Airports - SLO - Parking Lot Improvements <i>Designed parking lot improvements, including vertical access node. Project was cancelled after conceptual design effort.</i>	400,000	400,000	322,523	80.6%
Totals:				11,651,397	16,512,489	12,595,479	76.3%

**Maintenance Projects  
Fiscal Year 2011-12 Final Budget**

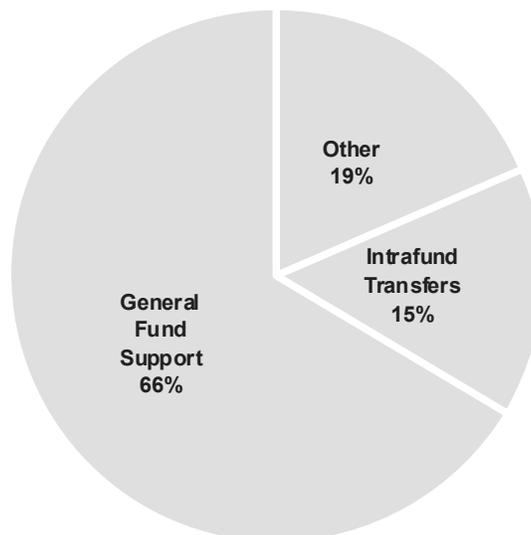
**Fund Center 200**

**PURPOSE**

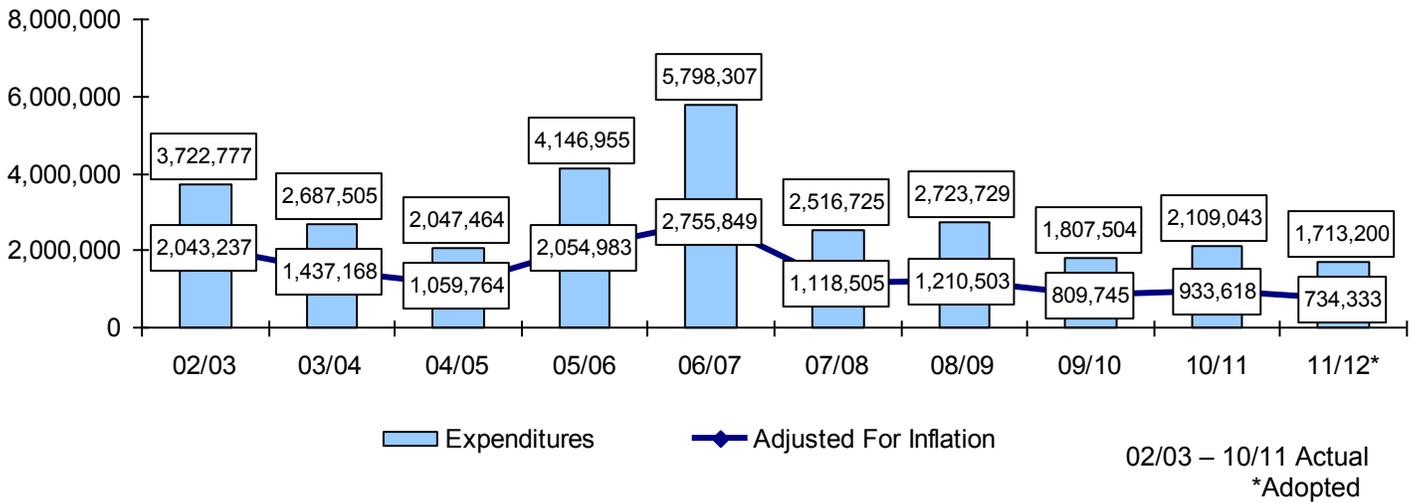
To provide funds for countywide repair, renovation and maintenance of existing county facilities.

	2009-10	2010-11	2011-12	2011-12	2011-12
<u>Financial Summary</u>	<u>Actual</u>	<u>Actual</u>	<u>Requested</u>	<u>Recommended</u>	<u>Adopted</u>
Intergovernmental Revenue	\$ 218,559	\$ 279,178	\$ 0	\$ 0	\$ 0
Charges for Current Services	34,000	56,241	0	0	0
Other Revenues	0	(13)	0	0	0
Other Financing Sources	42,104	40,258	0	320,000	320,000
Interfund	164,610	221,261	0	0	0
<b>**Total Revenue</b>	<b>\$ 459,273</b>	<b>\$ 596,925</b>	<b>\$ 0</b>	<b>\$ 320,000</b>	<b>\$ 320,000</b>
Services and Supplies	1,807,504	2,039,210	1,930,000	1,713,200	1,713,200
Other Charges	0	69,833	0	0	0
<b>**Gross Expenditures</b>	<b>\$ 1,807,504</b>	<b>\$ 2,109,043</b>	<b>\$ 1,930,000</b>	<b>\$ 1,713,200</b>	<b>\$ 1,713,200</b>
Less Intrafund Transfers	272,864	452,047	0	256,650	256,650
<b>**Net Expenditures</b>	<b>\$ 1,534,640</b>	<b>\$ 1,656,996</b>	<b>\$ 1,930,000</b>	<b>\$ 1,456,550</b>	<b>\$ 1,456,550</b>
General Fund Support (G.F.S.)	<u>\$ 1,075,367</u>	<u>\$ 1,060,071</u>	<u>\$ 1,930,000</u>	<u>\$ 1,136,550</u>	<u>\$ 1,136,550</u>

**Source of Funds**



**10 Year Expenditures Adjusted For Inflation**



**SERVICE PROGRAMS**

The Maintenance Projects budget has a total expense level of \$1,713,200. Staffing to implement the programs for this budget are contained in General Services Fund Center 113 and the Parks Fund Center 305.

**Countywide Projects**

Provides funding for the following types of countywide maintenance projects: roof repair, heating, ventilation and air conditioning equipment maintenance; painting; restroom renovation; flooring, sidewalk and paving maintenance; coaxial cable installation; signage of facilities; coastal accessway maintenance; tennis court, and tree trimming projects. Staffing for Maintenance Projects included in Fund Center 113 - General Services

Total Expenditures: \$675,000 Total Staffing (FTE): 0.00

**Facility Maintenance**

Provides funding for specific maintenance projects necessary to maintain the County's facilities, excluding parks. Staffing for Maintenance Projects is reflected in Fund Center 113 - General Services.

Total Expenditures: \$718,200 Total Staffing (FTE): 0.00

**Park Maintenance**

Provides funding for specific maintenance projects necessary to maintain the County's parks. Staffing for County Parks Maintenance is reflected in Fund Center 305- County Parks and in Fund Center 113 – General Services.

Total Expenditures: \$320,000 Total Staffing (FTE): 0.00

**COUNTY ADMINISTRATOR'S COMMENTS AND RECOMMENDATIONS**

The maintenance project recommendations are based upon the guidance contained in the Board of Supervisors' budget policies to provide adequate funds to maintain County facilities. The majority of funds are for general maintenance such as, painting, maintaining county parking lots, replacing heating and air conditioning units, roofing, energy conservation measures and Americans with Disabilities Act (ADA) improvements. This budget primarily funds activities which are considered to be routine expenditures as they maintain, remodel, and repair existing facilities.

Maintenance projects are generally funded either as one of eight categories of a Countywide allocation, or as a separate stand alone project. The eight Countywide categories are identified below. Also shown is the typical annual allocation for the categories. Due to funding constraints, the annual allocation of funding has reduced over the past several years.

- Countywide Maintenance Projects –Typical annual allocation \$1 million in General Fund.
- Countywide Americans with Disabilities Act (ADA) Projects - Typical annual allocation \$100,000 in General Fund.
- Countywide Department Relocation Projects – Typical annual allocation \$100,000 in General Fund.
- Countywide Energy and Water Conservation Projects – Typical annual allocation \$100,000 in General Fund.
- Countywide Master Plan Projects - Typical annual allocation \$100,000 in General Fund.
- Countywide Community Building Projects – Typical annual allocation \$25,000 to \$50,000 in General Fund. Community Block Grant Funding and other grant funding are used to supplement this category of funding.
- Countywide Storm Water Pollution Prevention - Typical annual allocation \$25,000 in General Fund.
- Countywide Library Renovations – Funding for this category is through the Library Fund and the amount varies by year and need.

The historical allocation of General Fund allocation for Maintenance in the eight categories above has been approximately \$1.45 million. The actual allocation varies and can be greater or less, dependent upon the availability of funding and specific maintenance needs in any given year. Over the past two fiscal years, the allocation of General Fund to the above has been reduced in response to the overall fiscal constraints which limit the availability of funding.

Stand alone projects are often larger projects or projects that are funded with sources other than the General Fund. The typical annual allocation for stand-alone projects is generally within a \$300,000-\$700,000 range.

Annual funding for this budget addresses a variety of maintenance and repair projects identified by the General Services Agency. Not all of the funded projects are completed within the fiscal year. Beginning in FY 2009-10, the County Administrative Office and the General Services Agency have implemented a process through which projects funded in prior years that have not yet begun construction are reprioritized with projects proposed for the next fiscal year. Funding from lower priority projects is reallocated to finance a portion of the Maintenance Project Budget for the next year. This process was again implemented for the FY 2011-12 Maintenance Project budget. The intent of the process is to assure that the highest priority maintenance needs are being met while concurrently limiting new General Fund allocations in response to the current fiscal constraints. The historical Status Quo amount of General Fund allocated for this budget was set at \$1.95 million. With the use of the prioritization process, the Status Quo General Fund Support for this budget is now set at \$1.5 million, a decrease of \$450,000.

The total recommended expense for FY 2011-12 is \$1,713,200. This is an increase of \$448,600 or 35% greater than the amount in the FY 2010-11 adopted budget. General Fund support for the budget is recommended to be \$1,136,550, a 14% increase. Other funding sources in the recommended budget total \$576,650 and include \$202,900 from the Department of Social Services, \$53,750 from the Sheriff and \$320,000 in Park Quimby Fees.

As stated previously, the Status Quo General Fund support level for this budget is \$1.5 million. The recommended amount of General Fund is \$363,450 less than the Status Quo amount and this amount is being redirected to the General Fund as one of the short term budget balancing solutions for the County's FY 2011-12 budget.

Parks allocates Quimby Fees, fees applied to land use permits such permits for the subdivision of land, through the FC 200 Maintenance Project Fund Center. Parks is allocating a total of \$320,000 in Quimby Fees to supplement the \$337,890 in maintenance funds in the Parks FY 2011-12 operational budget (Fund Center 305).

Quimby Fees are collected and distributed by district. The allocation of Quimby Fee revenue is based upon the amount of fee revenue generated within each district. The Quimby Fee district boundaries are the same as those for the Supervisorial Districts for the Board of Supervisors. The during FY 2011-12. The Parks allocation of Quimby Fees for FY 2011-12 is as follows:

- Central District \$130,000
- North District \$60,000
- South District \$130,000

The Library has not allocated funding for Countywide Library maintenance projects. The FY 2011-12 Library operating budget contains funding for routine maintenance activities.

### **FY 2011-2012 MAINTENANCE PROJECTS**

The FY 2011-12 recommended budget includes a total of five stand alone maintenance projects along with the standard seven Countywide maintenance project categories. The following provides a brief description and recommended funding allocation for the stand-alone projects and the Countywide maintenance project categories.

#### **STAND ALONE PROJECTS**

- IT Radio Communications – Replace Generator Set at Rocky Butte \$60,400  
Funding Source: General Fund  
Project replaces the emergency backup generator and related electrical work for the Rocky Butte communications site.
- Probation – Juvenile Hall – Replace Sinks and Toilets \$201,900  
Funding Source: General Fund  
Replaces 13 porcelain sinks and toilets with institutional (penal) grade stainless steel combination sink and toilet units and modifies plumbing to accommodate the new units. The institutional grade combination units provide greater safety as they cannot be broken. Porcelain sinks and toilets can be shattered and the sharp shards used as weapons or in suicide attempts. This project is funded by the General Fund.
- Probation – Juvenile Hall – Replace Center Unit Doors/Frames \$145,500  
Funding Source: General Fund  
Replace commercial grade doors and locks with institutional grade at Juvenile Hall West Unit Housing to increase safety and reduce repair and maintenance expense. The existing doors are subject to damage by the clients and do not consistently operate properly requiring a high degree of maintenance time and expense. This project is funded by the General Fund.
- Sheriff – Main County Jail Evidence Room Remodel/High Density Shelving \$107,500  
Funding Source: 50% General Fund 50% Sheriff (Asset Forfeiture Trust Funds)  
Remodel the evidence room in the main jail and purchase and install high density shelf/storage system. This project will require adding structural support to the floor of the evidence room to support the high density shelf/storage system.
- Dept of Social Services – Carpet Replacement South Higuera St. DSS Office \$202,900  
Funding Source: Department of Social Services  
Replace carpeting on the second floor of the DSS Offices on South Higuera St. The project requires the removal and re-installation of all modular work spaces and the removal of existing carpeting and installation of new carpeting.

**COUNTYWIDE MAINTENANCE PROJECT CATEGORIES**

The following provides a brief summary of each of the Countywide maintenance categories and identifies the new funding recommended for FY 2011-12. These categories of projects are entirely funded by the General Fund.

Countywide Maintenance Projects \$395,000

Funding in this category is used for maintenance of buildings, tree trimming, data cabling, minor building electrical system upgrades, energy management systems, flooring, hazardous materials abatement, mechanical (plumbing, heating, ventilation and air conditioning) replacement, painting, re-keying, building security, facility restroom renovation, re-roofing, sidewalk installation and repair, parking lot repaving, signage, and window covering and upholstery replacements.

Countywide Facilities Master Plan \$40,000

Funding in this category is used to conduct needs assessments, programming and analyses for determining highest and best use for County property and facilities in planning for the future. \$30,000 of funding in this category will be used for Phase 1 of the Parks Master Plan effort (see Budget for Fund Center 305).

Countywide ADA Compliance \$100,000

Funding in this category is for upgrades to current facilities in order to help ensure they meet the American with Disabilities Act requirements. Continued work associated with the update and evaluation of County facilities with ADA requirements is planned for FY 2011-12.

Countywide Department Relocations \$0

Funding in this category is utilized to move County departments from one location to another or to reconfigure existing office space. There is sufficient funding remaining from prior year allocations and no new funding is proposed for this category in FY 2011-12.

Countywide Energy & Water Conservation \$100,000

Funding in this category finances projects recommended from County energy and water use audits. Investments and upgrades in this category are made when the savings from energy and water use conservation projects repays the initial expenditure in seven years or less.

Countywide Storm Water Pollution Prevention \$40,000

Funding in this category finances projects, plans, improvements, and equipment necessary to comply with Federal and State storm water pollution regulations. This may be augmented by transfer of funds from the other categories as needed.

Countywide Community Buildings \$0

Funding in this category finances projects to repair and maintain community buildings such as veteran's halls and community centers owned by the County. There is sufficient funding remaining from prior year allocations and no new funding is proposed for this category in FY 2011-12.

A listing of individual capital projects which include the projects and amounts identified for FY 2011-12 and those from prior years are included in the tables that follow this section. The far right column includes a status designator. The following provides an explanation of the designators in the status column

**Letter Designators for Status**

**P - Programming:** This is the initial phase of the project that can include development of needs assessments, facility planning, space planning, site analysis/constraints, environmental determination, soils reports and topographic evaluations.

**D - Design:** This phase is for project design development using County staff or contracted architectural support. Depending upon the size of the project, the phase may include development of documents for conceptual, schematic, design development, and construction documents as well as identification of specifications for equipment and/or furniture and fixtures and other project components unique to the project.

- B - Bidding:** This phase involves requests for quotes or informal bids on smaller scale projects and the release of construction documents formal bids on larger projects. It also includes verification of contractor bonds and development of construction contracts.
- C - Construction:** This project phase is the actual work on construction, demolition, renovation and installation of projects.
- CO – Close Out** This is the concluding phase of the process and involves the formal Notice of Completion, construction warranty, the final accounting and closing of invoices and purchase orders, and the release of the retention portion of the contract once all conditions have been satisfied. At the end of this process, the project is complete.
- U - Unassigned** This identifies projects that have not yet been assigned to an Architectural Services Coordinator and is awaiting staffing availability to begin the process.
- H - Hold** Projects may be placed on hold when new conditions or situations arise that may inhibit moving forward with the project. This may include site situations discovered during construction, changes to the laws and regulations, project costs that are considerable greater than originally identified, changes to the scope of the project and opposition from community groups or other governmental organizations.

**BOARD ADOPTED CHANGES**

None.

# MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding*** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
<b>EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT</b>										
1	350095	General Services Agency, Information Technology - Rocky Butte - Replace Generator Set	2011/2012	60,400		60,400	60,400	60,400	General Fund	U
2	350084	General Government - ARRA - EECBG - HVAC - Various Facilities	2009/2010	742,420	742,420	42		742,420	American Recovery and Reinvestment Act (ARRA) - EECBG	C
3	350082	General Government - ARRA - EECBG - Lighting - Various Facilities Exterior and Interior	2009/2010	341,702	341,702	1,493		341,702	American Recovery and Reinvestment Act (ARRA) - EECBG	C
4	350069	General Government - Courthouse Annex - Upgrade Public Elevator	2008/2009	200,000	200,000	173,868		200,000	General Fund	U
5	350051	General Services Agency, Information Technology - Old Courthouse - Data Center Reorganization	2007/2008	58,400	58,400	37,814		58,400	General Fund	D
6	350022	General Government - Old Courthouse - Exterior Paint	2006/2007	102,700	102,700	93,823		102,700	General Fund	U
7	350002	General Government - Courthouse Annex - Implement Office Consolidation	2005/2006	1,674,400	1,674,400	227,672		1,674,400	General Fund	D
8	300128	SLO - Johnson Avenue Property Analysis	2004/2005	354,000	354,000	163,606		354,000	Facilities Planning Reserve	P
9	300080	General Government - SLO - 1144 Monterey St. Monitoring Wells Abandonment and Remediation	2003/2004	180,567	180,567	10,530		180,567	General Fund	P
<i>Sub Total:</i>			3,714,589	3,654,189	708,848	60,400	60,400	3,714,589		

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\*\*\*\* Status: U/Unassigned; H/Hold; P/Programming; D/Design; B/Bidding; C/Construction; CO/Closeout

# MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding*** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
<b>EFS Bus Area 2000: HEALTH AND SOCIAL SERVICES -MAINT</b>										
10 350097	Department of Social Services - SLO - Higuera St Carpet Install, Phase 2	2011/2012	202,900			202,900	202,900	202,900	202,900 Department of Social Services Operating Budget	C
11 350078	Health - SLO - Lab Expansion, Phase 3	2009/2010	329,670	329,670	157,775			329,670	HRSA Grant	B
12 350034	Health - Operations Center - Animal Services - Roof Replacement	2006/2007	141,700	141,700	141,697			141,700	General Fund	P
<i>Sub Total:</i>			674,270	471,370	299,473	202,900	202,900	674,270		
<b>EFS Bus Area 2000: LIBRARY - MAINT</b>										
13 350029	Library - SLO - Remodel Circulation Desk/Self Checkout	2006/2007	133,600	133,600	12,786			133,600	41,800 Public Facilities Fees - Library; 41,800 Library Fund; 50,000 Friends of the Libraries (Library Fund)	CO
<i>Sub Total:</i>			133,600	133,600	12,786			133,600		
<b>EFS Bus Area 2000: PUBLIC WORKS - MAINT</b>										
14 350052	Public Works -Operations Center - Water Quality Lab Improvements	2007/2008	37,200	37,200	11,204			37,200	General Fund	CO
<i>Sub Total:</i>			37,200	37,200	11,204			37,200		

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# MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding*** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>
<b>EFS Bus Area 2000: PUBLIC SAFETY - MAINT</b>										
15 350096	Probation - Juvenile Services Center - Replace JSC Sinks and Toilets	2011/2012	201,900			201,900	201,900	201,900	General Fund	U
16 350092	Sheriff - County Operations Center - Construct Main Jail Evidence Storage Room	2011/2012	107,500			107,500	107,500	107,500	53,750 General Fund; 53,750 Sheriff Ops (Asset Forfeiture Trust)	U
17 350087	Probation - Juvenile Services Center - Replace Juvenile Hall West and Center Unit Doors	2010/2011	291,300	145,800	145,800	145,500	145,500	291,300	General Fund	U
18 350088	Sheriff - County Operations Center - Replace Main Jail Mechanical Room Plumbing and Pumps	2010/2011	120,000	120,000	120,000			120,000	General Fund	U
19 350053	Sheriff - Operations Center - Honor Farm Kitchen Renovation	2007/2008	233,500	233,500	67,550			233,500	General Fund	H
20 350042	Sheriff - West Jail - Security Screens	2006/2007	29,500	29,500	27,267			29,500	General Fund	P
<i>Sub Total:</i>			983,700	528,800	360,616	454,900	454,900	983,700		

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# MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Year Funded</i>	<i>Estimated Total Cost*</i>	<i>Total Approved Funding through 2010-11</i>	<i>Balance of Funds Available**</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding*** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status****</i>	
<b>EFS Bus Area 2000: PARKS - MAINT</b>											
21	350035	Parks - Central County - Park Maintenance (Roll Up)	2006/2007		120,000	86,223	130,000	130,000	250,000	250,000 Quimby Fees - Central County Sub-Fund	C
22	350038	Parks - Coastal - Park Maintenance (Roll Up)	2006/2007		80,000	186		80,000	40,000 GF; 40,000 Parks Fund	C	
23	350039	Parks - East County - Park Maintenance (Roll Up)	2006/2007		61,500	32,679		61,500	21,500 GF; 40,000 Quimby Fees - East County Sub-Fund	C	
24	350036	Parks - North County - Park Maintenance (Roll Up)	2006/2007		120,000	2,337	60,000	60,000	180,000 Quimby Fees - North County Sub-Fund	C	
25	350037	Parks - South County - Park Maintenance (Roll Up)	2006/2007		120,000	100,714	130,000	130,000	250,000 Quimby Fees - South County Sub-Fund	C	
26	350081	Parks - Coastal Dunes - Renovate Restroom Roofs	2009/2010	75,000	75,000	37,653		75,000	45,000 Off Highway Motor Vehicle Fund; 30,000 Parks Ops	C	
27	350080	Parks - Los Osos - Elfin Forest Restoration	2009/2010	27,000	27,000	11,078		27,000	25,000 Coastal Impact Assistant Program (CIAP) Federal Grant; 2,000 Parks fund match	C	
28	350066	Parks - Lopez Lake - Infrastructure Upgrades	2007/2008	184,480	184,480	27,221		184,480	96,055 Prop 40 Grant; 66,987 Parks Ops; 2,938 Prop 40 Grant; 18,500 Gen Fund (transfer from 350039)	CO	
<i>Sub Total:</i>				286,480	787,980	298,091	320,000	320,000	1,107,980		
<b>EFS Bus Area 2000: COMMUNITY SERVICES - MAINT</b>											
29	350086	General Government - ARRA - CDBG - Arroyo Grande Vets Hall Restrooms ADA	2009/2010	85,033	85,033	667		85,033	American Recovery and Reinvestment Act (ARRA)- CDBG	CO	
<i>Sub Total:</i>				85,033	85,033	667		85,033			
<i>Total:</i>				5,914,872	5,698,172	1,691,686	1,038,200	1,038,200	6,736,372		

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# COUNTYWIDE MAINTENANCE PROJECTS

<i>WBS Project #</i>	<i>Project Description</i>	<i>Balance of Funds Available*</i>	<i>2011-12 Proposed Appropriation</i>	<i>2011-12 Adopted Appropriation</i>	<i>Total Approved Funding ** and 2011-12 Adopted Appropriation</i>	<i>Funding Source</i>	<i>Status***</i>	
<b>EFS Bus Area 2000: GENERAL GOVERNMENT - MAINT</b>								
1	350077	Countywide Maintenance Projects	645,841	395,000	395,000	1,387,028	740,341 Prior Yr Balance Carried Forward to FY10-11; 250,000 FY10-11; 1,687 transferred from 350055; 395,000 FY 11-12	C
2	350070	Countywide Facilities Master Plan	212,095	40,000	40,000	272,873	108,673 Prior Yr Balance Carried Forward to FY10-11; 124,200 FY10-11; 40,000 FY11-12	C
3	350074	Countywide Energy and Water Conservation	179,409	100,000	100,000	397,731	272,731 Prior Yr Balance Carried Forward to FY10-11; 25,000 FY10-11; 100,000 FY11-12	C
4	350072	Countywide Department Relocations	236,565			471,084	360,084 Prior Yr Balance Carried Forward to FY10-11; 111,000 FY10-11	C
5	350071	Countywide ADA Compliance	344,145	100,000	100,000	600,190	506,834 Prior Yr Balance Carried Forward to FY10-11; 80,000 FY10-11; 100,000 FY11-12	C
6	350050	Countywide Stormwater Pollution Prevention	21,065	40,000	40,000	165,000	100,000 Prior Yr Balance Carried Forward to FY10-11; 25,000 FY10-11; 40,000 FY11-12	C
		<i>Subtotal:</i>	1,639,120	675,000	675,000	3,293,906		
<b>EFS Bus Area 2000: LIBRARY - MAINT</b>								
7	350073	Countywide Library Renovations	231,972			437,860	437,860 Prior Yr Balance Carried Forward to FY10-11	C
		<i>Subtotal:</i>	231,972			437,860		
<b>EFS Bus Area 2000: COMMUNITY SERVICES - MAINT</b>								
8	350010	Countywide Community Buildings Renovations	316,369			492,126	472,346 Prior Yr Balance Carried Forward to FY10-11; 20,000 FY10-11	C
		<i>Subtotal:</i>	316,369			492,126		
		<i>Total:</i>	2,187,461	675,000	675,000	4,223,892		

\* Prior Year(s) Balance of Funds Available as of 6/30/11. Changes between the Proposed Budget and Final Budget include additional expenses and/or new or cancelled encumbrances through year-end.

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## **Maintenance Project Program Changes Which Occurred Between FY 2011-12 Proposed and Final Budgets**

### **MAINTENANCE PROJECT CHANGES**

The Maintenance Projects listed in the Maintenance Project report for the FY 2011-12 Proposed Budget include active projects which are funded in prior years, as well as those projects which were proposed for funding through the FY 2011-12 budget process. The Proposed Budget is prepared in April, 2011 and the Final Budget is prepared in early September 2011. Changes to Maintenance Projects occurring in the time frame between April and the end of August are reflected in the Maintenance Project report in the Final Budget.

This list captures major changes to projects that occurred as of the end of August 2011. Possible changes include:

- Projects which are completed and closed are removed from the Maintenance Project report.
- Projects established by separate Board action are added to the Maintenance Project report.
- Projects which have changes in funding allocations.
- Projects which are cancelled.

### **GENERAL GOVERNMENT**

- 350091 Gen Govt - Office of Emergency Services – County Operations Center – Emergency Center Interior Reconfiguration

Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### **HEALTH & SOCIAL SERVICES**

- 350090 Department of Social Services - SLO - Roof Replacement

Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### **LIBRARIES**

No Changes

## Maintenance Project Program Changes Which Occurred Between FY 2011-12 Proposed and Final Budgets

### PUBLIC WORKS

No Changes

### PUBLIC SAFETY

- 350041 Sheriff - Honor Farm - HVAC Unit Replacements  
Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects report.

### PARKS

- 350080 Parks – Los Osos – Elfin Forest Restoration  
Project budget was augmented by \$5,000 in Parks 3<sup>rd</sup> Quarter Report to accurately reflect the Coastal Impact Assistance Program (CIAP) Federal Grant funding (via an operational transfer-in from Planning.)

### COMMUNITY SERVICES

- 350043 South County Regional Center - Roof Replacement  
Project was completed in FY2010-11 after the Proposed Budget was printed and has been removed from the table of active projects in the Final Budget report. This project is listed in the FY 2010-11 Year End Completed Projects.

### COUNTYWIDE PROJECTS

No Changes

## Completed Capital Projects - FY 2010/11

<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
1 2002/2003	300003	Airports - SLO Airport - New Passenger Terminal <i>New passenger terminal replaces existing facility at the SLO Airport with adequate space for increased screening needs, growing commercial flights &amp; administrative offices. Includes adjacent parking structure.</i>	1,051,400	4,194,556	2,057,152	49.0%
2 1998/1999	300042	Library - Los Osos - Library Expansion <i>Originally funded to build a new Library. The project scope was subsequently reduced to 2 sub projects: (.01) Purchase and installation of the modular office completed in a previous year, and (.02) Remodeled restroom to comply with ADA requirements.</i>	854,700	854,700	451,804	52.9%
3 2003/2004	300046	Probation - JSC - Expand Facility, Phase 1 and 2 <i>Constructed addition to Juvenile Services facility to provide adequate space for ADA &amp; proper separation compliance for a growing client population.</i>	1,865,000	3,425,300	3,423,165	99.9%
4 2006/2007	320010	General Government - Operations Center - Waterline Crossing Construction <i>Constructed a new structure over the creek at the County Operations Center to support an existing waterline. By Public Works.</i>	307,000	564,000	553,327	98.1%
5 2006/2007	320014	Parks - Los Osos - BBQ Area Upgrades (extension of 300039) <i>Upgraded, renovated and constructed ADA accessible facilities.</i>	102,397	102,397	101,412	99.0%
6 2009/2010	320018	General Services Agency, Information Technology - Lopez Lake, Replace Lopez Hill Communications Tower <i>Replaced an aging and deteriorated communications tower.</i>	68,400	68,400	58,500	85.5%
7 2009/2010	320036	Parks - Lopez Lake - Campaneros Campground Upgrade <i>After preparation of topographical map and a site survey, Administration and Parks cancelled the project to reduce the commitment against Parks' reserves.</i>	345,600	345,600	8,873	2.6%

# Completed Capital Projects - FY 2010/11

	<i>Yr Funded</i>	<i>WBS Project #</i>	<i>Project Description</i>	<i>Original Funding</i>	<i>Amended Funding</i>	<i>Final Project Cost</i>	<i>Actual%</i>
8	2010/2011	320040	Sheriff - Templeton - Construct Parking Cover Structure <i>Project cancelled per direction by Sheriff Parkinson</i>	300,800	300,800	0	0.0%
9	2009/2010	320041	Parks - Santa Margarita Lake - Osprey Campground Upgrade <i>After infrastructure research and conceptual design, Administration and Parks cancelled the project to reduce the commitment against Parks' reserves.</i>	77,600	77,600	1,697	2.2%
10	2010/2011	320043	Department of Social Services - SLO - Install FOB Security System <i>Installed upgraded building security with state of the art wireless addressable FOB entry.</i>	219,900	219,900	177,015	80.5%
11	2010/2011	320045	Department of Social Services - SLO - Install Premises Security Improvements <i>Improved site security with installation of additional lighting and walkways and shrub removal.</i>	226,600	226,600	216,829	95.7%
12	2008/2009	330010	Airports - SLO - Eastside Access Roads <i>Redesigned and constructed east side access roads to the Airport.</i>	3,100,260	3,100,260	3,100,257	100.0%
13	2008/2009	330011	Airports - SLO - Aero Drive Realignment <i>Realigned and signalized the Aero Drive intersection at Broad Street (Hwy 227).</i>	2,731,740	2,632,376	2,122,924	80.6%
14	2008/2009	330013	Airports - SLO - Parking Lot Improvements <i>Designed parking lot improvements, including vertical access node. Project was cancelled after conceptual design effort.</i>	400,000	400,000	322,523	80.6%
Totals:				11,651,397	16,512,489	12,595,479	76.3%

## Completed Countywide Projects - FY 2010/11

	<i>Project Description</i>	<i>Completed or Cancelled</i>	<i>Cost</i>
<b>Countywide ADA Compliance</b>			49,932
1	General Government - Nipomo - Construct ADA Compliant Facility Access	COMPLETE	
<b>Countywide Community Buildings Renovations</b>			18,130
2	Nipomo - Senior Center ADA Parking Improvements	COMPLETE	
3	Arroyo Grande - Veterans Building ADA Bathrooms	COMPLETE	
<b>Countywide Department Relocations</b>			184,520
4	Health - SLO - Renovate Health Campus Annex	COMPLETE	
5	Health - Arroyo Grande - Move Mental Health Services	COMPLETE	
6	General Government - SLO - Reorganize Supervisor Elect Teixeira's Office	COMPLETE	
<b>Countywide Energy and Water Conservation</b>			35,611
7	General Government - SLO - Install BTU and Electric Meters at PTB01	COMPLETE	
8	General Government - SLO - Countywide Solar Energy Analysis	COMPLETE	
<b>Countywide Library Renovations</b>			193,652
9	Cayucos - Renovation Oversight	COMPLETE	
10	Los Osos - Lighting Renovations	COMPLETE	
11	SLO - Replace Fire Alarm Panel	COMPLETE	
12	Nipomo - Replace Fire Alarm Panel	COMPLETE	
<b>Countywide Maintenance Projects</b>			275,072
13	General Government - Los Osos - Upgrade Sheriff Substation Cabling	COMPLETE	
14	SLO - Probation - Construct Casa Loma Secure Evidence Storage	COMPLETE	
15	General Government - SLO - Courthouse Campus Cogen Evaluation	COMPLETE	
16	SLO - Airports - Site Grading and Hydro-Seeding	COMPLETE	
17	COC - Maintenance Cable Purchase	COMPLETE	

# Completed Countywide Projects - FY 2010/11

	<i>Project Description</i>	<i>Completed or Cancelled</i>	<i>Cost</i>
18	COC - Sheriff - Replace Womens Jail HVAC	COMPLETE	
19	COC - Probation - Replace JSC Anti-ligature Doorknobs	COMPLETE	
20	SLO - Health - Abate Public Health Flooring	COMPLETE	
21	COC - Reconfigure Main Jail Emergency Power	COMPLETE	
22	COC - Sheriff - Upgrade West Housing Electronics	COMPLETE	
23	Cambria - Joslyn Center - Replace Kitchen Flooring	COMPLETE	
24	SLO - GSA Building Repair	COMPLETE	
25	SLO - GSA, PW, Libraries, Courts - Replace Courthouse Campus Boiler	COMPLETE	
26	Paso Robles - Replace Road Yard Gas Line	COMPLETE	
27	COC - Sheriff - Replace Sallyport Roll-up Door	COMPLETE	
28	SLO - General Government - Repair New Government Center Window Covering Valances	COMPLETE	
29	COC - Probation - Juvenile Services Center Roof HVAC Duct Repair	COMPLETE	
<b>Countywide Maintenance Projects - Prior Year</b>			<b>12,718</b>
30	SLO - DA - Install File Lateral Support	COMPLETE	
31	Nacimiento - Replace Heritage Ranch Vinyl Flooring	COMPLETE	
<b>Parks - Cental County - Park Maintenance</b>			<b>7,401</b>
32	Cuesta Park Rest-room Roof Repairs and Termite Fumigation	COMPLETE	
<b>Parks - Central County - Park Maintenance</b>			<b>10,000</b>
33	Oceano - Oceano Park Sidewalk Repairs	COMPLETE	
<b>Parks - Coastal - Park Maintenance</b>			<b>4,650</b>
34	Los Osos - El Morro Pathway Maintenance	COMPLETE	
<b>Parks - East County - Park Maintenance</b>			<b>21,421</b>
35	Lopez Lake - Sewer System Management Plan (SSMP)	COMPLETE	

# Completed Countywide Projects - FY 2010/11

<i>Project Description</i>		<i>Completed or Cancelled</i>	<i>Cost</i>
<b>Parks - North County - Park Maintenance</b>			41,554
36	Various - Misc. Playground Maintenance	COMPLETE	
37	Templeton - Pool Repairs	COMPLETE	
38	Templeton - Vineyard Trail Improvements	COMPLETE	
39	Heilmann Park - Replace Water Feature Connector	COMPLETE	
40	Templeton - Paint Gazebo	COMPLETE	
41	Various Parks - Replace Playground Safety Surfaces	COMPLETE	
<b>Parks - South County - Park Maintenance</b>			0
42	Oceano - Oceano Park Replace Sidewalks	CANCELLED	
43	Nipomo Park - Tot Playground Surface Replacement	CANCELLED	
		Total:	854,659